

d e s i g n

FACILITY CONDITION ASSESSMENT – VOLUME II

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MENG Analysis



**2014 BUILDING CONDITION AND
EDUCATIONAL ADEQUACY ASSESSMENT**

SEATTLE SCHOOL DISTRICT NO. 1

FINAL REPORT

3 AUGUST 2014

r e s e a r c h

Facility Condition Assessment Volume II

This **Volume II** includes the Facility Summary and Detailed Assessment reports for each site. These include qualitative and quantitative data for each site's infrastructure and buildings. The Detailed Assessment report includes BMAR cost estimates for specific system deficiencies and the estimates are raw construction installation costs (i.e., labor and materials) and exclude mark-ups for contractors' overhead and profit. They also exclude any additional costs that may normally impact other facility systems during the course of repair. **Total Project Cost Reports** are included in **Volume I** includes the following markups on raw construction costs.

Condition Surveys were completed for the following SPS facilities:

- | | |
|---|--------------------------------------|
| 1. Adams ES | 40. Highland Park ES |
| 2. African American Academy (Van Asselt ES New) | 41. Hughes ES (Closed) |
| 3. Aki Kurose MS | 42. Ingraham HS |
| 4. Alki ES | 43. Jane Addams (K-8) ES |
| 5. Arbor Heights ES | 44. John Marshall ES |
| 6. B.F. Day ES | 45. John Stanford Center |
| 7. Bagley (Daniel Bagley) ES | 46. John Stanford International ES |
| 8. Ballard HS | 47. Kimball ES |
| 9. Beacon Hill International ES | 48. Lafayette ES |
| 10. Blaine (K-8) ES | 49. Laurelhurst ES |
| 11. Boren (K-5 STEM) | 50. Lawton ES |
| 12. Broadview Thomson ES (K-8) | 51. Leschi ES |
| 13. Bryant ES | 52. Lincoln HS (Gr 1-5 APP) |
| 14. Cedar Park ES(Closed) | 53. Lowell ES |
| 15. Chief Sealth International HS | 54. Loyal Heights ES |
| 16. Cleveland (Option) HS | 55. Madison MS |
| 17. Coe ES | 56. Madrona ES (K-8) |
| 18. Columbia (The New School) ES | 57. Magnolia ES |
| 19. Columbia Annex (Interagency 9-12) | 58. Mann ES (Closed) |
| 20. Concord International ES | 59. Maple ES |
| 21. Cooper (Pathfinder K-8) ES | 60. Martin Luther King Jr. ES |
| 22. Decatur (Thornton Creek) MS | 61. McClure MS |
| 23. Dearborn Park ES | 62. McDonald International ES |
| 24. David T. Denny International MS | 63. McGilvra ES |
| 25. Dunlap ES | 64. Meany (Nova) MS |
| 26. Eckstein MS | 65. Meany (The World School) MS |
| 27. Emerson ES | 66. Memorial Stadium |
| 28. Fairmount Park (under construction) | 67. Mercer MS |
| 29. Franklin HS | 68. Monroe (Salmon Bay) ES |
| 30. Garfield HS | 69. Montlake ES |
| 31. Gatewood ES | 70. Muir ES |
| 32. Gatzert ES | 71. Nathan Hale HS |
| 33. Genesee Hill ES (Closed/Vacant) | 72. North Beach ES |
| 34. Graham Hill ES | 73. North Queen Anne ES |
| 35. Green Lake ES | 74. Northgate ES |
| 36. Greenwood ES | 75. Queen Anne ES |
| 37. Hamilton International MS | 76. Olympic Hills ES |
| 38. Hawthorne ES | 77. Olympic View ES |
| 39. Hay ES | 78. Pinehurst (K-8) ES |
| | 79. Queen Anne (formerly Old Hay) ES |

80.	Rainier Beach HS	94.	T.T. Minor ES
81.	Rainier View ES	95.	Van Asselt ES
82.	Rogers ES	96.	View Ridge ES
83.	Roosevelt HS	97.	Viewlands ES
84.	Roxhill ES	98.	Washington MS
85.	Sacajawea ES	99.	Wedgwood ES
86.	Sand Point ES	100.	West Seattle ES
87.	Sanislo ES	101.	West Seattle HS
88.	Schmitz Park ES	102.	West Woodland ES
89.	Seward (TOPS K-8) ES	103.	Whitman MS
90.	South Lake HS	104.	Whittier ES
91.	South Shore (PK-8) ES	105.	Whitworth (Orca K-8) ES
92.	Stevens ES	106.	Wilson MS
93.	Thurgood Marshall ES	107.	Wing Luke

Seattle Public School Inventory

The 118 facilities owned by SPS consist of the following classifications of facilities:

High Schools = 9	Service Schools = 5	Closed/Leased = 16
Middle Schools = 9	Interim Schools = 2	Closed/Vacant = 4
Elementary Schools = 58	Administrative = 2	Vacant Site = 1
Option Schools = 11	Forest = 1	Total Facilities = 118

Table of Commonly Used Abbreviations	
"	inch
'	foot
A	Amp
A/C	Air conditioning (mechanical refrigeration based cooling)
A/V	Audio/video
AED	Automatic external defibrillator
AH	Air handler
AHU	Air handling unit
ALC	Automated Logic Corporation (manufacturer)
ASCO	Automatic Switch Company (manufacturer)
ASHRAE	American Society of Heating, Refrigeration, and Air Conditioning Engineers
BacNET	Building automation and control network (ASHRAE standard, DDC systems)
BD	Balancing damper
BDD	Back-draft damper
CCTV	Closed circuit television
CFH	Cubic feet per hour (of natural gas)
CFL	Compact fluorescent
CI	Cast iron
CO2	Carbon dioxide
CU	Condensing unit
Cx	Commissioning
DCV	Demand control ventilation (usually based on CO2)
DDC	Direct digital control
DHW	Domestic hot water
DM	Deferred maintenance
DW&V	Drain, waste, and vent
Dx	Direct expansion
EF	Exhaust fan
EMT	Electrical metallic tubing (conduit)
FDC	Fire department connection
FM-200	Proprietary gaseous fire suppression product
FSD	Fire smoke damper
Ft	Feet
GE	General Electric (manufacturer)
GFCI	Ground fault circuit interrupter
GI	Grease interceptor
GRD	Grills, Registers, and Diffusers
HID	High intensity discharge (lamps)
Hp	Horsepower (mechanical power)
HVAC	Heating, ventilating, and air conditioning
IDF	Intermediate distribution frame
IDP	Integrated Data Processing
IES	Illuminating Engineering Society
IT	Information technology
ITE	ITE (electrical equipment manufacturer)
K	Kilo (one thousand)
Kva	(kilovolt-amp)
LCP	Link control protocol (for lighting controls)

LED	Light emitting diode
MAG	Magnetic (door hold-open)
MAU	Make-up air unit
MC Cable	Metal clad cable (electrical cable)
MDF	Main distribution frame
Min	Minimum
MLO	Main lug only (electrical panel)
NEC	National Electric Code
NW	Northwest (other point of compass abbreviations used throughout)
O&M	Operations and Maintenance Manual
ORD	Overflow roof drain
OSHA	Occupational Safety and Health Administration (a federal agency)
OWS	Oil/water separator
PA	Public address
POU	Point of use
PRV	Pressure regulating valve
Psig	Pounds per square inch (pressure)
PVC	Polyvinyl chloride
R-22	Refrigerant No. 22 (generic refrigerant type) RBPB
RD	Roof drain
RTU	Roof top unit
SOG	Slab on grade
T8	8/12ths-inch diameter fluorescent lamp
TAB	Test, Adjust, and Balance
Ton	One ton of air conditioning
TV	Television
UH	Unit heater
UPS	Uninterruptible power supply
V	Volt
VAV	Variable air volume
VFD	Variable frequency drive
VOIP	Voice over internet protocol
VTR	Vent to roof (plumbing vent)
WAP	Wireless access point
WiFi	Wireless fidelity

Facility Summary

Seattle School District
Adams
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.5		
Site Improvements			
Parking	3	JWB 02/27/14	Asphalt pavement with concrete curbs and wheel stops. West lot is in fair condition and East lot is in poor condition.
Pedestrian Paving	3	JWB 02/27/14	Combination of concrete walks and bricks pavers. Concrete steps on South side to lower city park area.
Site Development	2	JWB 02/27/14	Chain link fencing around play areas with concrete walls in various locations. Concrete curbs around play structure. 5 Basketball structures (some lacking nets). Some cracking in asphalt play area (220x220). At stairs leading from south parking lot to north side of running track, Concrete around pipe rails supports is broken, exposing supports. Repair concrete at supports <\$5K.
Landscaping	4	JWB 02/27/14	Site is predominantly grassed, with shrub and trees around building perimeter.
Site Electrical utilities			
Exterior Lighting	4	DCS 02/27/14	Old style lighting for parking area and building entrance; insufficient for safety & security; aged with minor damage but functional; wall-packs and sconces on building exterior; many at end of life.

Facility Summary

Seattle School District Adams Main Building

Facility Size - Gross	63,136	Construction Type	Light
Year Of Original Construction	1889	Year Of Last Renovation	1989
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done		Comments
Systems					
A Substructure		2.0			
Foundations					
Standard Foundations		2	JWB	02/27/14	Foundation is cast-in-place concrete system.
Slab On Grade		2	JWB	02/27/14	Standard concrete slab-on-grade floor.
Basements					
Basement Walls		2	JWB	02/27/14	The basement walls are cast-in-place concrete.
B Shell		2.7			
Superstructure					
Floor Construction		2	JWB	02/27/14	Concrete cast-in-place structural slab.
Roof Construction		2	JWB	02/27/14	Solid sawn wood rafters and pre-manufactured wood trusses supported by wood beams. New areas sheathed with plywood.
Exterior Closure					
Exterior Walls		3	JWB	02/27/14	Wood trim is mainly at fascia and soffits. Wood trim needs cleaning and repainting. Some wood soffits need repair and repaint, <\$5K. Grout and brick in fair condition.
Exterior Windows		3	JWB	02/27/14	The dual glazed aluminum framed windows are in fair condition. Single pane areas in 1970's building are not energy efficient.
Exterior Doors		3	JWB	02/27/14	Exterior hollow metal doors and frames are in fair condition. Hardware operation was fair and ADA compliant.
Roofing					
Roof Coverings		5	JWB	02/27/14	Flat roof area is in poor condition, patches in several areas. Standing moss in most shaded areas of flat roof covering most gravel ballast. Three tab roof is in poor condition. Moss is growing on North and West surfaces.
Roof Openings		3	JWB	02/27/14	Flashings, hatches and smoke vent are in fair condition. Cleaning and painting is needed in most areas, <\$5K.
Projections		3	JWB	02/27/14	Wood framed covered play area attached to structure in fair condition, needs some wood repainting, <\$5K.

Facility Summary

Seattle School District Adams Main Building

C Interiors

2.9

Interior Construction

Fixed and Moveable Partitions	3	JWB	02/27/14	Interior walls are wood frame and GWB. Operable partition at stage in good condition.
Interior Doors	3	JWB	02/27/14	Interior doors are hollow metal. Hardware is compliant and in fair condition. Interior glazing in doors is fair.
Specialties	3	JWB	02/27/14	1970's areas have original restroom partitions and accessories, needs replacement/ repair, <\$5K, newer addition restroom partitions in fair condition. Marker boards in fair condition.

Staircases

Stair Construction	3	JWB	02/27/14	Stairway is concrete with metal handrail and GWB wall.
Stair Finishes	3	JWB	02/27/14	Staircase VCT/rubber nosings are in fair condition.

Interior Finishes

Wall Finishes	3	JWB	02/27/14	Interior walls are all painted and the finishes are in fair condition. Restrooms have ceramic tile. Minor patching and repainting probably required <\$5K.
Floor Finishes	3	JWB	02/27/14	VCT is throughout building except library and entry area. Gym floor hardwood in fair condition. Replaced carpet in library and principals office and installed VCT in miscellaneous offices. (2009). Ceramic tile in restrooms.
Ceiling Finishes	2	JWB	02/27/14	Glue-on and suspended ACT, replaced damaged in 2009.

Facility Summary

Seattle School District Adams Main Building

D Services		3.1			
Vertical Transportation					
Elevators and Lifts	3	DCS	02/27/14	One two-stop elevator in fair condition; appears to be little used. No issues reported.	
Plumbing					
Plumbing Fixtures	3	DCS	02/27/14	Flushing fixtures are mostly older and a few newer porcelain with manual flush valve; mostly in fair condition; some pulling away from wall (<\$5K). Shared, open lavatories are enameled steel in poor to fair condition. Classroom sinks are steel in fair condition.	
Domestic Water Distribution	3	DCS	02/27/14	Original four-inch SPU water service with check-valve, no backflow (<\$5K), or pressure relief valve (from 85 to 55 psig). Newer 1989 portion of the building has copper water piping. Original 1970 portion has galvanized water piping, with poor water taste. New hot water heater in kit.	
Sanitary Waste	3	DCS	02/27/14	No issues reported. However at least one vent-to-roof (VTR) was observed to be nearly closed-off by its roofing sleeve (<\$5K).	
Rain Water Drainage	3	DCS	02/27/14	Mix of sloped roof metal gutter with both metal and PVC downspouts, and internal roof drains, but with no overflow roof drains.	
HVAC					
Heat Generating Systems	3	DCS	02/27/14	One large electric boiler serves older 1970 area air handling units; one smaller electric boiler serves the 1989 addition heat pump condenser water loop. Each has two circulating pumps.	
Cooling Generating Systems	3	DCS	02/27/14	One evaporative closed loop fluid cooler serving the 1989 addition, water source heat pump condenser water loop.	
Distribution Systems	3	DCS	02/27/14	Insulated flanged black-iron pipe for heating hot water distribution to older 1970 AHUs. Un-insulated back-iron grooved connection condenser water distribution to newer 1989 water source heat pumps. Galvanized sheet metal ductwork, grilles. 1970 rooftop units, admin area appears to have failed.	
Terminal and Package Units	4	DCS	02/27/14	The 1989 addition is served by Climate Master water source heat pumps and appears to including at least partial economizer. The water source heat pumps are at end of life. One rooftop packaged unit for unknown space below. Several cabinet unit heaters, assumed all electric in main entry area.	
Controls and Instrumentation	3	DCS	02/27/14	The 1970 area equipment is controls by original failing pneumatic controls; the 1989 water source heat pump system appears to have been upgraded to Siemens DDC control in 2009.	
Special HVAC Systems and Equipment	3	DCS	02/27/14	Attic gravity ventilators rusted and corroded.	
Fire Protection					
Fire Protection Sprinkler Systems	5	DCS	02/27/14	No fire sprinkler system in this facility except at the stage and staff lounge.	
Fire Protection Specialties	3	DCS	02/27/14	Newer chemical-type fire extinguishers in cabinets.	

Facility Summary

Seattle School District

Adams

Main Building

Electrical

Electrical Service and Distribution	3	DCS	02/27/14	Power from underground to 1989 480V/3-phase 1,600A main switchboard. Computer panels are from 2001 technology upgrade, in good condition. Some 1970 vintage panels remain, and are at the end of useful life. 480 to 120/208 transformers are found in the main electrical room and mechanical attic space.
Lighting and Branch Wiring	3	DCS	02/27/14	The lighting is a mixture of 1970 and 1989 fixtures. The 1989 fixtures are still in good shape, the older fixtures should be replaced. Reportedly new lighting controls were added in 2012; it appears some older fixtures were upgraded to T-8 ballasts & lamp at that time. Exterior lighting is in poor to fair condition, and fixtures should be replaced as needed - see Infrastructure for more on site lighting.
Communication and Security Systems	3	DCS	02/27/14	2001 Technology upgrade provided new voice/data and computer power, now aging, but in fair condition. Wireless technology is installed in many classrooms and other teaching spaces including the library; with the remainder to be completed in 2014. Old CRT TVs are no longer used and should be removed (<\$5K). The clock system is 1970 Franklin at end of useful life. The intercom system is old hardwire telephone technology and past useful life. An older Honeywell fire alarm system is installed. The MDF was not accessible, but the cable plant is nicely organized in wire-ways in the mechanical attic. Motion detection security is provided, but no CCTV.
Special Electrical Systems	3	DCS	02/27/14	An exterior diesel generator in a weather resistant enclosure. The generator housing is rusting, but generator appears functional. Corridor egress lighting is old, with failing batteries (<\$5K). Newer Exit signs are installed.

E Equipment and Furnishings

3.0

Equipment

Fixed Furnishings and Equipment	3	JWB	02/27/14	Casework is plastic laminate with plastic laminate countertops in fair condition. Replaced window shades in all classrooms. (2009)
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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Adams

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure								
System: Site Improvements								
Total Cost: \$33,843								
Parking								
Asphalt		3	Minor cracking has occurred throughout the West lot, and new striping is warranted.	Cracks should be cleaned and filled with emulsified asphalt to seal cracks.	1.00	\$6,786.00	LS	\$6,786
Asphalt pavement		1	An area of the East lot approximately 35'x50', is severely deteriorated and shows signs of subgrade failure. An additional area, approximately 10'x10', has settled causing ponding.	Remove and replace pavement and base course at failed areas	1,850.00	\$5.22	SF	\$9,657
Pedestrian Paving								
Concrete		1	Concrete stairs at South side of play area are severely cracked.	Repair with epoxy grout to seal cracks and prevent further water intrusion.	1.00	\$2,320.00	LS	\$2,320
Asphalt pavement		3	Many transverse cracks exist in the asphalt play area.	Clean cracks and fill with emulsified asphalt to seal cracks.	1.00	\$4,640.00	LS	\$4,640
Landscaping								
Grassed lawn areas		0	Lawn areas are bare due to overuse.	Refurbish all lawn areas.	18,000.00	\$0.58	SF	\$10,440
Facility: Infrastructure								
System: Site Electrical utilities								
Total Cost: \$11,700								
Exterior Lighting								
Site lighting lamps and wall packs		2	Insufficient lighting for safe access at main entry (stairs are dark), and security. Wall-pack lenses are yellowed, cracked, and dirt. Some lights on during daylight hours.	Add new site lighting to improve safety & security; repair or replace failing wall-packs.	10.00	\$1,170.00	ea	\$11,700
Facility: Main Building								
System: Exterior Closure								
Total Cost: \$20,880								
Exterior Windows								
Single pane window glazing		2	Single pane glazing not energy efficient.	Replace windows with new dual glazed units.	300.00	\$69.60	SF	\$20,880
Facility: Main Building								
System: Roofing								
Total Cost: \$530,120								
Roof Coverings								
Flat membrane roof		1	Flat roof is 20 years old. It has been patched.	Remove and replace roofing.	31,000.00	\$13.92	SF	\$431,520

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Adams

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Asphalt 3 tab roofing		1	3 Tab roofing system is 20 years old. It is curling at ends and losing gravel. Moss is growing on North side. It has only about 3 years useful life left.	Remove and replace 3 tab roofing.	17,000.00	\$5.80	SF	\$98,600
Facility: Main Building System: Plumbing Total Cost: \$84,780								
Domestic Water Distribution								
Galvanized water pipe		2	Original 1970 galvanized water piping is past useful life with poor water taste, and possibly contributing to ceiling water damage due to leaks (not directly observed).	Replace with copper piping	18,000.00	\$4.06	GSF	\$73,080
Rain Water Drainage								
Roof drains and overflow roof drains		2	Flat roof appears to have drainage problems in some area; plus no ORD system.	Modify RDs and provide new ORDs per code in support of re-roofing effort.	10.00	\$1,170.00	ea	\$11,700
Facility: Main Building System: HVAC Total Cost: \$441,696								
Distribution Systems								
Rooftop air handling units		0	Two rooftop AHUs appear to have failed, with complaints of stale air and thermal discomfort in spaces below.	Repair, refurbish, or replace as needed.	2.00	\$8,775.00	ea	\$17,550
Terminal and Package Units								
Heat pumps		2	Original 1989 heat pumps are at end of life with signs of failure and increasing reports of discomfort.	Replace with new heat pump units.	36.00	\$6,786.00	EA	\$244,296
Controls and Instrumentation								
Temperature controls		3	Older portions of school still controlled by old pneumatic controls; some appear to have failed.	Replace old pneumatic controls with new District standard DDC controls.	30,000.00	\$5.80	SF	\$174,000
Special HVAC Systems and Equipment								
Attic gravity ventilators; roof hoods		3	Rusted and corroded; an eyesore at best; restricted air flow at worst.	Refurbish.	10.00	\$585.00	ea	\$5,850
Facility: Main Building System: Fire Protection Total Cost: \$332,328								
Fire Protection Sprinkler Systems								
Fire sprinkler system		0	Fire sprinkler is limited to stage area; corridors, classroom, and assembly occupancy spaces are not protected.	Install automatic fire sprinkler system throughout.	57,298.00	\$5.80	SF	\$332,328

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

Page 2 of 3

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Adams

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
<div><div>Facility: Main Building</div><div>System: Electrical</div><div>Total Cost: \$216,297</div></div>								
Lighting and Branch Wiring								
Original 1970's lighting fixtures		4	Original fixtures are broken, discolored, near end of useful life.	Selective replacement of 1970's vintage fixtures.	100.00	\$169.00	EA	\$16,900
Communication and Security Systems								
Public address system		3	Aging PA, intercom, telephone, bell, and clock systems are at or near end of useful life.	Renew obsolete low voltage systems.	57,298.00	\$3.48	LOT	\$199,397

Facility Summary

Seattle School District
Aki Kurose
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	3.5		
Site Improvements			
Roadways	4	LKS	03/03/14 Asphalt drive along North side of building with asphalt infill between sidewalks and curbs each end - no driveway cuts.
Parking	5	LKS	03/03/14 Asphalt surfacing with concrete wheel stops.
Pedestrian Paving	5	LKS	03/03/14 Combination of asphalt and concrete walkways. Concrete steps with pipe handrails.
Site Development	3	LKS	03/03/14 Chain link fencing, concrete retaining walls. Note: Play fields are part of Seattle Parks Department.
Landscaping	2	LKS	03/03/14 Grass, ground cover, shrubs, and trees.
Site Electrical utilities			
Exterior Lighting	3	TAL	03/03/14 Exterior lighting is soffit and wall mounted HID, in fair condition.

Facility Summary

Seattle School District
Aki Kurose
Main Building

Facility Size - Gross	160,645	Construction Type	Medium
Year Of Original Construction	1952	Year Of Last Renovation	2009
Facility Use Type	Middle School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done		Comments
Systems					
A Substructure		3.0			
Foundations					
Standard Foundations		3	LKS	03/03/14	Concrete spread footing foundation at Western portion of structure.
Special Foundations		3	LKS	03/03/14	Timber pile foundation at Gym, Cafeteria, and a few classrooms in the connecting wing.
Slab On Grade		3	LKS	03/03/14	Concrete slab on grade.
Basements					
Basement Walls		3	LKS	03/03/14	Limited amount of retaining wall at boiler room.
B Shell		3.2			
Superstructure					
Floor Construction		3	LKS	03/03/14	Concrete columns, beams, and floor diaphragm - some concrete bearing walls at interior.
Roof Construction		3	LKS	03/03/14	Steel purlins and girder trusses with a wood sheathing diaphragm at Gymnasium. Rest of building is a mixture of steel, concrete column, timber beam, timber joist, and wood sheathed systems.
Exterior Closure					
Exterior Walls		3	LKS	03/03/14	Concrete walls with brick veneer.
Exterior Windows		4	LKS	03/03/14	Exterior windows are new double pane metal window system at South side and East corner. The remaining windows are single pane window system that is not energy efficient.
Exterior Doors		5	LKS	03/03/14	Exterior doors are original wood framed, wood doors with original hardware.
Roofing					
Roof Coverings		3	LKS	03/03/14	Roofing is rolled granular roofing with metal flashing. The roof monitors have 3 - tab roofing. Roofing was new in 1997/1998.
Roof Openings		3	LKS	03/03/14	Aluminum translucent panel skylight at Gym and Cafeteria

Facility Summary

Seattle School District
Aki Kurose
Main Building

C Interiors

3.6

Interior Construction

Fixed and Moveable Partitions	3	LKS	03/03/14	Interior walls are mainly wood stud with metal lath and plaster finish. Some walls are concrete as required for structure.
Interior Doors	4	LKS	03/03/14	Interior doors are wood framed, wood doors with original hardware. They are not ADA compliant.

Staircases

Stair Construction	3	LKS	03/03/14	Stair systems are cast-in-place concrete throughout the building. The Music area has a wood stair to it's upper practice rooms.
Stair Finishes	4	LKS	03/03/14	Cast-in-place concrete stairs have quarry tile treads. The Music area wood stair has linoleum treads. All stairs have metal rails.

Interior Finishes

Wall Finishes	4	LKS	03/03/14	Wall finishes are either painted plaster or painted masonry concrete. One classroom of Southeast corner and Auditorium # 1 have wood paneling.
Floor Finishes	4	LKS	03/03/14	Flooring is either VAT or linoleum throughout building with the exception of the Library and one floor 2 classrooms that are carpeted. Utility areas and upper area of music room are concrete.
Ceiling Finishes	4	LKS	03/03/14	Ceilings are 12" acoustic tile throughout building. A number of tiles have started to fall.

Facility Summary

Seattle School District Aki Kurose Main Building

D Services		3.5			
Vertical Transportation					
Elevators and Lifts	4	TAL	03/03/14	2 - Stop freight elevator installed in 1952.	
Plumbing					
Plumbing Fixtures	3	TAL	03/03/14	Fixtures are mostly institutional china type with some enameled iron sinks and stainless steel drinking fountains.	
Domestic Water Distribution	4	TAL	03/03/14	Domestic water piping in the boiler room is newer copper pipe, but piping at the restrooms and classroom sinks is still the original galvanized pipe.	
HVAC					
Heat Generating Systems	4	TAL	03/03/14	The building is heated by two gas fired steam boilers installed in 1952.	
Distribution Systems	4	TAL	03/03/14	Steam is distributed to the heating units in steel pipes located mostly in the tunnel system.	
Terminal and Package Units	4	TAL	03/03/14	Individual rooms are heated by classroom unit ventilators and steam cast iron radiators.	
Controls and Instrumentation	4	TAL	03/03/14	The control system is the original 1952 pneumatic type.	
Fire Protection					
Fire Protection Sprinkler Systems	5	TAL	03/03/14	No fire sprinklers in building.	
Electrical					
Electrical Service and Distribution	2	TAL	03/03/14	The service is 4000A @ 208V, yielding 8.3 watts per sq. ft. The switchboard appears to be original, the branch panels are fuse type, and the entire distribution system is past it's useful life and needs replacement.	
Lighting and Branch Wiring	3	TAL	03/03/14	Lighting is typically 1x4 fluorescent, surface mounted in the corridor, suspended in the classrooms, all in fair condition. Some old branch wiring and devices remain but the tech upgrade added an adequate quantity of outlets to classrooms.	
Communication and Security Systems	3	TAL	03/03/14	Fire alarm is a newer Notifier system, clock/bell is a newer Latham head end, with older IBM clocks. Security system is radionics panel with corridor motion detection. No major deficiencies noted.	
Special Electrical Systems	5	TAL	03/03/14	Replaced lighting emergency egress lighting 2010	
E Equipment and Furnishings		4.0			
Equipment					
Fixed Furnishings and Equipment	4	TAL	03/03/14	Casework is original wood casework with linoleum countertops. The Library has similar wood type casework and shelving.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Aki Kurose

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$220,110								
Roadways								
Concrete		3	Concrete driveways at service areas on 42nd St. are badly cracked and no driveways exist at entrances to roadway along North side of building.	Remove existing concrete driveways (2) and reconstruct. Remove asphalt infill and construct new driveway cuts.	4.00	\$1,740.00	EA	\$6,960
Asphalt		3	Many areas of asphalt are cracked and spalled with some areas of settlement.	Remove and replace, asphalt including subgrade repair where required.	4,800.00	\$5.80	SF	\$27,840
Parking								
Asphalt		0	Asphalt parking areas are badly cracked and spalled with numerous potholes. All asphalt is beyond useful life. Asphalt at service areas are also deteriorated.	Remove and replace asphalt including subgrade repair and restriping.	28,000.00	\$5.22	SF	\$146,160
Concrete		2	Concrete in service areas off 42nd St. are badly cracked.	Remove and replace concrete in service areas.	600.00	\$9.28	SF	\$5,568
Pedestrian Paving								
Steps		2	Steps at main entry are cracked and spalled, and concrete between steps and building is badly cracked.	Replace main entry steps and concrete between steps and building.	1.00	\$13,572.00	LS	\$13,572
Concrete		0	Many areas of perimeter sidewalks are badly cracked and broken. Many concrete areas on-site are severely deteriorated.	Remove and replace damaged and deteriorated sidewalk areas.	1,000.00	\$6.96	SF	\$6,960
Asphalt		1	Asphalt infill areas between sidewalks and curbs are deteriorated and infested with grass and moss, (bus drop-off zone). Asphalt area at Northwest corner of building is badly cracked with weed growth.	Remove and replace asphalt.	2,500.00	\$5.22	SF	\$13,050
Facility: Main Building System: Exterior Closure								
Total Cost: \$452,400								
Exterior Windows								
Exterior windows		3	Exterior windows that are single pane are not energy efficient. They are in poor condition, not fully functional, some crack at the roof monitors, and corroding at some locations.	Remove single pane metal window system and replace with modern double pane metal window system.	6,500.00	\$69.60	sf	\$452,400

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Aki Kurose

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Interior ConstructionTotal Cost: \$91,500								
Interior Doors		3	Interior door hardware are not ADA compliant.	Remove door hardware and replace with modern ADA compliant hardware.	150.00	\$610.00	EA	\$91,500
Facility: Main Building System: Interior FinishesTotal Cost: \$910,600								
Wall Finishes		5	Hallway needs new paint	Paint hallways	120,000.00	\$2.32	sf	\$278,400
Floor Finishes		3	VAT and linoleum flooring are original and in poor condition. Areas are lifting and seams have separated.	Remove flooring and replace with modern VCT.	109,000.00	\$5.80	sf	\$632,200
Facility: Main Building System: Vertical TransportationTotal Cost: \$92,800								
Elevators and Lifts		3	The elevator is freight only installed in 1952 and past it's life span.	Install a new hydraulic elevator that is ADA accessible.	1.00	\$92,800.00	EA	\$92,800
Facility: Main Building System: PlumbingTotal Cost: \$290,000								
Domestic Water Distribution		2	The galvanized piping system is 57 years old and at the end of it's expected life span.	Install a new copper piping system.	5,000.00	\$58.00	LF	\$290,000
Facility: Main Building System: HVACTotal Cost: \$4,588,960								
Terminal and Package Units		2	The entire heating system is 57 years old and at the end of it's expected life span.	Install a modern HVAC system.	172,000.00	\$26.68	SF	#####

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Aki Kurose

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building								
System: Fire Protection Total Cost: \$997,600								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There is no fire sprinkler system in this building.	Install a complete fire protection sprinkler system.	172,000.00	\$5.80	SF	\$997,600
Facility: Main Building								
System: Electrical Total Cost: \$497,040								
Electrical Service and Distribution								
Electrical distribution system		2	Switchboard and panel boards are original, and past their useful life. Panel boards are fuse type.	Replace switchboard, panel boards and feeders.	171,393.00	\$2.90	SF	\$497,040
Facility: Main Building								
System: Equipment Total Cost: \$208,800								
Fixed Furnishings and Equipment								
Casework		2	Casework is wood original with linoleum counter tops that are peeling up in some areas. The casework is "dinged" and the hardware does not function properly.	Remove casework and replace with modern plastic laminate casework.	600.00	\$348.00	LF	\$208,800

Facility Summary

Seattle School District
Alki
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
G Sitework		3.9		
Site Improvements				
Parking	5	LKS	02/06/14	Asphalt surface parking area at South end of building and access drive at East end of building.
Pedestrian Paving	3	LKS	02/06/14	On site concrete walkways and concrete perimeter sidewalks.
Site Development	4	LKS	02/06/14	Chain link fencing, concrete retaining walls and ramps, asphalt play areas, commercial play equipment surrounded by wood chips and rubberized fall protection.
Landscaping	2	LKS	02/06/14	Grass and shrubs.
Site Electrical utilities				
Exterior Lighting	3	TAL	02/06/14	Exterior lighting is soffit, surface mount HID and HID wall pack, in fair condition.

Facility Summary

Seattle School District
Alki
Main Building

Facility Size - Gross	45,387	Construction Type	Medium
Year Of Original Construction	1954	Year Of Last Renovation	1967
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	LKS	02/06/14	Conventional concrete spread footings.
Slab On Grade	3	LKS	02/06/14	Conventional concrete floor slab.
B Shell		3.2		
Superstructure				
Floor Construction	3	LKS	02/06/14	Wood joists with sheathing supported by wood framed stud walls and unreinforced masonry walls.
Roof Construction	3	LKS	02/06/14	Wood joists with sheathing supported by wood stud and unreinforced masonry walls - supported by concrete frame at Gym. Steel post and beams support steel bar joists at the 1966 addition.
Exterior Closure				
Exterior Walls	3	LKS	02/06/14	Wood framed stud walls with brick veneer and marble finish in addition to unreinforced masonry walls.
Exterior Windows	5	LKS	02/06/14	Exterior windows are single pane metal window system. It is not energy efficient. Replaced cafeteria storefront. (2009)
Exterior Doors	4	LKS	02/06/14	Exterior doors are wood framed, wood doors with original hardware.
Roofing				
Roof Coverings	2	LKS	02/06/14	Flashings are coated metal flashings. Half of roof covering was replaced with rolled granular in 2008. Replaced remainder of roof. (2009)

Facility Summary

Seattle School District

Alki

Main Building

C Interiors

3.4

Interior Construction

Fixed and Moveable Partitions

3

LKS

02/06/14

Walls are wood or masonry construction.

Interior Doors

4

LKS

02/06/14

Interior doors are wood framed, wood doors and original hardware. The hardware is not ADA compliant. A few utility doors are hollow metal.

Staircases

Stair Construction

3

LKS

02/06/14

Stair construction is wood framed stair construction.

Stair Finishes

3

LKS

02/06/14

Stair treads are linoleum with metal nosings. The rails are wood.

Interior Finishes

Wall Finishes

3

LKS

02/06/14

Walls are painted plaster or painted masonry.

Floor Finishes

4

LKS

02/06/14

Floors are VAT in utility, office and 3 classrooms. Old linoleum in second floor classrooms 203 and 205. Other second floor classrooms have carpet. The Library and 8 classrooms are carpet. VCT is used in the Cafeteria. The Gym has a wood floor. Replaced VAT with VCT throughout corridors and replaced carpet. Boys and Girls RR have ceramic mosaic tiles.

Ceiling Finishes

3

LKS

02/06/14

Ceilings are 12" acoustic tile in halls, Cafeteria and some classrooms. Hard lid in remaining areas. Gym is tectum.

Facility Summary

Seattle School District

Alki

Main Building

D Services		3.6			
Vertical Transportation					
Elevators and Lifts	3	TAL	02/06/14	The building is partially served by a 2 - stop hydraulic elevator.	
Plumbing					
Plumbing Fixtures	3	TAL	02/06/14	Restroom fixtures are mostly modern china type. Classroom sinks are enameled iron.	
Domestic Water Distribution	2	TAL	02/06/14	Water piping is newer copper type.	
Sanitary Waste	3	TAL	02/06/14	Cast iron waste and vent piping	
Rain Water Drainage	3	TAL	02/06/14	Roof drains piped to sewer in cast iron pipes.	
HVAC					
Energy Supply	3	TAL	02/06/14	Natural gas service piped to boiler	
Heat Generating Systems	4	TAL	02/06/14	The building is heated by an older gas fired steam boiler.	
Distribution Systems	3	TAL	02/06/14	Steam is converted to hot water and both mediums are used and distributed in steel pipes.	
Terminal and Package Units	3	TAL	02/06/14	Classrooms are conditioned by unit ventilators. Replaced vacuum pump and steam traps at radiators and uni vents in 2009.	
Controls and Instrumentation	2	TAL	02/06/14	Replaced original pneumatic type controls with DDC. (2009)	
Fire Protection					
Fire Protection Sprinkler Systems	5	TAL	02/06/14	There are no fire sprinklers in this building.	
Fire Protection Specialties	3	TAL	02/06/14	Wall mounted fire extinguishers	
Electrical					
Electrical Service and Distribution	4	TAL	02/06/14	The service is 800A @ 208V, yielding 6.3 watts per square foot. The switchboard and branch panel boards are old and past their useful life.	
Lighting and Branch Wiring	4	TAL	02/06/14	The lighting is typically 1x4 and 2x4 fluoresent, all in poor condition. Branch wiring is also old and past it's useful life.	
Communication and Security Systems	4	TAL	02/06/14	Fire alarm, clock/bell, security are all older systems in need of replacement. Voice/data and CATV are newer and in good condition.	
Special Electrical Systems	4	TAL	02/06/14	There is no true egress lighting, only circuits from an "x" panel (feeder tap). Exit signs are battery backed and in fair condition.	
E Equipment and Furnishings		4.0			
Equipment					
Fixed Furnishings and Equipment	4	TAL	02/06/14	Casework is wood original in original building area and early "Formica" plastic laminate in 1968 modernization area. Original casework has linoleum countertops. Library shelving is wood original. Installed new window shades in cafeteria. (2009)	

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Alki

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$240,294								
Parking								
Asphalt		0	Parking asphalt is extremely spalled and broken with potholes. It is beyond it's useful life and has been repeatedly patched. Patched areas have failed.	Remove and replace asphalt including subgrade repair and striping.	15,000.00	\$5.22	SF	\$78,300
Pedestrian Paving								
Concrete		5	Concrete on North side of Community Center is cracked, as well as portions of perimeter sidewalks.	Remove and replace cracked and broken sections of sidewalks.	2,400.00	\$6.96	SF	\$16,704
Site Development								
Asphalt		1	Asphalt on North side of building (around portable) is badly spalled and has potholes. Asphalt play area (adjacent to turf field) is badly cracked and spalled.	Remove and replace all asphalt play areas, including subgrade repair and pavement markings.	25,500.00	\$5.22	SF	\$133,110
Chain link fence		3	Chain link fencing on South and East sides are rusted and damaged.	Remove and replace chain link fencing.	350.00	\$34.80	LF	\$12,180
Facility: Main Building System: Exterior Closure								
Total Cost: \$515,400								
Exterior Walls								
Concrete stucco		1	Exterior walls around the boiler room are cracked and in bad shape	Demo and replace	1,200.00	\$35.10	SF	\$42,120
Exterior Windows								
Exterior windows		1	Exterior windows are in poor condition. They are corroding and hardware does not function properly. They are not energy efficient.	Remove windows and replace with modern double pane metal window system.	6,000.00	\$69.60	SF	\$417,600
Exterior Doors								
Exterior doors		1	Exterior doors are original and are in poor condition. They are "dinged" and hardware is worn.	Remove doors and replace with modern hollow metal frames, hollow metal doors and modern panic hardware.	12.00	\$4,640.00	PAIR	\$55,680

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Alki

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Interior Construction								
Total Cost: \$100,224								
Interior Doors								
Interior doors		1	Interior doors are in poor condition. They are "dinged" and hardware is not functioning properly. The hardware is not ADA compliant.	Remove doors and replace with modern hollow metal framed, solid core wood doors and modern ADA compliant hardware.	48.00	\$2,088.00	EA	\$100,224
Facility: Main Building System: Interior Finishes								
Total Cost: \$46,520								
Floor Finishes								
Linoleum		0	Old linoleum floor in classroom 201 and 203 is heavily worn out. Seams are separating and peeled off. It has become a tripping hazard	Remove and replace existing linoleum with new carpet	2,000.00	\$7.02	SF	\$14,040
Wood flooring		2	Gym floor has buckled in an area due to a leak. The buckling, "cupping" and separation will most likely continue.	Remove floor. Dry out properly and replace with new floor.	4,000.00	\$8.12	SF	\$32,480
Facility: Main Building System: Plumbing								
Total Cost: \$41,760								
Plumbing Fixtures								
Classroom sink		3	The enameled iron sinks are old and worn. Trim is antiquated.	Install new stainless steel sinks.	18.00	\$2,320.00	EA	\$41,760
Facility: Main Building System: HVAC								
Total Cost: \$1,227,280								
Heat Generating Systems								
Boiler		3	The entire heating system is more than 50 years old and at the end of it's life span.	Install a modern HVAC system.	46,000.00	\$26.68	SF	#####
Facility: Main Building System: Fire Protection								
Total Cost: \$266,800								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There are no fire sprinklers in this building.	Install a complete fire protection sprinkler system.	46,000.00	\$5.80	SF	\$266,800

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Alki

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Electrical								
Total Cost: \$876,160								
Electrical Service and Distribution								
Electrical distribution system		3	Distribution system is 50 years old and entirely worn out, except the tech upgrade panels.	Replace distribution switchboard, panels and feeder.	45,387.00	\$4.06	SF	\$184,271
Lighting and Branch Wiring								
Lighting system		2	Approx. 80% of the lighting is older and past useful life.	Replace 80% of interior lighting.	36,300.00	\$6.96	SF	\$252,648
Branch wiring		3	Branch wiring is 50 years old and past useful life.	Replace branch wiring.	45,387.00	\$4.35	SF	\$197,433
Communication and Security Systems								
Clock/bell system		1	Clock/bell is old, original standard system, past it's useful life.	Replace clock/bell system.	45,387.00	\$1.74	SF	\$78,973
Fire alarm system		3	Fire alarm system is an old non-addressable system, with no smoke detection on the 2nd floor.	Replace fire alarm system.	45,387.00	\$2.32	SF	\$105,298
Security system		4	Security system is an old DTI system, in poor condition.	Replace security system.	1.00	\$46,400.00	LS	\$46,400
Special Electrical Systems								
Egress lighting		0	There is no battery - backed egress lighting.	Add battery - backed egress lighting fixtures.	12.00	\$928.00	EA	\$11,136
Facility: Main Building System: Equipment								
Total Cost: \$104,400								
Fixed Furnishings and Equipment								
Casework		2	Casework and Library shelving is in poor condition. The hardware does not fully function. The linoleum is lifting.	Remove casework and replace with modern plastic laminate casework and shelving.	300.00	\$348.00	LF	\$104,400

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Facility Summary

Seattle School District
Arbor Heights
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/ Date Done	Comments	
G Sitework	4.7			
Site Improvements				
Parking	5	LKS	02/13/14	Asphalt surface with some concrete wheel stops.
Pedestrian Paving	4	LKS	02/13/14	Concrete walkways and concrete steps with pipe handrails. Steps are mostly good with some surface wear.
Site Development	5	LKS	02/13/14	Chain link fencing, concrete retaining/seat walls, play equipment surrounded by wood chips and timber/concrete walls, asphalt hard surface play areas, and minimal grass area.
Landscaping	3	LKS	02/13/14	Shrubs, trees, and ground cover.
Site Electrical utilities				
Exterior Lighting	4	TAL	02/13/14	Exterior lighting is minimal, and in poor condition. Covered play area is old "RLM" style, in poor condition.

Facility Summary

Seattle School District Arbor Heights Main Building

Facility Size - Gross	56,160	Construction Type	Medium
Year Of Original Construction	1948	Year Of Last Renovation	1958
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components	Scores	Surveyor/ Date Done	Comments	
Systems				
A Substructure	3.0			
Foundations				
Standard Foundations	3	LKS	02/13/14	Concrete strip and spread footing foundation.
Slab On Grade	3	LKS	02/13/14	Concrete slab on grade.
Basements				
Basement Walls	3	LKS	02/13/14	Concrete retaining walls at subgrade portion of boiler room.
B Shell	3.2			
Superstructure				
Floor Construction	3	LKS	02/13/14	Wood joists and wood diaphragm at classroom pods (over crawl space). Concrete columns, beams, and floor diaphragm at main building.
Roof Construction	3	LKS	02/13/14	Steel beams, columns, bar joists, and wood diaphragm at play areas. Concrete beams, columns, and diaphragm typical at main building. Gym and boiler room with unreinforced CMU walls. Timber columns, timber joists, and wood sheathed diaphragm at classroom pods. Concrete deck with CMU walls at corridors between pods.
Exterior Closure				
Exterior Walls	3	LKS	02/13/14	Mixture of concrete and CMU walls with brick veneer at main building, Gym, and Auditorium. Timber studs with wood siding and brick veneer at classroom pods.
Exterior Windows	4	LKS	02/13/14	Exterior windows are mainly single pane metal window system original to the building. The Cafeteria has a new 2007 double pane metal window system. The South side of the building has double pane windows. The single pane windows are not energy efficient.
Exterior Doors	5	LKS	02/13/14	Exterior doors are mainly wood framed, wood doors with original hardware. Hardware is not modern panic/ADA compliant hardware. Most classrooms have a wood exit door.
Roofing				
Roof Coverings	3	LKS	02/13/14	Roofing is rolled granular with Kynar type coated metal flashing. The roof was new in 2001. Soffits are painted plywood.

Facility Summary

Seattle School District Arbor Heights Main Building

C Interiors		3.4			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	02/13/14	Interior walls are masonry at halls and wood stud with plaster surface in most other areas.	
Interior Doors	4	LKS	02/13/14	Interior doors are wood framed, wood doors with original hardware. They are not ADA compliant.	
Staircases					
Stair Construction	3	LKS	02/13/14	Stair system is concrete cast-in-place stair system.	
Stair Finishes	4	LKS	02/13/14	Stair treads are linoleum. Handrails are wood.	
Interior Finishes					
Wall Finishes	3	LKS	02/13/14	Interior wall finishes are painted concrete/masonry or painted GWB. The Gym has some tectum wall panels on upper walls. The Cafeteria has 12" acoustic tile band on it's upper walls.	
Floor Finishes	4	LKS	02/13/14	Floor finishes vary. VCT is used at main entry and some office areas. VAT is used at West portion of floor 1 halls, the Cafeteria, and classrooms. Linoleum is used at floor 1 halls and Classrooms and all of floor 2 floors. The Gym is wood parquet. Library is carpet, as is one east area classroom.	
Ceiling Finishes	3	LKS	02/13/14	Ceilings are mainly 12" acoustic tile throughout building with tectum at Gym and 2x4 suspended acoustic tile at the Cafeteria. Utility areas are hard lid.	
D Services		3.8			
Plumbing					
Plumbing Fixtures	3	TAL	02/13/14	Restroom fixtures are a mix of stainless steel urinals, china water closets and china lavatories. Classroom sinks are enameled iron.	
Domestic Water Distribution	4	TAL	02/13/14	The majority of the domestic water piping system is old galvanized pipe. Copper piping has been added and serves random fixtures.	
HVAC					
Heat Generating Systems	4	TAL	02/13/14	The building is heated by two gas fired hot water boilers installed in 1948.	
Distribution Systems	4	TAL	02/13/14	Hot water is distributed to the unit ventilators in steel pipes.	
Terminal and Package Units	4	TAL	02/13/14	The classrooms are heated by individual unit ventilators, most of which were installed in 2005.	
Controls and Instrumentation	4	TAL	02/13/14	Most of the controls are older pneumatic type with some newer electronic type.	
Fire Protection					
Fire Protection Sprinkler Systems	5	TAL	02/13/14	There are no fire sprinklers in this building.	
Electrical					
Electrical Service and Distribution	3	TAL	02/13/14	The service is 800A @ 208V, yielding 5.3 watts per square foot. The switchboard is circa 1990, and so are approximately 50% of the branch panels. The other 50% appear to be original.	
Lighting and Branch Wiring	4	TAL	02/13/14	Lighting is a mixture of fluoresent type, and approximately 75% of it is old and past its useful life. Branch circuiting has been updated but still has some old devices.	
Communication and Security Systems	3	TAL	02/13/14	Fire alarm is addressable Notifier, clock/bell is a Latham upgrade that still uses old IBM clock. Voice/data has been upgraded and uses NEC handsets. Security is corridor motion detection.	
Special Electrical Systems	5	TAL	02/13/14	Exit signs and egress lighting are powered by a feeder tap "X" panel, in poor condition.	

Facility Summary

Seattle School District
Arbor Heights
Main Building

E Equipment and Furnishings		4.0			
Equipment					
Fixed Furnishings and Equipment		4	TAL	02/13/14	Casework and Library shelving is wood original casework with linoleum countertops.

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Arbor Heights

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$855,790								
Parking								
Asphalt		0	Asphalt is completely deteriorated - cracks, spalling, and potholes.	Remove and replace all asphalt parking, including subgrade repair and striping.	12,800.00	\$5.22	SF	\$66,816
Pedestrian Paving								
Concrete		3	Concrete walkway at Northwest entry is badly cracked.	Remove and replace concrete walkway.	525.00	\$6.96	SF	\$3,654
Site Development								
Concrete		3	Cheek wall and planter wall at main entry is broken.	Repair broken planter wall and cheek wall at main entry steps.	1.00	\$2,320.00	LS	\$2,320
Asphalt		0	Asphalt play areas are completely deteriorated with spalling, cracking, potholes, settlement, and extensive weed growth.	Remove and replace all asphalt play surfaces, including subgrade repair and striping.	150,000.00	\$5.22	SF	\$783,000
Facility: Infrastructure System: Site Electrical utilities								
Total Cost: \$33,930								
Exterior Lighting								
Exterior lighting		2	Covered play lighting and exterior lighting in poor condition.	Replace exterior lighting.	1.00	\$33,930.00	LS	\$33,930
Facility: Main Building System: Exterior Closure								
Total Cost: \$767,920								
Exterior Windows								
Exterior windows		1	Single pane window system is not energy efficient. It is in poor condition - glazing is opaque in replacement areas, hardware is not fully functional and so on.	Remove windows and replace with modern double pane metal window system.	7,500.00	\$69.60	SF	\$522,000
Window glazing		4	Double pane window glazing at building South side is failing - it is "steamy," with moisture dripping down inside units.	Remove existing glazing and replace with modern properly "gassed" and sealed glazing units.	2,000.00	\$69.60	SF	\$139,200
Exterior Doors								
Exterior doors		1	Exterior doors are "dinged" and in poor condition. They are not ADA compliant and do not have modern panic hardware.	Remove doors and replace with modern hollow metal framed, hollow metal doors and modern panic/ADA compliant hardware.	40.00	\$2,668.00	EA	\$106,720

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Arbor Heights

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Interior Construction								
Total Cost: \$125,280								
Interior Doors								
Interior doors		4	Interior doors are in poor condition. They are "dinged" and their hardware is not fully functional. They are not ADA compliant.	Remove doors and install hollow metal frames, solid core wood doors and modern ADA compliant hardware.	60.00	\$2,088.00	EA	\$125,280
Facility: Main Building System: Interior Finishes								
Total Cost: \$290,000								
Floor Finishes								
Flooring		4	Carpet, VAT, and linoleum flooring is in poor condition. It has cracks, has lifted, is dimpled and is discolored.	Remove flooring and replace with new VCT flooring.	50,000.00	\$5.80	SF	\$290,000
Facility: Main Building System: Plumbing								
Total Cost: \$185,600								
Plumbing Fixtures								
Classroom sinks		3	The enameled iron sinks are very stained and worn.	Install new classroom sinks.	30.00	\$2,320.00	EA	\$69,600
Domestic Water Distribution								
Galvanized pipe		3	The galvanized pipe is over 50 years old and at the end of it's life span.	Install a complete copper piping system.	2,000.00	\$58.00	LF	\$116,000
Facility: Main Building System: HVAC								
Total Cost: \$1,387,360								
Heat Generating Systems								
Boiler		4	The majority of the heating system is 61 years old and near the end of it's life span.	Install a modern HVAC system.	52,000.00	\$21.46	SF	#####
Controls and Instrumentation								
Pneumatic controls		4	The majority of the controls are original pneumatic type.	Install a modern "DDC" type control system.	52,000.00	\$5.22	SF	\$271,440

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Arbor Heights

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Fire Protection								
Total Cost: \$325,960								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There are no fire sprinklers in this building.	Install a complete fire protection sprinkler system.	56,200.00	\$5.80	SF	\$325,960
Facility: Main Building System: Electrical								
Total Cost: \$499,242								
Electrical Service and Distribution								
Branch panel boards		4	Approx. 50% of the branch panels are in poor condition and at the end of useful life.	Replace selected panels and feeder.	10.00	\$6,960.00	EA	\$69,600
Lighting and Branch Wiring								
Branch wiring		3	Approx. 30% of branch wiring and devices are old and past useful life.	Replace selected branch wiring and devices.	16,200.00	\$2.90	SF	\$46,980
Lighting fixtures		1	Approx. 75% of the lighting fixtures are old, broken and at the end of useful life.	Replace 75% of lighting fixtures.	40,400.00	\$7.54	SF	\$304,616
Special Electrical Systems								
Exit signs and egress lighting		0	Exit signs are old, broken, egress lighting is served by a feeder tap ahead of the main.	Replace exit signs, add battery egress lighting.	53,825.00	\$1.45	SF	\$78,046
Facility: Main Building System: Equipment								
Total Cost: \$156,600								
Fixed Furnishings and Equipment								
Casework		2	Casework and Library shelving is wood original in poor condition. It is "dinged." Hardware doesn't fully function. Linoleum countertops are lifting.	Remove casework and replace with modern plastic laminate casework.	450.00	\$348.00	LF	\$156,600

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Facility Summary

Seattle School District
B.F.Day
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	3.0		
Site Improvements			
Parking	3	JWB 03/04/14	Asphalt parking with concrete curbs.
Pedestrian Paving	3	JWB 03/04/14	Concrete sidewalks and steps on-site. Concrete perimeter sidewalks with asphalt infills for bus load/unload.
Site Development	3	JWB 03/04/14	Chain link fencing, concrete retaining walls, asphalt hard surface play areas with good play equipment. Concrete retaining wall along Fremont Street is leaning. Not known whether this is recent failure.
Landscaping	3	JWB 03/04/14	Grass, ground cover, shrubs and trees.
Site Electrical utilities			
Exterior Lighting	3	DCS 03/04/14	Exterior lighting is both bollard and pole mounted, in fair to good condition; some minor lens dirt or yellowing. Bldg mounted box-fixtures at loading dock. Time clock control appears working properly.

Facility Summary

Seattle School District
B.F.Day
Main Building

Facility Size - Gross	65,188	Construction Type	Medium
Year Of Original Construction	1892	Year Of Last Renovation	1991
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	3.0		
Foundations			
Standard Foundations	3	JWB 03/04/14	Reinforced concrete spread footing foundation at 1892 and 1916 portions of structure.
Slab On Grade	3	JWB 03/04/14	Concrete slab on grade.
Basements			
Basement Walls	3	JWB 03/04/14	Concrete retaining walls at lower level with unreinforced masonry walls retaining soil at some locations.
B Shell	3.1		
Superstructure			
Floor Construction	3	JWB 03/04/14	Unreinforced masonry bearing walls with wood beams and joists and wood decking diaphragms at 1892 portion of structure. Reinforced concrete columns, concrete beams, and concrete diaphragm at 1916 portion of structure.
Roof Construction	3	JWB 03/04/14	1892 Roof framing consists of unreinforced masonry bearing walls, heavy timber trusses dimension lumber framing, and a straight sheathed wood diaphragm. 1916 roof framing consists of timber posts, beams, and joists with straight sheathed wood diaphragm.
Exterior Closure			
Exterior Walls	3	JWB 03/04/14	Exterior walls are unreinforced masonry. Window sills and accents are sandstone or concrete. Window surrounds are stucco that has had its metal lath removed. Wood trim, beams at roof overhang are peeling, need painting.
Exterior Windows	5	JWB 03/04/14	Exterior windows are wood single pane. They are not energy efficient. Most ground level windows have had wood sills painted, repaired.
Exterior Doors	3	JWB 03/04/14	Exterior doors are hollow metal frame, hollow metal doors and ADA compliant hardware.
Roofing			
Roof Coverings	2	JWB 03/04/14	Roof covering is 3-tab composition shingle, recently replaced. Flashing is painted metal. Soffits are metal.
Roof Openings	2	JWB 03/04/14	Roof hatches and vents are metal.

Facility Summary

Seattle School District

B.F.Day

Main Building

C Interiors

3.0

Interior Construction

Fixed and Moveable Partitions	3	JWB	03/04/14	Interior walls are primarily lath and plaster over hollow clay tile units. Renovated areas have metal stud and GWB walls. Some walls have relites.
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Interior Doors	3	JWB	03/04/14	Interior doors are hollow metal frames, solid core wood doors and ADA compliant hardware. Large sliding wood door at cafeteria. Small stainless steel coiling doors at kitchen counters.
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Specialties	3	JWB	03/04/14	Restroom partitions are P-lam in fair condition. Accessories are fair but aged. Classroom display devices are older. No lockers in school.
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Staircases

Stair Construction	3	JWB	03/04/14	Stair construction is cast - in - place concrete.
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Stair Finishes	3	JWB	03/04/14	Stair + treads are epoxy granular paint or epoxy precast section. Rails are wood. Rubber treads at stairs to Day Care area.
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Interior Finishes

Wall Finishes	3	JWB	03/04/14	Interior wall finishes are painted GWB or painted lath and plaster in most areas. Hallways have wood wainscot dark stained. The Gym has "Medite" type panels at the lower walls, fabric acoustic panels at mid level and painted plaster at upper wall. Restrooms have ceramic tile.
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Floor Finishes	3	JWB	03/04/14	Floors are primarily wood in hallways and some classrooms. classrooms are combination of original wood and VCT or Carpet and VCT, some still wood and carpet. Carpet also in offices, library and some halls. The Gym has a rubberized paint flooring. Some miscellaneous areas are concrete. Ceramic tile in restrooms.
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Ceiling Finishes	3	JWB	03/04/14	Ceilings are suspended ACT in most areas. Some areas have 12" acoustic tiles. Classroom wet areas have GWB soffits.
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Facility Summary

Seattle School District B.F.Day Main Building

D Services		2.9			
Vertical Transportation					
Elevators and Lifts	4	DCS	03/04/14	Three-stop 2,000 lb hydraulic elevator installed in 1991; obsolete and failing.	
Plumbing					
Plumbing Fixtures	3	DCS	03/04/14	All fixtures are porcelain or stainless steel institutional type, with chrome trim. Fixtures in fair to good condition, trim in poor to fair condition.	
Domestic Water Distribution	3	DCS	03/04/14	Four-inch city water service enters small basement riser room; riser includes backflow preventer, and bypass. Most visible distribution piping is copper, but some fixtures are marked "do not drink". Three DHW electric heaters in attic; mix of older (1990) and newer. Increasing reports of plumbing leaks (<\$5K).	
Sanitary Waste	3	DCS	03/04/14	Observed DW&V piping is mostly cast iron with mix of galvanized and ABS vent piping to roof. No issues reported.	
Rain Water Drainage	3	DCS	03/04/14	The steep roof drains to large perimeter build-up gutter with scupper boxes to metal downspouts to storm drain. Appears front (east) side drains to a small rain garden.	
HVAC					
Heat Generating Systems	3	DCS	03/04/14	One (1) Cleaver Brooks 576 kW electric boiler in fair condition. Two (2) 20 hp condenser water circulating pumps also in fair condition. Related condenser water piping and auxiliaries in fair condition.	
Cooling Generating Systems	3	DCS	03/04/14	One (1) BAC cooling tower in fenced enclosure to DW in poor to fair condition; may be approaching end of life.	
Distribution Systems	3	DCS	03/04/14	Water source heat pump (WSHP) condenser water is distributed in a copper piping system in fair to good condition. A large percentage of the distribution ductwork is fiberglass duct-board; but larger duct is galvanized sheet metal in fair to good condition. A large percentage of the distribution ductwork is fiberglass duct-board; but larger duct is galvanized sheet metal in fair to good condition. Variety of GRDs in poor to fair condition. Some outside louvers are beginning to rust (<\$5K).	
Terminal and Package Units	4	DCS	03/04/14	WSHPs are Climate Master installed during the 1991 renovation; all units are approaching end of life, and should be scheduled for refurbishment or replacement.	
Controls and Instrumentation	4	DCS	03/04/14	Landis & Gyr 1991 digital control system approaching end of life. Powers t-stats.	
Special HVAC Systems and Equipment	3	DCS	03/04/14	Type 1 kitchen grease hood in place, but not used for grease cooking; appears to be in fair condition.	
Fire Protection					
Fire Protection Sprinkler Systems	3	DCS	03/04/14	Approximately four-inch fire service enters the basement riser room from the east with FDC an PIV to east; static pressure is 100 psig. Wet pipe riser for conditioned spaces, and dry pipe riser for un-conditioned spaces, specifically the large attic. Exposed heads throughout including in Gym (<\$5K).	
Fire Protection Specialties	3	DCS	03/04/14	Modern chemical fire extinguishers in cabinets with current inspection tags. AEDs in cabinets. No place of refuge, but there are fire doors with magnetic hold-opens.	

Facility Summary

Seattle School District

B.F.Day

Main Building

Electrical

Electrical Service and Distribution	3	DCS	03/04/14	SCL power enters from west with meter No. 737145 at loading dock, then to main electrical closet in B&G club at basement SE. Main switchboard is GE 480V/3-phase 2,000A, which yield 25.4 watts/sf. 480/208/120 transformers are located in electric rooms and in attic space supplying panels throughout, many with TVSS devices. All in fair to good condition.
Lighting and Branch Wiring	2	DCS	03/04/14	Most lighting upgraded to T-8 with motion sensor control in 2012; including new T-5HO lighting at Gym. Library lighting was upgraded during 2008 upgrade. Lighting was completely new in 1991, and is in excellent condition. Outlets and branch circuiting are largely surface mounted in classrooms and offices in fair condition. Wire assumed in fair condition.
Communication and Security Systems	3	DCS	03/04/14	Fire alarm, Latham clock/bell, and Bogen PA system were part of the CIP project in 1991, and are in fair to good condition. Sound reinforcement system in most classrooms. No wireless. NEC phone system aging. Newer MDF in attic, but reportedly increasingly slowing data service.
Special Electrical Systems	3	DCS	03/04/14	Corridor egress lighting is by wall mounted, battery backed "bug-eyes" - they are aging and should all be tested and upgraded as needed (<\$5K). Newer Exit signs with battery back-up in good condition.

E Equipment and Furnishings	3.0
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Equipment

Fixed Furnishings and Equipment	3	JWB	03/04/14	Casework is plastic laminate with plastic laminate counters. Small warming kitchen with all stainless steel equipment.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: B.F.Day

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$198,212								
Pedestrian Paving								
Concrete (Perimeter sidewalks and asphalt).		2	Many areas of perimeter sidewalks are cracked, broken and displaced, which is a tripping hazard.	Remove and replace perimeter sidewalks, including asphalt infill areas at bus areas along Linden Avenue.	6,000.00	\$6.96	SF	\$41,760
Concrete stairs.		2	Concrete stairs at Northeast and Northwest corners of site are cracked and deteriorating.	Remove and replace concrete stairs.	2.00	\$20,358.00	EA	\$40,716
Concrete		5	Several on-site areas are cracked, broken, and displaced. These areas are at main building entry and Northeast entry.	Remove and replace damaged concrete areas.	350.00	\$6.96	SF	\$2,436
Site Development								
Retaining Wall	2	5	Existing wall along Fremont Street is leaning.	Investigate if settlement is occurring; repair as necessary.	1.00	\$23,400.00	ls	\$23,400
Asphalt		5	Asphalt in North hard surface play has cracks and is beginning to deteriorate.	Remove and replace asphalt, and restripe.	15,000.00	\$5.22	SF	\$78,300
Landscaping								
Topsoil/ground cover.		2	Landscaping on West side of school is destroyed by use. Soil is eroding. Areas needs to be restored.	Restore areas to prevent continued erosion. Dense ground cover is recommended.	1.00	\$11,600.00	LS	\$11,600
Facility: Main Building System: Exterior Closure								
Total Cost: \$489,460								
Exterior Walls								
Wood Trim		0	Wood trim, roof beams at overhang have paint peeling off.	Prep and repaint exposed wood.	1.00	\$21,060.00	LS	\$21,060
Brick Grout		4	Grout is worn and or cracked at several joint locations.	Re-point grout at affected locations	1.00	\$16,000.00	LS	\$16,000
Exterior Windows								
Wood windows		1	Wood windows are original, single pane and not in good condition.	Remove windows and replace with modern double pane metal windows.	6,500.00	\$69.60	SF	\$452,400
Facility: Main Building System: Vertical Transportation								
Total Cost: \$75,000								
Elevators and Lifts								
Hydraulic 3-stop elevator		2	Obsolete with periodic failure.	Replace.	1.00	\$75,000.00	ea	\$75,000

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: B.F.Day

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Plumbing								
Total Cost: \$12,500								
Plumbing Fixtures								
Trim (faucets, bubblers, and flush valves)		3	Some are failed, others not functioning properly, some are loose, some missing pieces.	Repair or replace as needed.	50.00	\$250.00	ea	\$12,500
Facility: Main Building System: HVAC								
Total Cost: \$535,452								
Cooling Generating Systems								
Cooling tower		5	Cooling tower is aged and approaching end of life.	Schedule replacement or refurbishment.	1.00	\$29,250.00	ea	\$29,250
Terminal and Package Units								
Water source heat pumps		3	WSHPs are approaching end of life, with increasing staff too hot/too cold complaints.	Schedule WSHP replacement.	41.00	\$5,850.00	ea	\$239,850
Controls and Instrumentation								
HVAC controls		5	Landis & Gyr 1991 control system is nearing end of life, with increasing staff comfort complaints.	Schedule upgrade to new DDC system including interface with District EMCS.	66,588.00	\$4.00	sf	\$266,352

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Facility Summary

Seattle School District
Bagley
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	4.2		
Site Improvements			
Parking	2	JWB 02/18/14	Newer asphalt surface with concrete curb and wheel stops.
Pedestrian Paving	4	JWB 02/18/14	Concrete walk and stops. Area in front of main entrance newer walks, steps and other walks at south and west of building are older and in need of repair or replacement
Site Development	5	JWB 02/18/14	Combination of asphalt and concrete play areas. Good play equipment. Minimal amount of grassed play area. Most fencing in good condition.
Landscaping	4	JWB 02/18/14	Grass, shrubs, ground cover and trees. Most grass areas at east and north are showing bare spots or moss infestation.
Site Electrical utilities			
Exterior Lighting	2	DCS 02/18/14	Two (2) "new" historic lamp posts at main entry; three (3) between playground and parking lot; several other building-mounted fixture aimed at portable area; but no longer sufficient (<\$5K). Some lights are on during daylight hours (<\$5K).

Facility Summary

Seattle School District Bagley Main Building

Facility Size - Gross	40,301	Construction Type	Medium
Year Of Original Construction	1930	Year Of Last Renovation	1991
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	3.0		
Foundations			
Standard Foundations	3	JWB 02/18/14	Reinforced concrete spread footing foundation system.
Slab On Grade	3	JWB 02/18/14	Standard concrete slab on grade. Some minor slab cracking in main building.
Basements			
Basement Walls	3	JWB 02/18/14	Reinforced concrete retaining walls, concrete columns, concrete beams and concrete roof at boiler room area.
B Shell	3.1		
Superstructure			
Floor Construction	3	JWB 02/18/14	Free spanning cast in place concrete.
Roof Construction	3	JWB 02/18/14	Reinforced concrete and bearing clay tile walls with brick veneer and concrete diaphragm at 2 - story portion. Reinforced concrete walls, timber beams, and wood straight sheathed diaphragm at play area. Unreinforced masonry, bearing clay tile, timber beams, wood diaphragm at 1-story portion.
Exterior Closure			
Exterior Walls	3	JWB 02/18/14	Reinforced concrete walls with brick veneer at 2 - story portion of structure. Unreinforced masonry and hollow clay tile bearing walls at single story wing. Concrete bearing walls, concrete piers, at covered play area terracotta accents at window surrounds and entries.
Exterior Windows	5	JWB 02/18/14	Exterior windows are dark stained wood frame single pane windows. They are single pane and not energy efficient. Some window flashing at west is close to failing.
Exterior Doors	5	JWB 02/18/14	Exterior doors are wood frame, solid wood door and non compliant hardware. They are dark stained.
Roofing			
Roof Coverings	2	JWB 02/18/14	The 2002 and 2007 roof replacements replaced old roofing with granular rolled roofing and Kynar coated metal flashing.
Roof Openings	2	JWB 02/18/14	The Kalwall and dome skylights, roof hatches, vents and flashing were replaced in 2002 and 2007.
Projections	2	JWB 02/18/14	Brick veneer and cast in place parapet walls are in very good condition. Wood framed covered play area in fair condition. Northern 1/2 converted into classroom space.

Facility Summary

Seattle School District Bagley Main Building

C Interiors		3.8			
Interior Construction					
Fixed and Moveable Partitions	3	JWB	02/18/14	Interior walls are original painted concrete, brick or hollow clay block with lath and plaster cover. Some areas by recent elevator shaft are metal stud and GWB walls.	
Interior Doors	5	JWB	02/18/14	Interior doors are original wood frame, solid wood door and original hardware. They are dark stain.	
Specialties	4	JWB	02/18/14	Restroom partitions are painted wood, older, low height and worn. Restroom accessories in fair condition. Some classrooms have older black boards, some with newer marker boards. Lockers were replaced approximately 20 years ago, in fair condition. Replace all black and chalkboards with new white boards, <\$5K.	
Staircases					
Stair Construction	3	JWB	02/18/14	Stair construction is original cast - in - place concrete.	
Stair Finishes	4	JWB	02/18/14	Stair treads and risers are integral with the original cast-in-place stair construction and are showing wear. Stair rails are original wood.	
Interior Finishes					
Wall Finishes	3	JWB	02/18/14	Interior wall finishes are brick in the Gym, painted GWB in recently renovated area by new elevator, painted concrete and painted lath and plaster in hallways, classrooms, covered play, and most other areas.	
Floor Finishes	4	JWB	02/18/14	Floor finishes in halls, copy and auditorium are old VCT. Some offices and old Library classrooms are carpet. The Gym, stage and most second floor classrooms are wood strip flooring. Remaining classrooms have linoleum. Utility areas are concrete.	
Ceiling Finishes	5	JWB	02/18/14	Hallway, Library and most upstairs classrooms are a 12x12 tiles some of which have been replaced but are also sagging and falling out. Utility areas are concrete structure ceilings.	

Facility Summary

Seattle School District Bagley Main Building

D Services		3.6			
Vertical Transportation					
Elevators and Lifts	3	DCS	02/18/14	One (1) 2-stop Schindler 2,100 lb hydraulic elevator installed in 2002 in aging, but fair and operable condition. Coal hoist and shaft from hard-play to west down to boiler room, in poor condition (assume no longer needed, so no OD; but could be refurbished for future use).	
Plumbing					
Plumbing Fixtures	3	DCS	02/18/14	Urinals and water closets are older porcelain with somewhat newer chrome trim. Lavatories are worn gang-type. Classroom sinks are old porcelain type in poor to fair condition. Drinking fountains are older enameled iron; some heavily stained; all with filters requiring weekly change (see Water Distribution for OD).	
Domestic Water Distribution	4	DCS	02/18/14	While much of the original galvanized domestic water piping has reportedly been replaced with copper tubing, significant quantities of galvanized piping were observed during the survey, and staff reports drinking fountain filters must now be replaced weekly; taste is still poor, with heavy metal taste (iron) clearly present, plus discoloration of fixtures. New electric domestic hot water tank-type heater installed in boiler room in 2010 with new piping and recirc pump.	
Sanitary Waste	3	DCS	02/18/14	Cast iron drain, waste & vent piping; possibly some galvanized. No issues reported or observed, noting this system is aged; any problems should be promptly investigated.	
Rain Water Drainage	4	DCS	02/18/14	Original cast iron interior roof drains with overflow roof drains, excepting several small scuppers, which do not meet code requirements. Several scupper boxes leading to PVC downspouts; some are leaking.	
Special Plumbing Systems	5	DCS	02/18/14	Basement boiler room drain pit with sump pump. Pump appears to be inoperable. Compressed air system for pneumatic control air appears abandoned in place.	

Facility Summary

Seattle School District Bagley Main Building

HVAC

Energy Supply	3	DCS	02/18/14	Natural gas service from PSE meter No. 372514 at SE planter with 2,300 cfh capacity; black iron pipe to boiler room in fair condition. Some original coal handling equipment remains in place. No fuel oil back-up to main building; however two old portables have external fuel oil storage tanks.
Heat Generating Systems	4	DCS	02/18/14	Two (2) original Fox steam boilers in basement boiler room; both renewed at least once, but only one converted from coal to natural gas.
Cooling Generating Systems	3	DCS	02/18/14	One rooftop unit with on-board DX cooling for unknown space, assumed to be MDF. Estimated 10 to 15 years old, with 5 to 10 years life remaining. Staff complaints of excessively hot classrooms to west; ceiling fans may assist (<\$5K).
Distribution Systems	3	DCS	02/18/14	Steam & condensate distributed by black iron pipe through service tunnels, shafts, and plenum spaces. Central station supply air system from basement mechanical room by galvanized sheet metal duct through additional service tunnels, shafts, and plenum spaces. Central station supply air system from basement mechanical room by galvanized sheet metal duct through additional service tunnels, shafts, and plenum space; with classroom relief to roof hoods. Dedicated air handling units for larger spaces including gym & commons, supplemented by building integral heat & vent systems. Mix of original and newer work; altogether in fair condition.
Terminal and Package Units	3	DCS	02/18/14	Classrooms are heated by individual cast iron radiators; ranging from poor to good condition; many are blocked by fixtures, furniture & equipment (FF&E). Most retrofitted with burn-protection boards, reducing effectiveness, especially when further blocked by FF&E, leading to use of portable electric resistance heaters.
Controls and Instrumentation	2	DCS	02/18/14	Control system upgraded to Siemens DDC in 2011 with apparent District EMCS interface in boiler room. VFDs and new motors retrofit to larger equipment in 2011. Appears to be an ESCO upgrade in 2011 including selected HVAC and lighting (see below).

Fire Protection

Fire Protection Sprinkler Systems	4	DCS	02/18/14	Fire sprinkler system throughout, but with limited covered in classrooms and certain other spaces; corridors appear well covered; FDC appears to be to north outside stage area. Riser is in back of meeting room chair storage room; four-inch with 85 psig.
Fire Protection Specialties	3	DCS	02/18/14	Old pressurized water fire extinguishers in old cabinets. Newer AEDs in cabinets. Evacuation assist chair on second floor in cabinet.

Facility Summary

Seattle School District Bagley Main Building

Electrical

Electrical Service and Distribution	4	DCS	02/18/14	SCL overhead service at 208V/3-phase to covered play, then down to Square D 1961 installed main switchboard rated at 600A; SCL meter No. 775192; then 1961 feeders to 1961 distribution panels; excepting several 2001 technology upgrade panels. Increasing capacity and power quality issues; leading to increasing number of circuit trips and adverse impact on teaching program.
Lighting and Branch Wiring	4	DCS	02/18/14	Mostly 1961 circuits and devices, with 2001 technology upgrade, now insufficient for current teaching program; plus 2011 selected lighting upgrade to T-8 ballasts & lamps at somewhat newer classroom ceiling surface mounted warp-around lenses fixtures, possibly some new fixtures including 2011 pendant linear fluorescent in corridors.
Communication and Security Systems	3	DCS	02/18/14	The fire alarm system was upgraded to Notifier in 2002. The clock/bell system is original, with a Latham head-end upgrade. Classroom clocks are old, but appear functional. Bells can not be heard in the many portables. Classroom voice enhancement is marginally installed with improper mounting and speaker distribution. Telephone and data systems were upgrade in 2001, but not aged. CATV is unclear. Old Airphone Intercom. Somewhat older PA. Bosch security system with motion detectors in most areas.
Special Electrical Systems	4	DCS	02/18/14	Corridor egress lighting is old Lithonia "bug eye" battery type, past useful life. Somewhat newer exit signs with battery back-up in fair condition.

E Equipment and Furnishings 4.0

Equipment

Fixed Furnishings and Equipment	4	JWB	02/18/14	Casework is original wood casework dark stained. Most classroom casework is built in shelving. The Library casework is clear finished wood shelving. Copy room and some office areas have modern plastic laminate casework. Kitchen equipment is old stainless.
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F Special Construction 5.0

Special Construction

Integrated Constr. & Special Constr. S	5	JWB	02/18/14	
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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Bagley

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$351,132								
Pedestrian Paving								
Concrete walks.		1	Concrete walks at South end of building are cracked, panels displaced, and broken. Numerous tripping hazards exist.	Remove and replace concrete walks at South end of building and along Southwest side of building.	1,200.00	\$6.96	SF	\$8,352
Concrete steps		1	Concrete steps at main entry, Southeast entry, and Southwest entry are cracked, chipped and spalling.	Remove and replace concrete steps at main, Southeast, and Southwest entries.	1.00	\$17,400.00	LS	\$17,400
Site Development								
Concrete		1	Concrete play area at West side of school is badly cracked, broken, spalled, and has numerous tripping hazards and areas of ponding due to subgrade failure.	Remove and replace concrete play area on West side of school.	5,000.00	\$6.96	SF	\$34,800
Asphalt hard surface play.		1	All asphalt hard surface play is cracked with weed growth and root intrusion. Numerous areas indicate subgrade failure. Asphalt is uneven and ponding occurs.	Remove and replace asphalt. Repair subgrade as required, and as necessary to drain to catch basins.	55,000.00	\$5.22	SF	\$287,100
Landscaping								
Grass		3	Many areas of grass are worn, and grass in play area is virtually gone.	Reseed areas as necessary. Remove and replace grass play area.	1.00	\$3,480.00	LS	\$3,480
Facility: Main Building System: Exterior Closure								
Total Cost: \$461,680								
Exterior Walls								
Concrete bearing walls at covered play area		1	Concrete bearing walls have significant cracks behind the brick at the end walls of the covered play area.	Repair cracks via epoxy injection.	1.00	\$17,400.00	LS	\$17,400
Exterior Windows								
Wood windows		3	Wood windows are not energy efficient.	Remove wood windows and replace with modern metal double pane windows.	6,000.00	\$69.60	SF	\$417,600
Exterior Doors								
Wood doors		3	Wood doors frames and hardware are old and in poor condition.	Remove wood doors, frames and hardware and replace with new hollow metal frames, doors and ADA hardware.	10.00	\$2,668.00	EA	\$26,680

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Bagley

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Interior ConstructionTotal Cost: \$111,150								
Interior Doors								
Wood doors		3	Original wood doors, frames and hardware are in poor condition.	Remove existing doors, frames and hardware and replace with modern hollow metal frames, solid core wood doors and ADA hardware.	50.00	\$2,088.00	EA	\$104,400
Specialties								
Restroom partitions		2	Restroom partitions are old and worn	Replace with new metal partitions	15.00	\$450.00	EA	\$6,750
Facility: Main Building System: StaircasesTotal Cost: \$17,550								
Stair Finishes								
Stair Treads	2	5	Stair treads are worn.	Prep stairs and install new rubber treads over.	1.00	\$17,550.00	ls	\$17,550
Facility: Main Building System: Interior FinishesTotal Cost: \$204,160								
Floor Finishes								
VAT/linoleum		4	VAT and linoleum floors are old, deteriorated and in poor condition.	Remove VAT and linoleum and replace with VCT flooring.	24,000.00	\$5.80	SF	\$139,200
Ceiling Finishes								
12" acoustical tile.		2	50% of 12" acoustical tile is sagging or has fallen.	Remove all 12" acoustical tile and replace with new.	16,000.00	\$4.06	SF	\$64,960
Facility: Main Building System: PlumbingTotal Cost: \$89,510								
Plumbing Fixtures								
Sinks		3	There are miscellaneous fixtures that are worn and stained.	Replace miscellaneous sinks and drinking fountains with new fixtures.	16.00	\$2,320.00	EA	\$37,120
Domestic Water Distribution								
Domestic water piping		0	Poor tasting, discolored water, requiring drinking fountain filter replacements at least weekly.	Replace all remaining galvanized water piping.	40,690.00	\$1.00	sf	\$40,690

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Bagley

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Rain Water Drainage								
Roof drains, overflow roof drains, downspouts, and scuppers		2	Backed-up roof drains; no ORDs; under-sized overflow scuppers; backed-up and/or leaking scupper boxes; PVC DS's.	Evaluate and repair, replace, or upgrade as needed to protect building structure from collateral damage.	10.00	\$585.00	ea	\$5,850
Special Plumbing Systems								
Sump pump		0	Failed.	Repair or replace.	1.00	\$5,850.00	ea	\$5,850
Facility: Main Building System: HVAC								
Total Cost: \$449,030								
Heat Generating Systems								
Boilers	3	5	One boiler inoperable, the other is in fair condition.	Overhaul the inoperable boiler and convert to natural gas with new burner. Clean, test, adjust, and upgrade the operable boiler as needed to comply with current code and district standards.	2.00	\$58,500.00	ea	\$117,000
Distribution Systems								
Piping & ductwork		5	Some piping and ductwork original in unclear condition. Some built-up air handling equipment similarly in unclear condition.	Clean, inspect, and repair or replace as needed.	40,690.00	\$4.68	sf	\$190,429
Terminal and Package Units								
Cast iron radiators		4	Some radiators with light rust and signs of minor leakage; many blocked by FF&E.	Clean, test, repair or replace, and repaint as needed; relocated FF&E away from radiators so they work properly.	40,690.00	\$3.48	SF	\$141,601
Facility: Main Building System: Fire Protection								
Total Cost: \$236,002								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	The existing wet pipe fire sprinkler system often has only one or two sprinkler heads in classrooms.	Upgrade to full NFPA-13 compliant coverage.	40,690.00	\$5.80	SF	\$236,002

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Bagley

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Electrical								
Total Cost: \$318,372								
Electrical Service and Distribution								
Electrical distribution system		1	The switchboard and panel-boards are almost 50 years old and nearing the end of useful life.	Replace switchboard, panel-boards and associated feeders, except COM panels.	1.00	\$92,800.00	LOT	\$92,800
Lighting and Branch Wiring								
Branch wiring and devices (receptacles and switches)		3	Original 1961 wiring and variety of older and newer devices; with insufficient capacity for current teaching program, plus classroom appliances, resulting in increasing circuit failures and trips.	Replace with new.	40,690.00	\$3.51	sf	\$142,822
Communication and Security Systems								
Intercom, clock & bell, PA, CATV, selected data, and misc.		3	Mix of older and newer systems, devices, and wiring. Low voltage wiring in plenums and air ways not plenum rated.	Evaluate and remove, upgrade, or replace as needed.	40,690.00	\$1.76	sf	\$71,614
Special Electrical Systems								
Egress light fixtures		2	Fixtures are at the end of useful life; some with failed batteries.	Replace fixtures.	12.00	\$928.00	EA	\$11,136
Facility: Main Building System: Equipment								
Total Cost: \$104,400								
Fixed Furnishings and Equipment								
Wood casework		4	Wood casework is old and in poor condition.	Remove existing casework and replace with modern plastic laminate casework.	300.00	\$348.00	LF	\$104,400

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Facility Summary

Seattle School District
Ballard
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.1		
Site Improvements			
Roadways	2	JWB 02/21/14	The school has asphalt parking and drop off road with concrete curbing and sidewalks.
Parking	2	JWB 02/21/14	Asphalt parking lots with concrete curbs and painted markings.
Pedestrian Paving	2	JWB 02/21/14	The pedestrian paving is typical concrete sidewalks and entrance with control joints.
Site Development	2	JWB 02/21/14	The school has a masonry out building.
Landscaping	3	JWB 02/21/14	Grass areas, planters and trees in fair condition
Site Electrical utilities			
Exterior Lighting	3	DCS 02/21/14	Eight (8) four-head pole lamps at north parking lot. Four pole lamps at tennis courts. Several dozen architectural pole mounted fixtures at entries and main walks. Recessed fixtures at retaining walls and walks. Several building mounted architectural fixtures and wall packs. Many architectural fixtures are damaged.

Facility Summary

Seattle School District
Ballard
Main Building

Facility Size - Gross	242,795	Construction Type	Medium
Year Of Original Construction	1999	Year Of Last Renovation	n/a
Facility Use Type	High School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	2.0		
Foundations			
Standard Foundations	2	JWB 02/21/14	The building foundation is conventional concrete continuous footings and spread footings.
Slab On Grade	2	JWB 02/21/14	The slab is typical concrete slab on grade with architectural finishes in program areas.
Basements			
Basement Walls	2	JWB 02/21/14	The basement walls are reinforced concrete.

Facility Summary

Seattle School District Ballard Main Building

B Shell		2.3			
Superstructure					
Floor Construction	2	JWB	02/21/14	The floor structure consists of concrete composite deck on steel framing and steel columns.	
Roof Construction	2	JWB	02/21/14	The roof structure consists of metal decking on steel bar joists and wide flange beams. Structural steel framing is exposed in commons, some corridors and canopies.	
Exterior Closure					
Exterior Walls	2	JWB	02/21/14	Exterior wall is brick veneer and CMU masonry, metal ornamentation at cornice line and pre-cast concrete coping at main entry. Metal coping at all other areas. Mechanical room between Auditorium and Gym has foil backing falling off the insulation, needs to be reattached, <\$5K. Main exterior entrance at auditorium needs additional paint, <\$5K.	
Exterior Windows	3	JWB	02/21/14	Exterior storefront system with operable portions at the classroom wing in many places have water and air leaks. Storefront glazing systems at the clerestory areas above the commons/cafe area constantly leak.	
Exterior Doors	3	JWB	02/21/14	Exterior doors are hollow metal doors and frames. At main entries hollow metal frames and doors are within aluminum storefront systems. Hollow metal doors are painted. Most painted doors showing excessive wear and student damage.	
Roofing					
Roof Coverings	4	JWB	02/21/14	Single ply membrane roof over most of the building. Gymnasium portion of structure is standing seam metal. Single ply, membrane is white. Most areas of the roof are internally drained with overflow drains. Clerestory areas have gutters and downspouts draining to the lower roofs. Metal copings and some precast coping/ top of wall at main entry. Single ply roof membrane provided with walkway pads and access ladders.	
Roof Openings	2	JWB	02/21/14	Smoke hatches provided above stage area.	
Projections	2	JWB	02/21/14	Parapets are a continuation of brick veneer walls and at main entries pre-cast concrete cap.	

Facility Summary

Seattle School District Ballard Main Building

C Interiors		2.5			
Interior Construction					
Fixed and Moveable Partitions	2	JWB	02/21/14	Interior partitions are gypsum wall board painted. Balustrades are painted metal. Operable partitions between various classrooms.	
Interior Doors	2	JWB	02/21/14	Interior doors are wood veneer with painted hollow metal frames. Continuous hinge hardware on select doors. Painted "Total" door systems in main corridors. Some stainless steel coiling doors. Some restroom doors have student graffiti damage.	
Specialties	2	JWB	02/21/14	Classrooms provided with whiteboards. Main corridors include metal lockers. Plastic laminate casework in classroom and offices. Counter tops are plastic laminate.	
Staircases					
Stair Construction	2	JWB	02/21/14	Stairs are painted metal with structural steel runners.	
Stair Finishes	3	JWB	02/21/14	Treads are metal with elastomeric coating. Risers are metal integral with the structure of the stair. Painted metal handrails and balustrades.	
Interior Finishes					
Wall Finishes	3	JWB	02/21/14	Interior walls are painted gypsum wall board. Main corridor walls are double layer wallboard painted. Wall paint is showing excessive wear and student damage in some areas. <\$5K.	
Floor Finishes	3	JWB	02/21/14	Main corridors are VCT, secondary classroom wing and offices are carpet. Classrooms are carpet in most cases, some classrooms provided with VCT. Science rooms have welded seam sheet vinyl. Gymnasium floor is wood with sleepers. Toilet rooms ceramic tile.	
Ceiling Finishes	3	JWB	02/21/14	Suspended acoustical tile ceilings in classrooms and secondary corridors. Exposed metal deck in some classrooms. Exposed metal deck in gymnasium. Perforated metal ceilings in main corridors and entries. Many locations have stained ACT from multiple roof leaks.	

Facility Summary

Seattle School District Ballard Main Building

D Services		2.8			
Vertical Transportation					
Elevators and Lifts	3	DCS	02/21/14	One (1) 2-stop Dover/Kone hydraulic freight elevator with 4,500 lb capacity. Three (3) electric powered load dock levelers at service yard. No crane or rigging system observed for large roof-well equipment maintenance. No access system for high-bay light fixtures in commons.	
Plumbing					
Plumbing Fixtures	3	DCS	02/21/14	Porcelain flushing fixtures and lavatories with chrome trim; lavatory faucets are mechanical auto-off. Stainless steel drinking fountains; ADA compliant dual-height. Acid resistant sinks in science rooms. Safety shower and eyewash in science rooms and shops. Anti-vandal showers in locker rooms. Mop-sinks in custodial closets. Deeps and utility sinks in various locations. Excessive fixture and especially trim wear at many toilet rooms. Some science room sinks stained and worn.	
Domestic Water Distribution	3	DCS	02/21/14	Four-inch city water service entry with RPBP, PRV, and bypass leading to four distribution risers; all copper, mostly insulated. Central plant DuraMax gas-fired DHW heater and approximately 1,000 gal insulated storage tank with recirculation pump(s) to east-end of school. Classroom wings have individual electric resistance tank-type heaters with recirc pumps. Hose-bibs at perimeter in boxes; some damaged (<\$5K).	
Sanitary Waste	2	DCS	02/21/14	Appears to be cast iron drain, waste & vent piping. Non-metallic acid resistant piping at wet science rooms; acid waste treatment not observed. VTRs at roof are poorly protected (<\$5K). Most floor drains are auto-primed.	
Rain Water Drainage	3	DCS	02/21/14	Cast iron roof drain bodies leading to internal leader to storm (not observed). Both RDs & ORDs are provided at most locations, but overflow daylight discharges were not found (possible code violation). Many drains blocked by debris, including many hundreds of tennis balls. Gutter & DS from some high roofs to lower roof; some needing service (<\$5K).	
Special Plumbing Systems	3	DCS	02/21/14	Acid waste neutralization system assumed (not observed). Shop compressed air. Assume no kitchen grease interceptor (appears to be warming kitchen only). Darkroom chemical systems. Home economics lab systems. Irrigation system. Greenhouse system. Sump pump in main electrical room. Flooding in storage building; reportedly fixed storm drain, but damaged GWB and insulation of this semi-heated space not restored (<\$5K).	

Facility Summary

Seattle School District

Ballard

Main Building

HVAC

Energy Supply	2	DCS	02/21/14	At least three PSE natural gas meters: 1) Main at central plant No. 1220568 rotary with 5,000 cfh capacity, 2) Home economics area No. 808821 with 250 cfh capacity, and 3) Shop area No. 1169605 with 425 cfh capacity. Central plant under-ground fuel oil storage tank under service year with boiler room transfer pump and day-tank.
Heat Generating Systems	3	DCS	02/21/14	Two (2) Superior Boiler Works dual-fuel (natural gas and fuel oil) horizontal water boilers with 4.0 input and 3.3 output million btu/hr capacity. Boilers provide supplemental heat to the water source heat pump (WSHP) condenser water loop. Condenser water pumps including two (2) 100-hp pumps, and one (1) 10-hp pump (assumed for non-school periods). All in fair to good condition.
Cooling Generating Systems	3	DCS	02/21/14	One (1) Evapco Model LSWA174B closed loop fluid cooler (indirect cooling tower) in cooling tower yard at east-end of central plant building; including fans, basin circ pump(s), and three water chemistry injection pumps and controls. Large DX condensing units (CUs) for on packaged skids serving large AHUs & HRUs at roof equipment wells for major spaces (gym, commons, etc.). Cooling tower in fair to good condition; CUs in poor to fair condition, with some compressors already failed or failing. Insulation has failed/is failing in most exposed locations.
Distribution Systems	3	DCS	02/21/14	Heat pump condenser water distribution is a mix of black-iron piping, copper tubing, stainless steel braided flex-connections, and other materials. Air distribution is mostly galvanized sheet metal duct, but flex-duct is suspected in ceiling plenum spaces. Return air from classrooms is open ceiling plenum. Economizer relief is direct to outside; through side-wall louvers at first floor, and up through Cook roof hoods at second floor. Large spaces, such as gym, commons, and theater are served by Heatex rooftop air handling units (AHU) and heat recovery units (HRUs). Some AHUs & HRUs plenums are used for storage of chairs, vacuum cleaner, and construction materials, which should be removed (<\$5K).
Terminal and Package Units	3	DCS	02/21/14	Classrooms and smaller spaces are served by WSHP's with apparent air-side economizer. Utility spaces served by various means.
Controls and Instrumentation	3	DCS	02/21/14	Controls are aging Landis & Gyr/Staefa with apparent Siemens District EMCS interface, and many newer Siemens t-stats. Staff report increasing thermal discomfort and space heaters and portable fans were observed in some areas. Reportedly the building operates and significant negative pressure when fully occupied, suspected to contribute to ongoing moisture intrusion, damage and
Special HVAC Systems and Equipment	3	DCS	02/21/14	Wood shop dust collection system in fair condition. Marine shop engine exhaust system in fair to good (little used) condition. Science room fume hood exhaust systems in fair condition. Special greenhouse HVAC system.

Fire Protection

Fire Protection Sprinkler Systems	2	DCS	02/21/14	Appears to be three fire sprinkler risers, each with four-connection FDC service: 1) SW corner of SW classroom wing, 2) In planter south of south main entry, and 3) Service yard to east. Appears each wing/floor has a monitored alarm valve. Most corridor, classroom, and office sprinkler heads are concealed-type. Dry pipe protection for eaves & canopies unclear; maybe dry-heads.
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Facility Summary

Seattle School District Ballard Main Building

Electrical

Electrical Service and Distribution	2	DCS	02/21/14	Separate SLC underground services to two (2) Cutler Hammer 480V/3-phase, 4,000A main switchboards: Swbd-A meter No. 793529, Swbd-B meter No. 793527. From the main electrical room, power is distributed to closets and locally stepped down to 120/208V. Electrical rooms are air conditioned. A 600A, 480V panel serves the central plant. There are flooding problems in the main electrical room; and the cooling system appears to be failing (<\$5K).
Lighting and Branch Wiring	3	DCS	02/21/14	Lighting is a mix of architectural styles in public areas, metal halide pendants and direct/indirect, bladed fluorescents, many appear recently upgraded to T5 lamps; but daylighting controls not working (<\$5K). Classrooms are typically parabolic fluorescent troffer with T8 lamps & ballasts, with some pendants. Active motion sensing switching in classrooms, with complaints from staff & students (lights turn-off unexpectedly during low movement use); lighting control system is GE TLC dated 1993. Large pendant metal halide in Gym and Aux Gym. Branch wiring in conduit throughout. Normal and "orange" technology electrical outlets in most classrooms. Theater lighting is StageCraft. High-bay fixtures in commons can not be reached for service.
Communication and Security Systems	3	DCS	02/21/14	Fire alarm system is addressable Notifier in good condition. Aging security cameras are Phillips. Dual technology corridor and single technology motions detection to Radionics security monitoring. Typical voice/data cabling with MDF. Paging is via phone to corridor/classroom/outside speakers. Clock/bell system is Dukane. Wireless network not observed. Sound reinforcement in some classrooms. Variety of teaching technology, but many classrooms have overhead mounted projectors and document imaging equipment. CATV and other A/V in some classrooms.
Special Electrical Systems	3	DCS	02/21/14	A 200KW Kohler diesel generator provides emergency power via a Kohler automatic transfer switch. Exit signs at doors (not battery; assume on generator backed system). Assume egress lighting similarly on generator system. Small weather station to west in community garden.

E Equipment and Furnishings

2.0

Equipment

Fixed Furnishings and Equipment	2	JWB	02/21/14	Casework is plastic laminate with laminate counter tops. Window treatment is roller (vinyl) shades in aluminum enclosure.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Ballard

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Electrical utilities								
Total Cost: \$26,325								
Exterior Lighting								
Architectural pole lamps		1	Many damaged fixtures; fixtures are not appropriate for this application.	Replace heads with more robust fixtures.	30.00	\$877.50	ea	\$26,325
Facility: Main Building System: Exterior Closure								
Total Cost: \$34,300								
Exterior Windows								
Window flashing, caulking		0	Clerestory windows above commons constantly leak	Remove flashing and reseal and reattach flashing.	1.00	\$9,360.00	LS	\$9,360
Aluminum windows		0	Clear story windows over the commons and at several of the entry have experienced severe leaking over the life of the building.	Remove the existing glazing units and re-install with new seals.	1.00	\$9,280.00	LS	\$9,280
Exterior Doors								
Hardware - Panic		1	Panic hardware on exterior doors is loose, hardware trim is missing in some areas.	Replace panic hardware.	30.00	\$522.00	EA	\$15,660
Facility: Main Building System: Roofing								
Total Cost: \$188,920								
Roof Coverings								
Roofing, flashing		1	Membrane roofing has multiple areas where insulation staples are wearing through the membrane, transition from metal roof to membrane at gym is failing causing water to fill space between insulation and roof membrane.	Patch and repair worn areas of membrane, remove metal roof and reflash transition to membrane to keep water out.	1.00	\$175,000.00	LS	\$175,000
Projections								
Concrete parapet-cap		3	Concrete pre-cast masonry cap at main entrance may be allowing water intrusion into area of main entry. Efflorescent is evident on brick below pre-cast cap on brick veneer. Concrete coping/cap relies on caulk at top of wall.	Provide metal coping at pre-cast concrete cap. Clean/tuck point masonry veneer and seal.	200.00	\$69.60	LF	\$13,920

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Ballard

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Interior Construction								
Total Cost: \$11,600								
Fixed and Moveable Partitions								
Operable door		3	There are five accordion type operable doors leading from the commons into the kitchen serving area. The doors have motor operators that are concealed above a hard ceiling. One of the doors does not currently work and others have had some operational issues.	Install access panels for each of the door operators. Service each of the operators and doors to provide for proper operation.	5.00	\$2,320.00	EA	\$11,600
Facility: Main Building System: Interior Finishes								
Total Cost: \$4,640								
Floor Finishes								
Walk - off mats		1	The walk - off mats at the gym entry from the playfield are severely deteriorated.	Install new walk - off mats.	400.00	\$11.60	SF	\$4,640
Facility: Main Building System: Vertical Transportation								
Total Cost: \$18,720								
Elevators and Lifts								
Maintenance lift		0	Drum light fixtures in commons are not accessible with current maintenance equipment.	Procure special lift and/or install permanent access to service high-bay light fixtures.	1.00	\$11,700.00	ea	\$11,700
Roof rigging		0	No lifting or rigging system to serve large rooftop equipment. Failing condensing unit compressors and fan motors may weigh several hundred pounds or more; at least one is abandoned in place on the roof and may further damage the already failing roof membrane system and underlying insulation.	Install a permanent lift and rigging system to serve all major rooftop equipment.	2.00	\$3,510.00	ea	\$7,020
Facility: Main Building System: Plumbing								
Total Cost: \$64,350								
Plumbing Fixtures								
Toilet room fixture trim		3	Excessive damage from abuse at many flushing fixture flush valves and lavatory faucets.	Replace with vandal-resistant trim.	50.00	\$585.00	ea	\$29,250
Rain Water Drainage								
Roof drains and overflow roof drains		0	Many roof drains are blocked; potentially contributing to active building structure and finish damage.	Clean, inspect, and repair or replace as needed.	50.00	\$117.00	ea	\$5,850

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Ballard

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Overflow roof drains		2	No apparent daylighting or alarm system, leading to roof flooding in some areas; potentially damaging structure and systems below.	Daylight ORD discharge; alternately if ORD is code alternate tie-in to oversized DS, install ORD flow detection alarm system.	25.00	\$1,170.00	ea	\$29,250
Facility: Main Building System: HVAC								
Total Cost: \$1,071,083								
Cooling Generating Systems								
Condensing units and refrigerant piping.		3	At or near end of life, with some compressors already failed. Most exposed refrigerant piping failing.	Test and replace failing compressors; or entire CU packages as needed. Re-insulate associate refrigerant piping.	7.00	\$11,700.00	ea	\$81,900
Distribution Systems								
Supply & exhaust fans		1	Two sets of supply and exhaust fans above library area are heavily corroded; housing are not rated for exterior use; failure likely, if not already. Reportedly noisy when running.	Replace with fan housing rated for outside installation. Repair corrosion damage to adjacent materials, including roofing below.	4.00	\$6,786.00	EA	\$27,144
Air handling unit		2	Insufficient ventilation and/or air movement in weight room; excessive number of portable fans in use.	Provide adequate ventilation and/or air movement to reduce the number of portable fans; consider ceiling fans.	1.00	\$11,700.00	lot	\$11,700
Terminal and Package Units								
Water source heat pump compressors.		5	WSHPs are approaching end of life.	Schedule replacement.	100.00	\$8,775.00	ea	\$877,500
Controls and Instrumentation								
TAB and Cx		2	Reports of thermal discomfort, moisture intrusion and damage from negative building pressure.	Conduct focused Re-TAB and Retro-Cx to clearly identify HVAC system problems and optimize performance.	242,795.00	\$0.30	sf	\$72,839
Facility: Main Building System: Electrical								
Total Cost: \$11,700								
Electrical Service and Distribution								
Main electrical room feeders		2	Storm water floods into the main switchgear via underground feeder conduits; while a trench drain and sump pump have been installed, this is only a temporary solution. Similarly storm water periodically floods the MDF room, but at much smaller volume than at the Main Elec Rm.	Permanently seal-off the source of water into underground conduits leading to both the Main Elec Rm and the MDF room.	2.00	\$5,850.00	ea	\$11,700

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Facility Summary

Seattle School District
Beacon Hill
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/ Date Done		Comments
G Sitework	3.3			
Site Improvements				
Parking	4	LKS	02/19/14	Small asphalt parking lot on the east side of the building with concrete curbs.
Pedestrian Paving	3	LKS	02/19/14	Asphalt sidewalks with concrete sidewalks at street.
Site Development	3	LKS	02/19/14	Chain link fencing around play field.
Landscaping	4	LKS	02/19/14	Grass, shrubs and trees are nicely kept.
Site Electrical utilities				
Exterior Lighting	3	TAL	02/19/14	Newer exterior lighting.

Facility Summary

Seattle School District
Beacon Hill
Main Building

Facility Size - Gross	51,704	Construction Type	Light
Year Of Original Construction	1971	Year Of Last Renovation	2006
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	LKS	02/19/14	Concrete spread footing foundation.
Slab On Grade	3	LKS	02/19/14	Concrete slab on grade.
B Shell		3.0		
Superstructure				
Floor Construction	3	LKS	02/19/14	TJI joists with plywood diaphragm and timber stud bearing walls.
Roof Construction	3	LKS	02/19/14	TJL wood trusses with a plywood diaphragm supported by timber beams, columns and stud bearing walls. 2x Wood joists over storage, office, and bathrooms at gym.
Exterior Closure				
Exterior Walls	3	LKS	02/19/14	Timber stud walls with brick veneer with some metal at fascias.
Exterior Windows	3	LKS	02/19/14	Windows are single pane metal frame system in older building. The new area has modern double pane vinyl window system. Old and new windows are operable. Single pane windows are not energy efficient.
Exterior Doors	3	LKS	02/19/14	Exterior doors are mainly hollow metal framed with hollow metal doors and modern hardware. Some parts of older areas have solid core wood doors. The NW exterior doors at the Gym have a locked chain link gate that prevent emergency exiting.
Roofing				
Roof Coverings	3	LKS	02/19/14	Roofing is rolled granular. Older portion of building was re-roofed in 2002. The new area was completed in 2006. Flashing, gutters, etc. is "Kynar" type coated metal. Roofing needs periodic cleaning

Facility Summary

Seattle School District Beacon Hill Main Building

C Interiors		3.1			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	02/19/14	Interior walls are wood stud in original area and metal stud in new. Gym walls are CMU	
Interior Doors	3	LKS	02/19/14	Interior doors are wood frame, wood doors in original area and hollow metal frame, solid core wood doors with modern hardware in the new area.	
Specialties	4	LKS	02/19/14	Original restrooms have old toilet partition that are not ADA accessible. <\$5K	
Interior Finishes					
Wall Finishes	3	LKS	02/19/14	Interior wall finishes are painted GWB. The halls have a "medite" type wood wainscot. Gym has CMU walls	
Floor Finishes	3	LKS	02/19/14	Floors are carpet in classroom dry areas, some hallways and office areas. Remaining areas are VCT. The gym has a "sport court" type floor.	
Ceiling Finishes	3	LKS	02/19/14	Most ceilings are 12" acoustic in older area. New area has acoustic tile ceiling. The gym has 12" acoustic tile. New hallways are hard lid.	
D Services		2.5			
Plumbing					
Plumbing Fixtures	3	TAL	02/19/14	Fixtures are of mixed vintages, china and stainless steel.	
Domestic Water Distribution	3	TAL	02/19/14	All water piping is copper.	
HVAC					
Distribution Systems	3	TAL	02/19/14	The school is served by a series of 1971 vintage gas fire air handlers in the original building and new gas units in the 2006 addition. The older air handlers were recently re-built.	
Controls and Instrumentation	2	TAL	02/19/14	Controls are mostly new DDC type	
Fire Protection					
Fire Protection Sprinkler Systems	2	TAL	02/19/14	The entire building is protected by a complete fire sprinkler system.	
Electrical					
Electrical Service and Distribution	2	TAL	02/19/14	1200A, 120/208V 3 phase service, yielding 8.35 watts per square foot. MDP and branch panels are Siemens.	
Lighting and Branch Wiring	2	TAL	02/19/14	Lighting has been upgraded and includes pendants in corridors, surface wraparounds in classroom areas, HID high bays in lunchrooms. Devices have also been upgraded.	
Communication and Security Systems	2	TAL	02/19/14	Notifier addressable fire alarm system, digital clocks in classrooms, interior motion detection, modern voice/data equipment and cabling.	
Special Electrical Systems	4	TAL	02/19/14	Battery packs in fixtures, battery exit signs.	
E Equipment and Furnishings		3.0			
Equipment					
Fixed Furnishings and Equipment	3	TAL	02/19/14	Casework is older wood style with plastic laminate countertops. New areas have modern plastic laminate casework.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Beacon Hill

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$25,189								
Parking								
Asphalt		2	Asphalt at parking/service area on eastside is severely alligatored and cracked.	Remove and replace asphalt including restriping and repositioning of concrete wheel stop.	1,125.00	\$5.22	SF	\$5,873
Pedestrian Paving								
Asphalt		3	Asphalt at main entry is badly cracked and spalled.	Remove and replace asphalt.	1,650.00	\$5.22	SF	\$8,613
Seal coat		5	Numerous minor cracks with weed growth and patches. Asphalt surface is worn.	Clean cracks and apply seal coat to extend life.	2,720.00	\$0.87	SF	\$2,366
Site Development								
Seal coat		5	All asphalt play areas are showing signs of wear with some minor cracking.	Seal coat asphalt play areas.	8,250.00	\$0.87	SF	\$7,178
Landscaping								
Weed control		2	Ornamental grass planting on south and west sides are becoming overgrown with blackberries and thistles.	Perform weed control maintenance.	1.00	\$1,160.00	LS	\$1,160
Facility: Main Building System: Exterior Closure								
Total Cost: \$16,704								
Exterior Windows								
Exterior windows		3	Exterior windows in older area are single pane and not energy efficient.	Remove single pane metal window system and replace with modern double pane metal window system.	240.00	\$69.60	SF	\$16,704
Facility: Main Building System: Electrical								
Total Cost: \$17,957								
Special Electrical Systems								
Exit signs		1	Some of the older exit signs are not working, and broken.	Replace 50% of exit signs.	25,800.00	\$0.70	SF	\$17,957

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Facility Summary

Seattle School District
Blaine
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components		Scores	Surveyor/		Comments
Systems			Date Done		
G Sitework		3.5			
Site Improvements					
Roadways	5	JWB	03/21/14		AC Paved roadway from 34th Ave W to Northwest parking lot is badly worn, needs to be replaced with parking lot paving work.
Parking	5	JWB	03/21/14		Asphalt parking (Southwest) is badly deteriorated, with potholes and severe alligatoring. Subgrade failure is indicated. Parking area at Northwest and North is totally deteriorated. Wheel stops in southwest lot are broken with exposed rebars.
Pedestrian Paving	3	JWB	03/21/14		Concrete walkways with some minor cracking and weed growth in joints. Handicapped ramp at main entry is badly cracked and broken. Concrete steps with steel pipe rails. West side of auditorium, concrete walk is cracked and settled creating drainage issue.
Site Development	3	JWB	03/21/14		Chain link fencing, asphalt play area, concrete/brick/modular block retaining walls, metal benches, and play structure with wood chip fall protection.
Landscaping	3	JWB	03/21/14		Grass, shrubs and trees.
Site Electrical utilities					
Exterior Lighting	3	DCS	03/21/14		Mix of older and newer pole lamps in parking lot shared with Community Center; generally in fair to good condition. Variety of exterior lights on Bldg; many with yellowed lenses (<\$5K).

Facility Summary

Seattle School District
Blaine
Main Building

Facility Size - Gross	101,584	Construction Type	Medium
Year Of Original Construction	1952	Year Of Last Renovation	2009
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done		Comments
Systems					
A Substructure		3.0			
Foundations					
Standard Foundations		3	JWB	03/21/14	Reinforced concrete spread footing foundation.
Slab On Grade		3	JWB	03/21/14	Concrete slab on grade.
Basements					
Basement Walls		3	JWB	03/21/14	Reinforced concrete retaining walls at boiler room, portion of crawl space, and electrical room.
B Shell		3.2			
Superstructure					
Floor Construction		3	JWB	03/21/14	Reinforced concrete columns, steel beams, and timber joists with a wood sheathed diaphragm - typical at classrooms and at corridor. Steel columns, steel beams, and timber joists with a wood sheathed diaphragm - typical at classrooms and corridor. Reinforced concrete columns, reinforced concrete bearing walls steel trusses and cross beams, with wood sheathed diaphragm at Gym and Auditorium.
Roof Construction		3	JWB	03/21/14	
Exterior Closure					
Exterior Walls		3	JWB	03/21/14	Reinforced concrete columns and walls, with steel columns, timber studs, aluminum window infill, and clay brick veneer. Some portions of structure have glass block infill. Some areas are CAB board.
Exterior Windows		5	JWB	03/21/14	
Exterior Doors		5	JWB	03/21/14	Exterior doors are mainly building original aluminum doors and non compliant hardware.
Roofing					
Roof Coverings		2	JWB	03/21/14	Roofing is rolled granular with 3 - tab at shed roof of monitors. Roof flashings are Kynar coated metal.
Roof Openings		3	JWB	03/21/14	Roof opening are both dome type skylights and glazed monitors.
Projections		4	JWB	03/21/14	Aluminum sunscreens project from building at most sides of building.

Facility Summary

Seattle School District Blaine Main Building

C Interiors		3.6			
Interior Construction					
Fixed and Moveable Partitions	3	JWB	03/21/14	Walls are mainly wood stud with GWB surfacing. The Gym has a large operable partition. Four shop classrooms were divided to create eight. (2009)	
Interior Doors	5	JWB	03/21/14	Interior doors are mainly wood framed, wood doors with non compliant hardware.	
Specialties	4	JWB	03/21/14	Metal lockers in corridors showing wear, shower locker room lockers in poor condition. Restroom partitions original, accessories are a mix of old and new. Visual display boards are all blackboards.	
Staircases					
Stair Construction	3	JWB	03/21/14	Stair construction is cast-in-place concrete.	
Stair Finishes	4	JWB	03/21/14	Stair finishes are radial rubber treads with aluminum rails.	
Interior Finishes					
Wall Finishes	3	JWB	03/21/14	Wall finishes are mainly painted GWB. Repainted science classrooms. (2009). Kitchen, shower/locker rooms and restrooms have ceramic tile. Acoustic panels in Auditorium, Choral and Mutli Arts. Corridors are showing heavy wear of paint.	
Floor Finishes	4	JWB	03/21/14	Brick at entry areas. Most classrooms are linoleum. The old shop areas are wood strip flooring, with carpet. The Gym is wood. Concrete is used in some areas. Replaced VAT in corridors with VCT, replaced coverings in shop/science room with quartz tile and replaced VCT in main Office (2009). Ceramic tile in shower/locker rooms, quarry in restrooms and kitchen. Entries have walk-off mats. Herring bone brick in corridors around courtyard near auditorium.	
Ceiling Finishes	3	JWB	03/21/14	Ceilings are mainly 12" acoustical tile. The Gym has Tectum panels as does the covered play. Replaced damaged (only) ACT in corridors. (2009)	

Facility Summary

Seattle School District Blaine Main Building

D Services		3.4			
Vertical Transportation					
Elevators and Lifts	3	DCS	03/21/14	Chair rail lift to Gym is "Stair-lift"; chair rail lift to Commons is rated at 450 lbs; ADA lift to Stage is "Porch lift" rated at 500 lb; all in good condition with no issues reported.	
Plumbing					
Plumbing Fixtures	4	DCS	03/21/14	Restroom and locker room fixtures are original 1952 with mostly newer trim. Drinking fountains are mix of original porcelain and newer stainless steel; older DFs with point-of-use water filtration; all with poor to marginal taste, but good pressure and flow. Classroom sinks are enameled iron. Locker room showers are tiled, including gang and private, all with upgraded one-touch control. The science prep room safety shower and eyewash is partially blocked, and has poor floor drainage (<\$5K).	
Domestic Water Distribution	4	DCS	03/21/14	City water service enters with 60 psig pressure to old steel and galvanized piping risers. Some plumbing wall piping has been recently replaced with copper tubing. Domestic hot water from at least one newer (2009) A.O. Smith 199 mbh gas-fired DHW tank-type heater in the boiler room and one newer electric heater in the kitchen area.	
Sanitary Waste	3	DCS	03/21/14	Bell & spigot cast iron waste piping; galvanized steel waste & vent piping. Some piping at low points in crawl space are corroded, including their piping support rods (<\$5K). No issues reported by staff.	
Rain Water Drainage	4	DCS	03/21/14	Original roof drains (RDs) in most locations; some ORDs. Many RDs at or near roof high points resulting in large expanses of standing water; much of it frozen at time of survey. Reports rood leaks in multiple locations due in part to standing water and poor RD location. Some RDs are backed-up with organic material, but location is the main issue.	
Special Plumbing Systems	3	DCS	03/21/14	Duplex sump pump system in boiler room. Additional sump pump(s) at low point(s) in crawl space. No grease interceptor observed for kitchen.	

Facility Summary

Seattle School District Blaine Main Building

HVAC

Energy Supply	3	DCS	03/21/14	Natural gas from PSE large diaphragm meter No. 429179 with 5,000 cfh capacity, in cage including seismic shutoff valve. Underground fuel oil storage tanks appears decommissioned (filled with sand or concrete) and abandoned in in parking lot west of boiler room.
Heat Generating Systems	3	DCS	03/21/14	Two (2) original (1952) FitzGibbons low pressure fire tube steam boilers, re-tubed in 2009 with new (2012) Power Flame single fuel (natural gas) burners rated at 7.8 mmbtuh. Newer condensate receiver with duplex pumps. Feedwater tank with two pumps. Overall steam plant is in fair condition.
Cooling Generating Systems	1	DCS	03/21/14	One (1) new (2013) condensing unit on roof assumed serving MDF below.
Distribution Systems	3	DCS	03/21/14	Steam & condensate distributed by black iron pipe through full walking height "crawl space" with rough poured concrete floor, and tunnel to similar crawl space under the Gym. Central station supply air system from basement mechanical room by galvanized sheet metal duct through crawl space and shafts. Old GRDs throughout. All in fair condition, excepting areas of corroded piping and pipe supports near low point at tunnel to Gym (<\$5K).
Terminal and Package Units	3	DCS	03/21/14	Classroom unit ventilators with steam heating coils partially renewed in conjunction with 2013 control system upgrade.
Controls and Instrumentation	1	DCS	03/21/14	All new DDC controls in 2013, reportedly with substantial improvements in occupant comfort. CO2 sensing provided for some spaces, such as Gym.
Special HVAC Systems and Equipment	3	DCS	03/21/14	Boiler room incinerator in fair condition, but not currently used. Kitchen has old Type 1 grease hood at range & over, and Type 2 heat & moisture hood at dishwasher; both older, and reportedly functional, (excepting no longer used for grease cooking; kitchen is warming-only).

Fire Protection

Fire Protection Sprinkler Systems	5	DCS	03/21/14	Fire sprinkler systems for boiler room only; remainder of school is not protected.
Fire Protection Specialties	3	DCS	03/21/14	Old pressurized water fire extinguishers in old cabinets. Newer AEDs in cabinets. Evacuation assist chair on second floor in cabinet.

Electrical

Electrical Service and Distribution	4	DCS	03/21/14	Old SCL service from Bldg vault with three meters at basement main electrical room: 1) No. 89625277 "Exit" (signs?), 2) No. 729145 "Lighting", and 3) No. 48613 "Power". Main switchboard is dated 1951 with 1200A, 120/208V, yielding 4.25 watt/sf. The switchboard and most panels obsolete; excepting the 1999/2001 technology upgrade panels.
Lighting and Branch Wiring	4	DCS	03/21/14	Mostly original 1952 light fixtures, but recently upgraded to T8 ballasts & lamps. Largely original circuits and devices. The 1999 tech upgrade provided newer panels and receptacles; but this upgrade is no longer sufficient for some or many classrooms. Some T-8 ceiling surface mounted wrap fixtures.
Communication and Security Systems	3	DCS	03/21/14	The voice/data, fire alarm, clock/bell/paging systems are all upgraded and in fair to good condition, with no deficiencies noted. Security motion detection system in fair condition.
Special Electrical Systems	4	DCS	03/21/14	Exit signs are in fair condition, but the "bug-eye" egress lights are getting old and should be replaced.

Facility Summary

Seattle School District
Blaine
Main Building

E Equipment and Furnishings		4.0			
Equipment					
Fixed Furnishings and Equipment	4	JWB	03/21/14	Casework is original wood casework and wood shelves in Library. Replaced window shades in all classrooms and replaced counter tops and most of the casework in science rooms. (2009) clerestories have older shades and drapes, worn and faded, most not functioning. Climbing wall in Gym. stage rigging getting older. Stainless steel kitchen equipment in fair condition.	
Furnishings					
Moveable Furnishings (Capital Funded	4	JWB	03/21/14	The Gym has eight wood bleacher modules.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Blaine

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$531,725								
Roadways								
AC Paving	2	5	Asphalt roadway is badly cracked and spalled.	Remove and replace asphalt roadway.	19,000.00	\$5.85	sf	\$111,150
Parking								
Asphalt		0	Southwest lot is badly deteriorated with potholes and alligating (12 broken wheel stops). Northwest and North parking is totally disintegrated (17 wheel stops need cleaning).	Remove and replace asphalt. Remove and replace wheel stops in Southwest lot (12). Remove, clean, and reinstall wheel stops in North lot.	59,000.00	\$5.22	SF	\$307,980
Pedestrian Paving								
Concrete		2	Concrete handicap ramp at main entry is broken, and weed growth is occurring in sidewalk joints.	Clean all sidewalk joints of weed growth, and replace handicap ramp at main entry.	1.00	\$2,320.00	LS	\$2,320
Concrete Paving and Stairs		1	Walk at west side of auditorium at stairs has settled and is cracked, needs replacement.	Remove existing concrete walk and stairs, replace with new concrete.	1.00	\$8,775.00	LS	\$8,775
Site Development								
Chain link fencing		2	Chain link fence at North end of building is badly rusted and posts are bent.	Remove and replace chain link fence.	260.00	\$29.00	LF	\$7,540
Asphalt		1	West 45' of hard surface play area is deteriorated, cracked and uneven. Extensive alligating is evident.	Remove and replace asphalt.	18,000.00	\$5.22	SF	\$93,960
Facility: Main Building System: Exterior Closure								
Total Cost: \$1,334,000								
Exterior Windows								
Metal windows		2	Clerestory windows at north portion of building are old and single pane glazing	Remove windows and replace with modern double pane window system.	5,700.00	\$69.60	SF	\$396,720
Metal windows		2	Exterior windows are in poor condition. The windows and the glass block are not energy efficient.	Remove windows and glass block and replace with modern double pane window system.	12,000.00	\$69.60	SF	\$835,200
Exterior Doors								

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Blaine

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Doors		5	Exterior aluminum doors are in poor condition.	Remove exterior aluminum doors and replace with modern hollow metal frames, hollow metal doors and modern ADA compliant hardware.	22.00	\$4,640.00	PAIR	\$102,080
Facility: Main Building System: Roofing Total Cost: \$639,385								
Roof Coverings								
Roofing		0	Flat roof at Gym is starting to show signs of wear Water appears to be entering building at south edge.	Remove flat area roofing and replace with new roofing.	37,000.00	\$16.00	SF	\$592,000
Projections								
Sun shades		1	Original aluminum sun shades are old, bent and in poor condition.	Remove existing sun shades on West and East side of building, replace with new metal shades	900.00	\$52.65	LF	\$47,385
Facility: Main Building System: Interior Construction Total Cost: \$180,870								
Interior Doors								
Wood doors		1	Original wood doors are in poor condition. They are not ADA compliant.	Remove original wood doors, frames and hardware and replace with new hollow metal frames, solid core wood doors and ADA compliant hardware.	60.00	\$2,088.00	EA	\$125,280
Specialties								
Restroom partitions, accessories		1	Restroom partitions and accessories are old and worn	Replace with new metal partitions, and accessories	1.00	\$31,590.00	LS	\$31,590
Chalkboards		4	Original chalkboards in most classrooms, old and worn	Replace existing chalkboards with new marker boards	60.00	\$400.00	EA	\$24,000
Facility: Main Building System: Staircases Total Cost: \$17,550								
Stair Finishes								
Rubber Stair Treads		2	Stair treads from Main building to Gym are failing	Remove existing rubber treads and replace with new rubber treads	1.00	\$17,550.00	LS	\$17,550

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Blaine

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Interior Finishes								
Total Cost: \$140,400								
Wall Finishes								
Wall Paint		2	Wall paint in corridors, auditorium, gym and locker rooms are chipped, dinged and show heavy wear.	Prep and repaint interior walls where necessary in these locations.	20,000.00	\$2.34	SF	\$46,800
Floor Finishes								
Flooring		2	Most classrooms have linoleum, ACT still exists in misc. spaces, storage, staff work room, all in poor condition.	Remove remaining existing older flooring and ACT, replace with new carpet in classrooms and offices, VCT in other areas.	16,000.00	\$5.85	SF	\$93,600
Facility: Main Building System: Plumbing								
Total Cost: \$428,508								
Plumbing Fixtures								
Water closets, urinals, lavatories, sinks, drinking fountains, other		3	Original 1952 plumbing fixtures are cracked, stained, worn, inefficient, with some not operable.	Replace with new high efficiency, code compliant fixtures and trim.	50.00	\$2,900.00	EA	\$145,000
Domestic Water Distribution								
Cold and hot water piping		3	Domestic water mains are largely original 1952 black iron and galvanized steel pipe, past end of life with poor taste in many locations.	Install new stainless steel, copper, and/or non-metallic (PEX) piping & tubing.	109,594.00	\$2.32	sf	\$254,258
Rain Water Drainage								
RDs & ORDs		1	Many RDs at or near high points resulting in standing water and roof leaks.	Relocate to low points and/or provide new low point roof drains.	25.00	\$1,170.00	ea	\$29,250
Facility: Main Building System: Fire Protection								
Total Cost: \$635,645								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	Fire sprinkler is limited to the boiler room.	Install a complete fire protection sprinkler system.	109,594.00	\$5.80	SF	\$635,645

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Blaine

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Electrical Total Cost: \$749,552								
Electrical Service and Distribution								
Service switchboard and panel boards		2	Equipment is old and past it's useful life.	Install new 2000A, 208V service, new branch panels and feeders.	109,594.00	\$2.32	SF	\$254,258
Lighting and Branch Wiring								
Branch wiring and devices		5	Old branch wiring and devices are past their useful life and should be replaced; insufficient receptacles in some areas.	Replace branch wiring and devices (receptacles and switches).	109,594.00	\$2.03	SF	\$222,476
Lighting system		5	Most classroom and corridor fixtures are old; while most have been upgraded to T8 ballasts & lamps, some older fixtures remain marginally serviceable, and are aesthetically less than appealing.	Replace failing or damaging lighting, including corridor, exterior soffits classrooms, etc.	109,594.00	\$2.32	SF	\$254,258
Special Electrical Systems								
Egress lighting fixtures		3	Egress "bug-eye" are nearing the end of their useful life.	Replace battery backed egress fixtures.	20.00	\$928.00	EA	\$18,560
Facility: Main Building System: Equipment Total Cost: \$178,200								
Fixed Furnishings and Equipment								
Window Coverings		0	Some window shades and curtains are older and not functioning, mostly at clerestory's	Remove existing and replace with new roller shades	600.00	\$65.00	EA	\$39,000
Casework		5	Casework is wood and in poor condition in north classroom.	Remove and replace with modern casework except science rooms.	400.00	\$348.00	LF	\$139,200
Facility: Main Building System: Furnishings Total Cost: \$139,200								
Moveable Furnishings (Capital Funded Only)								
Bleachers		3	Bleachers are original and in poor condition.	Remove bleachers and replace with new bleachers.	8.00	\$17,400.00	EA	\$139,200

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Facility Summary

Seattle School District
Boren
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	3.1		
Site Improvements			
Roadways	5	LKS 02/07/14	Asphalt surface with concrete on access drive and turn-around to boiler areas.
Parking	2	LKS 02/07/14	Asphalt surface with concrete curbs.
Pedestrian Paving	4	LKS 02/07/14	Combination of concrete and asphalt pedestrian areas, and concrete steps.
Site Development	3	LKS 02/07/14	Chain link fencing, concrete walls, basketball standards, asphalt hard surface play, turf field with baseball field and backstop. Play structure at the SE corner of the site. A new concrete ramp was added at the NW corner of the site. A new concrete ramp was added at the NW corner of the playfield.
Landscaping	3	LKS 02/07/14	Grass, shrubs and trees.
Site Electrical utilities			
Exterior Lighting	3	TAL 02/07/14	Exterior lighting is flood lights on the roof, in fair condition.

Facility Summary

Seattle School District
Boren
Main Building

Facility Size - Gross	119,514	Construction Type	Medium
Year Of Original Construction	1964	Year Of Last Renovation	2000
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	LKS	02/07/14	Conventional concrete spread footings.
Slab On Grade	3	LKS	02/07/14	Conventional concrete floor slab.
B Shell		3.1		
Superstructure				
Roof Construction	3	LKS	02/07/14	Gym: steel bar joists with metal deck at the high roof and reinforced concrete slab at the low roof, which are supported by concrete beams and columns and masonry walls. Classroom wings: 2x8 wood joists with plywood sheathing that are supported by steel columns and wood posts.
Exterior Closure				
Exterior Walls	3	LKS	02/07/14	Wood - framed stud walls with marble crete veneer and masonry (CMU) walls.
Exterior Windows	4	LKS	02/07/14	Exterior windows are single pane metal window system. It is not energy efficient.
Exterior Doors	2	LKS	02/07/14	New exterior hollow metal doors with updated hardware on existing hollow metal frames. Doors have not been painted. Door sweeps at door bottom are not installed weather tight, <\$5K.
Roofing				
Roof Coverings	3	LKS	02/07/14	Roofing is rolled granular roof covering with Kynar type coated metal flashings. Soffits are marblecrete. Roofing was new in 1999. Roofs in general are in good condition.

Facility Summary

Seattle School District Boren Main Building

C Interiors		3.2			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	02/07/14	Interior walls are wood stud with GWB surfacing. The Gym area has CMU walls. The Gym has an operable wall.	
Interior Doors	4	LKS	02/07/14	Interior doors are hollow metal framed, solid core wood doors and original hardware. The hardware is not ADA compliant. A few doors in the north wing have new ADA compliant hardware.	
Interior Finishes					
Wall Finishes	3	LKS	02/07/14	Main hall has a pre-cast panel wall surface. Wall finishes are painted GWB throughout building except at Gym area which is painted CMU. The Music Rooms and Cafeteria have sound panels at upper walls. The Gym has tectum panels on it's upper walls.	
Floor Finishes	3	LKS	02/07/14	Floor is polished concrete on Corridors and some Science Classrooms. The Library, some offices, some classrooms, and upper amphitheater areas of Music Rooms are carpeted. The Kitchen has quarry tile. The Gym has wood flooring. Other classrooms have approximately 15 year old VCT.	
Ceiling Finishes	3	LKS	02/07/14	Ceilings are 12' acoustic tile throughout building. The Music Rooms have suspended acoustic tile ceilings. The Locker rooms and Gym have tectum ceilings.	
D Services		3.2			
Plumbing					
Plumbing Fixtures	2	TAL	02/07/14	Fixtures are mainly modern china type with some enameled iron sinks.	
Domestic Water Distribution	4	TAL	02/07/14	Most of the domestic water piping is original 1964 galvanized pipe.	
Sanitary Waste	3	TAL	02/07/14		
Rain Water Drainage	3	TAL	02/07/14		
HVAC					
Energy Supply	3	TAL	02/07/14	Natural gas service to the boiler plant	
Heat Generating Systems	3	TAL	02/07/14	The building is heated by a single gas/oil fired hot water boiler.	
Distribution Systems	3	TAL	02/07/14	Heating water is distributed to the unit ventilators in steel pipes.	
Terminal and Package Units	4	TAL	02/07/14	Individual rooms are conditioned by classroom unit ventilators with minimum outside air capability.	
Controls and Instrumentation	4	TAL	02/07/14	The control system is the original 1964 pneumatic type.	
Fire Protection					
Fire Protection Sprinkler Systems	2	TAL	02/07/14	The building has a complete fire protection system.	
Fire Protection Specialties	3	TAL	02/07/14	Wall mounted fire extinguishers.	
Electrical					
Electrical Service and Distribution	4	TAL	02/07/14	The service is 1600A at 480V, yielding 11.1 watts per sq. ft. A 1200A, 208V sub - distribution board is fed from the main switchboard via a transformer. The 480V board is in poor condition, the 1200A is Circa 2000, in good condition. Branch panels are in poor condition.	
Lighting and Branch Wiring	3	TAL	02/07/14	Lighting is typically 1x4 wraparounds, in good condition. Branch circuiting was upgraded as part of the tech upgrade.	
Communication and Security Systems	3	TAL	02/07/14	Fire alarm is recent Edwards, clock/bell system is Dukane, voice/data is upgraded in 2000, security system in corridor and classroom motion detection. Security head end panel is in poor condition.	
Special Electrical Systems	4	TAL	02/07/14	Exit and egress lighting is older and past it's useful life.	

Facility Summary

Seattle School District
Boren
Main Building

E Equipment and Furnishings		3.0			
Equipment					
Fixed Furnishings and Equipment		3	TAL	02/07/14	Casework is plastic laminate type casework in classrooms and Library. Science rooms have black epoxy type counters.

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Boren

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$232,742								
Roadways								
Asphalt		0	Asphalt surface is badly spalled and broken, with many potholes.	Remove and replace asphalt drive and turnaround to boiler area, including subgrade repair.	10,500.00	\$5.80	SF	\$60,900
Curbs		1	Concrete curbs are broken and badly spalled.	Remove and replace concrete curbs.	670.00	\$13.92	LF	\$9,326
Parking								
Asphalt		0	Asphalt surface for small parking area at Northeast corner of building is totally disintegrated.	Remove and replace asphalt, including sub-base.	1,000.00	\$5.22	SF	\$5,220
Pedestrian Paving								
Concrete		3	Concrete at entrance is cracked and spalled, including steps. Numerous cracked panels exist in perimeter sidewalks. Asphalt area at the north loading dock area is deteriorated. Asphalt walk along parking lot should be replaced with concrete.	Remove and replace damaged concrete walks, including entry steps. Remove hazardous asphalt walk along parking lot and replace with concrete.	4,600.00	\$6.96	SF	\$32,016
Asphalt		0	Asphalt pedestrian ways in courtyard is deteriorated and very uneven. Asphalt at North entry has settled, creating ponding areas. Asphalt ramps to field are very poor and not ADA compliant. They are hazardous and should be removed.	Remove ramps to field. Remove and replace asphalt in courtyards and at North entrance to building. Additional zig-zag concrete ramp with galvanized railings were constructed west of the existing ramp. Old existing ramp was abandoned.	24,000.00	\$5.22	SF	\$125,280
Facility: Main Building System: Exterior Closure								
Total Cost: \$1,252,800								
Exterior Windows								
Exterior windows		3	Exterior windows are original single pane metal building system that has hardware problems and is not energy efficient.	Remove existing window system and replace with double pane glazing metal window system.	18,000.00	\$69.60	SF	#####

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Boren

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Interior ConstructionTotal Cost: \$48,024								
Interior Doors		4	Hardware on interior doors is not ADA compliant.	Remove door locksets and replace with modern ADA compliant lever locksets. A few doors mostly on the north wing where it's being remodeled have newer ADA compliant hardware	92.00	\$522.00	EA	\$48,024
Facility: Main Building System: PlumbingTotal Cost: \$232,000								
Domestic Water Distribution		2	The galvanized piping is 45 years old and at the end of it's life span.	Replace with a new copper piping system.	4,000.00	\$58.00	LF	\$232,000
Facility: Main Building System: HVACTotal Cost: \$3,201,600								
Terminal and Package Units		5	The heating system is 45 years old and nearing the end of it's life span.	Install a modern HVAC system.	120,000.00	\$21.46	SF	#####
Controls and Instrumentation		5	The controls are antiquated 1964 pneumatic type.	Install a modern "DDC" control system.	120,000.00	\$5.22	SF	\$626,400
Facility: Main Building System: ElectricalTotal Cost: \$609,999								
Electrical Service and Distribution		3	80% of distribution system is old and nearing the end of useful life.	Replace 80% of the distribution system.	119,514.00	\$4.06	SF	\$485,227
Special Electrical Systems		2	Exit signs and egress lighting is older, near end of useful life.	Replace exits and egress lights.	119,514.00	\$1.04	SF	\$124,773

Facility Summary

Seattle School District
Broadview-Thomson
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/	Date Done	Comments
G Sitework	3.5			
Site Improvements				
Parking	5	JWB	02/05/14	Paved areas are in very poor condition with extensive deterioration in virtually all areas. Pavement markings are poor. Approximately 50% of concrete curb and gutters are in poor condition, and all of the extruded concrete curbs are poor.
Pedestrian Paving	4	JWB	02/05/14	Pedestrian paving is concrete and most areas are cracked, with extensive spalling and uneven panels that create hazardous conditions.
Site Development	3	JWB	02/05/14	Chain link fencing around site is in poor condition. Retaining walls and play equipment is in good condition. Large play equipment in good condition. Basketball standards, backboards, and rims are in fair condition but no nets exist. Poles are rusted. Some metal handrails need rust removed and repainted. Existing steps on north side are wood and showing heavy weather and wear, should be replaced <\$5K
Landscaping	3	JWB	02/05/14	Small areas of grass, with planting consisting of shrubs and trees. Grass and ground cover areas are in poor condition and trees are overgrown and in need of pruning.
Site Electrical utilities				
Exterior Lighting	4	DCS	02/05/14	Widely varying types of fixtures, from residential motion-sensor twin flood lights, wall-packs, to street lighting on poles in east play-yard. Most in poor to fair condition. Some lights are on during sunny daylight.

Facility Summary

Seattle School District Broadview-Thomson Main Building

Facility Size - Gross	129,984	Construction Type	Heavy
Year Of Original Construction	1962	Year Of Last Renovation	2010
Facility Use Type	Middle School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	JWB	02/05/14	Continuous concrete foundation system.
Slab On Grade	3	JWB	02/05/14	Standard concrete slab-on-grade.
Basements				
Basement Walls	3	JWB	02/05/14	Mechanical tunnel with concrete cast-in-place basement walls, concrete slab-on-grade floor and either a concrete filled metal pan or concrete structural slab floor above.
B Shell		3.3		
Superstructure				
Floor Construction	3	JWB	02/05/14	Pre-cast concrete tee beam on pre-cast concrete columns. Interior non-load bearing masonry partition walls.
Roof Construction	3	JWB	02/05/14	Pre-cast concrete tee beam on pre-cast concrete columns. Interior non-load bearing masonry partition walls.
Exterior Closure				
Exterior Walls	3	JWB	02/05/14	Exterior walls are brick veneer with concrete pre-cast elements. Trim and wood fascia/ flashings recently painted with minor peeling at SE corner of Gym. Some veneer damage at Southeast corner near gym, <\$5K
Exterior Windows	5	JWB	02/05/14	Exterior windows are operable single pane aluminum with a "screen" type sunscreen attached at most south and west windows. Windows are not energy efficient and should be replaced.
Exterior Doors	5	JWB	02/05/14	Exterior doors are hollow metal in hollow metal frames. Some have glazing units. Hardware is non ADA compliant.
Roofing				
Roof Coverings	3	JWB	02/05/14	High roof replaced around 2001. Replaced roof covering on low roof (2010)
Roof Openings	3	JWB	02/05/14	Replaced skylights on lower roof, upper roof skylights have new flashing, fall protection anchors on low roof (2010)
Projections	3	JWB	02/05/14	Covered walkways at south side of building connecting main two story building to gym area. Wood frame with low parapet and roofing to match main roofing. Recently painted, fair condition.

Facility Summary

Seattle School District Broadview-Thomson Main Building

C Interiors

3.0

Interior Construction

Fixed and Moveable Partitions	3	JWB	02/05/14	Interior walls are all non-load bearing. Gym divider door is damaged and not operable.
Interior Doors	5	JWB	02/05/14	Interior doors are solid core wood with metal frames. Door hardware is 1960's and is not ADA complaint. Locksets should be replaced with ADA lever locksets.
Specialties	4	JWB	02/05/14	Rooms have chalkboards and painted tack boards. Original lockers in corridors. Restrooms have older partitions and worn/ outdated restroom accessories. Stage curtain in good condition.

Staircases

Stair Construction	3	JWB	02/05/14	Staircases are concrete poured in place.
Stair Finishes	3	JWB	02/05/14	Stair treads and risers are pre-cast concrete pea-gravel.

Interior Finishes

Wall Finishes	3	JWB	02/05/14	Most interior wall finishes were recently painted CMU or concrete. Some wear but no significant wear or damage observed. CT in restrooms and kitchen.
Floor Finishes	2	JWB	02/05/14	Replaced VAT with VCT in 1st and 2nd floor corridors, cafeteria, reception office and rooms 211 and 214. (2009). Newer carpet in Library, good condition. Quarry tile in Kitchen, good condition.
Ceiling Finishes	2	JWB	02/05/14	Ceilings are mainly 12" glue on acoustic tile. Although ceiling tiles replaced in 2009, many locations tiles are not even or level.

Facility Summary

Seattle School District Broadview-Thomson Main Building

D Services

3.4

Vertical Transportation

Elevators and Lifts

3	DCS	02/05/14	The building has two-stop elevator for access to second floor; original elevator is aged, but reportedly functional.
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Plumbing

Plumbing Fixtures

4	DCS	02/05/14	Restroom fixtures are porcelain with chrome trim; some with vandal-resistant trim. Some are chipped and stained. Trim is marginal. Many fixtures are slow to drain. Boys rooms urinals have three-fixture ganged flush buttons, wasting considerable water. Classroom sinks are worn, but functional, excepting some marginal trim and some slow drains.
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Domestic Water Distribution

3	DCS	02/05/14	The domestic water piping system is a mix of copper and galvanized pipe. While most galvanized pipe appears is assumed present in the utility tunnel, it is also found in the plumbing wall closets. Domestic hot water (DHW) gas-fired tank-type heat in the boiler room is assumed replaced under the 2011 ESCO work. A large water service enters at the boiler room.
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Sanitary Waste

3	DCS	02/05/14	Cast iron drain, waste, & vent (DW&V) piping is original; occasional fixtures back-ups, and especially slow drains at some lavatories and sinks. Video inspection of waste mains and side-sewer is suggested.
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Rain Water Drainage

3	DCS	02/05/14	Largely interior roof drains (RDs) with no overflow roof drains (ORDs), but low parapet should prevent structural failure - however some skylights may flood. Some exposed downspouts at covered walk and other roof projections in fair condition. Roofs and RDs should be cleaned regularly to ensure proper operation and reduce collateral damage.
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Facility Summary

Seattle School District Broadview-Thomson Main Building

HVAC

Energy Supply	3	DCS	02/05/14	Natural gas service from Puget Sound Energy via a recently installed 7,000 cfh rotary meter in enclosure adjacent to the boiler room. The original 10,000 gal underground fuel oil storage tank is assumed buried in place north of the boiler room per the site plan - proper decommissioning should be confirmed (<\$5K to verify).
Heat Generating Systems	2	DCS	02/05/14	The building is heated by two high-efficiency gas-fired hot water boilers, both replaced under the 2011 ESCO project; the boilers are Fulton Vantage with 4.75 mbh output each. Three older heating hot water circulation pumps are also in the boiler room, and in fair condition with some leakage and corrosion (<\$5K to clean-up).
Cooling Generating Systems	3	DCS	02/05/14	Ventilation cooling only for classrooms, offices, gym, and commons - no A/C for regularly occupied spaces. One ductless split DX system with CU on roof for the MDF. One remote CU for the kitchen refrigerator located in a storage room; which in-turn has a "through-door" EF of questionable configuration and performance (<\$5K to correct). No cooling for electrical rooms with transformers. No cooling for computer labs and library. However operable windows and extensive use of portable fans helps, as do the failing exterior shades to south and west (see B-Series above). Elevator machine room cooling was not observed.
Distribution Systems	4	DCS	02/05/14	Heating hot water from the boiler room is distributed by a mix of black iron pipe and copper tubing to heating equipment. Ventilation is provided by a central station system integrated with a network of underground air conveyance tunnels, duct risers, roof hoods, wall louvers, and conditioned space grills, registers, & diffusers (GRDs). There are extensive complaints throughout regarding indoor thermal comfort following the 2011 ESCO upgrade; additionally there are indoor air quality complaints in some areas.
Terminal and Package Units	4	DCS	02/05/14	Corridor and common area heat is from recessed (in-wall) hot water cabinet unit heaters (CUHs). Classroom heat appears to be from hot water coils installed in the supply duct to the near continuous outside perimeter supply air system from the basement tunnels. Assume hot water coils in air handling units (AHUs) for large spaces such as commons, gym, and multi-purpose. There are extensive comfort complaints throughout the school.
Controls and Instrumentation	2	DCS	02/05/14	A new Siemens DDC system was installed about 2010, including EMCS interface to District offices; reportedly all set points are controlled remotely at the District. Given extensive complaints and obvious malfunctioning, Retro-commissioning (R-Cx) of the HVAC is recommended. For example with 25 deg F outside air temp, some classrooms are too hot, forcing staff to open outside windows to relieve excess heat direct to outside; at the same time other spaces have electric resistance space heaters in operation, as they are too cold.
Special HVAC Systems and Equipment	4	DCS	02/05/14	Kitchen grease hood does not meet current codes and standards for grease cooking application; however the kitchen is currently warming-only, no cooking, so this is acceptable; however this hood provides general exhaust and ventilation cooling for the kitchen, and should be regularly serviced (for example the grease filters are unusually dirty). Less than \$5K to address.

Fire Protection

Fire Protection Sprinkler Systems	5	DCS	02/05/14	There is no fire protection sprinkler system in this building.
Fire Protection Specialties	4	DCS	02/05/14	Old pressurized water fire extinguishers in old cabinets. Extinguishers are self-inspected by the Custodian; tags are current; however these extinguishers are old technology. Some cabinets are damaged; labeling and signage may not comply with current code & standards. AEDs are present in the corridors and common areas; it is unclear if the AED cabinet alarms are connected to the Fire Alarm system.

Facility Summary

Seattle School District Broadview-Thomson Main Building

Electrical

Electrical Service and Distribution	4	DCS	02/05/14	The 1962 installed 1600A, 480V service is of adequate capacity given little or no "air conditioning", but may not support future school improvements. Some 480 to 208V distribution transformers have been recently replaced, but most the original 208V distribution panels remain; although some have been retrofitted with TVSS in an attempt to maintain power quality in a system past its useful life.
Lighting and Branch Wiring	4	DCS	02/05/14	The 2011 ESCO project appears to have replaced gym lighting with T5HO, and cafeteria lighting with T8 pendant fixtures; and may have upgraded original classroom fixtures with new T8 ballasts & lamps. Significant common areas include failing original fixtures, with lenses held on by bailing-wire. Lighting controls appear to be largely manual, especially in classrooms. The 2001 technology upgrade is not sufficient to support current programming, resulting in frequent circuit trips and adverse impact on the teaching environment; more circuit capacity and receptacle locations are needed.
Communication and Security Systems	4	DCS	02/05/14	Mix of old Notifier and older Edwards fire alarm (FA); old CATV; aging telephone system; marginal internet service and data distribution (staff reports slow speeds, hampering teaching); older PA system; obsolete Stromberg bell and clock system, with many classroom clocks failed or not synchronized with the newer Latham master clock; recent (2011) sound reinforcement system in classrooms. Excessive low voltage wiring strung along corridor walls, overhead of classrooms, and other spaces; excessive disarray of conduits, wire molds, improvised j-hooks, zip-ties, wall & floor penetrations. Unclear security system.
Special Electrical Systems	3	DCS	02/05/14	Egress lighting unclear; but exit signs battery-backed. "Emergency" power is provided by a feeder tap ahead of the main. No standby generator.

E Equipment and Furnishings

4.0

Equipment

Fixed Furnishings and Equipment	4	JWB	02/05/14	Window shades are new. Casework is 1960's style institutional casework plastic laminate with metal edges. Countertops are plastic laminate. Kitchen equipment in fair condition. New casework in Library.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Broadview-Thomson

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure								
System: Site Improvements Total Cost: \$838,970								
Parking								
Asphalt		2	All asphalt areas are badly deteriorated, with cracking, spalling, alligating, and potholes.	Remove and replace all asphalt pavement on-site.	105,000.00	\$5.22	SF	\$548,100
Extruded concrete curbs		2	Most extruded curbs are deteriorated with broken and missing portions.	Remove and replace extruded concrete curbs.	1,500.00	\$13.92	LF	\$20,880
Concrete curb & gutter		4	Concrete curb and gutters are cracked and, in many areas are broken.	Remove and replace approximately 50% of concrete curb and gutters.	700.00	\$17.40	LF	\$12,180
Striping (paint)		0	Striping of parking stalls is in poor condition.	Restripe all parking areas.	1.00	\$3,480.00	LS	\$3,480
Pedestrian Paving								
Concrete		5	Concrete is cracked, with significant spalling and uneven areas.	Remove and replace concrete pedestrian paving.	20,000.00	\$7.54	SF	\$150,800
Site Development								
Chain link fencing		5	Fencing is rusting, and in some areas is damaged. Gates in poor condition.	Remove and replace chain link fencing, including gates.	3,000.00	\$29.00	LF	\$87,000
Basketball standards		5	Poles are rusted, backboards need repair, and nets need to be installed.	Repair poles, install new backboards and nets.	4.00	\$1,160.00	EA	\$4,640
Landscaping								
Trees		5	Trees are overgrown and need pruning.	Prune trees.	10.00	\$174.00	EA	\$1,740
Ground cover		5	Ground cover areas are trampled and planting beds need restoration.	Restore planting beds and install new ground cover.	2,500.00	\$2.90	SF	\$7,250
Grass		2	Grass areas are trampled and in some instances bare.	Remove and replace lawn areas.	1,000.00	\$2.90	SF	\$2,900
Facility: Infrastructure								
System: Site Civil / Mechanical Utilities Total Cost: \$15,080								
Storm Sewer Systems								
Catch basin grates		2	Grates do not match surrounding paved areas, and pavement around catch basins is deteriorated.	Adjust grates to grade and repair pavement around catch basins.	13.00	\$1,160.00	EA	\$15,080

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Broadview-Thomson

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Electrical utilities								
Total Cost: \$11,600								
Exterior Lighting								
Exterior lighting		1	Exterior lighting is old, broken, and not energy efficient; plus nearly a dozen different types of fixtures are installed.	Replace exterior lighting.	20.00	\$580.00	EA	\$11,600
Facility: Main Building System: Exterior Closure								
Total Cost: \$779,840								
Exterior Windows								
Aluminum sunscreen		2	Screens ripped, deteriorated, past useful life.	Remove and replace with new sunscreens	4,000.00	\$29.00	SF	\$116,000
Aluminum windows		2	Single pane windows are not energy efficient.	Remove and replace with modern dual glazed units.	9,000.00	\$69.60	SF	\$626,400
Exterior Doors								
Exterior Doors	1	5	Exterior doors are old and in poor condition.	Remove existing doors and replace with modern hollow metal frames and hollow metal doors and modern ADA compliant hardware.	8.00	\$4,680.00	ea	\$37,440
Facility: Main Building System: Interior Construction								
Total Cost: \$204,810								
Fixed and Moveable Partitions								
Gym partition door		0	Door track and frame were destroyed when put away improperly.	Remove and replace with new Gym partition door.	1.00	\$139,200.00	EA	\$139,200
Interior Doors								
Interior door locksets		3	Non ADA compliant hardware	Remove and replace with new locksets.	110.00	\$522.00	EA	\$57,420
Specialties								
Restroom Partitions and Accessories	2	5	Restroom partitions and accessories are old and worn.	Replace with new metal partitions and accessories.	1.00	\$8,190.00	ls	\$8,190

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Broadview-Thomson

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Plumbing								
Total Cost: \$186,600								
Plumbing Fixtures								
Water closets, urinals, lavatories; and trim		5	Some older fixtures discolored, chipped, loose on wall. Some trim difficult to operate, loose, or discolored. Ganged urinals waste water. Some fixtures slow to drain.	Replace toilet room plumbing fixtures and trim.	50.00	\$2,340.00	ea	\$117,000
Domestic Water Distribution								
Galvanized pipe		3	The cold water main lines in the service tunnel are galvanized and past their useful life.	Replace with copper pipe.	1,000.00	\$69.60	LF	\$69,600
Facility: Main Building System: HVAC								
Total Cost: \$2,204,949								
Cooling Generating Systems								
Cooling		3	No mechanical cooling system, except for MDF; extensive complaints from staff & students on south-side of building; excessive use of portable fans exacerbates limited electrical system capacity problems (circuits tripping). Electrical rooms overheat during	Install mechanical cooling for critical spaces, such as elevator machinery, electrical transformer & distribution panel rooms, IDFs, computer lab(s), and selected over-heating classrooms (to south and/or west). Install ceiling and/or wall-mounted fans to	131,013.00	\$4.68	sf	\$613,141
Distribution Systems								
Central station equipment, tunnels and ductwork.		1	Extensive complaints throughout the building, especially the two-story west classroom building/wing regarding thermal comfort and to a lesser degree IAQ. Periodic recurrent rodent (mice & rat) and insect (fly) infestations. The central system appears dirt	Fully clean and seal air conveyance tunnels and basement plenum areas. Clean, test, adjust, and repair or replace central station equipment, duct, and GRDs as needed.	131,013.00	\$5.85	sf	\$766,426
Terminal and Package Units								
HVAC system		2	Extensive staff complaints throughout regarding thermal comfort.	Terminal heating equipment, including CUHs, FTUs, and similar should be cleaned, tested, adjusted, and repaired or replaced as needed.	131,013.00	\$5.80	SF	\$759,875
Controls and Instrumentation								

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Broadview-Thomson

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Commissioning		0	Extensive complaints, obviously incomplete DDC work, and obvious malfunction of some HVAC equipment and especially controls.	Retro-commission HVAC system to optimize new DDC controls and identify failed systems and equipment.	131,013.00	\$0.50	sf	\$65,507

Facility:	Main Building							
System:	Fire Protection	Total Cost: \$797,625						

Fire Protection Sprinkler Systems

Fire sprinklers		0	There is no fire protection sprinkler system in this building.	Install a wet pipe fire sprinkler system for the whole building; including covered walks and roof projections are required by code.	135,000.00	\$5.80	SF	\$783,000
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Fire Protection Specialties

Fire extinguishers and cabinets		5	Old pressurized-water extinguishers in damaged cabinets.	Replace all with current extinguishing technology in new cabinets; plus code-compliant signage.	25.00	\$585.00	ea	\$14,625
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Facility:	Main Building							
System:	Electrical	Total Cost: \$2,370,183						

Electrical Service and Distribution

Main service switchboard		2	The 1962 main switchboard, is past useful life with power quality problems, limited capacity, and increasing fire and safety concerns.	Replace 1600A, 480V switchboard with new 2000A (minimum), 480V switchboard. Replace service feeders with new. Replace distribution panels.	131,013.00	\$2.32	sf	\$303,950
60's vintage panel boards, transformers and feeders		1	The 480/208V transformers, feeders, and distribution panels are past useful life with power quality problems, limited capacity, and increasing fire and safety concerns.	Replace branch and distribution panels, transformers and feeders.	131,013.00	\$3.48	SF	\$455,925
Electrical circuits and devices (receptacles & switches)		2	Numerous overloaded circuits throughout the school, especially in offices and classrooms; insufficient outlets to support teaching program. Excessive use of plug & wire molds.	Replace all circuit wiring and devices; add additional circuits and devices.	131,013.00	\$4.00	sf	\$524,052
Lighting and Branch Wiring								
Interior lighting, and associated branch wiring		2	Excepting the Gym and Cafeteria, most or all light fixtures are original 1963 and past useful life. Corridor fixtures lenses are held in place with bailing wire.	Replace remaining original and other past useful life or obsolete fixtures.	120,000.00	\$5.22	SF	\$626,400

Communication and Security Systems

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Broadview-Thomson

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Fire alarm, security, voice (telephone), data (internet, Ethernet, & servers), PA, and other low voltage systems)		5	Various low voltage systems are abandoned, obsolete, aged, or otherwise delivering marginal performance; ultimately adversely impacting the teaching environment and/or life/safety of staff & students.	Survey all low voltage systems in detail and demolish, upgrade, or replace as needed.	131,013.00	\$3.51	sf	\$459,856
Facility: Main Building System: Equipment Total Cost: \$250,560								
Fixed Furnishings and Equipment Casework		5	Reaching end of useful life, edges and skin missing and deteriorated hardware not working properly.	Remove and replace with modern casework.	720.00	\$348.00	LF	\$250,560

Facility Summary

Seattle School District
Bryant
Covered Play

Facility Size - Gross	3,822	Construction Type	Light
Year Of Original Construction	1962	Year Of Last Renovation	n/a
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	3.0		
Foundations			
Standard Foundations	3	JWB	03/11/14 Standard concrete column spot footings
B Shell	3.0		
Superstructure			
Roof Construction	3	JWB	03/11/14 Steel frame on load bearing concrete columns
Exterior Closure			
Exterior Walls	3	JWB	03/11/14 Concrete masonry wall, masonry veneer at concrete columns, enclosed GWB soffit .
Roofing			
Roof Coverings	3	JWB	03/11/14 Roofing is rolled granular material installed in 2001 with Kynar coated flashing.
D Services	2.0		
Plumbing			
Rain Water Drainage	2	JWB	03/11/14 Covered play is low slopped roof to metal gutter and non-metallic ABS downspouts to storm, but missing cleanouts (<\$5K).
Electrical			
Lighting and Branch Wiring	2	JWB	03/11/14 Surface mount packs in good condition.

Facility Summary

Seattle School District
Bryant
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.7		
Site Improvements			
Parking	2	JWB 03/11/14	Small asphalt parking area (4-stalls) with concrete wheel stops.
Pedestrian Paving	2	JWB 03/11/14	Concrete walks and steps/ramps, with metal pipe and ornamental rails. Areas are well drained. Rails need painting.
Site Development	3	JWB 03/11/14	Chain link fencing, concrete walls at steps and ramps, asphalt and concrete hard surface play areas, grass play area with small asphalt surrounding track, concrete curbing around play areas and track, excellent play equipment. Metal bench areas are well drained.
Landscaping	3	JWB 03/11/14	Grass, shrubs and trees.
Site Electrical utilities			
Exterior Lighting	2	JWB 03/11/14	Extensive exterior lighting, largely HID on poles around entire site perimeter, and is in good to excellent condition. Some recessed can-lights and overhead mounted wall-packs at entries; wall-packs at overhead of covered play; in good condition, but some lenses need cleaning (<\$5K).

Facility Summary

Seattle School District Bryant Main Building

Facility Size - Gross	79,345	Construction Type	Medium
Year Of Original Construction	1926	Year Of Last Renovation	2001
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	2.5		
Foundations			
Standard Foundations	3	JWB 03/11/14	Conventional reinforced concrete spread footings.
Special Foundations	2	JWB 03/11/14	6" dia. auger cast tie back underpinning at 1926 building.
Slab On Grade	2	JWB 03/11/14	Conventional concrete floor slab.
Basements			
Basement Walls	2	JWB 03/11/14	Conventional reinforced concrete basement.
B Shell	3.0		
Superstructure			
Floor Construction	3	JWB 03/11/14	At 2001 addition, consists of metal deck with concrete topping that is supported by steel beams, which are supported by steel columns and reinforced masonry walls. At original building, consists of wood - framed floor systems supported by reinforced concrete walls and unreinforced masonry.
Roof Construction	3	JWB 03/11/14	At 2001 addition, consists of metal deck that is supported by steel bar joists, which are supported by steel columns and reinforced masonry walls. At original building, consists of wood framed attic and roof supported by metal stud bearing walls and reinforced concrete wall.
Exterior Closure			
Exterior Walls	2	JWB 03/11/14	Unreinforced brick masonry at the original buildings and clay brick veneer at the 2001 addition. Cornice and upper trim work is stone and terracotta. Some new wall areas include EFIS system, elevator shaft and west wall near utility area.
Exterior Windows	5	JWB 03/11/14	Windows in original building were renovated in 2001. They are still single pane and not energy efficient.
Exterior Doors	3	JWB 03/11/14	Exterior doors are modern hollow metal frames with hollow metal doors and ADA compliant hardware.
Roofing			
Roof Coverings	3	JWB 03/11/14	Roofing is rolled granular material installed in 2001 with Kynar coated flashing. Area between stage and west corridor has standing seam metal roofing.
Roof Openings	3	JWB 03/11/14	Translucent skylights in some areas, corridors.
Projections	2	JWB 03/11/14	Utility area entry has metal framed, metal panel soffit canopy in good condition.

Facility Summary

Seattle School District Bryant Main Building

C Interiors		2.6			
Interior Construction					
Fixed and Moveable Partitions	3	JWB	03/11/14	Interior walls are mainly masonry in old building with lath and plaster surface and metal stud with GWB surface in new areas. Some walls are CMU. Operable partition in Gym and on stage.	
Interior Doors	3	JWB	03/11/14	Interior doors are modern hollow metal frames, solid core wood doors and ADA compliant hardware. Stainless steel overhead coiling doors at Kitchen and Mechanical rooms.	
Specialties	2	JWB	03/11/14	Solid plastic restroom partitions. Restroom accessories in good condition.	
Staircases					
Stair Construction	3	JWB	03/11/14	Stairs are cast-in-place concrete.	
Stair Finishes	2	JWB	03/11/14	Stair treads are "epoxy grit" with metal handrails. Some treads are rubber near Child Care area.	
Interior Finishes					
Wall Finishes	3	JWB	03/11/14	Interior walls finishes are painted CMU or lath and plaster. Some classrooms have vinyl wall covering in some areas. The hallways have a hard surface MDF wainscot. Some areas include relites. Restrooms include ceramic tile. Most corridors have plastic corner guards and chair rails.	
Floor Finishes	2	JWB	03/11/14	Hallways, wet classroom areas and the Cafeteria have VCT floors. Dry classroom areas and the Library have carpet. The Gym has wood flooring. Ceramic tile in restrooms, quarry tile in Kitchen.	
Ceiling Finishes	2	JWB	03/11/14	The ceiling finishes are suspended ACT in most areas. Classroom have a "utility soffit" along one wall.	

Facility Summary

Seattle School District Bryant Main Building

D Services		2.8			
Vertical Transportation					
Elevators and Lifts	3	DCS	03/11/14	Dover three-stop 2,500 lb hydraulic elevator in fair to good condition. Unison ADA lift from main floor to stage level in good condition.	
Plumbing					
Plumbing Fixtures	3	DCS	03/11/14	All new in 2001 renovation including porcelain flushing fixtures, composite gang-type wash basins, stainless steel classroom sinks and many stainless steel drinking fountains with good water taste, pressure, and color. Gang wash-basins are showing signs of wear, but still fully functional.	
Domestic Water Distribution	3	DCS	03/11/14	Three-inch city water service with backflow preventer and copper distribution piping. Two gas-fired A.O. Smith DHW tank-type heaters, one for kitchen and one for general. No issues reported.	
Sanitary Waste	2	DCS	03/11/14	Cast iron drain, waste, & vent where observed; in good condition, with no reported issues; tested fixtures on lower level all flushed well. Condensate service to fan coil units does not have venting; considering adding if there are any reports or signs of condensate back-up or overflow (<\$5K).	
Rain Water Drainage	2	DCS	03/11/14	Cast iron roof drain (RD) and overflow roof drain (ORD) bodies, with interior RDs leading to storm system; ORDs drain to brass tongues high on outside walls. Many high-roof drain pockets are full of organic material with grass growing (<\$5K).	

Facility Summary

Seattle School District Bryant Main Building

HVAC

Energy Supply	3	DCS	03/11/14	Natural gas service from Puget Sound Energy (PSE) rotary meter No. 1165093 in service yard with 5,000 cfh capacity and earthquake valve. Underground diesel fuel oil storage tank of unknown capacity provided back-up fuel to the heating boilers.
Heat Generating Systems	3	DCS	03/11/14	Two (2) Burnham 1.611 mmbtuh hot water boilers with dual-fuel Power Flame burners and recirc pumps. Two (2) 7.5 hp hot water circulating pumps. With auxiliaries. Signs of past flue condensate corrosion and other water leaks and corrosion; but all dry at time of survey; corrosion should be investigated and cleaned-up (<\$5K).
Cooling Generating Systems	3	DCS	03/11/14	One (1) Carrier model No. 30GXR125 air-cooled chiller with HFC-124a refrigerant in poor to fair condition with signs of recent failure or major work. Two (2) chilled water pumps and other chilled water plant auxiliaries in fair to good condition. Two (2) roof top split Dx condensing units for childcare dedicated HVAC system in fair condition.
Distribution Systems	3	DCS	03/11/14	Mix of larger black iron pipe, smaller copper pipe, and stainless steel braided flex-hose hook-ups to fan coil units for both heating hot and chilled water. Some piping, specifically fittings, and especially control valves are beginning to corrode, with some beginning to leak. Galvanized sheet metal duct, including exposed spiral duct in classrooms, gym, and commons. Variety of GRDs. Classrooms and offices served by fan coil units in extensive basement mechanical rooms with what appears to be outside air down through shafts to tunnels, then to economizer box at each FCU, with separate relief hood system on roof. As an air plenum the tunnel(s) should be kept clean and free of organic material and moisture (<\$5K); additionally confirm outside air is drawn "from an approved location" (<\$5K).
Terminal and Package Units	3	DCS	03/11/14	Hot water cabinet unit heaters at lobbies and stairwells. Dedicated Reznor forced air furnaces with split Dx condensing units on roof servicing the Laser Childcare wing to SW. Some CUHs appear to be running wild (un-controlled) (<\$5K).
Controls and Instrumentation	3	DCS	03/11/14	Siemens Apogee DDC system is now aging, but still functional. Increasing complaints from staff regarding thermal comfort as system ages; consider Retro-Cx and Re-TAB to optimize system prior to eventual system upgrade/replacement.
Special HVAC Systems and Equipment	3	DCS	03/11/14	Kitchen Type 1 and Type 2 hoods in fair to good condition, but Type 2 is not currently used for grease cooking.

Fire Protection

Fire Protection Sprinkler Systems	2	DCS	03/11/14	Six-inch fire service from City with no fire pump; appears to be one four-inch riser serving the Main Bldg; an FDC is located to SE of childcare vehicle parking. Most or all the Bldg is fire sprinkler protected with system in good condition.
Fire Protection Specialties	2	DCS	03/11/14	Chemical fire extinguishers in cabinets; appear missing from some spaces, such as Gym (<\$5K). AEDs not observed (<\$5K). Place of refuge and stair evacuation equipment not observed (<\$5K).
Special Fire Protection Systems	3	DCS	03/11/14	Kitchen grease hood fire suppression system; but appears kitchen is warming only, no grease cooking.

Facility Summary

Seattle School District Bryant Main Building

Electrical

Electrical Service and Distribution	2	DCS	03/11/14	SCL service from pole to NW underground to below grade transformer vault to west center with meter No. 712542, then up to main electrical room with Square D main switchboard - 480V/3-phase with 1,600A capacity, feeding 500 kVA 480/208/120 transformer, which feeds a 1,200A 208V switchboard. Boards and some panels include TVSS.
Lighting and Branch Wiring	3	DCS	03/11/14	Lighting is typically 2x4 fluorescent T8 troffers with mix of acrylic lenses and parabolic reflectors; and linear pendant T8 fluorescent in classrooms. May be T5HO in gym. No issues reported.
Communication and Security Systems	3	DCS	03/11/14	Fire alarm, voice/data, clock/bell and security systems are all in fair to good condition, beginning to age. Somewhat newer Von Duprin card-key access system. Fire alarm pull-boxes appear missing from some spaces, such as Gym (<\$5K).
Special Electrical Systems	2	DCS	03/11/14	No standby generator system. Egress lighting is battery pack "bug-eyes" in most locations, but coverage is weak in some areas (<\$5K). Exit signs also on battery back in good condition.

E Equipment and Furnishings	2.0
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Equipment

Fixed Furnishings and Equipment	2	JWB	03/11/14	Casework is modern plastic laminate with wood trim. Library shelving is modern plastic laminate with wood trim also. Climbing wall in Gym, wall pads at Gym.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Bryant

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$30,230								
Pedestrian Paving								
Metal railings		2	Paint on metal railings is worn and will begin to rust if not repainted.	Repaint all metal railings.	1.00	\$2,320.00	LS	\$2,320
Site Development								
Grass		0	Grass playfield has large bare spot and is prone to muddy conditions when weather is present	Strip existing grass, till area, and reseed, including grading and topsoil addition as necessary.	3,500.00	\$1.76	SF	\$6,160
Chain link fencing		1	Chain link fabric and top rails around play areas are rusted. Some top rails are bent.	Remove and replace chain link fabric and top rails.	750.00	\$29.00	LF	\$21,750
Facility: Main Building System: Exterior Closure								
Total Cost: \$222,720								
Exterior Windows								
Wood windows		3	Renovated windows are single pane and not energy efficient.	Remove existing windows and replace with double pane metal window system.	3,200.00	\$69.60	SF	\$222,720
Facility: Main Building System: HVAC								
Total Cost: \$71,510								
Cooling Generating Systems								
Air-cooled chiller		5	Signs of failure and recent work, including missing air flow shroud(s), missing or damaged insulation, and other issues.	Repair as needed, and budget for replacement at end of life	1.00	\$35,100.00	ea	\$35,100
Distribution Systems								
Controls valves		3	Controls valves and related fittings are corroding and beginning to leak in the mechanical basement rooms and tunnel(s).	Clean, inspect, and repair or replace as needed.	50.00	\$292.20	ea	\$14,610
Controls and Instrumentation								
TAB & Cx		2	Increasing reports of thermal discomfort and signs of unbalanced air flow.	Re-TAB and Retro-Cx to optimize performance of existing system, prior to eventual controls replacement in 5 to 10 years.	75,174.00	\$0.29	sf	\$21,800

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Facility Summary

Seattle School District
Cedar Park
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/ Date Done	Comments	
G Sitework	3.4			
Site Improvements				
Roadways	4	LKS	02/04/14	Concrete access drive parking area.
Parking	5	LKS	02/04/14	Asphalt surface with minimal concrete curbs.
Pedestrian Paving	3	LKS	02/04/14	Concrete walkways and asphalt plaza areas. Some concrete plaza areas possibly on East side.
Site Development	3	LKS	02/04/14	Concrete retaining walls, with minor cracking.
Landscaping	3	LKS	02/04/14	Shrubs, ground cover and trees.
Site Electrical utilities				
Exterior Lighting	3	TAL	02/04/14	Exterior lighting is HID soffit - mounted in fair condition.

Facility Summary

Seattle School District Cedar Park Main Building

Facility Size - Gross	33,037	Construction Type	Heavy
Year Of Original Construction	1959	Year Of Last Renovation	n/a
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	LKS	04/02/14	Concrete strip and spread footing foundation.
Slab On Grade	3	LKS	04/02/14	Concrete slab on grade.
B Shell		3.5		
Superstructure				
Roof Construction	3	LKS	04/02/14	Tilt up concrete, cast in place columns, cast in place concrete frames, concrete beams, and a concrete roof diaphragm.
Exterior Closure				
Exterior Walls	3	LKS	04/02/14	Concrete walls and storefront windows typical at exterior - tilt up walls at Gym, Auditorium, and play area.
Exterior Windows	4	LKS	04/02/14	Exterior windows are single pane metal window system. They are not energy efficient.
Exterior Doors	4	LKS	04/02/14	Exterior door are hollow metal framed, wood doors with panic hardware.
Roofing				
Roof Coverings	5	LKS	04/02/14	Roofing is hot-mop type built-up with gravel ballast. Gutters are painted metal that the artists have replaced some bad sections. Soffits are painted concrete.
C Interiors		4.0		
Interior Construction				
Fixed and Moveable Partitions	4	LKS	04/02/14	Walls are concrete /masonry in halls and Gym area. Partition type walls at offices and classrooms are wood stud.
Interior Doors	4	LKS	04/02/14	Doors are hollow framed wood doors with original hardware.
Interior Finishes				
Wall Finishes	4	LKS	04/02/14	Interior wall finishes are painted masonry/concrete or painted plaster/GWB.
Floor Finishes	4	LKS	04/02/14	Flooring is VAT throughout building except the Gym which has a wood floor and ceramic tile at entries.
Ceiling Finishes	4	LKS	04/02/14	Ceilings are 12" acoustic tile throughout building except Gym and Cafeteria which are sprayed cellulose type acoustic ceilings.

Facility Summary

Seattle School District Cedar Park Main Building

D Services		3.9			
Plumbing					
Plumbing Fixtures	3	TAL	04/02/14	Fixtures are mostly the institutional china type.	
Domestic Water Distribution	4	TAL	04/02/14	Water piping is original 1959 galvanized pipe.	
HVAC					
Heat Generating Systems	4	TAL	04/02/14	The building is heated by a single gas fired hot water boiler.	
Distribution Systems	4	TAL	04/02/14	Hot water is distributed to the unit ventilators in steel pipes.	
Terminal and Package Units	4	TAL	04/02/14	Classrooms are conditioned by individual unit ventilators.	
Controls and Instrumentation	4	TAL	04/02/14	Controls are original 1959 pneumatic type.	
Fire Protection					
Fire Protection Sprinkler Systems	5	TAL	04/02/14	There are no fire sprinklers in this building.	
Electrical					
Electrical Service and Distribution	4	TAL	04/02/14	The service is 600A @ 208V, yielding 6.9 watts per sq. ft. The switchboard and panel boards are 1958 vintage, and are past their useful life.	
Lighting and Branch Wiring	4	TAL	04/02/14	Lighting is 2x2 surface mount in the corridors, 2x4 4-lamp in the Gym. Lighting and branch wiring is old and past useful life.	
Communication and Security Systems	3	TAL	04/02/14	Communication and security systems are minimal, but functional for the current tenants.	
Special Electrical Systems	5	TAL	04/02/14	Exit lighting is old and broken, no egress lighting was noted.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Cedar Park

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements Total Cost: \$78,300								
Roadways								
Concrete		1	Concrete access drive at Southeast corner of site is cracked, broken and with severe surface spalling.	Remove and replace concrete access drive. Unit price increased to allow for reinforcing and thicker section.	1,200.00	\$11.60	SF	\$13,920
Parking								
Asphalt		1	Asphalt surface is cracked, spalled, and potholes. Weed growth occurring in cracks. Striping is non-existent.	Remove and replace asphalt including striping.	11,000.00	\$5.22	SF	\$57,420
Pedestrian Paving								
Concrete		2	Most concrete walks are in fair condition. Some cracking is evident at Southwest corner. Concrete appears badly cracked and broken at Southeast corner (could not access).	Remove and replace damage concrete areas.	1,000.00	\$6.96	SF	\$6,960
Facility: Main Building System: Exterior Closure Total Cost: \$125,280								
Exterior Windows								
Exterior windows		3	Exterior windows are building original. They are not energy efficient.	Remove windows and replace with modern double pane metal window system.	1,800.00	\$69.60	SF	\$125,280
Facility: Main Building System: Roofing Total Cost: \$501,120								
Roof Coverings								
Roof covering		1	Roofing is in poor condition. It has cracked and bubbled. The gutters have rotten and corroded sections.	Remove roofing and replace with rolled granular roofing. (Replace all flashings - an integral part of a typical roofing job).	36,000.00	\$13.92	SF	\$501,120
Facility: Main Building System: Interior Finishes Total Cost: \$194,880								
Floor Finishes								
Wood floor		5	Sections of Gym floor have lifted and swollen due to leaks. Other areas have cupped and filling is gone. Floor needs a sand and refinish.	Patch bad areas, sand and refinish throughout wood floor.	4,000.00	\$8.12	SF	\$32,480

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Cedar Park

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
VAT flooring		5	VAT flooring throughout building halls and classroom is in poor condition. It is lifting, chipped, scuffed and so on.	Remove VAT and replace with VCT.	28,000.00	\$5.80	SF	\$162,400
Facility: Main Building System: Plumbing Total Cost: \$88,218								
Domestic Water Distribution								
Galvanized pipe		2	The galvanized water pipe is 50 years old and is mostly buried under the floor slab.	Install a new copper piping system.	1,300.00	\$67.86	LF	\$88,218
Facility: Main Building System: HVAC Total Cost: \$880,440								
Terminal and Package Units								
Unit ventilators		4	The heating system is 50 years old and nearing the end of it's life span.	Install a modern HVAC system.	33,000.00	\$26.68	SF	\$880,440
Facility: Main Building System: Fire Protection Total Cost: \$191,400								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There are no fire sprinklers in this building.	Install a complete fire sprinkler system.	33,000.00	\$5.80	SF	\$191,400
Facility: Main Building System: Electrical Total Cost: \$490,346								
Electrical Service and Distribution								
Electrical service and distribution system		3	The service, switchboard and branch panels are over 50 years old, and past useful life.	Replace entire distribution system.	31,312.00	\$4.35	SF	\$136,207
Lighting and Branch Wiring								
Lighting and branch wiring		3	Fixtures and branch wiring are typically 50 years old and past useful life.	Replace lighting and branch wiring.	31,312.00	\$9.28	SF	\$290,575
Special Electrical Systems								
Exits and egress lighting		0	Exits are old and broken, no egress lighting present.	Replace exits signs, and egress lighting.	31,312.00	\$2.03	SF	\$63,563

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Facility Summary

Seattle School District
Chief Sealth International
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/ Date Done	Comments	
G Sitework	2.1			
Site Improvements				
Roadways	2	TAL	02/13/14	Asphalt driveway with concrete curb
Parking	2	TAL	02/13/14	Asphalt surface with concrete curbs and concrete wheel stops.
Pedestrian Paving	2	TAL	02/13/14	Concrete sidewalks, and plaza area at main entry. Concrete steps with pipe handrails.
Site Development	2	TAL	02/13/14	Rockery retaining wall with concrete stairs at the west side. Concrete retaining walls throughout.
Landscaping	3	TAL	02/13/14	Grass, shrubs and trees.
Site Electrical utilities				
Exterior Lighting	2	TAL	02/13/14	

Facility Summary

Seattle School District Chief Sealth International Main Building

Facility Size - Gross	230,357	Construction Type	Medium
Year Of Original Construction	1957	Year Of Last Renovation	2010
Facility Use Type	High School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		2.0		
Foundations				
Standard Foundations	2	LKS	02/13/14	Typical spread footing
Slab On Grade	2	LKS	02/13/14	Conventional slab on grade
Basements				
Basement Walls	2	LKS	02/13/14	Reinforced concrete wall
B Shell		2.0		
Superstructure				
Roof Construction	2	LKS	02/13/14	Vaulted concrete roof supported by concrete beams and columns
Exterior Closure				
Exterior Walls	2	LKS	02/13/14	CMU, bricks, and cast in place concrete.
Exterior Windows	2	LKS	02/13/14	Double glazed aluminum window system with operable windows. Exterior windows exposed to public areas have aluminum frames and steel wire mesh to prevent vandalism. South and West facing windows have steel sunscreens.
Exterior Doors	2	LKS	02/13/14	HM doors and frames, aluminum doors and frames. All doors have ADA hardware.
Roofing				
Roof Coverings	2	LKS	02/13/14	Hot rolled/mopped SBS roofing system with kynar flashings. 3-Tab asphalt roofing system at the Galleria.
Roof Openings	2	LKS	02/13/14	Kalwall skylights
Projections	2	LKS	02/13/14	Concrete roof covered walkway at the Main Entry.

Facility Summary

Seattle School District Chief Sealth International Main Building

C Interiors		2.0			
Interior Construction					
Fixed and Moveable Partitions	2	LKS	02/13/14	CMU and metal stud walls	
Interior Doors	2	LKS	02/13/14	Wood doors on hollow metal frames with ADA hardware. HM doors on HM frames on utility rooms.	
Specialties	2	LKS	02/13/14	Solid phenolic toilet partitions	
Staircases					
Stair Construction	2	LKS	02/13/14	Steel structures with concrete filled steel pan with steel railings.	
Stair Finishes	2	LKS	02/13/14	Rubber sheet flooring	
Interior Finishes					
Wall Finishes	2	LKS	02/13/14	Painted CMU and gypsum wallboard. Wood panels at upper walls. Tectum and painted CMU in Gym. Ceramic tiles at Restrooms.	
Floor Finishes	2	LKS	02/13/14	Carpet in dry classrooms, offices, and Library. Resilient sheet flooring on main circulation area, wet classrooms, and workrooms. Resilient sports floor at weight training room. Sealed concrete in Cafeteria and utility areas. Ceramic tiles on restrooms and kitchen. Hardwood floor in Gym and Auditorium stage. Walk of Mat tiles at Vestibules.	
Ceiling Finishes	2	LKS	02/13/14	Gypsum board ceiling, Suspended wood slat ceiling system, 12"x12" glued-on acoustical tile, and typical suspended acoustical ceiling tile system.	
D Services		2.0			
Vertical Transportation					
Elevators and Lifts	2	TAL	02/13/14	The building is served by one new elevator and one existing elevator in the Gym complex.	
Plumbing					
Plumbing Fixtures	2	TAL	02/13/14	Restroom fixtures are standard china institutional type. Drinking fountains and sinks are stainless steel. Science room sinks are acid resistant type.	
Domestic Water Distribution	2	TAL	02/13/14	All water pipe appears to be copper	
HVAC					
Heat Generating Systems	2	TAL	02/13/14	Central gas fired hot water boiler plant containing five boilers which also supplies heat to Denny Middle School.	
Cooling Generating Systems	2	TAL	02/13/14	Small condensing units serving miscellaneous spaces such as the Library, MDF rooms, etc.	
Distribution Systems	2	TAL	02/13/14	Heating water is distributed to zone coils in steel pipes. Conditioned air is distributed around the building in exposed metal ducts.	
Terminal and Package Units	2	TAL	02/13/14	Classrooms are conditioned by 2-pipe fan coil units located in closets in the individual rooms. Larger spaces are served by central station air handling units.	
Controls and Instrumentation	2	TAL	02/13/14	Temperature controls are the modern DDC type.	
Fire Protection					
Fire Protection Sprinkler Systems	2	TAL	02/13/14	The building is full sprinklered	
Electrical					
Electrical Service and Distribution	2	TAL	02/13/14	The service is 4000Amps @480 volts. All equipment is new and also serves Denny Middle School.	
Lighting and Branch Wiring	2	TAL	02/13/14	Lighting is mostly pendant or recessed direct/indirect type.	
Communication and Security Systems	2	TAL	02/13/14	New systems in good condition.	

Facility Summary

Seattle School District
Chief Sealth International
Main Building

E Equipment and Furnishings		2.0		
Equipment				
Fixed Furnishings and Equipment	2	TAL	02/13/14	All casework in the school is new and in good condition.

Facility Summary

Seattle School District
Cleveland
Building #2

Facility Size - Gross	45,367	Construction Type	Medium
Year Of Original Construction	2007	Year Of Last Renovation	n/a
Facility Use Type	High School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	2.0		
Foundations			
Standard Foundations	2	LKS	02/27/14 Reinforced concrete strip and spread footings.
Slab On Grade	2	LKS	02/27/14 Concrete slab on grade.
B Shell	2.0		
Superstructure			
Floor Construction	2	LKS	02/27/14 Steel framed, light gauge metal stud infill with masonry veneer.
Roof Construction	2	LKS	02/27/14 Steel beams and metal deck.
Exterior Closure			
Exterior Walls	2	LKS	02/27/14 CMU veneer, pre-finished metal panels, and painted cement fiber board panels with rain screen system.
Exterior Windows	2	LKS	02/27/14 Aluminum curtain wall system, aluminum windows and aluminum storefront.
Exterior Doors	2	LKS	02/27/14 Aluminum doors in aluminum storefront.
Roofing			
Roof Coverings	2	LKS	02/27/14 Single ply roof membrane.
Roof Openings	2	LKS	02/27/14 Painted metal roof hatches.
Projections	3	LKS	02/27/14 Steel framed canopy with brick end wall.

Facility Summary

Seattle School District Cleveland Building #2

C Interiors		2.3		
Interior Construction				
Fixed and Moveable Partitions	2	LKS	02/27/14	Light gauge steel stud walls with GWB. Operable partitions in classrooms. Barn door type doors.
Interior Doors	2	LKS	02/27/14	Wood veneer interior doors in hollow metal frames.
Specialties	2	LKS	02/27/14	Metal lockers in corridors.
Staircases				
Stair Construction	2	LKS	02/27/14	Painted steel framed stairs with concrete filled metal pan and pre-cast concrete treads with perforated painted metal risers.
Stair Finishes	2	LKS	02/27/14	Sealed concrete landings and treads, pre-cast concrete treads. Handrails and guardrails are painted steel.
Interior Finishes				
Wall Finishes	3	LKS	02/27/14	Painted GWB and tackable wall surfaces.
Floor Finishes	3	LKS	02/27/14	Linoleum sheet flooring, sealed concrete, and carpet.
Ceiling Finishes	2	LKS	02/27/14	Painted GWB soffits, painted exposed steel structure, and suspended acoustical ceiling tile.
D Services		2.0		
Vertical Transportation				
Elevators and Lifts	2	TAL	02/27/14	The building is served by a 3 - stop hydraulic elevator.
Plumbing				
Plumbing Fixtures	2	TAL	02/27/14	Restroom fixtures are standard china type.
Domestic Water Distribution	2	TAL	02/27/14	All of the domestic water piping is copper.
HVAC				
Distribution Systems	2	TAL	02/27/14	The building is conditioned by several "VAV" air handling units with hot water pre-heat coils, VAV control boxes and "DX" evaporator coils.
Controls and Instrumentation	2	TAL	02/27/14	Control system is a modern "DDC" type.
Fire Protection				
Fire Protection Sprinkler Systems	2	TAL	02/27/14	The building has a complete fire sprinkler system.
Electrical				
Electrical Service and Distribution	2	TAL	02/27/14	Main electrical service consist of an 800amp, 277/480volt distribution panel with main service breaker, 277/480volt system provides power for lighting and mechanical equipment. 480volt system provides power for step down transformers for 120/208volt system
Lighting and Branch Wiring	2	TAL	02/27/14	Majority of the lighting is pendant mounted direct/indirect fluorescent fixtures with T - 8 lamps. Branch circuit wiring is copper conductors in MC cable system. Exterior lighting is post top walkway lighting.
Communication and Security Systems	2	TAL	02/27/14	Communication systems consist of an integrated system with telephone, paging clock/program with 2 - way communications from classrooms. Main control panel is located in office of main building. Security system cameras are located thru-out the corridor system. Fire alarm system is an extension of main system located in Bldg 1.
Special Electrical Systems	3	TAL	02/27/14	Emergency exit and egress lighting system is an extension of the emergency generator and ATS system in the gym building.

Facility Summary

Seattle School District Cleveland Gym Building

Facility Size - Gross	41,092	Construction Type	Medium
Year Of Original Construction	2007	Year Of Last Renovation	n/a
Facility Use Type	High School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	2.0		
Foundations			
Standard Foundations	2	LKS	02/27/14 Reinforced concrete strip and spread footings, concrete retaining wall.
Slab On Grade	2	LKS	02/27/14 Concrete slab on grade.
B Shell	2.0		
Superstructure			
Floor Construction	2	LKS	02/27/14 Slab on grade, steel beams, concrete over metal deck.
Roof Construction	2	LKS	02/27/14 Long span steel trusses, bar joists, steel beams and metal deck.
Exterior Closure			
Exterior Walls	2	LKS	02/27/14 Steel columns, light gauge metal studs, CMU veneer brick veneer and pre-finished metal panels.
Exterior Windows	2	LKS	02/27/14 Aluminum curtain wall exterior glazing system and aluminum windows.
Exterior Doors	2	LKS	02/27/14 Aluminum entrance doors in aluminum curtain wall. Painted hollow metal doors in painted hollow metal frames.
Roofing			
Roof Coverings	2	LKS	02/27/14 Single ply roof membrane.
Roof Openings	2	LKS	02/27/14 Painted metal roof hatches.
Projections	2	LKS	02/27/14 Exposed painted metal trusses.

Facility Summary

Seattle School District Cleveland Gym Building

C Interiors

2.3

Interior Construction

Fixed and Moveable Partitions	2	LKS	02/27/14	Light gauge metal studs and GWB partitions. Divider curtain in gymnasium.
Interior Doors	2	LKS	02/27/14	Interior doors are wood veneer and painted hollow metal in painted hollow metal frames.
Specialties	2	LKS	02/27/14	Metal lockers in locker rooms.

Staircases

Stair Construction	2	LKS	02/27/14	Painted steel stair structure with concrete filled pan and pre-cast concrete treads.
Stair Finishes	2	LKS	02/27/14	Sealed concrete and pre-cast concrete with perforated painted steel risers.

Interior Finishes

Wall Finishes	3	LKS	02/27/14	Painted GWB and perforated laminate panels.
Floor Finishes	3	LKS	02/27/14	Linoleum sheet flooring, sealed concrete in service areas, ceramic tile in toilet rooms, rubber tile floor in weight room, and wood athletic floor in gym.
Ceiling Finishes	2	LKS	02/27/14	Painted exposed steel structure, painted gypsum wallboard hard lids, and suspended washable acoustical tile in kitchen.

Facility Summary

Seattle School District Cleveland Gym Building

D Services		2.0			
Vertical Transportation					
Elevators and Lifts	2	TAL	02/27/14	The building is served by a 2 - stop hydraulic elevator.	
Plumbing					
Plumbing Fixtures	2	TAL	02/27/14	Restroom fixtures are standard china type. Kitchen fixtures are all stainless steel. Locker room showers are wall mounted type.	
Domestic Water Distribution	2	TAL	02/27/14	All of the domestic water piping is copper.	
HVAC					
Distribution Systems	2	TAL	02/27/14	The building is conditioned by central 4 - pipe air handling units. Distribution ductwork is galvanized steel. Hydronic piping is copper.	
Controls and Instrumentation	2	TAL	02/27/14	Controls are modern "DDC" type.	
Fire Protection					
Fire Protection Sprinkler Systems	2	TAL	02/27/14	The building has a complete fire sprinkler system.	
Electrical					
Electrical Service and Distribution	2	TAL	02/27/14	Electrical service is a 2000amp, 277/480volt system with main ground fault interrupted main switch. 277/480volt system serves the lighting and power for the building and provides power to step down transformers for 120/208volt distribution system. 120/208 volt system provides power for convenience outlets and smaller motors. Conductors are copper and installed in both rigid metal conduit and MC cable.	
Lighting and Branch Wiring	2	TAL	02/27/14	Lighting system is mostly pendant high intensity discharge (HID) lighting with local controls. Some fluorescent lighting has been used in smaller spaces. Branch wiring consist mostly of copper conductors in MC cable.	
Communication and Security Systems	2	TAL	02/27/14	Fire alarm system is a Siemens system with detection throughout corridors and larger spaces. Fire alarm system has a fire command control at main entry. Intercommunication system consist of an integrated system for paging, clock/program, telephone with 2 - w	
Special Electrical Systems	3	TAL	02/27/14	Emergency exit and egress lighting is provided by an emergency generator set and an associated 600amp ATS. This system provide emergency power throughout the campus.	

Facility Summary

Seattle School District
Cleveland
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/ Date Done		Comments
G Sitework	2.0			
Site Improvements				
Roadways	2	LKS	02/27/14	Asphalt entrance drive with concrete curbs.
Parking	2	LKS	02/27/14	Asphalt parking lots with concrete curbs and wheel stops.
Pedestrian Paving	2	LKS	02/27/14	Asphalt and concrete walkways and ADA ramps with pipe rails. Concrete stairs with pipe rails.
Landscaping	2	LKS	02/27/14	Limited shrubs and trees
Site Electrical utilities				
Exterior Lighting	2	TAL	02/27/14	Pole lights in the parking lots.

Facility Summary

Seattle School District
Cleveland
Main Building

Facility Size - Gross	75,272	Construction Type	Medium
Year Of Original Construction	1927	Year Of Last Renovation	2007
Facility Use Type	High School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	3.0		
Foundations			
Standard Foundations	3	LKS	02/27/14 Reinforced concrete walls strip and spread footings.
Slab On Grade	3	LKS	02/27/14 Slab on grade.
Basements			
Basement Walls	3	LKS	02/27/14 Reinforced concrete walls, columns, strip and spread footings, concrete utility tunnels.
B Shell	2.0		
Superstructure			
Floor Construction	2	LKS	02/27/14 Concrete beams and slabs. Steel beams and metal deck infill with concrete topping.
Roof Construction	2	LKS	02/27/14 Concrete deck with concrete beams with heavy timber over frame. Steel structure at high bay spaces.
Exterior Closure			
Exterior Walls	2	LKS	02/27/14 Reinforced concrete walls with brick veneer. CMU veneer and light gauge metal framing at entries.
Exterior Windows	2	LKS	02/27/14 Aluminum windows.
Exterior Doors	2	LKS	02/27/14 Wood and aluminum doors in aluminum frames.
Roofing			
Roof Coverings	2	LKS	02/27/14 Single ply roof membrane. Hardi-board soffits at main entries. Internal roof drains.
Roof Openings	2	LKS	02/27/14 Skylights at third level.

Facility Summary

Seattle School District
Cleveland
Main Building

C Interiors

2.0

Interior Construction

Fixed and Moveable Partitions	2	LKS	02/27/14	Light gauge metal stud framing and GWB. Operable partitions in classrooms.
Interior Doors	2	LKS	02/27/14	Wood veneer doors in painted hollow metal frames.
Specialties	2	LKS	02/27/14	Metal lockers in corridors. Standard plastic laminate casework with chemsurf tops in science rooms.

Staircases

Stair Construction	2	LKS	02/27/14	Steel pan stairs.
Stair Finishes	2	LKS	02/27/14	Rubber treads with painted steel risers. Clear finish wood handrails and trim.

Interior Finishes

Wall Finishes	2	LKS	02/27/14	Painted GWB, wood veneer panels and tackable wall surfaces.
Floor Finishes	2	LKS	02/27/14	Linoleum sheet flooring, wood flooring and carpet.
Ceiling Finishes	2	LKS	02/27/14	Painted GWB soffits, GWB wrapped beams, glue-on acoustical tile and suspended acoustical tile.

Facility Summary

Seattle School District Cleveland Main Building

D Services		2.0			
Vertical Transportation					
Elevators and Lifts	2	TAL	02/27/14	The building is served by a 3 - stop hydraulic elevator.	
Plumbing					
Plumbing Fixtures	2	TAL	02/27/14	Restroom fixtures are standard china type. Classroom sinks are stainless steel except for the acid resistant science sinks.	
Domestic Water Distribution	2	TAL	02/27/14	All domestic water piping is copper.	
HVAC					
Heat Generating Systems	2	TAL	02/27/14	The entire complex is heated by two gas/oil fired hot water boilers.	
Cooling Generating Systems	2	TAL	02/27/14	The entire complex is cooled by a single air cooled water chiller.	
Distribution Systems	2	TAL	02/27/14	Distribution ductwork is galvanized steel. Hydronic piping is copper.	
Terminal and Package Units	2	TAL	02/27/14	Individual rooms and zones are conditioned by 4 - pipe fan coil units.	
Controls and Instrumentation	2	TAL	02/27/14	Control system is modern "DDC" type.	
Fire Protection					
Fire Protection Sprinkler Systems	2	TAL	02/27/14	The entire building is served by a fire sprinkler system.	
Electrical					
Electrical Service and Distribution	2	TAL	02/27/14	Electrical service consist of a 2000amp, 277/480v main switch board with main service switch. 277/480volt provide power for lighting and mechanical equipment. 480v-120/208volt step down transformers supply power for convenience outlets and smaller equipment. System conductors are copper in rigid metal conduit and MC cable.	
Lighting and Branch Wiring	2	TAL	02/27/14	Lighting in general consists of recessed and pendant fluorescent lighting with T - 8 lamps. Branch circuit wiring consists of copper conductors in MC cable. Exterior lighting is a combination of wall mounted building lights and pole mounted walkway lighting.	
Communication and Security Systems	2	TAL	02/27/14	Fire alarm system consists of a main control panel for campus buildings. Fire alarm system consists of smoke detection in corridor and classrooms along with horn/strobes throughout and pull stations at exits. Communications system includes an integrated telephone, clock/program, P.A. in corridors and 2-way communication to all classrooms. Security system includes corridor camera system.	
Special Electrical Systems	3	TAL	02/27/14	Emergency exit and egress lighting is served from an emergency generator set and ATS system in gym building.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Cleveland

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Building #2								
System: Roofing								
Total Cost: \$4,060								
Projections								
Brick		3	Brick end wall at east canopy is showing significant signs of efflorescence.	Flash top of end wall properly - clean and seal brick.	100.00	\$40.60	SF	\$4,060

Facility Summary

Seattle School District
Coe
Gym Building

Facility Size - Gross	15,115	Construction Type	Medium
Year Of Original Construction	2003	Year Of Last Renovation	n/a
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	2.0		
Foundations			
Standard Foundations	2	JWB 03/20/14	The foundation consists of conventional concrete spread and continuous footings with stem walls.
Slab On Grade	2	JWB 03/20/14	The slab is conventional concrete slab on grade.
B Shell	2.3		
Superstructure			
Floor Construction	2	JWB 03/20/14	The mechanical floor is concrete composite metal deck with steel bar joist.
Roof Construction	2	JWB 03/20/14	The roof structure consists of exposed metal deck roofing on steel bar joist. The walls are CMU shear walls. The exterior covered play area is attached to the building and consists of exposed metal deck, steel bar joist on steel beams and columns on mason
Exterior Closure			
Exterior Walls	3	JWB 03/20/14	Exterior walls are CMU veneer, painted cement board lap siding, pre-cast concrete cornice and painted metal plinth trim. Pre-cast concrete window sills. Paint is showing premature wear and discoloration. Some damaged areas are from previous water leaks.
Exterior Windows	2	JWB 03/20/14	Aluminum vertical slider windows.
Exterior Doors	2	JWB 03/20/14	Painted hollow metal frames and painted hollow metal doors.
Roofing			
Roof Coverings	3	JWB 03/20/14	Three-tab composition roof over metal roof structure with rigid insulation, internal roof drains and leaders.
Roof Openings	2	JWB 03/20/14	Roof hatches for access to roofs.
Projections	3	JWB 03/20/14	Parapets are CMU and CMU veneer on lower roofs. Metal canopy between main building and Gym with standing seam metal roof and painted steel structure. Exterior covered play with painted exposed steel structure.

Facility Summary

Seattle School District Coe Gym Building

C Interiors

2.1

Interior Construction

Fixed and Moveable Partitions	2	JWB	03/20/14	Interior fixed partitions are metal stud and gypsum wall board. Most painted GWB, railings painted metal. Operable partition between Gym and cafeteria vinyl covered - motorized. Structural interior walls painted CMU.
Interior Doors	2	JWB	03/20/14	Hollow metal doors and frames painted. Some doors with relites. All have compliant hardware. Stainless steel coiling doors at Kitchen.
Specialties	2	JWB	03/20/14	Restrooms have newer plastic partitions and accessories.

Interior Finishes

Wall Finishes	3	JWB	03/20/14	Painted GWB and painted CMU. GWB walls have damage and are in need of new paint. Ceramic tile in restrooms. Gym has wall padding
Floor Finishes	2	JWB	03/20/14	VCT flooring in Cafeteria and platform, wood floor in Gym. Ceramic tile in toilet rooms. Walk-off carpet at Gym entries. Quarry tile in Kitchen
Ceiling Finishes	2	JWB	03/20/14	Ceilings are exposed structural/perforated metal deck painted. ACT in corridors around stage, 2x4 ACT in Kitchen.

Facility Summary

Seattle School District Coe Gym Building

D Services		2.2			
Plumbing					
Plumbing Fixtures	2	DCS	03/20/14	Porcelain fixtures with chrome trim in good condition.	
Domestic Water Distribution	2	DCS	03/20/14	Approximately 2-inch city water service to riser room with RPBP and PRV from 85 down to 40 psig. Gas-fired PVI DHW tank-type heater at mechanical mezzanine above stage.	
Sanitary Waste	2	DCS	03/20/14	Assume cast iron DW&V with waste to city side sewer; no issues reported; tested fixtures flush & drain well.	
Rain Water Drainage	3	DCS	03/20/14	Hub less cast iron RD and ORD piping, with RD to storm and ORD to tongues above grade; several ORDs are flowing, indicating RD blockage, especially to north by trees (<\$5K). No drainage system at larger architectural cornice is creating stains on material below - see B-Series.	
HVAC					
Energy Supply	2	DCS	03/20/14	Natural gas from PSE rotary meter No. 1220615 with 5,000 cfh capacity at SE corner. Underground fuel oil storage tank to east in parking lot for dual-fuel boilers.	
Heat Generating Systems	3	DCS	03/20/14	Two (2) gas-fired Superior heating hot water boilers rated at 1.6 mmbtuh each, with Power Burner 2.0 mmbtu dual-fuel burners; the burners appear to exceed the rating of the boiler - ensure controls prevent over-firing (<\$5K). The central plant located in the Gym Bldg serves both the Gym and Main Bldgs. Two (2) small (1.5 hp) and two (2) large (est 10 hp) hot water pumps; all appear to be constant speed.	
Cooling Generating Systems	3	DCS	03/20/14	One (1) Trane air-cooled chiller in caged enclosure to east of east loading dock. Chiller has been retrofitted with what appears to be non-factory acoustic treatment around compressor rack area; restricting air-flow and access to compressors; additionally a traffic double guard-rail has been installed directly in front of the chiller cage, further restricting airflow and access. These modifications may be reducing chiller efficiency and/or shortening life - further investigation is suggested (<\$5K). Two (2) constant speed chilled water pumps in boiler room with difficult access; size not observed, but estimated at 15 hp. It appears chilled water only serves the Main Bldg, yet the chiller is on the far side of the Gym Bldg, further reducing system efficiency.	
Distribution Systems	2	DCS	03/20/14	The distribution ductwork is galvanized steel. Larger hydronic piping appears to be insulated & jacketed grooved iron pipe; smaller piping is copper tubing. Gym and cafeteria air handling units are Trane modular climate changer, with two-pipe heat & vent only; no cooling. All appears to be in good condition.	
Terminal and Package Units	2	DCS	03/20/14	Unit heaters in several locations, but apparently insufficient heat for staff in kitchen area, where electric space heaters are in use (<\$5K).	
Controls and Instrumentation	2	DCS	03/20/14	Controls are modern "DDC" type; Siemens "Apogee", plus District EMCS interface panel for remote control and monitoring.	
Special HVAC Systems and Equipment	2	DCS	03/20/14	Kitchen Type 1 and Type 2 hoods in fair to good condition, but Type 1 is not currently used for grease cooking. Kitchen cooler & freeze condensing units installed at mechanical mezzanine with little or no cooling; these units are better located outside or in a cool, well ventilated space (<\$5K).	

Facility Summary

Seattle School District

Coe

Gym Building

Fire Protection

Fire Protection Sprinkler Systems	2	DCS	03/20/14	The building has a complete fire protection sprinkler system with 6-inch service from City to one each four-inch wet and dry pipe risers; dry pipe is assumed to serve the covered play area.
Fire Protection Specialties	2	DCS	03/20/14	Chemical fire extinguishers in cabinets with current inspection tags where observed.
Special Fire Protection Systems	3	DCS	03/20/14	Chemical fire suppression at kitchen hood, but certification may not be current, as the kitchen is reportedly serving as a warming only kitchen.

Electrical

Electrical Service and Distribution	2	DCS	03/20/14	Service is 400A, 480V. All distribution equipment, including service panel, transformers, branch panel-boards are located in the northeast electrical room, all are Cutler Hammer.
Lighting and Branch Wiring	2	DCS	03/20/14	Gym and Commons light fixtures appear recently upgraded to 2x4 ft T5HO general and LED pendant for special events. Kitchen is acrylic lensed troffers, exterior soffits have fresnel lensed down-lights. The dimmer panels is Strand. The covered walk to Main Bldg has marine fixtures. Wiring and devices per code at time of construction, and in good condition.
Communication and Security Systems	2	DCS	03/20/14	A small MDF room is located adjacent to the kitchen, contains a rack with Cisco router, Siemens Apogee fire alarm panel and security panels. HID card readers located at exterior doors. Radionics security system with motion detection, including dual-technology sensors. Beam type smoke detectors in lunchroom and gym. Sports event score board and A/V system with wireless mics at stage.
Special Electrical Systems	2	DCS	03/20/14	Battery egress lights and exit signs in use throughout. Most egress light heads are turned-up, and should be re-aimed properly at the soonest opportunity (<\$5K).

E Equipment and Furnishings

2.0

Equipment

Fixed Furnishings and Equipment	2	JWB	03/20/14	Stainless warming kitchen equipment. Stage curtain, climbing wall and athletic equipment in Gym.
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Facility Summary

Seattle School District
Coe
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.1		
Site Improvements			
Parking	2	JWB 03/20/14	Asphalt parking with concrete curbs.
Pedestrian Paving	2	JWB 03/20/14	Concrete sidewalks. Concrete steps in some places, steel handrails.
Site Development	2	JWB 03/20/14	Chain link fencing. Play equipment, ornamental steel guard rails and fencing. AC paved play area in good condition.
Landscaping	3	JWB 03/20/14	Grass, shrubs and trees. Grass at front (west) side of school around the entry and Gym covered play is thin and bare, needs replacement.
Site Electrical utilities			
Exterior Lighting	2	DCS 03/20/14	About seven (7) new (2003) pole lamps; several entry fixtures with fluorescent lamps; marine fixtures under canopies; all in fair to good condition; with controls apparently working.

Facility Summary

Seattle School District
Coe
Main Building

Facility Size - Gross	52,895	Construction Type	Medium
Year Of Original Construction	2003	Year Of Last Renovation	n/a
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	2.0		
Foundations			
Standard Foundations	2	JWB 03/20/14	The foundation system consists of concrete conventional spread and continuous footings with concrete stem walls.
Slab On Grade	2	JWB 03/20/14	The slab is typical concrete slab on grade.
B Shell	2.0		
Superstructure			
Floor Construction	2	JWB 03/20/14	The floor structure consists of steel beams and girders with concrete composite metal deck. The mechanical attic consists of wood joists and beams with plywood sheathing.
Roof Construction	2	JWB 03/20/14	The roof structure consists of conventional wood framing joists with sheathing.
Exterior Closure			
Exterior Walls	2	JWB 03/20/14	Exterior walls are giant brick veneer, cementitious painted lap siding and painted wood trim.
Exterior Windows	2	JWB 03/20/14	Exterior windows are aluminum vertical slider type.
Exterior Doors	2	JWB 03/20/14	Exterior doors are painted hollow metal with painted hollow metal frames. Hardware is ADA compliant
Roofing			
Roof Coverings	2	JWB 03/20/14	Roofing is 3 - tab composition shingle with single ply membrane at low slope areas and internal gutters. Roof drains are internal.
Roof Openings	2	JWB 03/20/14	Roof hatch to access roofs and skylights at atrium space.
Projections	2	JWB 03/20/14	Cornice is built - up metal with cementitious painted trim. Metal canopy at south side is standing seam metal roof and painted steel structure.

Facility Summary

Seattle School District Coe Main Building

C Interiors

2.0

Interior Construction

Fixed and Moveable Partitions	2	JWB	03/20/14	Interior partitions are metal stud framed with GWB.
Interior Doors	2	JWB	03/20/14	Interior doors are wood veneer in painted hollow metal relite frames. All with compliant hardware.
Specialties	2	JWB	03/20/14	Visual display boards are whiteboards and fabric covered tack boards. Restrooms have newer accessories and plastic partitions.

Staircases

Stair Construction	2	JWB	03/20/14	Stairs are custom metal structure with pre-cast landings and treads. Risers are open metal grille.
Stair Finishes	2	JWB	03/20/14	Stair treads are unfinished pre-cast concrete. Handrails and balustrades are painted metal with finishes wood cap rail.

Interior Finishes

Wall Finishes	2	JWB	03/20/14	Interior finishes are painted GWB, wood veneer in shared instructional area and classroom. Internal atrium/core area columns covered with painted metal trim. Student Restrooms have ceramic tile.
Floor Finishes	2	JWB	03/20/14	Floor finishes are mostly VCT in main circulation areas and in wet areas of classrooms. Remaining area of classrooms are carpet, toilet rooms are quarry tile. Library and office areas are carpet.
Ceiling Finishes	2	JWB	03/20/14	Ceilings finishes are painted GWB and 4x4 spline type ACT suspended ceiling tile.

Facility Summary

Seattle School District Coe Main Building

D Services		2.0			
Vertical Transportation					
Elevators and Lifts	2	DCS	03/20/14	The building is served by one (1) Kone three-stop hydraulic elevator, with EMR on third floor, including 15 hp motor. Cab is by Dover, rated at 2,100 lb.	
Plumbing					
Plumbing Fixtures	2	DCS	03/20/14	Most flushing and lavatory fixtures are standard porcelain type with chrome trim. Classroom sinks are stainless steel. Drinking fountains are also stainless steel, but most or none are ADA compliant (dual height).	
Domestic Water Distribution	2	DCS	03/20/14	Domestic water pipe is all copper; service appears to be approximately 2.5 to 3-inch, from City. DHW heater is gas-fired tank-type at mechanical attic - PVI 600 mbh, 225 gal with recirc pump.	
Sanitary Waste	2	DCS	03/20/14	Observed portions of DW&V are cast iron, with no reported issues; tested fixtures flush and drain well. Signs of automatic trap primers for floor drains.	
Rain Water Drainage	2	DCS	03/20/14	Standing seam metal room sheet flows to flat roof which includes RDs & ORDs per code, with no issues reported or observed; other than need for periodic cleaning.	
HVAC					
Energy Supply	2	DCS	03/20/14	Heating hot water and chilled water from central plant at Gym Bldg, underground, up vertical pipe chase to mechanical 4th floor penthouse/attic.	
Cooling Generating Systems	2	DCS	03/20/14	Chilled water from central plant at Gym Bldg. One (1) rooftop condensing unit serving ductless split Friedrich cooling unit in the MDF below.	
Distribution Systems	2	DCS	03/20/14	Distribution ductwork is galvanized; with extensive overhead linear slot diffuser supply and low wall return grills. Hydronic water piping is copper. Dis-similar metals at connections to AHUs are causing pre-mature corrosion and leakage at some units; signs	
Terminal and Package Units	2	DCS	03/20/14	Classrooms are conditioned by Trane four-pipe fan coil units located in the attic, on curbed concrete decks with floor drains; condensate drain points of connection are not vented (<\$5K).	
Controls and Instrumentation	2	DCS	03/20/14	Modern "DDC" control system; Siemens "Apogee".	
Special HVAC Systems and Equipment	2	DCS	03/20/14	Kiln room exhaust to outside.	
Fire Protection					
Fire Protection Sprinkler Systems	2	DCS	03/20/14	The building is protected by a complete fire sprinkler system; FDC at east first floor entry.	
Fire Protection Specialties	2	DCS	03/20/14	Chemical fire extinguishers in cabinets. AEDs in corridors.	
Special Fire Protection Systems	2	DCS	03/20/14	Special auto-closing fire doors from third floor corridor to central atrium space; assume closure initiated by fire alarm system.	

Facility Summary

Seattle School District

Coe

Main Building

Electrical

Electrical Service and Distribution	2	DCS	03/20/14	The service is from SCL vault in parking lot east of central plant to meter No. 732026 at 480V/3-phase to main switchboard with 2000A capacity; 480V to 208V transformers in several locations. Equipment is typically Cutler Hammer. Power quality monitoring at main switchboard; TVSS at selected distribution panels. There is vertical distribution to a closet on each floor.
Lighting and Branch Wiring	2	DCS	03/20/14	Lighting is direct/indirect linear pendant in classroom with T8 lamps with separate occupancy sensors; plus special fixtures. Corridors are a mixture of direct/indirect, down-lights and indirect lighting. Lamps are T-5, T-8 and CFL. Branch wiring is EMTconduit, devices are typically 20A. Several up-lights for atrium skylight have failed lamps, which may be difficult to replace, but there are special access panels (<\$5K).
Communication and Security Systems	2	DCS	03/20/14	CAT 5E data cabling distributed from attic MDF. The clock/bell system is Electrocom, with digital clocks. Fire alarm is addressable Edwards EST. Corridors motion detection including dual-technology sensors with Radionics control panel. HID card key access control at doors to Gym Bldg. Wi-Fi added to corridor/flex teaching space, reportedly operates in some or most classrooms. Wireless sound reinforcement in most classrooms. CATV with older CRT TVs in many classrooms.
Special Electrical Systems	2	DCS	03/20/14	Battery exit signs and battery packs in selected fixtures for egress lighting.

E Equipment and Furnishings

2.0

Equipment

Fixed Furnishings and Equipment	2	JWB	03/20/14	Fixed furnishings are plywood wood veneer cubbies and benches, casework is plastic laminate cabinets and counter tops. Window blinds.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Coe

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Gym Building System: Exterior Closure								
Total Cost: \$35,100								
Exterior Walls								
Exterior Paint		2	Exterior paint at wall areas, cornice and trim is faded, peeling and worn from previous water leaks.	Prep and repaint exterior walls where painted surfaces occur	15,000.00	\$2.34	SF	\$35,100
Facility: Gym Building System: Roofing								
Total Cost: \$16,795								
Projections								
Decorative metal at covered play area.		4	Decorative metal at covered play area is rusting paint is failing.	Prep and re-paint decorative metal and structure as required.	165.00	\$101.79	LF	\$16,795
Facility: Gym Building System: Interior Finishes								
Total Cost: \$11,700								
Wall Finishes								
Wall Paint		4	Some areas are in need of paint or touch up paint, GWB walls around stage and adjacent to kitchen	Prep, repair as necessary and repaint interior GWB walls.	5,000.00	\$2.34	SF	\$11,700
Facility: Infrastructure System: Site Improvements								
Total Cost: \$7,920								
Landscaping								
Grass		3	Grass at front to campus and to the north has bare spots.	Strip existing grass, till area, and reseed, including grading and topsoil addition as necessary.	4,500.00	\$1.76	SF	\$7,920
Facility: Main Building System: HVAC								
Total Cost: \$8,775								
Distribution Systems								
AHU piping hook-ups		5	Dis-similar metals at hook-ups are prematurely corroded; and some have failed and leaked.	Evaluate hook-up corrosion and replace corroding materials before failure.	30.00	\$292.50	ea	\$8,775

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Facility Summary

Seattle School District Columbia Annex East Building

Facility Size - Gross	3,581	Construction Type	Light
Year Of Original Construction	1943	Year Of Last Renovation	n/a
Facility Use Type	Office		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components	Scores	Surveyor/ Date Done	Comments	
Systems				
A Substructure	3.6			
Foundations				
Standard Foundations	4	LKS	03/10/14	Conventional concrete spread footings.
Slab On Grade	3	LKS	03/10/14	Conventional concrete floor slab.
Basements				
Basement Walls	3	LKS	03/10/14	Conventional reinforced concrete basement walls.
B Shell	4.1			
Superstructure				
Floor Construction	4	LKS	03/10/14	Wood framed 2x10 joists with sheathing which are supported by wood beams and posts.
Roof Construction	4	LKS	03/10/14	Wood framed 2x12 joists with sheathing which are supported by wood framed stud walls.
Exterior Closure				
Exterior Walls	4	LKS	03/10/14	Wood framed stud walls. Siding is wood lap siding.
Exterior Windows	5	LKS	03/10/14	Exterior windows are wood sash with single pane glazing. It is not energy efficient.
Exterior Doors	5	LKS	03/10/14	Exterior doors are original wood framed, wood doors with original hardware.
Roofing				
Roof Coverings	4	LKS	03/10/14	Roofing is silver coated membrane with painted metal flashings and painted wood fascia.
C Interiors	3.9			
Interior Construction				
Fixed and Moveable Partitions	3	LKS	03/10/14	Interior walls are wood stud with GWB surfacing.
Interior Doors	4	LKS	03/10/14	Interior doors are wood framed, wood doors with original hardware. They are not ADA compliant.
Interior Finishes				
Wall Finishes	4	LKS	03/10/14	Interior wall finishes are painted GWB.
Floor Finishes	5	LKS	03/10/14	Interior floor finishes are wood strip flooring.
Ceiling Finishes	4	LKS	03/10/14	Ceiling finishes are painted GWB.

Facility Summary

Seattle School District Columbia Annex East Building

D Services

2.7

Plumbing

Plumbing Fixtures	3	TAL	03/10/14	Fixtures are older china type.
Domestic Water Distribution	4	TAL	03/10/14	Water pipe is old galvanized pipe.

HVAC

Terminal and Package Units	4	TAL	03/10/14	The building is heated by an ancient oil fired furnace.
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Electrical

Electrical Service and Distribution	2	TAL	03/10/14	The service is overhead, 225A @ 240V, and is in very good condition.
Lighting and Branch Wiring	2	TAL	03/10/14	Lighting is 1x4 fluorescent, in very good condition. Outlets recently upgraded.
Communication and Security Systems	3	TAL	03/10/14	Fire alarm is in fair condition, voice/data is recently upgraded.

Facility Summary

Seattle School District
Columbia Annex
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/ Date Done	Comments	
G Sitework	3.9			
Site Improvements				
Parking	4	LKS	03/10/14	Asphalt paving - no curbs or wheel stops to prevent vehicles from running into fence or building.
Pedestrian Paving	5	LKS	03/10/14	Concrete and asphalt walkways with concrete steps.
Site Development	4	LKS	03/10/14	Concrete, and stacked concrete pieces for retaining walls, chain link fencing and gates, wood ADA ramp.
Landscaping	3	LKS	03/10/14	Minimal landscaping with grass, shrubs and trees.
Site Electrical utilities				
Exterior Lighting	3	TAL	03/10/14	Exterior soffit lights and building mounted flood lights are in good condition.

Facility Summary

Seattle School District Columbia Annex West Building

Facility Size - Gross	4,067	Construction Type	Light
Year Of Original Construction	1943	Year Of Last Renovation	n/a
Facility Use Type	Office		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.6		
Foundations				
Standard Foundations	4	LKS	03/10/14	Conventional concrete spread footing.
Slab On Grade	3	LKS	03/10/14	Conventional concrete floor slab.
Basements				
Basement Walls	3	LKS	03/10/14	Conventional reinforced concrete basement walls.
B Shell		3.9		
Superstructure				
Floor Construction	4	LKS	03/10/14	Wood framed crawl space with 2x10 joists and sheathing, which are supported by wood posts.
Roof Construction	3	LKS	03/10/14	Wood framed 2x10 joists with sheathing, which are supported by wood framed bearing walls.
Exterior Closure				
Exterior Walls	4	LKS	03/10/14	Wood framed stud walls. Siding is painted wood siding.
Exterior Windows	5	LKS	03/10/14	Exterior windows are wood sash with single pane glazing. They are not energy efficient.
Exterior Doors	5	LKS	03/10/14	Exterior doors are wood framed, wood doors with original hardware. They are not ADA compliant and do not have panic hardware.
Roofing				
Roof Coverings	4	LKS	03/10/14	Roof covering is silver coated membrane with Kynar coated metal flashing and painted wood fascia.
C Interiors		3.7		
Interior Construction				
Fixed and Moveable Partitions	3	LKS	03/10/14	Interior walls are wood stud with GWB surfacing.
Interior Doors	4	LKS	03/10/14	Interior doors are wood framed, wood doors with original door hardware. They are not ADA compliant.
Interior Finishes				
Wall Finishes	4	LKS	03/10/14	Interior wall finishes are painted GWB.
Floor Finishes	4	LKS	03/10/14	Interior floors are wood.
Ceiling Finishes	4	LKS	03/10/14	Ceilings are hard lid.

Facility Summary

Seattle School District Columbia Annex West Building

D Services

2.6

Plumbing

Plumbing Fixtures 2 TAL 03/10/14 Fairly modern China type restroom fixtures.

Domestic Water Distribution 4 TAL 03/10/14 Domestic water pipe is old galvanized type.

HVAC

Terminal and Package Units 2 TAL 03/10/14 The building is heated by a single gas fired Reznor brand furnace.

Controls and Instrumentation 2 TAL 03/10/14 Single electronic thermostat.

Electrical

Electrical Service and Distribution 2 TAL 03/10/14 The service is overhead, 225A, 240V. Service panel and a second branch panel appear to be 2001 tech upgrade vintage, and are in very good condition.

Lighting and Branch Wiring 2 TAL 03/10/14 Lighting is district standard 1x4 fluorescent wraparound in good condition. Branch circuiting and devices were upgraded as part of the tech upgrade, and are in good condition.

Communication and Security Systems 3 TAL 03/10/14 Voice/data system was upgraded as part of the tech upgrade. Security system is in fair condition. Fire alarm is in fair condition. Clock/bell system is old but functional.

Special Electrical Systems 5 TAL 03/10/14 Exit signs are not working, no egress lighting was seen.

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Columbia Annex

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: East Building System: Exterior ClosureTotal Cost: \$44,660								
Exterior Windows								
Exterior windows		2	Exterior windows do not function properly. They are original. They are not energy efficient.	Remove windows and replace with modern double pane metal window system.	450.00	\$69.60	SF	\$31,320
Exterior Doors								
Exterior doors		2	Exterior doors are original and are in poor condition. They do not function properly. They need modern ADA compliant/panic hardware.	Remove doors and replace with modern hollow metal framed, hollow metal doors with modern ADA compliant/panic hardware.	5.00	\$2,668.00	EA	\$13,340
Facility: East Building System: RoofingTotal Cost: \$32,480								
Roof Coverings								
Roof coverings		2	Roofing is silver coated membrane with cracks. It has been patched at seams and is in poor condition.	Remove roofing and replace with rolled granular roofing.	3,500.00	\$9.28	SF	\$32,480
Facility: East Building System: Interior ConstructionTotal Cost: \$25,056								
Interior Doors								
Interior doors		2	Interior doors are original wood doors. They are in poor condition. They are not ADA compliant.	Remove interior doors and replace with modern hollow metal framed, solid core wood doors with ADA compliant hardware.	12.00	\$2,088.00	EA	\$25,056
Facility: East Building System: Interior FinishesTotal Cost: \$28,420								
Floor Finishes								
Floor finishes		2	Wood flooring is stained, cupped, has lost "filling" and is in need of refinishing.	Sand, fill and refinish wood flooring.	3,500.00	\$8.12	SF	\$28,420

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Columbia Annex

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: East Building System: Plumbing								
Total Cost: \$6,264								
Domestic Water Distribution								
Galvanized pipe		2	Pipe is original 1943 galvanized and past it's expected life span.	Install new copper piping.	9.00	\$696.00	EA	\$6,264
Facility: East Building System: HVAC								
Total Cost: \$40,600								
Terminal and Package Units								
Oil furnace		1	Original 1943 oil fired furnace is way past it's expected life span.	Install a new gas fired furnace and new duct distribution system.	1.00	\$40,600.00	SYS	\$40,600
Facility: Infrastructure System: Site Improvements								
Total Cost: \$88,247								
Parking								
Wheel stops		0	No wheel stops exist to prevent vehicles from damaging fence and building.	Install concrete wheel stops.	25.00	\$87.00	EA	\$2,175
Asphalt		2	Asphalt is badly cracked, spalled, and has potholes. Several settlement areas exist, indicating subgrade failure. Striping is mostly non-existent.	Remove and replace asphalt, including subgrade repair and striping.	9,600.00	\$5.22	SF	\$50,112
Pedestrian Paving								
Concrete		0	Concrete walks are badly damaged with cracks and spalling. Asphalt walks are completely deteriorated and should be replaced with concrete.	Remove and replace all walks with new concrete walks.	1,000.00	\$6.96	SF	\$6,960
Steps		0	Concrete steps are cracked and settled with some exposed rebar.	Remove and reconstruct concrete steps, including handrails.	1.00	\$11,600.00	LS	\$11,600
Site Development								
Fencing		2	Fencing on West side is temporary construction fencing.	Replace temporary fencing with permanent chain link fencing.	100.00	\$34.80	LF	\$3,480
Wood ADA ramp		2	Ramp is wood construction and surface is very slippery and hazardous.	Replace wood ramp with concrete ramps.	1.00	\$9,280.00	LS	\$9,280
Retaining wall		2	Retaining wall consists of stacked concrete sidewalk pieces with some gaps in stacks.	Replace wall with cast in place concrete wall.	40.00	\$116.00	LF	\$4,640

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Columbia Annex

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: West Building System: Exterior Closure								
Total Cost: \$53,476								
Exterior Windows								
Exterior windows		2	Exterior windows are original wood windows in poor condition. They do not open properly. They are not energy efficient.	Remove wood windows and replace with modern double pane glazed metal window system.	500.00	\$69.60	SF	\$34,800
Exterior Doors								
Exterior doors		2	Exterior doors are not ADA compliant. They do not have panic hardware and are in poor condition.	Remove wood doors and replace with modern hollow metal framed, hollow metal doors and ADA compliant panic hardware.	7.00	\$2,668.00	EA	\$18,676
Facility: West Building System: Roofing								
Total Cost: \$37,120								
Roof Coverings								
Roof covering		4	Roof covering is cracked and has had asphaltic patch work done at seams.	Remove roofing and replace with rolled granular roofing.	4,000.00	\$9.28	SF	\$37,120
Facility: West Building System: Interior Construction								
Total Cost: \$25,056								
Interior Doors								
Interior doors		2	Interior doors are original and in poor condition. They are not ADA compliant.	Remove wood doors and install hollow metal frames, solid core wood doors and modern ADA compliant hardware.	12.00	\$2,088.00	EA	\$25,056
Facility: West Building System: Interior Finishes								
Total Cost: \$32,480								
Floor Finishes								
Floor finishes		2	Wood floors are stained, cupped, have lost portions of their "filling" and are in need of a refinish.	Sand, fill and refinish wood floors.	4,000.00	\$8.12	SF	\$32,480

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Columbia Annex

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: West Building System: Plumbing Total Cost: \$4,872								
Domestic Water Distribution								
Galvanized pipe		2	The 1943 vintage galvanized pipe is past it's expected life span.	Replace with new copper pipe	7.00	\$696.00	EA	\$4,872
Facility: West Building System: Electrical Total Cost: \$2,320								
Special Electrical Systems								
Exit/egress lighting		0	Exit signs not functional, no egress lighting.	Add combo type exit/egress fixtures.	5.00	\$464.00	EA	\$2,320

Facility Summary

Seattle School District
Columbia
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/ Date Done	Comments	
G Sitework	3.6			
Site Improvements				
Pedestrian Paving	3	LKS	02/24/14	Mostly concrete walls on-site. Perimeter sidewalks are concrete. Concrete steps with pipe railings.
Site Development	4	LKS	02/24/14	Chain link fencing, concrete retaining walls, play structures surrounded, by wood chips and concrete curbing, asphalt play areas.
Landscaping	2	LKS	02/24/14	Grass, shrubs and trees.
Site Electrical utilities				
Exterior Lighting	3	TAL	02/24/14	Exterior lighting is minimal and includes building mounted HID and roof mounted floods. Covered play area has HPS surface mount fixtures, in very good condition.

Facility Summary

Seattle School District Columbia Main Building

Facility Size - Gross	34,581	Construction Type	Medium
Year Of Original Construction	1922	Year Of Last Renovation	2011
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components	Scores	Surveyor/ Date Done	Comments	
Systems				
A Substructure	3.0			
Foundations				
Standard Foundations	3	LKS	02/24/14	Concrete spread footing foundation.
Slab On Grade	3	LKS	02/24/14	Concrete slab on grade.
Basements				
Basement Walls	3	LKS	02/24/14	Concrete retaining walls at boiler room.
B Shell	3.0			
Superstructure				
Floor Construction	3	LKS	02/24/14	Mixture of concrete columns, concrete beams, and concrete floor diaphragm and timber columns, timber beams, timber joists, and a wood sheathed diaphragm. Interior bearing walls are timber stud construction.
Roof Construction	3	LKS	02/24/14	Timber beams, joists, and bearing walls with a wood sheathed diaphragm.
Exterior Closure				
Exterior Walls	3	LKS	02/24/14	Concrete bearing walls with cementitious plaster (stucco) finish.
Exterior Windows	4	LKS	02/24/14	Exterior windows are double pane insulated by office and single pane with storm coverings in most areas. These windows are not energy efficient.
Exterior Doors	4	LKS	02/24/14	Exterior doors are original wood framed, wood door with original hardware.
Roofing				
Roof Coverings	2	LKS	02/24/14	Roof covering is rolled granular type. Flashings are Kynar type metal coated flashings.
Roof Openings	3	LKS	02/24/14	Some old translucent fiberglass aluminum (Kalwall type) and newer frosted glass aluminum skylights.

Facility Summary

Seattle School District Columbia Main Building

C Interiors		3.0			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	02/24/14	Interior walls are wood stud with lath and plaster surface.	
Interior Doors	3	LKS	02/24/14	Interior doors are wood framed, wood doors with original hardware. They are not ADA compliant.	
Specialties	2	LKS	02/24/14	Toilet partitions	
Interior Finishes					
Wall Finishes	3	LKS	02/24/14	Wall finishes are either painted concrete or painted lath and plaster.	
Floor Finishes	3	LKS	02/24/14	Floor finishes are VAT at offices, sheet vinyl in Cafeteria, VCT in halls, wood in classrooms and Gym and concrete in utility areas.	
Ceiling Finishes	4	LKS	02/24/14	Ceilings are 12" acoustic tile throughout building except 2x4 suspended acoustic tile in Cafeteria and hard lid (lath and plaster) at entry and halls. Lath and plaster in halls are starting to crack in some areas.	
D Services		3.2			
Plumbing					
Plumbing Fixtures	3	TAL	02/24/14	Water closets are newer china type. Urinals are older floor mount china type.	
Domestic Water Distribution	4	TAL	02/24/14	The domestic water piping is very old galvanized pipe.	
HVAC					
Heat Generating Systems	2	TAL	02/24/14	The building is heated by a single gas fired steam boiler installed in 2005.	
Distribution Systems	4	TAL	02/24/14	Steam is distributed to the cast iron radiators in steel pipes.	
Terminal and Package Units	4	TAL	02/24/14	The rooms are heated by cast iron radiators.	
Controls and Instrumentation	4	TAL	02/24/14	Controls are the antiquated pneumatic type.	
Fire Protection					
Fire Protection Sprinkler Systems	5	TAL	02/24/14	There is no fire sprinkler system in this building.	
Electrical					
Electrical Service and Distribution	3	TAL	02/24/14	The service is 1000A @ 208V, yielding 11.1 watts per square foot. The service was installed in 2001, and is in very good condition. Branch panels in the corridors are older and in poor condition.	
Lighting and Branch Wiring	3	TAL	02/24/14	Lighting is typically 1x4 fluorescent wraparounds, in fair condition. Branch wiring was upgraded in 2001 with the technology upgrade, but some circuits and devices are old and past useful life.	
Communication and Security Systems	4	TAL	02/24/14	Security and voice/data systems have been upgraded and are in fair condition. Clock/bell head end is newer, but clocks are very old and past their useful life. PA/intercom system is old and past useful life.	
Special Electrical Systems	4	TAL	02/24/14	Egress lighting is bugeyes, battery backed, in poor condition. Exit signs are old LED type, and are past their useful life.	
E Equipment and Furnishings		4.0			
Equipment					
Fixed Furnishings and Equipment	4	TAL	02/24/14	Casework is original wood casework.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Columbia

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements Total Cost: \$90,480								
Pedestrian Paving								
Concrete		5	Concrete walk at East end of building is cracked. Perimeter sidewalks on South and West side of site is cracked with displaced panels and is extremely slippery due to exposed aggregate.	Remove and replace perimeter sidewalks and damaged on-site sidewalks.	4,000.00	\$6.96	SF	\$27,840
Site Development								
Asphalt		1	Asphalt North of school is badly spalled with potholes.	Remove and replace asphalt at patched areas on North side of building.	10,000.00	\$5.22	SF	\$52,200
Chain link fencing		3	Much of the chain link fencing is badly rusted with bent and/or broken posts and rails.	Remove and replace chain link fencing.	300.00	\$34.80	LF	\$10,440
Facility: Main Building System: Exterior Closure Total Cost: \$208,800								
Exterior Windows								
Exterior windows		3	Exterior windows with single pane glazing and storm upgrade are not energy efficient.	Remove exterior windows and replace with modern double pane metal window system.	3,000.00	\$69.60	SF	\$208,800
Facility: Main Building System: Interior Finishes Total Cost: \$19,488								
Floor Finishes								
Floor finishes		1	Wood floors in Gym and Stage are beginning to cup and lose filling between planks.	Sand and fill existing floor and refinish. Then repaint sport striping at Gym.	2,400.00	\$8.12	SF	\$19,488
Facility: Main Building System: Plumbing Total Cost: \$134,270								
Plumbing Fixtures								
Urinals		1	The urinals are very old, stained and cracked.	Install new urinals.	8.00	\$4,060.00	EA	\$32,480
Domestic Water Distribution								
Galvanized pipe		1	Water piping is very old galvanized pipe that is past it's expected life span.	Install a new copper pipe water distribution system.	1,500.00	\$67.86	LF	\$101,790

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Columbia

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: HVAC Total Cost: \$800,400								
Terminal and Package Units								
Radiators		1	With the exception of the new boiler, the heating system is mostly 1922 vintage and at the end of it's life span.	Install a modern HVAC system.	30,000.00	\$26.68	SF	\$800,400
Facility: Main Building System: Fire Protection Total Cost: \$203,000								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There is no fire sprinkler system in this building.	Install a complete fire protection sprinkler system.	35,000.00	\$5.80	SF	\$203,000
Facility: Main Building System: Electrical Total Cost: \$229,907								
Electrical Service and Distribution								
Branch panel boards		1	Corridor panels in poor condition.	Replace corridor panels and feeders.	4.00	\$7,540.00	EA	\$30,160
Lighting and Branch Wiring								
Branch wiring and devices		1	Branch wiring and devices are old and past useful life.	Replace branch wiring except tech upgrade wiring.	32,332.00	\$3.48	SF	\$112,515
Communication and Security Systems								
PA/Intercom system		1	PA/Intercom is old, past useful life.	Provide new PA/Intercom system.	1.00	\$46,400.00	LS	\$46,400
Clocks		1	Clock head end is newer, but clocks are very old.	Replace clocks	1.00	\$18,560.00	LS	\$18,560
Special Electrical Systems								
Egress Lighting		1	Egress and exit lights are in poor condition.	Install new egress and exit lights	32,000.00	\$0.70	SF	\$22,272
Facility: Main Building System: Equipment Total Cost: \$156,600								
Fixed Furnishings and Equipment								
Casework		2	Casework is 1922 original and is in poor condition. It is "dinged" and hardware does not function properly.	Remove existing casework and replace with new modern plastic laminate casework.	450.00	\$348.00	LF	\$156,600

Facility Summary

Seattle School District
Concord
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.6		
Site Improvements			
Roadways	2	LKS 02/18/14	Asphalt service drive with concrete curbs. Concrete slab at loading dock.
Parking	2	LKS 02/18/14	Asphalt surface with concrete curbs and wheel stops.
Pedestrian Paving	2	LKS 02/18/14	Concrete walkways on-site and concrete perimeter sidewalks. Concrete exterior steps with pipe handrails.
Site Development	3	LKS 02/18/14	Chain link and ornamental metal fencing, concrete retaining walls, concrete planter walls, asphalt play areas, and grass field, play equipment surrounded by wood chips and concrete curbing, metal benches.
Landscaping	3	LKS 02/18/14	Grass, shrubs and trees.
Site Electrical utilities			
Exterior Lighting	2	TAL 02/18/14	Exterior lighting is pole - mounted shoebox fixtures and building mounted sconces, all in very good condition.

Facility Summary

Seattle School District
Concord
Main Building

Facility Size - Gross	64,493	Construction Type	Medium
Year Of Original Construction	1913	Year Of Last Renovation	2001
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done		Comments
Systems					
A Substructure		2.0			
Foundations					
Standard Foundations		2	LKS	02/18/14	Concrete strip and spread footing foundation.
Slab On Grade		2	LKS	02/18/14	Concrete slab on grade.
B Shell		3.0			
Superstructure					
Floor Construction		3	LKS	02/18/14	Masonry walls with shot Crete reinforcement, and steel beams and columns encased in concrete with a concrete floor diaphragm. At 1915 portion of structure steel beams, and columns with metal deck, and concrete topping, and CMU bearing walls at addition.
Roof Construction		3	LKS	02/18/14	Timber trusses, posts, beams, and a wood sheathed diaphragm at 1914 building. Steel beams, columns, and bar joists with a metal deck diaphragm and CMU bearing walls at 2000 addition.
Exterior Closure					
Exterior Walls		3	LKS	02/18/14	Masonry walls with shotcrete at 1914 building. CMU and light gauge walls and brick veneer at 2000 addition.
Exterior Windows		3	LKS	02/18/14	Exterior windows are double pane wood windows with integral blinds throughout building.
Exterior Doors		3	LKS	02/18/14	Exterior doors are hollow metal framed, hollow metal doors with modern panic hardware. Entry doors are aluminum doors and frames
Roofing					
Roof Coverings		3	LKS	02/18/14	Roofing is 3 - tab at original building, standing seam metal pan at new building pitched root areas and membrane at new building flat areas.

Facility Summary

Seattle School District Concord Main Building

C Interiors

3.0

Interior Construction

Fixed and Moveable Partitions	3	LKS	02/18/14	Interior walls are metal stud and CMU at newer areas and wood stud and masonry at old areas. The Gym/Cafeteria and Stage have operable walls.
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Interior Doors	3	LKS	02/18/14	Interior doors are hollow metal framed, solid core wood doors with modern ADA compliant hardware. Rated doors at stair enclosures are HM doors and frames. There are roll up rated doors on one of the stair enclosures.
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Staircases

Stair Construction	3	LKS	02/18/14	Stair systems are metal pan with concrete treads at new areas and cast-in-place concrete at original building.
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Stair Finishes	3	LKS	02/18/14	Stair finishes are radial rubber treads. Rails are metal.
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Interior Finishes

Wall Finishes	3	LKS	02/18/14	Interior wall finishes are painted GWB and CMU at new areas. Older areas have painted plaster and exposed brick. The Cafeteria/Gym room have sound boards at upper wall areas.
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Floor Finishes	3	LKS	02/18/14	Flooring is VCT at halls, Cafeteria and classroom wet areas, carpet at Library, offices and dry classroom areas, quarry tile at Kitchen, wood at Gym and concrete in utility areas.
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Ceiling Finishes	3	LKS	02/18/14	Most areas have 2x4 suspended acoustic tile ceilings. The Gym/Cafeteria are to structure.
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Facility Summary

Seattle School District Concord Main Building

D Services		2.0			
Vertical Transportation					
Elevators and Lifts	2	TAL	02/18/14	The building is served by a 4 - stop hydraulic elevator.	
Plumbing					
Plumbing Fixtures	2	TAL	02/18/14	Restroom fixtures are modern china type. Classroom sinks and drinking fountains are stainless steel.	
Domestic Water Distribution	2	TAL	02/18/14	All of the domestic water piping is copper.	
HVAC					
Heat Generating Systems	2	TAL	02/18/14	The building is heated by two gas/oil fired hot water boilers.	
Cooling Generating Systems	2	TAL	02/18/14	The building is cooled by a single air cooled water chiller.	
Distribution Systems	2	TAL	02/18/14	Hot and cold water are distributed to the fan coil units in copper pipes. Conditioned air is distributed to the classrooms in sheet metal ducts.	
Terminal and Package Units	2	TAL	02/18/14	Individual rooms and zones are conditioned by 4 - pipe fan coil units.	
Controls and Instrumentation	2	TAL	02/18/14	Temperature controls are the modern "DDC" type.	
Fire Protection					
Fire Protection Sprinkler Systems	2	TAL	02/18/14	The building has a complete fire protection sprinkler system.	
Electrical					
Electrical Service and Distribution	2	TAL	02/18/14	The service is 1600A @ 480V, yielding 21.0 watts per sq. ft. The switchboard, transformers and branch panel boards are all in very good condition.	
Lighting and Branch Wiring	2	TAL	02/18/14	Lighting is typically 2x4 parabolic, in very good condition. No branch circuiting deficiencies were noted. Gym and lunchroom lighting is metal halide high bay.	
Communication and Security Systems	2	TAL	02/18/14	Clock/bell/PA system is Bogan. Voice/data system is new, with newer MDF and IDF's. Security system is corridor motion detectors with Radionics panel. All in very good condition.	
Special Electrical Systems	2	TAL	02/18/14	Exits and egress lights are battery - backed, type.	
E Equipment and Furnishings		3.0			
Equipment					
Fixed Furnishings and Equipment	3	TAL	02/18/14	Casework and Library shelving are modern plastic laminate type casework and shelving.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Concord

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
<div><div>Facility: Infrastructure</div><div>System: Site Improvements</div><div>Total Cost: \$7,372</div></div>								
Parking								
Asphalt Striping		0	Parking stall striping is barely visible	Paint parking stall stripes	1.00	\$2,500.00	LS	\$2,500
Pedestrian Paving								
Concrete		3	A few areas of perimeter sidewalks are cracked, broken, and have displaced panels. Soil erosion also occur at the south west corner of the parking lot spilling soil into sidewalk.	Remove and replace cracked and broken sections of perimeter sidewalks including sawcutting. A low concrete retaining wall may have to be constructed at the SW corner of the site to retain soil.	700.00	\$6.96	SF	\$4,872
<div><div>Facility: Main Building</div><div>System: Roofing</div><div>Total Cost: \$52,200</div></div>								
Roof Coverings								
3 - Tab roofing		3	3 - Tab roofing at original building roof is beginning to loose gravel and show edge curl.	Remove 3 - tab roofing and replace with new 3 - tab roofing.	9,000.00	\$5.80	SF	\$52,200

Facility Summary

Seattle School District
Cooper
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.9		
Site Improvements			
Parking	3	LKS 02/05/14	Asphalt parking lot with concrete curbs.
Pedestrian Paving	3	LKS 02/05/14	Sidewalks are concrete. Stained concrete sidewalk areas are stained with dirt.
Site Development	3	LKS 02/05/14	Chain link fence surrounds elevated parking lot.
Landscaping	3	LKS 02/05/14	Grass, shrubs and trees at parking islands. Tree and shrub roots are bare and in need of soil or bark. A few retaining wall blocks came off at the South round-about.
Site Electrical utilities			
Exterior Lighting	2	TAL 02/05/14	Parking lot lighting is newer HID style. Glass is starting to cloud. Lighting system is in good condition.

Facility Summary

Seattle School District
Cooper
Main Building

Facility Size - Gross	74,497	Construction Type	Medium
Year Of Original Construction	1999	Year Of Last Renovation	n/a
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	2.0		
Foundations			
Standard Foundations	2	LKS	02/05/14 The foundation system is conventional concrete spread and continuous footings with exterior concrete stem walls.
Slab On Grade	2	LKS	02/05/14 The slab is concrete slab on grade.
B Shell	2.0		
Superstructure			
Floor Construction	2	LKS	02/05/14 The floor framing consists of concrete composite metal deck supported by steel post and beams. Masonry wall construction at the gym and steel post and beam at the classrooms and administration spaces.
Roof Construction	2	LKS	02/05/14 The roof framing consists of metal decking supported by steel bar joists and wide flange beams.
Exterior Closure			
Exterior Walls	2	LKS	02/05/14 Exterior walls are CMU veneer and metal siding, exterior soffits are painted cementitious board.
Exterior Windows	2	LKS	02/05/14 Exterior windows are aluminum with integral blinds.
Exterior Doors	2	LKS	02/05/14 Exterior doors are painted hollow metal with painted hollow metal frames. Paints are fading away, and on the SE doors paint is peeling.
Roofing			
Roof Coverings	2	LKS	02/05/14 Standing seam metal roof.
Roof Openings	2	LKS	02/05/14 Translucent panel (Kalwall) skylight at school commons.
Projections	3	LKS	02/05/14 Metal and masonry covered walkway at main entry painted metal grilles.

Facility Summary

Seattle School District Cooper Main Building

C Interiors

2.4

Interior Construction

Fixed and Moveable Partitions	2	LKS	02/05/14	Fixed partitions are metal studs and GWB. Interior railways are painted steel.
Interior Doors	2	LKS	02/05/14	Interior doors are wood veneer in painted hollow metal frames. Fire/smoke main corridor doors are "Total Door" system painted metal.
Specialties	3	LKS	02/05/14	Visual display boards are markerboards. Some tack boards in areas.

Staircases

Stair Construction	2	LKS	02/05/14	Stairs are structural steel frame with pan deck stairs, concrete treads and landings.
Stair Finishes	2	LKS	02/05/14	Rubber treads, risers and landings.

Interior Finishes

Wall Finishes	2	LKS	02/05/14	Interior wall finishes are painted GWB in corridors and cafeteria. Classroom wall have vinyl wall covering on all walls. Touch up needed in some of the walls along the corridor.
Floor Finishes	3	LKS	02/05/14	Floor finishes are VCT in corridors, carpet/VCT in classrooms. VCT in cafeteria, carpet in administration and wood in the gymnasium. Some VCT tiles started to crack.
Ceiling Finishes	3	LKS	02/05/14	Ceiling finishes are ACT/GWB soffits and exposed structure.

Facility Summary

Seattle School District Cooper Main Building

D Services		2.0			
Vertical Transportation					
Elevators and Lifts	2	TAL	02/05/14	The building is served by a 3 - stop elevator.	
Plumbing					
Plumbing Fixtures	2	TAL	02/05/14	Restroom fixtures are standard china type. Lavatories, drinking fountains and classroom sinks are stainless steel.	
Domestic Water Distribution	2	TAL	02/05/14	All of the domestic water piping is copper.	
Sanitary Waste	2	TAL	02/05/14	System is cast iron pipe and fittings.	
HVAC					
Energy Supply	2	TAL	02/05/14	Natural gas service to boilers.	
Heat Generating Systems	2	TAL	02/05/14	Two gas/oil fired hot water boilers provide supplemental heat to the heat pump hydronic loop.	
Cooling Generating Systems	2	TAL	02/05/14	A single cooling tower provides supplemental cooling for the heat pump hydronic loop.	
Distribution Systems	2	TAL	02/05/14	Distribution ductwork is galvanized steel. Hydronic piping is copper.	
Terminal and Package Units	2	TAL	02/05/14	Individual classrooms and zones are conditioned by incremental water - to - air heat pumps.	
Controls and Instrumentation	2	TAL	02/05/14	Controls are "DDC" type.	
Fire Protection					
Fire Protection Sprinkler Systems	2	TAL	02/05/14	The building is served by a complete fire sprinkler system.	
Fire Protection Specialties	2	TAL	02/05/14	Wall mounted fire extinguishers.	
Electrical					
Electrical Service and Distribution	2	TAL	02/05/14	The service is 1600A, 480V, 3 phase. The distribution equipment including switchboards, transformers and panel boards is all square D.	
Lighting and Branch Wiring	2	TAL	02/05/14	The building standard fixtures is 2x4 acrylic lensed troffer. There are some CFL down lights in use. The Library uses pendant mount direct/indirect fixtures. Metal Halide HI bays are in the gym. Branch wiring is in conduit, devices are typically 20A.	
Communication and Security Systems	2	TAL	02/05/14	Fire alarm is addressable Edwards EST. Clock/bell/intercom is Bogan. Dual technology motion detectors are in use in corridors. Classrooms have sound enhancement speakers and wireless microphones.	
Special Electrical Systems	2	TAL	02/05/14	Egress lighting and exit signs are battery type.	
E Equipment and Furnishings		3.0			
Equipment					
Fixed Furnishings and Equipment	3	TAL	02/05/14	Stainless steel kitchen equipment. Casework is plastic laminate with plastic laminate counter tops.	

Facility Summary

Seattle School District
David T. Denny International
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	1.9		
Site Improvements			
Parking	2	LKS 02/12/14	New Denny parking lot is on the north side of the Sealth/Denny lot. Asphalt pavement with concrete curbs and wheel stops. Lot striping and marking is in good condition.
Pedestrian Paving	1	LKS 02/12/14	Concrete sidewalks, steps and ramps. Asphalt sidewalk around play field area.
Site Development	2	LKS 02/12/14	Chain link fencing around perimeter of school lot and at various locations. Painted steel railings near main entrance.
Landscaping	2	LKS 02/12/14	Site has some grass, lots of trees and shrubs. Artificial turf at play field.
Site Electrical utilities			
Exterior Lighting	1	TAL 02/12/14	New style light fixtures at parking area and on building exterior walls.

Facility Summary

Seattle School District
David T. Denny International
Main Building

Facility Size - Gross	138,778	Construction Type	Medium
Year Of Original Construction	2011	Year Of Last Renovation	n/a
Facility Use Type	Middle School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	1.0		
Foundations			
Standard Foundations	1	LKS	02/12/14 Typical spread concrete footing.
Slab On Grade	1	LKS	02/12/14 Conventional slab on grade.
B Shell	1.1		
Superstructure			
Floor Construction	1	LKS	02/12/14 Steel beams with metal deck and concrete topping which are supported by steel columns and reinforced masonry walls.
Roof Construction	1	LKS	02/12/14 Open web steel joist with metal roof deck throughout except acoustical metal roof deck at the Gym.
Exterior Closure			
Exterior Walls	1	LKS	02/12/14 Metal stud wall, rain screen system with 1" air gap and exterior high pressure laminate composite panels. Bricks veneer and a small section of exposed cast in place concrete.
Exterior Windows	1	LKS	02/12/14 Double glazed aluminum window system with light shelf on the inside. Occupied spaces have operable windows.
Exterior Doors	2	LKS	02/12/14 Hollow metal doors and frames with ADA hardware. HM door frames are installed in the aluminum storefront system.
Roofing			
Roof Coverings	2	LKS	02/12/14 Hot rolled/mopped SBS roofing with green roof at some locations. Green roof areas have concrete pavers for walking path.
Roof Openings	1	LKS	02/12/14 Translucent fiberglass panel skylights.
Projections	1	LKS	02/12/14 Aluminum sunscreen on the outside.

Facility Summary

Seattle School District David T. Denny International Main Building

C Interiors		1.8			
Interior Construction					
Fixed and Moveable Partitions	2	LKS	02/12/14	Metal stud wall system with brick veneer at some location.	
Interior Doors	2	LKS	02/12/14	Hollow metal doors and frames on corridors, utility, storage rooms and Gymnasium. Wood doors on hollow metal frames with ADA hardware, and stainless steel kick plates.	
Specialties	2	LKS	02/12/14	Phenolic toilet partitions.	
Staircases					
Stair Construction	1	LKS	02/12/14	Main stairs are steel structures with precast concrete treads. Other stairs are steel structure with concrete filled steel pan treads. All stairs have painted steel railing and handrails.	
Stair Finishes	2	LKS	02/12/14	Sealed precast concrete on main open stairs, and sheet rubber flooring on other stairs.	
Interior Finishes					
Wall Finishes	2	LKS	02/12/14	Painted gypsum wall boards with sheet vinyl wall coverings, MDF wainscots, and brick veneer. Some wood paneling at the upper portions of the Cafeteria. Cast in place concrete and tectum in Gym.	
Floor Finishes	2	LKS	02/12/14	Carpet in dry classrooms, offices, and Library. Resilient sheet flooring on main circulation area, wet classrooms, and workrooms. Sealed concrete in Cafeteria and utility areas. Ceramic tiles on restrooms and kitchen. Hardwood floor in Gym.	
Ceiling Finishes	1	LKS	02/12/14	Gypsum board ceiling, Suspended wood slat ceiling system, and typical suspended acoustical ceiling tile system.	

Facility Summary

Seattle School District David T. Denny International Main Building

D Services		2.0			
Vertical Transportation					
Elevators and Lifts	2	TAL	02/12/14	The building id served by a 5-stop hydraulic elevator.	
Plumbing					
Plumbing Fixtures	2	TAL	02/12/14	Restroom fixtures are standard institutional type china. Most sinks are stainless steel. Science room sinks are acid resistant type.	
Domestic Water Distribution	2	TAL	02/12/14	Water piping is all copper.	
Sanitary Waste	2	TAL	02/12/14	Piping system assumed to be cast iron.	
Rain Water Drainage	2	TAL	02/12/14	Flat roof areas have roof drains piped to sewer. Sloped roof areas have gutters and downspouts piped to sewer.	
HVAC					
Distribution Systems	2	TAL	02/12/14	Heating water is piped from a central boiler room located at Sealth High School in copper and steel pipes.	
Terminal and Package Units	2	TAL	02/12/14	Classrooms are conditioned by 2-pipe fan coil units located in closets in the classrooms. Larger rooms are conditioned by central station VAV air handling units.	
Controls and Instrumentation	2	TAL	02/12/14	Temperature control system is a modern DDC type.	
Fire Protection					
Fire Protection Sprinkler Systems	2	TAL	02/12/14	The building is fully sprinklered by a wet pipe system.	
Fire Protection Specialties	2	TAL	02/12/14	Wall mounted fire extinguishers	
Electrical					
Electrical Service and Distribution	2	TAL	02/12/14	Electrical service is sub-fed from the main electrical room located at Sealth High School to 2-1600AMP panels located on the first floor of the middle school.	
Lighting and Branch Wiring	2	TAL	02/12/14	Lighting is mostly pendant or recessed direct/indirect type with various types of accent lighting.	
Communication and Security Systems	2	TAL	02/12/14	All low voltage systems are new and in excellent condition.	
Special Electrical Systems	2	TAL	02/12/14	Emergency egress lighting appears to be connected to an emergency generator located at Sealth High School.	
E Equipment and Furnishings		2.0			
Equipment					
Fixed Furnishings and Equipment	2	TAL	02/12/14	Casework, including Library shelving, is new and in excellent condition. Kitchen is partially shared with Sealth High School and is all stainless steel in excellent condition.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: David T. Denny International

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building								
System: Electrical								
Total Cost: \$29,250								
Special Electrical Systems								
Basketball backstop controls		0	The electronic control system that raises and lowers the six Gym backstops does not function and apparently has never functioned properly. While attempting to use it, it repeatedly tripped the breaker that controls it.	Repair or replace the control panel.	1.00	\$29,250.00	LS	\$29,250

Facility Summary

Seattle School District
Dearborn Park
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/ Date Done		Comments
G Sitework	3.0			
Site Improvements				
Parking	3	LKS	02/26/14	Asphalt parking with concrete curbs.
Pedestrian Paving	3	LKS	02/26/14	Concrete sidewalks with concrete steps.
Site Development	3	LKS	02/26/14	Steel railings and chain link fences.
Landscaping	3	LKS	02/26/14	Grass, shrubs and trees.
Site Electrical utilities				
Exterior Lighting	3	TAL	02/26/14	Parking lights are a mix of ornamental and HID.

Facility Summary

Seattle School District Dearborn Park Main Building

Facility Size - Gross	54,573	Construction Type	Medium
Year Of Original Construction	1970	Year Of Last Renovation	2006
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	LKS	02/26/14	Concrete spread footing foundation.
Slab On Grade	3	LKS	02/26/14	Concrete slab on grade.
Basements				
Basement Walls	3	LKS	02/26/14	Concrete retaining walls at below grade rooms and boiler room.
B Shell		3.1		
Superstructure				
Floor Construction	3	LKS	02/26/14	Concrete waffle slab floor with concrete columns at original structure. TJL joists, timber bearing studs, and wood framed diaphragm at additional mechanical floor.
Roof Construction	3	LKS	02/26/14	CMU bearing walls, concrete columns, wood beams, and wood joists with plywood diaphragm at original structure. Timber columns, beams, joists, TJL joists, steel bar joist, beams, and columns at addition.
Exterior Closure				
Exterior Walls	3	LKS	02/26/14	CMU walls and timber stud walls at original building and addition respectively. Wall surface at new area is cement board with reveals.
Exterior Windows	4	LKS	02/26/14	Exterior windows are single pane metal window system in old area. They are not energy efficient. The new area has a double pane metal window system.
Exterior Doors	3	LKS	02/26/14	Exterior doors are hollow metal framed, hollow metal doors at the new area and wood frames with wood doors at the old area. Doors have panic hardware.
Roofing				
Roof Coverings	3	LKS	02/26/14	Roofing is 3 - tab composition shingle at old area and membrane/mineral cap at new area. Roof metal is "Kynar" type painted metal.
Roof Openings	4	LKS	02/26/14	Skylights are corrugated glass type skylights.

Facility Summary

Seattle School District Dearborn Park Main Building

C Interiors		3.0			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	02/26/14	Interior walls are 2x4 stud at old area with some brick partition walls surrounding pods. The new area has metal stud walls.	
Interior Doors	3	LKS	02/26/14	Interior doors are metal frame with solid core wood doors in new area and wood frame, wood door in old area. The new area has ADA hardware.	
Staircases					
Stair Construction	3	LKS	02/26/14	Stair systems are metal pan in new area and CIP concrete in old area.	
Stair Finishes	3	LKS	02/26/14	Stair finishes are radial rubber in new area and carpet in old area. Rails are metal.	
Interior Finishes					
Wall Finishes	3	LKS	02/26/14	Interior wall finishes are painted GWB or brick. The Gym has vinyl wainscot at lower walls.	
Floor Finishes	3	LKS	02/26/14	Flooring is carpet in classrooms, halls, offices and VCT at new area halls, some wet areas and the Cafeteria/Auditorium. The Gym has a rubber membrane floor. Utility areas are concrete.	
Ceiling Finishes	3	LKS	02/26/14	Ceilings are tectum in the old, area upper level, exposed pan at old area lower level and 2x4 suspended acoustic tile in new area. The Gym and Auditorium have an exposed ceiling.	
D Services		3.1			
Vertical Transportation					
Elevators and Lifts	2	TAL	02/26/14	The new addition has a 2 - stop hydraulic elevator.	
Plumbing					
Plumbing Fixtures	3	TAL	02/26/14	Fixtures are china, enameled iron and stainless steel of mixed vintages.	
Domestic Water Distribution	3	TAL	02/26/14	All of the water pipe is copper.	
HVAC					
Heat Generating Systems	3	TAL	02/26/14	The original building is served by a single gas fired hot water boiler installed in 1972.	
Distribution Systems	3	TAL	02/26/14	The new addition is served by gas fired air handling units.	
Terminal and Package Units	4	TAL	02/26/14	The original building is heated by a mix of unit ventilators and hot water convectors. Ventilation is non-existent.	
Controls and Instrumentation	3	TAL	02/26/14	The original building is a mix of control types and vintages. The new building has 'DDC' controls.	
Fire Protection					
Fire Protection Sprinkler Systems	3	TAL	02/26/14	The building has a complete fire protection sprinkler system.	
Electrical					
Electrical Service and Distribution	4	TAL	02/26/14	The service switchboard is a 1200A, 120/208V, 3 phase Westinghouse, circa 1972. Some branch panels are upgraded, some are new, and some are original 1972.	
Lighting and Branch Wiring	3	TAL	02/26/14	Fluorescent pendants, troffers, surface wrap-a-rounds. Typical standard wiring devices. Compact fluorescent high bays.	
Communication and Security Systems	3	TAL	02/26/14	Upgraded EST addressable fire alarm system. CAT 5 voice/data equipment, cabling in j-hooks. Latham clocks. Sound enhancement speakers.	
Special Electrical Systems	3	TAL	02/26/14	Battery packs in exit signs, battery egress lighting.	

Facility Summary

Seattle School District
Dearborn Park
Main Building

E Equipment and Furnishings		3.0		
Equipment				
Fixed Furnishings and Equipment	3	TAL	02/26/14	Casework is modern plastic laminate type in new area. The old area does not have much casework. The office areas have early wood style plastic laminate casework.

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Dearborn Park

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$36,908								
Parking								
Striping		1	Parking stripes are barely visible.	Repaint parking lines	1.00	\$2,340.00	LS	\$2,340
Pedestrian Paving								
Asphalt		2	Asphalt areas on north side of building (upper and lower levels) are badly cracked. Appears to be result of root intrusion.	Remove and replace asphalt. Cut roots to prevent continued damage. Unit price increase due to difficult access and root removal.	2,600.00	\$9.28	SF	\$24,128
Site Development								
Asphalt		4	Asphalt, in vicinity of northerly basketball standard, in lower hard surface play area is badly cracked and displaced by root intrusion.	Remove and replace asphalt, including cutting and removal of roots.	2,000.00	\$5.22	SF	\$10,440
Facility: Main Building System: Exterior Closure								
Total Cost: \$83,520								
Exterior Windows								
Windows		3	Exterior windows are single pane metal window system in old area.	Remove existing windows in old area and replace with modern double pane metal window system.	1,200.00	\$69.60	SF	\$83,520
Facility: Main Building System: Roofing								
Total Cost: \$216,920								
Roof Coverings								
3 - Tab roofing		3	3-Tab roofing is old and beginning to fail. Shingles are cracked and the ends are curling. Zinc strips also curled up (buckled) and separate out from the shingles.	Remove 3-tab roofing and replace with new 3-tab roofing, or TPO roof membrane to match the roof of the new addition.	37,400.00	\$5.80	SF	\$216,920
Facility: Main Building System: Interior Finishes								
Total Cost: \$174,000								
Floor Finishes								
Carpet		3	Carpet in old area is reaching the end of its useful life. It is dirty, with seams opening up, has wear areas and so on.	Remove existing carpet and replace with new VCT.	30,000.00	\$5.80	SF	\$174,000

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Dearborn Park

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
<div>Facility: Main Building</div> <div>System: HVAC</div> <div>Total Cost: \$907,120</div>								
Terminal and Package Units								
Unit ventilators		2	The heating system is 37 years old and nearing the end of it's life span. Air circulation and ventilation in the original building is almost non-existent.	Install a modern HVAC system.	34,000.00	\$26.68	SF	\$907,120
<div>Facility: Main Building</div> <div>System: Electrical</div> <div>Total Cost: \$60,320</div>								
Electrical Service and Distribution								
Electrical branch panel boards		3	Branch panel boards are nearing 40 years old and near end of useful life.	Replace branch panels.	8.00	\$3,480.00	EA	\$27,840
Electrical service switchboard		2	Switchboard is approaching 40 years old and near the end of useful life.	Replace service switchboard.	1.00	\$32,480.00	LOT	\$32,480

Facility Summary

Seattle School District
Dunlap
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.8		
Site Improvements			
Roadways	2	LKS 03/04/14	Asphalt entrance drive and concrete bus/parent drop-off circle at main entry.
Parking	3	LKS 03/04/14	Asphalt surface with concrete curbs and some wheel stops.
Pedestrian Paving	3	LKS 03/04/14	Concrete walkways with some asphalt walkways. Concrete exterior steps.
Site Development	3	LKS 03/04/14	Chain link fencing, concrete retaining walls with pipe and metal railings, concrete ADA ramps, play equipment, asphalt and grass play areas.
Landscaping	2	LKS 03/04/14	Grass, shrubs and tress.
Site Electrical utilities			
Exterior Lighting	3	TAL 03/04/14	Combination of pole lights and wall sconces.

Facility Summary

Seattle School District
Dunlap
Main Building

Facility Size - Gross	74,310	Construction Type	Light
Year Of Original Construction	1924	Year Of Last Renovation	2000
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	2.6		
Foundations			
Standard Foundations	3	LKS	03/04/14 Concrete stem walls and strip footings at 1924 portion. Concrete strip and spread footings at 2000 addition.
Special Foundations	2	LKS	03/04/14 Concrete pile at 2000 addition.
Slab On Grade	2	LKS	03/04/14 Concrete slab on grade at 2000 addition.
B Shell	2.5		
Superstructure			
Floor Construction	2	LKS	03/04/14 Concrete slab on grade at 2000 addition, and concrete slab on grade at 1924 building. Concrete beams and floor slab at 1924 building on second floor, concrete over metal decks, steel beams/columns, bar joists at 2000 addition.
Roof Construction	2	LKS	03/04/14 Steel trusses with metal deck at high bay areas over gym and cafeteria, bar joists and metal deck at 1924 section.
Exterior Closure			
Exterior Walls	3	LKS	03/04/14 CMU veneer over light gauge metal studs at 2000 addition. Load bearing unreinforced brick masonry at 1924 building.
Exterior Windows	3	LKS	03/04/14 Aluminum windows with integral blinds with some wood aluminum clad windows at the 2000 addition and wood aluminum clad throughout the 1924 building.
Exterior Doors	3	LKS	03/04/14 Aluminum storefront with aluminum doors and painted hollow metal with hollow metal frames. Wood doors and wood frames remain at the main entrance to the 1924 building. Door hardware is ADA compliant.
Roofing			
Roof Coverings	3	LKS	03/04/14 Roofing is rolled granular built-up at low slope roofs with built-up on high parapet walls. Sloped roofs are three-tab composition shingles. Pre-finish metal fascias and copings at 2000 addition. Terra cotta cap with metal coping at 1924 building.
Roof Openings	2	LKS	03/04/14 Painted metal roof hatches.

Facility Summary

Seattle School District Dunlap Main Building

C Interiors		2.9			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	03/04/14	Fixed partitions are metal stud with GWB. Operable partitions are vinyl and fabric covered between the gym, cafeteria platform and misc. classrooms.	
Interior Doors	2	LKS	03/04/14	Interior doors are wood veneer with painted hollow metal frames and accessible hardware.	
Specialties	3	LKS	03/04/14	Casework is standard plastic laminate.	
Staircases					
Stair Construction	2	LKS	03/04/14	Stair construction is metal pan with concrete treads.	
Stair Finishes	3	LKS	03/04/14	Treads and risers are rubber. Guardrails/pony walls are painted MDF trim and GWB. Handrails are painted metal.	
Interior Finishes					
Wall Finishes	3	LKS	03/04/14	Painted MDF chair rail with painted GWB and vinyl wall covering in corridors. Painted walls and vinyl wall covering in classrooms. Exposed masonry with wood framing in main corridor.	
Floor Finishes	4	LKS	03/04/14	VCT in corridors. VCT and carpet in classrooms and offices. Cafeteria is VCT and gymnasium is wood.	
Ceiling Finishes	2	LKS	03/04/14	2x4 suspended acoustical ceiling tile with areas of painted GWB hard lids in main hall and in areas of classrooms. Gym and cafeteria are exposed painted steel structure. Water stain on ceiling in front of the door to the Boiler Room.	

Facility Summary

Seattle School District Dunlap Main Building

D Services		2.0			
Vertical Transportation					
Elevators and Lifts	2	TAL	03/04/14	The building is served by a 3 - stop hydraulic elevator.	
Plumbing					
Plumbing Fixtures	2	TAL	03/04/14	Restroom fixtures are standard china type. Classroom sinks are stainless steel.	
Domestic Water Distribution	2	TAL	03/04/14	All of the domestic water piping is copper.	
HVAC					
Heat Generating Systems	2	TAL	03/04/14	The building is heated by two gas/oil fired hot water boilers.	
Cooling Generating Systems	2	TAL	03/04/14	The building is cooled by a single air cooled water chiller.	
Distribution Systems	2	TAL	03/04/14	All of the distribution ductwork is galvanized steel. Hydronic piping system is metallic type.	
Terminal and Package Units	2	TAL	03/04/14	Individual classrooms and zones are conditioned by incremental 4 - pipe fan coil units.	
Controls and Instrumentation	2	TAL	03/04/14	Controls are modern "DDC" type.	
Fire Protection					
Fire Protection Sprinkler Systems	2	TAL	03/04/14	The building has a complete fire sprinkler system.	
Electrical					
Electrical Service and Distribution	2	TAL	03/04/14	Main electrical service is a 1600amp, 277/480volt service with a ground fault protection main switch. 277/480volt serves lighting and power and step down transformers for 120/208volt distribution. 120/208volt system provides power for convenience outlets and small equipment loads. System conductors are copper in metal conduit.	
Lighting and Branch Wiring	2	TAL	03/04/14	Majority of lighting consist of recessed fluorescent fixtures with T - 8 lamps. Classrooms have occupancy sensor and daylight controls. Exterior lighting consist of wall and ceiling mounted fixtures. Branch wiring is copper conductors in rigid metal conduit. Gym and cafeteria lighting consists of pendent mounted HID lighting.	
Communication and Security Systems	2	TAL	03/04/14	Fire alarm system is an addressable system with local pull stations at exits and horn/strobes throughout. Intercommunication system is an integrated system with clock/program and two way classroom communications throughout. Corridor paging is provided throughout. Security system consists of doors and corridor monitoring.	
Special Electrical Systems	3	TAL	03/04/14	Emergency exit and egress lighting is provided with battery back up exit lights and battery egress lighting in corridor fluorescent fixtures.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Dunlap

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
<div><div>Facility: Main Building</div><div>System: Interior Construction</div><div>Total Cost: \$3,712</div></div>								
Fixed and Moveable Partitions								
Operable partition		2	The vinyl facing on two of the partition panels is torn.	Replace the vinyl facing on the damaged panels.	160.00	\$23.20	SF	\$3,712
<div><div>Facility: Main Building</div><div>System: Interior Finishes</div><div>Total Cost: \$280,800</div></div>								
Floor Finishes								
Carpet		5	Carpet is worn out and stained at several locations.	Remove and replace old carpet with new carpet tiles.	40,000.00	\$7.02	SF	\$280,800

Facility Summary

Seattle School District
E. C. Hughes
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments	
Systems					
G Sitework		4.4			
Site Improvements					
Roadways		4	LKS	03/10/14	Concrete drive from street to play area.
Parking		4	LKS	03/10/14	Asphalt parking at NW corner of the site
Pedestrian Paving		4	LKS	03/10/14	Concrete walkways and concrete steps. Concrete perimeter sidewalks.
Site Development		5	LKS	03/10/14	Chain link fencing, concrete retaining wall, asphalt play area with 2 backstops.
Landscaping		2	LKS	03/10/14	Grass, shrubs and trees at front of building needs maintenance.
Site Electrical utilities					
Exterior Lighting		4	TAL	03/10/14	Exterior lighting is building mounted HID in poor condition, and one pole mount fixture in poor condition.

Facility Summary

Seattle School District
E. C. Hughes
Main Building

Facility Size - Gross	47,307	Construction Type	Medium
Year Of Original Construction	1926	Year Of Last Renovation	1949
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	LKS	03/10/14	Conventional concrete spread footings.
Slab On Grade	3	LKS	03/10/14	Conventional concrete floor slab.
Basements				
Basement Walls	3	LKS	03/10/14	Conventional concrete basement walls.
B Shell		3.3		
Superstructure				
Floor Construction	3	LKS	03/10/14	Concrete floor slab, which is supported by concrete beams and columns.
Roof Construction	3	LKS	03/10/14	Wood joists with plywood, which are supported by wood beams and posts, as well as concrete and masonry walls
Exterior Closure				
Exterior Walls	3	LKS	03/10/14	Concrete walls with brick veneer and unreinforced masonry walls.
Exterior Windows	5	LKS	03/10/14	Exterior windows are wood sash single pane throughout the building except at the South side, which is single pane metal window system. Window systems are not energy efficient.
Exterior Doors	5	LKS	03/10/14	Exterior doors are wood framed, wood doors with original hardware.
Roofing				
Roof Coverings	3	LKS	03/10/14	Roof coverings are rolled granular. Flashings are Kynar type coated metal. Fascia is painted wood. Roofing is twelve years old.
Roof Openings	5	LKS	03/10/14	Skylights are original metal skylights and glazing.

Facility Summary

Seattle School District E. C. Hughes Main Building

C Interiors		3.4			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	03/10/14	Interior walls are masonry throughout building with a plaster surface.	
Interior Doors	4	LKS	03/10/14	Interior doors are wood framed, wood doors with original hardware. The doors are not ADA compliant.	
Staircases					
Stair Construction	3	LKS	03/10/14	Stair systems are cast-in-place concrete.	
Stair Finishes	4	LKS	03/10/14	Stair treads are concrete with quarry tile type nose treads. Rails are metal.	
Interior Finishes					
Wall Finishes	3	LKS	03/10/14	Wall finishes are painted plaster throughout the building.	
Floor Finishes	4	LKS	03/10/14	Flooring varies throughout the building. West hall, basement classrooms and one South classroom have VCT. The Gym, Auditorium and five classrooms have wood flooring. South halls have linoleum flooring. The office area is carpet. Utility areas are con. Hallway to Gym has VAT.	
Ceiling Finishes	3	LKS	03/10/14	Ceiling are 12" acoustic tile in halls, offices, basement classrooms and in the Gym. Remaining classrooms are 2x4 suspended acoustical ceiling tile. Utility areas and Auditorium are hard lid.	
D Services		3.6			
Vertical Transportation					
Elevators and Lifts	3	TAL	03/10/14	The building is served is a 3 - stop hydraulic elevator.	
Plumbing					
Plumbing Fixtures	3	TAL	03/10/14	Restroom fixtures are standard china type of mixed vintages. Classroom sinks are enameled iron.	
Domestic Water Distribution	4	TAL	03/10/14	The domestic water piping system is original galvanized pipe from 1926 and 1949.	
HVAC					
Heat Generating Systems	4	TAL	03/10/14	The building is heated by a single gas fired steam boiler. A second boiler is still coal fired only and not in use.	
Distribution Systems	4	TAL	03/10/14	Steam is distributed to the radiators in steel pipes.	
Terminal and Package Units	4	TAL	03/10/14	The rooms are heated by cast iron and fin tube radiators.	
Controls and Instrumentation	4	TAL	03/10/14	Controls are 60 plus years old pneumatic type.	
Fire Protection					
Fire Protection Sprinkler Systems	2	TAL	03/10/14	The building has a complete sprinkler system.	
Electrical					
Electrical Service and Distribution	3	TAL	03/10/14	The service is 800A @ 480V, yielding 14.6 watts per sq. ft. The service switchboard, transformers and some of the branch panels are circa 1997, other panels are older fuse type.	
Lighting and Branch Wiring	3	TAL	03/10/14	Lighting is typically newer 1x4 fluorescent wraparounds in good condition. Some of the branch circuiting is updated, but approx. 40% is old, and needs replacement.	
Communication and Security Systems	4	TAL	03/10/14	Voice/data cabling is circa 2000, clock/bell system is a standard system which is very old, the fire alarm system is Notifier which is very old, security system is motion detectors in corridors, with keypads.	
Special Electrical Systems	4	TAL	03/10/14	Exit signs are battery backed, in fair condition, egress lighting is battery bugeyes, in poor condition.	

Facility Summary

Seattle School District
E. C. Hughes
Main Building

E Equipment and Furnishings		4.0			
Equipment					
Fixed Furnishings and Equipment		4	TAL	03/10/14	Casework is wood building original at both Library and throughout building.

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: E. C. Hughes

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements Total Cost: \$374,100								
Pedestrian Paving								
Concrete		2	Concrete around building is badly cracked and broken with displaced panels. Perimeter sidewalks have many cracked and displaced panels.	Remove and replace damaged concrete walkways.	9,500.00	\$6.96	SF	\$66,120
Site Development								
Chain link fence		0	Chain link fence and posts are rusted and causing structural damage to retaining wall. Backstops (2) are also rusted.	Remove and replace chain link fencing. Move fence installation away from walls sufficiently for new post footings.	1,500.00	\$34.80	LF	\$52,200
Asphalt		2	Asphalt play area on the NE of the site is deteriorated and beyond useful life.	Remove and replace asphalt play surface, including subgrade repair and striping.	36,000.00	\$5.22	SF	\$187,920
Retaining walls		0	Chain link fence posts have severely damaged top of wall and have exposed rebar in wall. Wall does not appear thick enough to accommodate fence posts.	Remove chain link fencing from top of wall and pour new cap on wall. Repair rusted rebar.	1.00	\$67,860.00	LS	\$67,860
Facility: Infrastructure System: Site Electrical utilities Total Cost: \$40,600								
Exterior Lighting								
Exterior lighting		1	Exterior fixtures in poor condition, including one pole light.	Replace exterior lighting.	1.00	\$40,600.00	LOT	\$40,600
Facility: Main Building System: Exterior Closure Total Cost: \$296,960								
Exterior Windows								
Exterior windows		4	Exterior windows are in poor condition. The wood sash is rotting in some areas. The single pane glazing is not energy efficient.	Remove windows and replace with modern double pane metal window system.	4,000.00	\$69.60	SF	\$278,400
Exterior Doors								
Exterior doors		2	Exterior doors are in poor condition. They are "dinged and scuffed" and their hardware does not fully function.	Remove exterior doors and replace with modern hollow metal framed, hollow metal doors with modern panic hardware.	4.00	\$4,640.00	PAIR	\$18,560

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: E. C. Hughes

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building								
System: Roofing								
Total Cost: \$52,780								
Roof Openings								
Skylights		1	Skylights are building original. Metal is corroded and glazing is cracked. They are in generally poor condition.	Remove skylights and replace with modern translucent-type skylights.	700.00	\$75.40	SF	\$52,780
Facility: Main Building								
System: Interior Construction								
Total Cost: \$87,696								
Interior Doors								
Interior doors		5	Interior doors are "dinged and scuffed" with much of the hardware not fully functional. Hardware is not ADA compliant.	Remove interior doors and replace with modern hollow metal framed, solid core wood doors and ADA compliant hardware.	42.00	\$2,088.00	EA	\$87,696
Facility: Main Building								
System: Interior Finishes								
Total Cost: \$270,280								
Floor Finishes								
Wood flooring		4	Wood flooring is "scuffed", discolored and beginning to cup in some areas.	Sand, fill and refinish wood flooring. Restripe Gym floor.	19,000.00	\$8.12	SF	\$154,280
VAT/carpet flooring/linoleum		4	Linoleum/VAT/carpet flooring is in poor condition, it is "scuffed", chipped, lifting and discolored.	Remove VAT/carpet flooring and replace with VCT flooring.	20,000.00	\$5.80	SF	\$116,000
Facility: Main Building								
System: Plumbing								
Total Cost: \$158,920								
Plumbing Fixtures								
Classroom sinks		3	The enameled iron classroom sinks are stained and worn.	Install new classroom sinks.	10.00	\$2,320.00	EA	\$23,200
Domestic Water Distribution								
Galvanized pipe		1	The galvanized water pipe is over 60 years old and past it's expected life span.	Install a new copper water piping system.	2,000.00	\$67.86	LF	\$135,720
Facility: Main Building								
System: HVAC								
Total Cost: \$1,200,600								
Terminal and Package Units								
Radiators		1	The entire heating system is over 60 years old and past it's expected life span.	Install a modern HVAC system.	45,000.00	\$26.68	SF	#####

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: E. C. Hughes

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building								
System: Electrical Total Cost: \$303,276								
Electrical Service and Distribution								
Branch panels		1	Some old fuse-type panels are still in use.	Replace fuse panels with circuit breaker panels.	6.00	\$6,960.00	EA	\$41,760
Lighting and Branch Wiring								
Branch wiring		1	The wiring associated with the fuse panels is old and should be replaced.	Replace branch wiring.	45,441.00	\$1.74	SF	\$79,067
Communication and Security Systems								
Fire alarm system		1	System is old, past useful life.	Replace fire alarm system.	45,441.00	\$2.32	SF	\$105,423
Clock/bell/PA system		1	Clock/bell system is old, PA system is old, both are past useful life.	Replace with new integrated system.	45,441.00	\$1.45	SF	\$65,889
Special Electrical Systems								
Egress lighting		1	Egress bug eyes are old, near end of useful life.	Replace egress fixtures	12.00	\$928.00	EA	\$11,136
Facility: Main Building								
System: Equipment Total Cost: \$93,960								
Fixed Furnishings and Equipment								
Casework		1	Building casework is in poor condition. It is dinged and scuffed. Hardware does not fully function. Pieces are missing.	Remove casework and replace with modern plastic laminate casework throughout building.	270.00	\$348.00	LF	\$93,960

Facility Summary

Seattle School District Eckstein Annex Building

Facility Size - Gross	5,760	Construction Type	Medium
Year Of Original Construction	1968	Year Of Last Renovation	n/a
Facility Use Type	Middle School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	3.0		
Foundations			
Standard Foundations	3	JWB	03/18/14 Reinforced concrete spread footing foundation.
B Shell	3.0		
Superstructure			
Floor Construction	3	JWB	03/18/14 Timber beams, posts, and joists with a plywood diaphragm.
Roof Construction	3	JWB	03/18/14 Glulam beams, timber joists, and wood diaphragm.
Exterior Closure			
Exterior Walls	3	JWB	03/18/14 Timber columns with painted metal panel infill.
Exterior Windows	3	JWB	03/18/14 Exterior windows are double pane aluminum.
Exterior Doors	5	JWB	03/18/14 Exterior doors are hollow metal frames, hollow metal doors and non compliant hardware.
Roofing			
Roof Coverings	2	JWB	03/18/14 Roofing is newer TPO. Appears debris blocking drain holes, <\$5K. Eave/soffits are painted metal panels as are gutters and downspouts.
Projections	5	JWB	03/18/14 Roof overhangs on east and west side are in need of new paint, existing paint peeling. Covered Walk at north connecting Annex to Main Building has visible rust in most areas.
C Interiors	3.3		
Interior Construction			
Fixed and Moveable Partitions	3	JWB	03/18/14 Interior walls are a metal panel system with a vinyl covered GWB surface.
Interior Finishes			
Wall Finishes	3	JWB	03/18/14 Interior wall finishes are a painted vinyl panel.
Floor Finishes	4	JWB	03/18/14 Interior floor finishes are carpet throughout all areas.
Ceiling Finishes	3	DCS	03/18/14 Ceiling finishes are suspended acoustical ceiling tiles.

Facility Summary

Seattle School District Eckstein Annex Building

D Services		3.2			
Vertical Transportation					
Elevators and Lifts	4	DCS	03/18/14	No permanent roof access to maintain the six (6) new (2009) roof top units. Install permanent ladder with locking security cover (<\$5K).	
Plumbing					
Rain Water Drainage	4	DCS	03/18/14	Approximately four (4) under-sized and poorly located deep eve roof drain locations with down spouts to grade; leaving excessive ponding on most the roof ; provide additional drains, and/or re-locate/enlarge existing (<\$5K).	
HVAC					
Energy Supply	3	DCS	03/18/14	Natural gas from PSE diaphragm meter No. 1071754 with 1,000 cfh capacity and exposed piping on roof sleepers to new (2009) roof top gas-pack units.	
Distribution Systems	3	DCS	03/18/14	Limited ductwork distributing forced air heating & cooling from RTUs to classrooms below; not observed, but assume in fair condition.	
Terminal and Package Units	2	DCS	03/18/14	New gas-pack rooftop units reportedly replaced in 2009; units observed from a distance (roof of Main Bldg) and appear to be in good condition, with no issues reported.	
Controls and Instrumentation	2	DCS	03/18/14	Not observed, but assume new stand-alone t-stats installed with new gas-pack RTUs in 2009.	
Fire Protection					
Fire Protection Specialties	3	DCS	03/18/14	Not observed, but assume fire extinguishers provided in each classroom.	
Electrical					
Electrical Service and Distribution	4	DCS	03/18/14	Service is overhead to SCL service entry with meter at north center of Bldg; then directly inside to main panel(s) in Classroom No. 6. Access to panels appears blocked by FF&E and is not convenient for maintenance without disrupting class.	
Lighting and Branch Wiring	3	DCS	03/18/14	Lighting reportedly 2x4 fluorescent troffer. Outlets are older but serviceable. No issues reported.	
Communication and Security Systems	3	DCS	03/18/14	Voice, fire alarm, clock/bell are all extensions of the main building system with no issues reported.	
Special Electrical Systems	3	DCS	03/18/14	No egress or exit signs reported; but less than \$5K to install. Large satellite dish at NW corner of Bldg for unknown use.	

Facility Summary

Seattle School District
Eckstein
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	3.6		
Site Improvements			
Roadways	4	JWB 03/18/14	Concrete driveway at NE portion of site.
Parking	5	JWB 03/18/14	Asphalt parking and circulation consists of large lot surrounding Annex at south of Main building and a narrow street side strip at West of site.
Pedestrian Paving	4	JWB 03/18/14	Combination of concrete and asphalt. Concrete stairs with metal handrails.
Site Development	3	JWB 03/18/14	Chain link fencing, concrete retaining walls, CMU planter walls, newer synthetic field surfacing, asphalt surface for basketball courts. Retaining wall at loading dock is cracked at handrail, repairs <\$5K.
Landscaping	4	JWB 03/18/14	Grass areas, with shrubs and trees. Grass is bear along most of north building area.
Site Electrical utilities			
Exterior Lighting	3	DCS 03/18/14	Exterior lighting is generally newer HID fixtures in excellent condition. Some soffit lighting is poor and should be replaced.

Facility Summary

Seattle School District
Eckstein
Main Building

Facility Size - Gross	172,217	Construction Type	Medium
Year Of Original Construction	1950	Year Of Last Renovation	1968
Facility Use Type	Middle School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	3.0		
Foundations			
Standard Foundations	3	JWB 03/18/14	Reinforced concrete spread footing foundation.
Slab On Grade	3	JWB 03/18/14	Concrete slab on grade.
Basements			
Basement Walls	3	JWB 03/18/14	Reinforced concrete retaining walls at boiler room.

Facility Summary

Seattle School District Eckstein Main Building

B Shell		3.6			
Superstructure					
Floor Construction	3	JWB	03/18/14	Interior walls are reinforced concrete at two story wing, Auditorium, and Gymnasium. Timber stud walls at one story wing. Concrete columns, beams, and floor diaphragm at two story wing and boiler room.	
Roof Construction	3	JWB	03/18/14	Reinforced concrete columns, beams, and joists with a concrete diaphragm at two story wing. Timber stud walls, steel columns, steel beams, and timber joists at one story wing. Concrete bearing walls, steel open web girder trusses, and steel beams support. Wood diaphragm at auditorium and gymnasium.	
Exterior Closure					
Exterior Walls	4	JWB	03/18/14	Two story wing, Gymnasium, and Auditorium have reinforced concrete walls. One story wing has timber stud exterior walls with brick veneer. Walls above roof line are concrete at elevator shaft and metal panel at other areas.	
Exterior Windows	5	JWB	03/18/14	Exterior windows are original steel single pane windows in most locations, and a larger area of glass block. They are not energy efficient. This includes roof monitors above South classroom wing.	
Exterior Doors	5	JWB	03/18/14	Exterior doors are mainly pairs of wood doors, wood frames and non-compliant hardware.	
Roofing					
Roof Coverings	3	JWB	03/18/14	Roofing is rolled granular material with coated metal flashings. Eave/soffits are painted concrete. Flashing paint peeling in several locations. Roof monitors at South wing have 3-Tab roofing.	
Roof Openings	5	JWB	03/18/14	Skylights are original wire glass units with some acrylic glass replacement glazing.	
Projections	5	JWB	03/18/14	Roof overhangs on west side at Gym are in need of new paint, existing paint peeling. Covered Walk at south connecting to Annex to has visible rust in most areas. Metal stairs at roof access are rusted in need of repaint, <\$5K.	

Facility Summary

Seattle School District Eckstein Main Building

C Interiors

3.9

Interior Construction

Fixed and Moveable Partitions	3	JWB	03/18/14	Interior walls are cast-in-place concrete or wood stud with GWB/lath and plaster surface. Operable wall in Gym and Cafeteria/ Little Theater.
Interior Doors	5	JWB	03/18/14	Interior doors are original wood frame, wood door and hardware. Hardware is not ADA compliant.
Specialties	4	JWB	03/18/14	Restroom partitions are plastic laminate and worn, accessories are outdated. Visual display devices are a mix of markerboards, blackboards and some Smartboards.

Staircases

Stair Construction	3	JWB	03/18/14	Stair system is cast-in-place concrete.
Stair Finishes	3	JWB	03/18/14	Stair finishes are quarry tile tread/nosings with aluminum art deco railings at main areas and painted steel at other stair areas.

Interior Finishes

Wall Finishes	3	JWB	03/18/14	Interior wall finishes are painted GWB or painted concrete. Ceramic tile in restrooms and locker room shower areas. Gym includes wall padding.
Floor Finishes	5	JWB	03/18/14	Interior floor finishes are VAT and linoleum in most areas. Carpet in Admin and Library. The Gym and old shop rooms are wood floors. The main entry is terrazzo and utility areas are concrete. Replaced VAT with VCT in 1st floor corridors. (2009) Terrazzo in restrooms and kitchen. Auditorium has concrete floor.
Ceiling Finishes	4	JWB	03/18/14	Ceilings are mainly acoustic ceiling tile. The entry has a plaster ceiling. The Gym has Tectum panels. Library has textured plaster.

Facility Summary

Seattle School District Eckstein Main Building

D Services

3.1

Vertical Transportation

Elevators and Lifts

4	DCS	03/18/14	Old (est 1968) two-stop, two-door, dual-purpose (passenger & freight) traction elevator with rooftop EMR in questionable condition.
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Plumbing

Plumbing Fixtures

4	DCS	03/18/14	Most original 1950 or 1968 fixtures with a mix of older and newer trim; many fixtures are cracked, and stained, with marginal trim function. ADA lavatories installed at student toilet rooms in 2009. Some classrooms upgraded to stainless steel sinks. Boys & girls locker room showers are abandoned in place with variety of damage to trim; showers currently used for storage.
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Domestic Water Distribution

3	DCS	03/18/14	City water service of unknown size; but observed cold & hot water piping is copper. Newer A.O. Smith gas-fired 199 mbh DHW heater with approximately 300-gallon separate DHW storage tank.
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Sanitary Waste

3	DCS	03/18/14	Cast iron waste piping, with galvanized drain and vent piping where observed. Reportedly roof drain system ties into sanitary system resulting in back water from some floor drains and flushing fixtures on the first floor. Other no issues reported for this well aged system.
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Rain Water Drainage

3	DCS	03/18/14	Cast iron internal roof drains; reportedly connected to sanitary waste system. Many drain screens are missing. Unclear overflow.
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Special Plumbing Systems

3	DCS	03/18/14	No grease interceptor observed for kitchen. Assume modest compressed air system in shop (not observed). Gas supply upgraded science labs. (reported, but not observed). Assume in fair condition where present.
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Facility Summary

Seattle School District Eckstein Main Building

HVAC

Energy Supply	3	DCS	03/18/14	Natural gas to boiler from PSE rotary meter No. 404415 with 5,000 cfh capacity, including seismic valve. Also PSE diaphragm meter No. 1192299 with 250 cfh capacity to science rooms (assumed). Gas service appears under-sized for boiler plant capacity (<\$5 direct cost to up-size).
Heat Generating Systems	2	DCS	03/18/14	Three (3) Burnham dual-fuel (natural gas and fuel oil) low pressure steam boilers with 4 mmbtuh capacity each; one (1) feed-water tank with three (3) feed water pumps; condensate pit with receiver and duplex pumps; boiler water chemical treatment package; and other steam plant auxiliaries. All in good condition, with not issues reported.
Cooling Generating Systems	3	DCS	03/18/14	One packaged roof top unit assumed for MDF service. No cooling for elevator machinery room (<\$5K).
Distribution Systems	3	DCS	03/18/14	Steam & condensate from central plant appears distributed via insulated black-iron pipe through an extensive crawl space and/or tunnel system (no observed, except leaving boiler room at below grade level). A full inspection of this piping should be completed, if not recently performed (<\$5K for inspection). Built-up air handling systems for large spaces including Gym, Locker Rooms, Commons, and Theater, but only the Gym system was observed on platform from a distance. Some classrooms may have ventilation, but none of the associated equipment was observed - assumed to be in fair condition, with few reported issues.
Terminal and Package Units	3	DCS	03/18/14	Individual classrooms, offices, and other spaces are heated by steam cast radiators and/or steam fin-tube convector units. While most are in fair to good condition, some appear to be in poor to fair condition; regardless, all should be inspected, if not recently performed (<\$5K for inspection).
Controls and Instrumentation	2	DCS	03/18/14	Control system upgraded to Johnson Controls DDC in 2013, with on-going start-up and troubleshooting occurring on-site at time of survey.
Special HVAC Systems and Equipment	4	DCS	03/18/14	Original kitchen grease hood does not meet current code requirements. Newer hot-line grease hood is better, but may not meet current code. Kitchen is not currently used for grease cooking. Shop industrial ventilation systems are not currently in use, and are abandoned in place, excepting unit heaters, which are too noisy for traditional classroom use. Large incinerator in boiler room; currently abandoned in place; but in fair condition.

Fire Protection

Fire Protection Sprinkler Systems	5	DCS	03/18/14	There is no fire sprinkler system in this building.
Fire Protection Specialties	3	DCS	03/18/14	Old pressurized water fire extinguishers in old cabinets. Extinguishers are self-inspected by the Custodian; tags are current; however these extinguishers are old technology. Some cabinets are damaged; labeling and signage may not comply with current code. Newer AEDs and cabinets are present, but at least one AED is missing (<\$5K).
Special Fire Protection Systems	4	DCS	03/18/14	Newer (1968) kitchen grease hood has been abandoned in place chemical fire suppression system; it appears this could be reconditioned for <\$5K.

Facility Summary

Seattle School District Eckstein Main Building

Electrical

Electrical Service and Distribution	3	DCS	03/18/14	Electrical power is underground to the SCL Vault at the loading dock, then 208V/3-phase to adjacent main electrical room with IEM main switchboard with Westinghouse breakers, and rated at 4,000A, yielding 8.35 watt/sf. Feeders to smaller electrical rooms also with 208V switchboard, which in turn feed distribution panels. The system is estimated to be 1980's technology, but no dates were observed. This system appears to be in fair condition with no issues reported; some panels have TVSS and may have been added or upgraded in the district-wide 2001 technology upgrade, but this was not confirmed.
Lighting and Branch Wiring	4	DCS	03/18/14	Most classroom, library, office, and hallway lighting is T-8 fluorescent, with older fixtures in fair condition, and newer ballasts & lamps in good condition. new T--5HO lighting in Gym. Many or most outside light fixtures are failed or failing, with inoperable controls (<\$5K). There is still a shortage of convenience outlets. Many older devices, especially switches, are in poor to fair condition, with failing face plates. A variety of specialty fixtures are found in lobbies and special spaces, such as the large theater.
Communication and Security Systems	3	DCS	03/18/14	Voice/data systems are somewhat newer (2001), there is a new head-end on the PA system, and the clock/bell system is recently upgraded. Wi-Fi appears present in some spaces, such as library. The older fire alarm system has detection in hallways only, not classrooms, nor in most other regularly occupied spaces; however most these spaces do have notification devices; pull-box stations are inconsistent. A security system is present, with motion detection, but no CCTV.
Special Electrical Systems	4	DCS	03/18/14	A Kohler generator and transfer switch provides emergency power, but is failed. Exit signs are generally old and in need of replacement. There is little or no egress lighting.

E Equipment and Furnishings 4.3

Equipment

Fixed Furnishings and Equipment	4	JWB	03/18/14	Casework is original wood casework. Window stools are wooden planks that have been clear sealed. Installed new electric kitchen equipment. (2009) Theater rigging in fair condition, stage curtain in good condition. Theater seating is original wood seating, in poor condition.
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Furnishings

Moveable Furnishings (Capital Funded	5	JWB	03/18/14	Original Gym bleachers are currently cased in a plywood shroud.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Eckstein

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Annex Building System: Exterior ClosureTotal Cost: \$21,996								
Exterior Walls								
Wall and trim paint		1	Roof eave paint is peeling and worn	Prep and repaint metal eave on both sides of building.	2,500.00	\$2.34	SF	\$5,850
Exterior Doors								
Exterior Doors	1	5	Exterior doors are old and in poor condition.	Remove existing doors and replace with modern hollow metal frames and hollow metal doors and ADA compliant hardware.	6.00	\$2,691.00	ea	\$16,146
Facility: Annex Building System: RoofingTotal Cost: \$13,104								
Projections								
Metal Covered Walkway		0	Metal covered walk has visible rust and paint is worn.	Remove metal corrugated roofing, prep and repaint all steel structure, install new metal roofing, reattach gutter.	800.00	\$16.38	SF	\$13,104
Facility: Annex Building System: Interior FinishesTotal Cost: \$40,368								
Floor Finishes								
Carpet		2	Carpet is beginning to show age and wear.	Remove carpet and replace with new carpet or VCT.	5,800.00	\$6.96	SF	\$40,368
Facility: Annex Building System: HVACTotal Cost: \$55,680								
Terminal and Package Units								
Rooftop HVAC Units		3	The rooftop HVAC units are at the end of their life span.	Install new HVAC units.	6.00	\$9,280.00	EA	\$55,680

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Eckstein

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Annex Building System: Electrical								
Total Cost: \$11,700								
Electrical Service and Distribution								
Main panels		3	Panel(s) located in Classroom No. 6 with awkward access; especially as system ages, potentially requiring more service.	Create main electrical panel room or relocate to outside enclosure to facilitate maintenance and other work.	1.00	\$11,700.00	lot	\$11,700
Facility: Infrastructure System: Site Improvements								
Total Cost: \$710,210								
Roadways								
Concrete		2	Concrete driveway is cracked with displaced panels.	Remove and replace concrete driveway.	3,200.00	\$11.60	SF	\$37,120
Parking								
Asphalt		0	All asphalt parking and circulation areas are badly deteriorated with alligating, potholes, and evidence of subgrade failure.	Remove and replace asphalt including subgrade restoration and restriping.	72,000.00	\$5.22	SF	\$375,840
Pedestrian Paving								
Concrete steps and rails		1	Concrete steps on West side have broken and missing tiles on stair nosings and one stair rail is missing.	Remove and replace tiles on stair nosings and install new railings.	1.00	\$6,960.00	LS	\$6,960
Concrete		2	Many areas of concrete walls are cracked, broken, and have displaced panels that are tripping hazards.	Remove and replace damaged sidewalk areas.	3,500.00	\$6.96	SF	\$24,360
Asphalt		0	Asphalt pedestrian areas are cracked and uneven, and have tripping hazards due to root intrusion.	Remove and replace asphalt.	7,500.00	\$5.22	SF	\$39,150
Site Development								
Tennis courts		0	Tennis court is in disrepair and is not useable.	Remove and replace tennis court, including fence, net, and posts.	1.00	\$34,800.00	EA	\$34,800
Asphalt (hard surface play area)		0	Asphalt is badly deteriorated, with alligating and potholes.	Remove and replace asphalt hard surface play area.	26,000.00	\$5.22	SF	\$135,720
Chain link fencing		1	Fence fabric is rusted and some pipe supports are not connected.	Repair supports and replace chain link fence fabric.	500.00	\$29.00	LF	\$14,500
Landscaping								
Grass		0	Large areas of grass have been completely worn by use, and are in need of restoration.	Strip, till, add topsoil and reseed bare grass areas.	18,000.00	\$2.32	SF	\$41,760

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Eckstein

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Exterior Closure								
Total Cost: \$2,550,950								
Exterior Walls								
Paint		0	Painted wall surfaces are peeling at upper wall areas above roof and at parapets.	Scrape and repaint all exterior walls	5,500.00	\$2.34	SF	\$12,870
Exterior Windows								
Steel windows/glass block		1	Steel windows are corroding and in poor condition. They are not energy efficient.	Remove steel windows and glass block and replace with modern double pane window systems.	35,000.00	\$69.60	SF	#####
Exterior Doors								
Wood doors	1	1	Wood doors, frames, and hardware are old and in poor condition.	Remove existing doors and replace with new modern hollow metal doors, hollow metal frames and ADA hardware.	22.00	\$4,640.00	PAIR	\$102,080
Facility: Main Building System: Roofing								
Total Cost: \$331,318								
Roof Coverings								
Metal Flashings		0	Several areas have extensive flashings with peeled paint.	Scrape and prep for new paint, primer and repaint or replace flashings.	1.00	\$11,700.00	LS	\$11,700
Roof Openings								
Wire glass skylights		0	Wire glass units are corroding. The Plexiglas in some units is not sealing properly.	Remove skylights and replace with modern dome type skylights or Kalwall.	4,000.00	\$75.40	SF	\$301,600
Projections								
Metal Covered Walkway		0	Metal walk has visible rust and paint is worn.	Remove metal corrugated roofing, prep and repaint all steel structure, install new metal roofing, reattach gutter.	1,100.00	\$16.38	SF	\$18,018
Facility: Main Building System: Interior Construction								
Total Cost: \$105,840								
Interior Doors								
Wood door hardware		2	Hardware is original hardware and not ADA standard.	Remove original hardware and replace with modern ADA locksets.	140.00	\$522.00	EA	\$73,080

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Eckstein

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Specialties								
Restroom partitions, accessories		1	Restroom partitions and accessories are old and worn	Replace with new metal partitions, and accessories	1.00	\$32,760.00	LS	\$32,760
Facility: Main Building System: Interior Finishes Total Cost: \$1,033,900								
Floor Finishes								
VAT/linoleum flooring		5	VAT/linoleum flooring is old and in poor condition.	Remove VAT/linoleum and replace with VCT.	133,000.00	\$5.80	sf	\$771,400
Ceiling Finishes								
Ceiling Tile		2	Corridors and several classrooms have old, worn, stained or missing ceiling tiles	Remove 12" tiles and replace with new ceiling tiles	75,000.00	\$3.50	SF	\$262,500
Facility: Main Building System: Vertical Transportation Total Cost: \$100,000								
Elevators and Lifts								
Traction elevator		5	Old traction elevator does not appear to meet current elevator code, and is nearing end of life; despite current operability.	Replace with more conventional hydraulic elevator.	1.00	\$100,000.00	ea	\$100,000
Facility: Main Building System: Plumbing Total Cost: \$328,010								
Plumbing Fixtures								
Fixtures		5	Miscellaneous fixtures throughout the building are stained and worn.	Replace miscellaneous sinks and drinking fountains with new fixtures.	38.00	\$2,320.00	ea	\$88,160
Locker room shower trim		0	Many or most damaged or missing parts.	Replace.	50.00	\$585.00	ea	\$29,250
Flushing fixtures		5	Most flushing fixtures original with cracks, stains, and worn trim.	Replace with new high-efficiency fixture & trim.	75.00	\$2,340.00	ea	\$175,500
Rain Water Drainage								
Roof drains		2	Reportedly roof drains are connected to the Bldg sanitary waste main, not a site storm water system, resulting in back water flow from floor drains and flushing fixtures on first floor.	Provide separate roof drain connections to site storm drain system; additionally replace missing roof drain screens, and provide overflow protection as required by code.	30.00	\$1,170.00	ea	\$35,100

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Eckstein

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: HVAC Total Cost: \$35,100								
Special HVAC Systems and Equipment								
Kitchen and shop HVAC		2	Kitchen and shop HVAC systems are not sufficient for current program, and may not comply with codes & standards.	Review current condition, replace & repair as necessary to comply with current code.	4.00	\$8,775.00	lot	\$35,100
Facility: Main Building System: Fire Protection Total Cost: \$998,859								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There is no fire sprinkler system in this building.	Install a complete wet pipe sprinkler system.	172,217.00	\$5.80	SF	\$998,859
Facility: Main Building System: Electrical Total Cost: \$909,031								
Lighting and Branch Wiring								
Wiring and devices		3	There is an insufficient quantity of convenience outlets. Some devices, particularly switches are past useful life and beginning to pose an electrical safety hazard where switch-plate covers are failing.	Add receptacles and branch wiring. Replace old switches. Replace any aged or deteriorating wiring.	172,217.00	\$3.48	SF	\$599,315
Communication and Security Systems								
Fire alarm		0	No detection in most occupied spaces; inconsistent pull-boxes.	Install a code compliant fire alarm system.	172,217.00	\$1.50	sf	\$258,326
Special Electrical Systems								
Generator		0	Standby diesel generator has been failed for over one year, leaving the school without egress lighting, and other life/safety features upon loss of utility power.	Install new standby diesel generator and ATS.	1.00	\$40,950.00	lot	\$40,950
Exit signs		5	Exit signs are old and worn out.	Replace exit signs.	30.00	\$348.00	EA	\$10,440
Facility: Main Building System: Equipment Total Cost: \$547,660								
Fixed Furnishings and Equipment								
Window shades/curtains		1	Window shades and curtains are old and in poor condition.	Remove shades/curtains and replace with new.	6,000.00	\$6.96	SF	\$41,760

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Eckstein

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Wood casework		3	Wood casework is original and in poor condition.	Remove casework and replace with modern plastic laminate casework.	800.00	\$348.00	LF	\$278,400
Seating		3	Seating is metal frame with wood seats and backs, seats are old and worn.	Remove and replace with new seating system	1.00	\$227,500.00	LS	\$227,500
Facility:	Main Building							
System:	Furnishings		Total Cost: \$92,800					
Moveable Furnishings (Capital Funded Only)								
Bleachers		0	Bleachers are old and in poor condition.	Remove existing bleachers and replace with new.	1.00	\$92,800.00	LS	\$92,800

Facility Summary

Seattle School District
Emerson
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/ Date Done	Comments	
G Sitework	2.0			
Site Improvements				
Parking	2	LKS	03/06/14	Asphalt and concrete surface with concrete curbs. Metal bollards. Service area is concrete.
Pedestrian Paving	2	LKS	03/06/14	Concrete walkways and plaza areas. Concrete steps with pipe rails. Concrete perimeter sidewalks.
Site Development	2	LKS	03/06/14	Asphalt hard surface play areas. Chain link fencing.
Site Electrical utilities				
Exterior Lighting	2	TAL	03/06/14	Decorative sconces, wall packs and pole lights.

Facility Summary

Seattle School District Emerson Main Building

Facility Size - Gross	78,804	Construction Type	Medium
Year Of Original Construction	1909	Year Of Last Renovation	2001
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done		Comments
Systems					
A Substructure		3.0			
Foundations					
Standard Foundations		3	LKS	03/06/14	Reinforced concrete walls and strip footing foundation.
Slab On Grade		3	LKS	03/06/14	Concrete slab on grade.
B Shell		3.0			
Superstructure					
Floor Construction		3	LKS	03/06/14	Original Bldg: 2nd and 3rd floors are wood framed with concrete topping. Newer Bldg: Slab on grade, elevated concrete slab and structure at lower covered play.
Roof Construction		3	LKS	03/06/14	Original Bldg: Original wood framing with long span trusses. Newer Bldg: Steel trusses and metal deck, open web steel joists
Exterior Closure					
Exterior Walls		3	LKS	03/06/14	Original Bldg: Load bearing masonry walls with concrete foundation up to the 2nd floor level. Stucco at north at south ends of loading bearing brick, gable ends. Newer Bldg: Load bearing split face CMU and painted Cement Fiberboard.
Exterior Windows		3	LKS	03/06/14	Aluminum clad wood windows with integral blinds. Terracotta sills with metal flashing, interior painted MDF sills and trim, wood casing at misc. windows.
Exterior Doors		2	LKS	03/06/14	Painted hollow metal doors in painted hollow metal frames.
Roofing					
Roof Coverings		3	LKS	03/06/14	Architectural 3 - tab composition shingle roofing on sloped roofs with built-up granular at low slope areas. Batt insulation within attic space. Painted metal and PVC downspouts with overflow scuppers.
Roof Openings		2	LKS	03/06/14	Painted metal roof hatches, and pre-finished metal cupolas.
Projections		3	LKS	03/06/14	Copings are terracotta with metal flashing.

Facility Summary

Seattle School District Emerson Main Building

C Interiors

2.6

Interior Construction

Fixed and Moveable Partitions	2	LKS	03/06/14	Load bearing masonry interior walls at original 1909 construction with metal framed GWB walls. Fixed partitions are metal stud, vinyl cover/carpet operable partitions in the newer building at the gym.
Interior Doors	3	LKS	03/06/14	Painted hollow metal frames with painted hollow metal doors and wood veneer doors. Fire doors within corridors are painted metal "total door" systems.

Staircases

Stair Construction	3	LKS	03/06/14	Original wood stair construction in original bldg. Metal pan with concrete treads at newer bldg.
Stair Finishes	3	LKS	03/06/14	Vinyl/rubber treads and risers with painted wood guardrails and painted metal hand rails.

Interior Finishes

Wall Finishes	3	LKS	03/06/14	Painted GWB, vinyl wall covering up to seven feet on one wall in classrooms. Wood chair rail in corridors with painted GWB below chair rail and vinyl wall covering above. Painted smooth face CMU, and painted cement fiberboard siding. Ceramic tile wainscot in toilet room.
Floor Finishes	3	LKS	03/06/14	VCT in corridors, carpet and VCT in classrooms with ceramic tile in toilet rooms. Stained concrete floor in main hallway between buildings.
Ceiling Finishes	2	LKS	03/06/14	Painted GWB, hard lid ceilings in classroom space with acoustical tile in corridors. Exposed painted steel structure in Cafeteria and gymnasium, and acoustical tile clouds in music platform.

Facility Summary

Seattle School District Emerson Main Building

D Services		2.1			
Vertical Transportation					
Elevators and Lifts	3	TAL	03/06/14	The building is served by a 3 - stop elevator.	
Plumbing					
Plumbing Fixtures	2	TAL	03/06/14	Restroom fixtures are standard china type. Classroom sinks are stainless steel.	
Domestic Water Distribution	2	TAL	03/06/14	All domestic water pipe is copper.	
HVAC					
Heat Generating Systems	2	TAL	03/06/14	The building is served by two gas/oil fired hot water boilers.	
Cooling Generating Systems	2	TAL	03/06/14	The building is served by a single air cooled water chiller.	
Distribution Systems	2	TAL	03/06/14	The building is served by 4 - pipe fan coil units. Ductwork is galvanized steel. Distribution piping is metallic type.	
Controls and Instrumentation	2	TAL	03/06/14	Controls are modern DDC type.	
Fire Protection					
Fire Protection Sprinkler Systems	2	TAL	03/06/14	The building has a complete fire sprinkler system.	
Electrical					
Electrical Service and Distribution	2	TAL	03/06/14	Electrical service for this facility is 600amp, 277/480volt, 3ph, 4wire distribution system which is secondary service from the main 1600amp, 277/480 volt electrical service in the northwest building. 480volt step down transformers are provided for the 120/208 volt distribution system. 277/480 volt power is used for lifting and power circuit and the 120/28 volt system is used for convenience outlets and smaller motors. Panel feeder and distribution wiring consist of copper conductible in rigid metal conduit.	
Lighting and Branch Wiring	2	TAL	03/06/14	Interior lighting in general consist of recessed or pendant fluorescent lighting with T- 8 type lamps. Exterior lighting is surface mounted fixtures. Inadequate for safety and security coverage. Branch wiring for lighting, convenience outlets and associated devices is copper conductors in rigid conduit.	
Communication and Security Systems	2	TAL	03/06/14	Building fire alarm system consist of a central control in this building. The control panel is a Notifier APF 400 addressable system. Fire alarm system coverage consist of smoke detection, horn/strobe, pull stations and duct detection throughout. Intercommunication systems (telephone, P.A., clock/program) is a Bogen Integrated System with paging, classroom two-way voice communications, and clock/program control throughout. Security has a central control with door access control in good condition.	
Special Electrical Systems	3	TAL	03/06/14	Emergency exit and egress lighting consist of battery back up in exit lights and corridor fluorescent light fixtures.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Emerson

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
<div>Facility: Main Building</div> <div>System: Exterior Closure</div> <div>Total Cost: \$52,200</div>								
Exterior Walls								
Stucco		5	Water intrusion behind stucco wall finish at exterior end walls.	Repair flashing problem and repair/replace damaged stucco - repaint. This may have been repaired. However there are still black stains at the north elevation and hairline cracks at the south elevation.	1,500.00	\$34.80	SF	\$52,200
<div>Facility: Main Building</div> <div>System: Interior Finishes</div> <div>Total Cost: \$20,880</div>								
Floor Finishes								
Carpet		5	Carpet in a few of the classrooms is severely stained.	Replace with new carpet.	3,000.00	\$6.96	SF	\$20,880

Facility Summary

Seattle School District
Fairmount Park
Auditorium Building

Facility Size - Gross	10,854	Construction Type	Medium
Year Of Original Construction	1964	Year Of Last Renovation	2009
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done		Comments
Systems					
D Services		3.7			
Plumbing					
Plumbing Fixtures		3	TAL	02/04/09	Fixtures are standard institutional china type.
Domestic Water Distribution		2	TAL	02/04/09	Domestic water pipe is all copper.
HVAC					
Heat Generating Systems		4	TAL	02/04/09	The facility is heated by a single hot water boiler.
Distribution Systems		4	TAL	02/04/09	Heating water is distributed to the heating units in steel pipes.
Terminal and Package Units		4	TAL	02/04/09	The building is heated by unit ventilators, radiators and unit heaters.
Controls and Instrumentation		4	TAL	02/04/09	Controls are 1964 pneumatic type.
Fire Protection					
Fire Protection Sprinkler Systems		5	TAL	02/04/09	There are no fire sprinklers in this building.
Electrical					
Electrical Service and Distribution		4	TAL	02/04/09	The Auditorium is fed from the main building. Branch panels are original, and near the end of useful life.
Lighting and Branch Wiring		4	TAL	02/04/09	Lighting is fluorescent, in poor condition, in a variety of sizes.
Communication and Security Systems		3	TAL	02/04/09	Communications and security systems are extension of the main building, and are reviewed/documented there.
Special Electrical Systems		3	TAL	02/04/09	Exits and egress lights are battery - backed (central inverter) and in fair condition.

Facility Summary

Seattle School District
Fairmount Park
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/ Date Done	Comments	
G Sitework	4.7			
Site Improvements				
Parking	5	LKS	03/10/14	Asphalt surface with concrete curbs.
Pedestrian Paving	4	LKS	03/10/14	Concrete and asphalt walkways on-site. Concrete sidewalks off-site. Concrete exterior steps.
Site Development	5	LKS	03/10/14	Chain link fencing, concrete retaining walls, asphalt play area.
Landscaping	4	LKS	03/10/14	Grass, shrubs and trees.
Site Electrical utilities				
Exterior Lighting	3	TAL	03/10/14	Exterior lighting is HID wall packs and compact fluorescent soffit lights, in fair condition.

Facility Summary

Seattle School District
Fairmount Park
Main Building

Facility Size - Gross	30,106	Construction Type	Medium
Year Of Original Construction	1964	Year Of Last Renovation	2012
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	LKS	03/10/14	Conventional concrete spread footings.
Slab On Grade	3	LKS	03/10/14	Conventional concrete floor slab.
B Shell		3.1		
Superstructure				
Floor Construction	3	LKS	03/10/14	Pre - cast concrete double tee joists with concrete topping, which are supported by concrete beams and columns.
Roof Construction	3	LKS	03/10/14	Wood joists with tongue and groove decking, which are supported by wood framed stud walls.
Exterior Closure				
Exterior Walls	3	LKS	03/10/14	Unreinforced masonry walls.
Exterior Windows	4	LKS	03/10/14	Exterior windows are single pane metal window system. They are not energy efficient.
Exterior Doors	4	LKS	03/10/14	Exterior doors are building original hollow metal frames, with hollow metal doors and original panic hardware.
Roofing				
Roof Coverings	3	LKS	03/10/14	Roof covering is rolled granular. Metal flashings are Kynar type coated metal. Soffits are painted plywood at lower areas or tongue and groove decking at upper areas.

Facility Summary

Seattle School District Fairmount Park Main Building

C Interiors		3.4			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	03/10/14	Interior walls are masonry at main areas or wood stud at office type partitions. They both have a plaster surface.	
Interior Doors	4	LKS	03/10/14	Interior doors are hollow metal framed, wood doors with original hardware. Hardware is not ADA compliant.	
Staircases					
Stair Construction	3	LKS	03/10/14	Building does not have stairs. It has ramps to second floor.	
Stair Finishes	3	LKS	03/10/14	Ramp flooring is a heavy sheet vinyl/linoleum product. Rails are metal.	
Interior Finishes					
Wall Finishes	3	LKS	03/10/14	Wall finishes are painted plaster throughout building.	
Floor Finishes	4	LKS	03/10/14	Flooring is VAT throughout building except at Library which is carpeted. Utility areas are concrete.	
Ceiling Finishes	3	LKS	03/10/14	The Library, halls, and floor 2 classrooms have 12" acoustic tile. Floor 1 classrooms have 2x4 suspended acoustic tile. Utility areas have hard lid ceilings.	
D Services		3.8			
Plumbing					
Plumbing Fixtures	3	TAL	03/10/14	Restroom fixtures are mostly mixed vintage china type. Classroom sinks are enameled iron.	
Domestic Water Distribution	2	TAL	03/10/14	All of the domestic water pipe is newer copper type.	
HVAC					
Heat Generating Systems	4	TAL	03/10/14	The building is heated by a single gas fired hot water boiler located in the Auditorium building.	
Distribution Systems	4	TAL	03/10/14	Hot water is distributed to the heating units in steel pipes.	
Terminal and Package Units	4	TAL	03/10/14	Classrooms are heated by unit ventilators.	
Controls and Instrumentation	4	TAL	03/10/14	Controls are original 1964 pneumatic type.	
Fire Protection					
Fire Protection Sprinkler Systems	5	TAL	03/10/14	There are no fire sprinklers in this building.	
Electrical					
Electrical Service and Distribution	4	TAL	03/10/14	The service is 800A @ 208V, yielding 7.3 watts per sq. foot. The switchboard and branch panels are circa 1964, and nearing the end of useful life.	
Lighting and Branch Wiring	4	TAL	03/10/14	Lighting is typically 1x4 recessed egg crate fixtures, with some 1x4 surface mount in the second floor classrooms. Branch wiring has been upgraded somewhat, and no branch wiring deficiencies were noted.	
Communication and Security Systems	4	TAL	03/10/14	Voice/data systems upgraded in 2000, security system is motion detection and keypads, clock/bell is the original Edwards 1964 system, intercom is an old Aiphone. Generally is poor condition.	
Special Electrical Systems	3	TAL	03/10/14	Exits and egress are battery - backed, in fair condition.	
E Equipment and Furnishings		4.0			
Equipment					
Fixed Furnishings and Equipment	4	TAL	03/10/14	Casework is building original plastic laminate casework. The Library has wood type shelving.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Fairmount Park

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Auditorium Building System: HVAC Total Cost: \$280,720								
Terminal and Package Units								
Unit heaters		3	The heating system is 45 years old and nearing the end of it's life span.	Install a modern HVAC system.	11,000.00	\$25.52	SF	\$280,720
Facility: Auditorium Building System: Fire Protection Total Cost: \$63,800								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There are no fire sprinklers in this building.	Install a complete fire protection sprinkler system.	11,000.00	\$5.80	SF	\$63,800
Facility: Auditorium Building System: Electrical Total Cost: \$121,220								
Electrical Service and Distribution								
Electrical branch panels		4	Branch panels are original, near end of useful life.	Replace panels and feeders.	11,000.00	\$3.48	SF	\$38,280
Lighting and Branch Wiring								
Lighting system		1	Lighting fixtures are old, in poor condition.	Replace light fixtures.	11,000.00	\$7.54	SF	\$82,940
Facility: Main Building System: Plumbing Total Cost: \$41,760								
Plumbing Fixtures								
Classroom sinks		3	The enameled iron sinks are very stained and worn.	Install new classroom sinks.	18.00	\$2,320.00	EA	\$41,760
Facility: Main Building System: HVAC Total Cost: \$1,026,600								
Terminal and Package Units								
Unit ventilators		3	The entire heating system is 45 years old and nearing the end of it's life span.	Install a modern HVAC system.	30,000.00	\$34.22	SF	#####
Facility: Main Building System: Fire Protection Total Cost: \$168,200								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There are no fire sprinklers in this building.	Install a complete fire protection sprinkler system.	29,000.00	\$5.80	SF	\$168,200

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Fairmount Park

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building								
System: Electrical Total Cost: \$389,992								
Electrical Service and Distribution								
Electrical service and distribution system		4	Switchboard and branch panels are circa 1964, and nearing end of useful life.	Replace switchboard, panel boards and feeders.	29,600.00	\$3.48	SF	\$103,008
Lighting and Branch Wiring								
Lighting system		4	75% of fixtures are original, and in poor condition.	Replace 75% of fixtures.	29,600.00	\$7.54	SF	\$223,184
Communication and Security Systems								
Clock/bell/PA system		4	Clock/bell system is an original Edwards system, PA is an old Aiphone.	Install integrated clock/bell/PA system.	1.00	\$63,800.00	LOT	\$63,800
Facility: Main Building								
System: Equipment Total Cost: \$114,840								
Fixed Furnishings and Equipment								
Casework		4	Casework is building original. It is "scuffed and dinged" with poor hardware function. It is in generally poor condition. Some countertops have lifted.	Remove casework and replace with new modern plastic laminate casework.	330.00	\$348.00	LF	\$114,840

Facility Summary

Seattle School District Franklin Gym Building

Facility Size - Gross	53,171	Construction Type	Medium
Year Of Original Construction	1960	Year Of Last Renovation	1991
Facility Use Type	High School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	LKS	02/20/14	Concrete spread footing foundation.
Slab On Grade	3	LKS	02/20/14	Concrete slab on grade.
Basements				
Basement Walls	3	LKS	02/20/14	Concrete retaining walls at lower level and boiler room.
B Shell		3.3		
Superstructure				
Floor Construction	3	LKS	02/20/14	Concrete columns, beams, walls, and floor diaphragm.
Roof Construction	3	LKS	02/20/14	Open web steel roof joists with a tectum roof deck. Joists are supported by concrete walls and columns.
Exterior Closure				
Exterior Walls	3	LKS	02/20/14	Concrete walls at 1991 addition and concrete walls with brick veneer at 1958 portion of Gym. 1958 Gym also has a "stone tile" veneer between pilasters.
Exterior Windows	5	LKS	02/20/14	Exterior windows are single glazed aluminum system.
Exterior Doors	4	LKS	02/20/14	Exterior doors are hollow metal framed, hollow metal doors with modern panic hardware.
Roofing				
Roof Coverings	4	LKS	02/20/14	Roofing is rolled granular with Kynar metal flashing. It was new in 1991.

Facility Summary

Seattle School District Franklin Gym Building

C Interiors		3.2			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	02/20/14	Interior walls are either concrete or masonry. The two Gyms both have large operable walls.	
Interior Doors	3	LKS	02/20/14	Interior doors are hollow metal framed, hollow metal doors with modern ADA hardware.	
Staircases					
Stair Construction	3	LKS	02/20/14	Stair construction is cast-in-place concrete.	
Stair Finishes	4	LKS	02/20/14	Stair finishes are cast-in-place concrete treads with metal nosings. Rails are metal.	
Interior Finishes					
Wall Finishes	4	LKS	02/20/14	Wall finishes are painted concrete or painted CMU. Upper Gym walls have some sound paneling.	
Floor Finishes	3	LKS	02/20/14	Gym floors are wood. The entry is VCT. The lockers rooms and utility areas are concrete. The health classroom is carpet.	
Ceiling Finishes	3	LKS	02/20/14	Ceilings are tectum in the Gym and some common areas. Other areas, such as the center entry and utility areas are hard lid.	
D Services		3.1			
Vertical Transportation					
Elevators and Lifts	2	TAL	02/20/14	There is a 2 - stop hydraulic elevator installed in 1991.	
Plumbing					
Plumbing Fixtures	2	TAL	02/20/14	Stainless steel column showers in locker rooms. Standard China fixtures in restrooms.	
Domestic Water Distribution	2	TAL	02/20/14	All domestic water piping is copper.	
HVAC					
Heat Generating Systems	3	TAL	02/20/14	The building is heated by a single gas fired hot water boiler installed in 1958.	
Distribution Systems	3	TAL	02/20/14	Heating water is conveyed in steel pipes. Conditioned air is distributed from air handling units in sheet metal ducts. Replaced fan in gym. (2009)	
Controls and Instrumentation	2	TAL	02/20/14	Replaced older pneumatic/electric type controls with DDC type. (2009)	
Fire Protection					
Fire Protection Sprinkler Systems	5	TAL	02/20/14	There are fire sprinklers in the basement and attic areas only.	
Electrical					
Electrical Service and Distribution	4	TAL	02/20/14	The service is 600A @ 208V, yielding 4.1 watts per square foot. The switchboard and some panel boards are past their useful life. Some panels are 1991 vintage and still in good condition.	
Lighting and Branch Wiring	3	TAL	02/20/14	Gym lighting is recent HID HI bay fixtures, in good condition. Branch circuiting appears to be in fair condition, generally.	
Communication and Security Systems	3	TAL	02/20/14	Fire alarm is non-addressable, although it is still in fair condition. Other communications systems are in fair condition. Add more FA strobes and lower pulls to comply with ADA. (2009)	
Special Electrical Systems	4	TAL	02/20/14	Egress lighting is battery - pack "bugeyes" on the wall, generally in poor condition.	

Facility Summary

Seattle School District
Franklin
Gym Building

E Equipment and Furnishings		2.0			
Equipment					
Fixed Furnishings and Equipment		2	TAL	02/20/14	Bleachers

Facility Summary

Seattle School District
Franklin
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.1		
Site Improvements			
Parking	2	LKS 02/20/14	Small (2 vehicle) parking area - asphalt surface with concrete wheel stops.
Pedestrian Paving	3	LKS 02/20/14	Concrete sidewalks and exterior steps are excellent, including seat walls and plaza areas. Steps appear to be granite. Perimeter sidewalks are concrete and in fair condition. Steps have steel pipe railings.
Site Development	2	LKS 02/20/14	Main building has concrete retaining walls/seat walls. Gym has chain link fencing, synthetic field with rubberized track, football and soccer fields.
Landscaping	2	LKS 02/20/14	Grass, shrubs and trees. Unable to determine condition of grass due to snow cover.
Site Electrical utilities			
Exterior Lighting	3	TAL 02/20/14	Main building exterior lighting is a mix of pole lights wall packs and bollards. No deficiencies were noted. Gym building exterior lighting is quarter sphere wall packs, in very good condition.

Facility Summary

Seattle School District Franklin Main Building

Facility Size - Gross	216,030	Construction Type	Medium
Year Of Original Construction	1912	Year Of Last Renovation	1991
Facility Use Type	High School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components	Scores	Surveyor/ Date Done	Comments	
Systems				
A Substructure	3.0			
Foundations				
Standard Foundations	3	LKS	02/20/14	Concrete spread footing foundation.
Slab On Grade	3	LKS	02/20/14	Concrete slab on grade.
Basements				
Basement Walls	3	LKS	02/20/14	Concrete retaining walls at areas below grade.
B Shell	3.2			
Superstructure				
Floor Construction	3	LKS	02/20/14	1912 Portion of structure: steel beams with concrete deck and unreinforced masonry bearing walls. 1958 Portion: Concrete beams, deck and walls. 1988 Portion: steel beams, trusses, and columns with a composite deck floor.
Roof Construction	3	LKS	02/20/14	1912 Portion: timber columns, beams, joists, and a wood sheathed diaphragm steel bearing and frames added in 1991. 1958 Portion: timber joists and a wood sheathed diaphragm. 1988 Portion: steel beams, trusses and columns with concrete walls and composite roof deck.
Exterior Closure				
Exterior Walls	3	LKS	02/20/14	Unreinforced masonry, and concrete with brick veneer. Window sills and trim are terracotta.
Exterior Windows	4	LKS	02/20/14	Exterior windows are wood single glazed in most locations. They are not energy efficient. Newer area on North side of building has double glazing.
Exterior Doors	3	LKS	02/20/14	Exterior doors are wood framed, wood doors and modern hardware at most main entries. Other entries and utility areas are hollow metal framed, hollow metal doors.
Roofing				
Roof Coverings	4	LKS	02/20/14	Roof coverings are rolled granular at flat areas or masonry tile at upper pitched areas. Flashing is metal Kynar coated type. Roofing was new at 1991 renovation.
Roof Openings	3	LKS	02/20/14	Aluminum double pane skylights

Facility Summary

Seattle School District Franklin Main Building

C Interiors		3.3			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	02/20/14	Walls are masonry/cast-in-place concrete at older areas and metal stud/GWB at new areas.	
Interior Doors	3	LKS	02/20/14	Interior doors are hollow metal frame, solid core wood with modern ADA locksets in most locations. Some utility areas doors are hollow metal framed with hollow metal doors.	
Specialties	4	LKS	02/20/14	Toilet Partitions	
Staircases					
Stair Construction	3	LKS	02/20/14	Stair systems are either cast-in-place concrete in original areas or metal pan with concrete tread at newer renovated areas.	
Stair Finishes	4	LKS	02/20/14	Stair finishes are epoxy tread at original concrete stairs or radial rubber treads at new pan stairs. Concrete stairs have wood rails and metal pan stairs have metal rails.	
Interior Finishes					
Wall Finishes	4	LKS	02/20/14	Wall finishes are mainly painted masonry or painted GWB throughout building. Entry area has ceramic tile wainscot. The Cafeteria and Drama areas have sound panels at upper walls.	
Floor Finishes	3	LKS	02/20/14	Floor finishes are mainly VCT in halls and carpet in offices and classrooms. The science classrooms have linoleum and the Drama and Stage areas are painted wood. Six classrooms on the South side of floor 2 have new carpet, otherwise flooring dates to 1991.	
Ceiling Finishes	4	LKS	02/20/14	Ceilings are mainly suspended acoustical tile throughout building. The Cafeteria has the original "grand" ceiling. The main entry area and utility areas have hard lid ceilings. The Auditorium has a cloud ceiling.	

Facility Summary

Seattle School District Franklin Main Building

D Services		2.6			
Vertical Transportation					
Elevators and Lifts	2	TAL	02/20/14	The building is served by two 4 - stop hydraulic elevators installed in 1991.	
Plumbing					
Plumbing Fixtures	2	TAL	02/20/14	All plumbing fixtures were installed in 1991 and are mostly the institutional China type.	
Domestic Water Distribution	2	TAL	02/20/14	All of the domestic water piping is copper.	
HVAC					
Heat Generating Systems	2	TAL	02/20/14	Two gas fire hot water boilers provide supplementary heat to the hydronic heat pump loop.	
Cooling Generating Systems	2	TAL	02/20/14	A single evaporated cooling tower provides supplementary cold water to the hydronic heat pump loop. Replaced cooling tower. (2009)	
Distribution Systems	2	TAL	02/20/14	Conditioned water is transmitted to the heat pumps in steel pipes.	
Terminal and Package Units	4	TAL	02/20/14	Rooms and zones are conditioned with individual water source heat pumps. Air is transmitted to individual spaces in sheet metal ducts.	
Controls and Instrumentation	2	TAL	02/20/14	The controls are an electronic/electric powers 600 system.	
Fire Protection					
Fire Protection Sprinkler Systems	5	TAL	02/20/14	The building only has fire sprinklers in exit stairwells.	
Electrical					
Electrical Service and Distribution	3	TAL	02/20/14	The service is 4000A @ 480V, yielding 12.3 watts per square foot. The entire distribution system was upgraded as part of the 1991 C.I.P., and is in good condition.	
Lighting and Branch Wiring	3	TAL	02/20/14	Lighting in the classrooms is typically 2x4 fluorescent troffers or 1x4 wraparounds. Corridors are a mixture of 2x4 troffers, bladed louver 1x4's. Lighting is generally in fair condition.	
Communication and Security Systems	3	TAL	02/20/14	Fire alarm is Honeywell non-addressable, with no strobes. It is still functional, but not current code compliant. Voice/data, security, clock/bell systems are all in good condition.	
Special Electrical Systems	3	TAL	02/20/14	A Kohler genset provides emergency power via a transfer switch in the main electrical room. Both exit signs and egress lighting are powered from this system.	
E Equipment and Furnishings		3.0			
Equipment					
Fixed Furnishings and Equipment	3	TAL	02/20/14	Casework is modern plastic laminate type throughout building. Science rooms have black science countertops.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Franklin

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Gym Building System: Exterior Closure								
Total Cost: \$14,040								
Exterior Walls								
Painting		3	There are multiple touch up paint around the exterior wall from painting over graffiti. The exterior is due for a fresh coat of paint. The soffit at the main entry has water stain from roof leak.	Clean, patch and paint exterior walls and soffits with new paint.	1.00	\$14,040.00	LS	\$14,040
Facility: Gym Building System: HVAC								
Total Cost: \$1,106,640								
Heat Generating Systems								
Boiler		5	The boiler was installed in 1958 and is approaching the end of it's life span.	Install a modern heating system.	53,000.00	\$20.88	SF	#####
Facility: Gym Building System: Fire Protection								
Total Cost: \$139,200								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There are fire sprinklers in the basement areas only.	Install a complete sprinkler system for the upper floors.	30,000.00	\$4.64	SF	\$139,200
Facility: Gym Building System: Electrical								
Total Cost: \$67,512								
Electrical Service and Distribution								
Electrical distribution system		2	Main switchboard and some panels are old and past useful life.	Replace switchboard and (3) panels.	1.00	\$63,800.00	LOT	\$63,800
Special Electrical Systems								
Egress lighting		2	Lighting fixtures are broken, old, past useful life.	Replace egress light fixtures.	8.00	\$464.00	EA	\$3,712
Facility: Infrastructure System: Site Improvements								
Total Cost: \$32,944								
Pedestrian Paving								
Pipe handrails		3	Most pipe handrails are badly rusted and need refinishing. Most paint on the handrail is also damaged.	Clean and paint all pipe handrails. Consider installing skateboard deterrent hardware on handrails.	1.00	\$5,800.00	LS	\$5,800

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Franklin

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Concrete		2	Concrete slabs @ dumpster area on East side of building are broken, and concrete perimeter sidewalks are cracked and have some displaced panels (mostly on East side) in several areas. Some of them caused by invasive tree roots	Remove and replace damaged portion of perimeter sidewalks, and concrete slabs at dumpster areas.	1,500.00	\$6.96	SF	\$10,440
Concrete at Gym building		2	Concrete at gym entrance is cracked and broken. Perimeter site walks are cracked, broken, and displaced in several areas around the site. Concrete sidewalk in front of the Dumpster by the SW corner of the gym is heavily damaged and broken. There is no curb cut for dump truck access and the concrete pavement is not built for heavy load.	Remove and replace concrete at gym entrance. Remove and replace damaged portions of perimeter sidewalk. Build heavy duty concrete pavement for truck access to Dumpster.	2,400.00	\$6.96	SF	\$16,704
Facility: Main Building System: Exterior Closure Total Cost: \$765,600								
Exterior Windows								
Exterior windows		4	Wood windows are single glazed and not energy efficient. The wood sash is in poor condition in most locations. There are several broken glazed areas on the windows of the Mechanical attic that are closed off by blue tape.	Remove single pane wood windows and replace with modern double glazed, metal window system.	11,000.00	\$69.60	SF	\$765,600
Facility: Main Building System: Roofing Total Cost: \$1,183,200								
Roof Coverings								
Roof Covering		2	Roof membrane is deteriorated and tear's easily. There are many roof penetrations, equipment sleepers, corners, transitions, parapet joints, etc. that are worn out.	Remove and replace roofing. Careful detailing of the flashing is required for the various roof penetrations, equipment support sleepers, corners, transitions, etc.	85,000.00	\$13.92	SF	#####
Facility: Main Building System: Interior Finishes Total Cost: \$589,280								
Wall Finishes								
Wall finishes		1	Walls need paint and patch throughout building. Some areas have been poorly touched up. Corners at some areas need rebuilding. There is water damage at the head and jamb of a window in the Library.	Patch walls and repaint throughout building.	184,000.00	\$2.90	LS	\$533,600
Floor Finishes								
Floor finishes		1	There are a few rooms left with old worn out carpets and newer carpets that have seams issues, mainly on Level 2.	Remove damaged carpets and install new carpet tiles.	8,000.00	\$6.96	sf	\$55,680

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Franklin

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building								
System: HVAC								
Total Cost: \$925,680								
Terminal and Package Units								
Heat pumps		5	The heat pumps are 18 years old and nearing the end of their life span.	Install new heat pump units.	114.00	\$8,120.00	EA	\$925,680
Facility: Main Building								
System: Fire Protection								
Total Cost: \$1,252,800								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	The building only has fire sprinklers in exit stairwells.	Install a complete fire protection sprinkler system.	216,000.00	\$5.80	SF	#####

Facility Summary

Seattle School District
Garfield
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components	Scores	Surveyor/ Date Done	Comments	
Systems				
G Sitework	2.1			
Site Improvements				
Roadways	2	JWB	04/03/14	Asphalt entrance drives and buses drop-off.
Parking	2	JWB	04/03/14	Asphalt parking lots with concrete curbs and wheel stops.
Pedestrian Paving	2	JWB	04/03/14	Concrete walkways and stair with pipe rails. Concrete plaza.
Site Development	2	JWB	04/03/14	All weather track and field, cast in place Eco block, and block retaining walls. Concrete steps and pipe rails. Concrete stepped bleachers, CMU screen walls, some wood fencing at west side of south building
Landscaping	3	JWB	04/03/14	Grass shrubs and ground cover.
Site Electrical utilities				
Exterior Lighting	3	DCS	04/03/14	Pole lights in parking areas. Tall bollard lights along pedestrian walk between North & South Bldgs. Short bollard lights along other walks. Wall-packs around Gym Bldg perimeter walls. Wall-mounted pathway lights at North Bldg SE wall facing field. Bollard type lighting at other areas. In-ground up-lights at canopied entry to Gym, flag pole, and Garfield HS main sign - all have failed seals with water inside fixtures; lamps are failed at most of all.

Facility Summary

Seattle School District
Garfield
North Building

Facility Size - Gross	41,905	Construction Type	Medium
Year Of Original Construction	2008	Year Of Last Renovation	n/a
Facility Use Type	High School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	2.0		
Foundations			
Standard Foundations	2	JWB	04/03/14 Reinforced concrete strip and spread footings with reinforced concrete retaining walls.
Slab On Grade	2	JWB	04/03/14 Concrete slab on grade. Cracks at main corridor near shower/locker rooms. No signs of transfer to CMU walls, some repairs made.
B Shell	2.0		
Superstructure			
Floor Construction	2	JWB	04/03/14 Slab on grade, pre-cast concrete slab panels.
Roof Construction	2	JWB	04/03/14 Long span steel trusses, beams and metal deck with concrete topping.
Exterior Closure			
Exterior Walls	2	JWB	04/03/14 Load bearing CMU with CMU veneer and metal panels with metal siding also, steel structure.
Exterior Windows	2	JWB	04/03/14 Aluminum curtain wall system, aluminum glazing frame system with translucent panels. Reported leak at SE corner of building, <\$5K.
Exterior Doors	2	JWB	04/03/14 Aluminum storefront frames and doors. Paint hollow metal doors and frames. Overhead sectional door.
Roofing			
Roof Coverings	2	JWB	04/03/14 Single - ply roof membrane.
Roof Openings	2	JWB	04/03/14 Translucent glazing skylight and painted steel roof access hatches.
Projections	2	JWB	04/03/14 Steel framed exterior entry canopy. Steel framed, metal siding equipment screens at roof.

Facility Summary

Seattle School District Garfield North Building

C Interiors

2.0

Interior Construction

Fixed and Moveable Partitions	2	JWB	04/03/14	Fixed partitions are CMU and light gauge steel studs and GWB.
Interior Doors	2	JWB	04/03/14	Paint hollow metal doors, wood veneer doors and painted hollow metal frames. Stainless steel coiling doors at shower/ locker rooms.
Specialties	2	JWB	04/03/14	Metal lockers in locker rooms. Restroom partitions plastic, accessories good. Marker boards.

Staircases

Stair Construction	2	JWB	04/03/14	Painted steel framed with concrete pan treads and perforated treads. Cast concrete stairs at SE portion of building with SS cable balustrades.
Stair Finishes	2	JWB	04/03/14	Sealed concrete with metal tread nosing.

Interior Finishes

Wall Finishes	2	JWB	04/03/14	Exposed CMU, fiber cement board and painted GWB. Ceramic tile in toilet and dressing rooms. Wood veneer panels in theater and corridor.
Floor Finishes	2	JWB	04/03/14	Polished concrete, sealed concrete, wood athletic floor in gym, ceramic tile in toilet and dressing rooms, and carpet in classrooms. Wood stage. Concrete floor in Auditorium. Rubber tile in weight room.
Ceiling Finishes	2	JWB	04/03/14	Painted steel structure, acoustical panel clouds, painted concrete and acoustical ceiling tile. Acoustic wood panels in Auditorium

Facility Summary

Seattle School District Garfield North Building

D Services		2.1			
Vertical Transportation					
Elevators and Lifts	2	DCS	04/03/14	One (1) two-stop Thyssen Krupp 5,000 lb gurney-capable hydraulic elevator. One (1) Pegasus stage wheel chair lift at Theater stage dated 2008. One (1) half-ton jib-crane at flat roof hatch.	
Plumbing					
Plumbing Fixtures	2	DCS	04/03/14	Restroom fixtures are standard china type. Locker room showers are wall mounted type with back-wall trench drain. Drinking fountains in corridors and Gym. Other miscellaneous sinks.	
Domestic Water Distribution	2	DCS	04/03/14	Three-inch city water service entry to copper distribution piping. Domestic hot water heated by one (1) gas-fired Lochinvar boiler, storage tank, and circ pump(s) in riser room.	
Sanitary Waste	2	DCS	04/03/14	Assume cast iron waste; tested fixtures flushed and drained well; no reported issues.	
Rain Water Drainage	2	DCS	04/03/14	Mostly slopped roof to large metal gutters, then to silver-painted white PVC downspouts, down to site storm. RDs & ORDs at mechanical equipment roof wells, and several other areas. Draining well where observed; but very slippery scum at flat roof wells, making service somewhat hazardous, (<\$5K).	
HVAC					
Energy Supply	3	DCS	04/03/14	Natural gas from PSE via two meters: 1) Large rotary No. 666012 with 11,000 cfh capacity, and 2) Medium diaphragm No. unknown with 1,000 cfh capacity; both with seismic shut-off valves. Piping to some roof top equipment beginning to corrode; less than \$5K to clean, prime, and paint.	
Cooling Generating Systems	3	DCS	04/03/14	Roof mounted Mitsubishi condensing units provide cooling for smaller zones, including theater lighting control panel room; begin to wear, but fully functional.	
Distribution Systems	2	DCS	04/03/14	Roof well air handling units with gas-furnace heat and on-board Dx cooling; some may include heat recovery; most in good condition. At least one unit is weathering poorly with excessive corrosion; may be an inside unit installed outdoors. Several gas-fire Reznor heat & vent units in fair to good condition. Several toilet room and other exhaust fans. Sheet metal galvanized duct where observed.	
Terminal and Package Units	2	DCS	04/03/14	Several Trane packaged RTUs with gas furnace heat and on-board Dx cool; some with powered exhausters. Electric resistance unit heaters for freeze protection heating of utilities spaces.	
Controls and Instrumentation	2	DCS	04/03/14	Johnson DDC controls with no issues reported.	
Fire Protection					
Fire Protection Sprinkler Systems	2	DCS	04/03/14	Six-inch fire service reportedly from South (Main) Bldg, with fire pump system; three (3) four-inch risers with 155 psig as base. FDC to East. Concealed heads in some spaces.	
Stand-Pipe and Hose Systems	2	DCS	04/03/14	Standpipe with FDC to East, at same location as sprinkler FDC.	
Fire Protection Specialties	2	DCS	04/03/14	Chemical fire extinguishers in cabinets. AEDs in cabinets. Fire doors with magnetic hold-opens controlled by fire alarm system.	
Special Fire Protection Systems	2	DCS	04/03/14	Heat reliefs above Theater stage.	

Facility Summary

Seattle School District Garfield North Building

Electrical

Electrical Service and Distribution	2	DCS	04/03/14	Main electrical service from SCL with meter No. 774916 to GE main switchboard rated at 1600A, 277/480V with main service disconnect. 277/480V distribution is supplying power for lighting and mechanical equipment. 480V to 120/208V 300 kVA and several smaller step down transformers supply power for convenience outlets and miscellaneous loads. Some panels have TVSS protection.
Lighting and Branch Wiring	2	DCS	04/03/14	Interior lighting consist of multi-u-tube fluorescent pendant in gym and T8 fluorescent lighting in classroom and corridor spaces. Exterior lighting consist of wall mounted and post mounted walkway fixtures. Branch circuit wiring is copper conductors in metal conduit. Lower voltage lighting controls from Watt-Stopper panels.
Communication and Security Systems	2	DCS	04/03/14	Fire alarm system is GE EST, with main FACP, but may be linked to South (Main) Bldg. Building is supplied with smoke detection, horn strobes, duct detection and pull stations at all exits. Communications systems consist of telephone, public address and digital clock and bell; also data with IDF room. Security cameras and Bosch security monitoring.
Special Electrical Systems	3	DCS	04/03/14	Emergency exit and egress lighting is provided by an emergency generator system located at the North (Main) Bldg. Two (2) emergency power Cummins ATS's in this building rated at 150A 277/480volts. Strand lighting digital theater & stage lighting control system.

E Equipment and Furnishings

2.0

Equipment

Fixed Furnishings and Equipment	2	JWB	04/03/14	Plastic laminate casework. Stage rigging, stage curtain. Auditorium seating approx. 430. Gym equipment and mat hoists. Gym bleachers.
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Facility Summary

Seattle School District
Garfield
South Building

Facility Size - Gross	202,272	Construction Type	Medium
Year Of Original Construction	1924	Year Of Last Renovation	2008
Facility Use Type	High School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	JWB	04/03/14	Reinforced concrete walls, concrete strip and spread footings.
Slab On Grade	3	JWB	04/03/14	Concrete slab on grade.
Basements				
Basement Walls	3	JWB	04/03/14	Reinforced concrete walls, columns, strip and spread footings, concrete utility tunnels.
B Shell		2.5		
Superstructure				
Floor Construction	2	JWB	04/03/14	Concrete beams and slab, steel beams, steel deck and concrete topping.
Roof Construction	2	JWB	04/03/14	Steel structure and wood/lumber deck at original construction, steel structure and metal deck at additions.
Exterior Closure				
Exterior Walls	2	JWB	04/03/14	Concrete frame and brick veneer/terra cotta at original construction. Steel framed with light gauge metal studs and metal siding at additions.
Exterior Windows	5	JWB	04/03/14	Wood single glazed with wood frames at original construction. Double glazed aluminum windows at additions.
Exterior Doors	5	JWB	04/03/14	Wood doors in wood frames. Older doors without compliant hardware. Wood doors are old and worn. Steel coiling door at loading dock.
Roofing				
Roof Coverings	3	JWB	04/03/14	Built-up roofing system with granular cap sheet. Some areas are newer than others, recommend completion of re-roofing.
Roof Openings	3	JWB	04/03/14	Stainless steel roof hatches, translucent panel skylights. Two original skylights still remain just south of auditorium area.
Projections	2	JWB	04/03/14	Concrete structure parapets with terra cotta/metal coping and brick veneer/terracotta cornice.

Facility Summary

Seattle School District Garfield South Building

C Interiors

2.0

Interior Construction

Fixed and Moveable Partitions	2	JWB	04/03/14	Partitions are light gauge steel studs with GWB. Some areas have cast concrete walls.
Interior Doors	2	JWB	04/03/14	Interior doors are solid core wood and wood veneer in painted wood frames and hollow metal frames. Stainless steel coiling doors at kitchen.
Specialties	2	JWB	04/03/14	Metal lockers in corridors. Restroom partitions plastic, accessories good. Marker boards.

Staircases

Stair Construction	2	JWB	04/03/14	Original stair construction is concrete and steel framed metal pan stairs at added stairs.
Stair Finishes	3	JWB	04/03/14	Concrete treads with metal tread nosing.

Interior Finishes

Wall Finishes	2	JWB	04/03/14	Painted concrete, painted GWB, MPF panels, and tackable wall covering in classrooms. Fabric acoustic panels in music rooms and some corridors. Stainless steel corner guards. Ceramic tile in restrooms.
Floor Finishes	2	JWB	04/03/14	Quarry tile in kitchen, ceramic tile in toilet rooms, VCT in common spaces and carpet/VCT in classrooms. Terrazzo floor in main lobby. Some areas have original wood floor.
Ceiling Finishes	2	JWB	04/03/14	Painted exposed steel/wood structure, paint GWB and acoustical ceiling tile. Acoustic panels at music rooms, suspended vertical panels at Library and Computer labs.

Facility Summary

Seattle School District Garfield South Building

D Services

2.2

Vertical Transportation

Elevators and Lifts

3	DCS	04/03/14	One (1) three-stop Thyssen Krupp 2,500 passenger elevator; sticking at top floor (<\$5K). Several small jib cranes on roof to facilitate maintenance and repairs.
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Plumbing

Plumbing Fixtures

2	DCS	04/03/14	Restroom fixtures are all new (2008) with manual chrome trim. Stainless steel drinking fountains and some classroom sinks; science room sinks are chemical resistant. Safety shower & eyewash stations in science rooms and boiler room.
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Domestic Water Distribution

2	DCS	04/03/14	Four-inch city water service entry in basement tunnel with RPBP. Domestic cold water booster duplex booster pump skid with separate hydro-pneumatic tank (bladder recently replaced); inlet 40 psig; discharge 70 psig. Copper domestic cold & hot water distribution. One (1) Lochinvar gas-fired hot water heater and two storage tanks, plus HW circ pumps. All in fair to good condition.
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Sanitary Waste

2	DCS	04/03/14	Hub less cast-iron with single-banded joints to city side sewer connection(s). Mix of CI, galvanized, and PVC drain and vent piping; roof vents have lead jackets and CI caps.
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Rain Water Drainage

2	DCS	04/03/14	Largely CI internal RDs & ORDs; RDs to storm; ORDs to high-wall tongues. Some plastic RD & ORD screens have blown loose (<\$5K). See Infrastructure for courtyard storm drain issue.
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Special Plumbing Systems

3	DCS	04/03/14	Compressed air with 7.5 hp motor and refrigerated air dryer for science labs and tech shops. Science room gas distribution. Some or many of the science room turrets have failed and leak, so have been shut-off. Sumps with sump pumps in various basement and tunnel locations; mostly newer, but with unclear operability - all should be cleaned, inspected, and tested, given issues with basement & tunnel flooding in some areas (<\$5K).
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Facility Summary

Seattle School District Garfield South Building

HVAC

Energy Supply	2	DCS	04/03/14	Natural gas from PSE diaphragm meter No. 1013772 with 16,000 cfh capacity; no seismic shut-off valve (<\$5K). Double-contained, above ground Ace Tank fuel oil storage tank to East in fenced enclosure with 1,000 gal estimated capacity. Power Flame duplex fuel oil transfer pump package in boiler room. Original coal hoppers and portions of clinker/ash handling system abandoned in place.
Heat Generating Systems	2	DCS	04/03/14	Two (2) Ajax hot water boilers with Power Flame dual-fuel (oil and gas) 7.35 mmbtuh capacity each; common breeching/stack variable draft blower. Three (3) 25 hp hot water circ pumps with VFD motor drives. Plant accessories.
Cooling Generating Systems	2	DCS	04/03/14	One (1) Trane Series R air-cooled chiller (CH-1) in chiller yard at grade to East; yard is fully enclosed with acoustically treated CMU block wall, plus plant trellis. Three (3) 25-hp chilled water pumps in boiler room. Plant accessories. Ductless split Dx CUs in tunnel for MDF, EMR, and 208V electrical rooms.
Distribution Systems	2	DCS	04/03/14	Distribution ductwork is galvanized sheet metal; but classroom and office return air is via open plenum. Lower floor relief is through basement level tunnels out through relief air fans to relief wells to East & West, and to two (2) relief air towers at main entry to North. Heating hot water and chilled water supply & return piping appears to be steel with grooved connections for large piping, and copper for smaller tubing with stainless steel flex-hose connections to air handling equipment coils; some are beginning to leak. Large four-pipe air handling units for larger spaces; some with heat recovery; smaller four-pipe AHUs for each classroom. Exhaust fans for toilet rooms. Top floor served from penthouse equipment; lower floors from basement/tunnel equipment. Some return air paths nearly blocked by fouled grills & screens.
Terminal and Package Units	2	DCS	04/03/14	Hot water and electric resistance unit heaters and smaller and some special spaces, such as the Greenhouse. Few or no package units at this Bldg.
Controls and Instrumentation	3	DCS	04/03/14	Johnson DDC controls with few issues reported; but system is beginning to age.
Special HVAC Systems and Equipment	2	DCS	04/03/14	Two (2) Type 1 and one (1) Type 2 hoods. Art kiln room exhaust. Science room exhaust. No issues reported.

Fire Protection

Fire Protection Sprinkler Systems	2	DCS	04/03/14	Six-inch fire service entry at basement tunnel with check valve, supplying 40 hp electric fire pump; jockey pump maintains 155 psig; at least two (2) four-inch risers observed in boiler room, others may be present, but not observed. Fire sprinkler throughout, including classrooms; many heads are concealed-type.
Stand-Pipe and Hose Systems	2	DCS	04/03/14	Standpipe system in stairwells with service up to roof.
Fire Protection Specialties	2	DCS	04/03/14	Chemical fire extinguishers in cabinets. AEDs in cabinets.
Special Fire Protection Systems	2	DCS	04/03/14	Chemical fire suppression at kitchen grease hoods (2 sets). Fire doors with hold-opens controlled by fire alarm system.

Facility Summary

Seattle School District

Garfield

South Building

Electrical

Electrical Service and Distribution	2	DCS	04/03/14	SCL underground service with meter No. 787749 to a GE 4,000A, 480V load center in basement with a main breaker. Step down transformers serve the 120/208v loads. TVSS at some panels. Main 208V switchboard is GE 1,600A.
Lighting and Branch Wiring	3	DCS	04/03/14	The lighting systems are a mix of recessed direct/indirect in corridors and pendant mount and recessed troffer types in classrooms. Watt Stopper low voltage lighting controls for most locations; with increasing reports of failures. Floor receptacles in some spaces, such as library; overhead power reels in others, such as tech shops, art, and some science rooms.
Communication and Security Systems	2	DCS	04/03/14	Complete GE EST addressable fire alarm system with smoke detectors in the corridors. Integral clock/communications/telephone system. MDF with data service throughout; recent Wi-Fi service in some areas. Bosch security monitoring systems. Outside and inside CCTV security camera system. Wireless mic sound reinforcement system in most classrooms. CATV in many classrooms. Overhead projectors in many classrooms.
Special Electrical Systems	2	DCS	04/03/14	One (1) Cummins emergency diesel generator, estimated at 350kW, powers both emergency and non-life safety loads, including egress lights. Supplies ATS's at both North and South Bldgs.

E Equipment and Furnishings

3.0

Equipment

Fixed Furnishings and Equipment	3	JWB	04/03/14	Casework is standard plastic laminate with chemical resistant solid surface tops in science room. Entry desk casework has marble. Window blinds and shades. Stainless steel counters and equipment in Kitchen.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Garfield

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Electrical utilities								
Total Cost: \$8,775								
Exterior Lighting								
In-ground light fixtures		0	In-ground light fixtures at Gym entry, flag pole, and Garfield HS sign have failed seals; water has shorted-out the fixtures; most or all have failed.	Repair or replace.	30.00	\$292.50	ea	\$8,775
Facility: North Building System: HVAC								
Total Cost: \$15,000								
Distribution Systems								
Air handling unit		5	At least one SE roofwell unit aging prematurely with noticeable stack corrosion; may be an inside unit installed outside; or improper furnace combustion.	Repair or replace.	1.00	\$15,000.00	ea	\$15,000
Facility: South Building System: Exterior Closure								
Total Cost: \$928,200								
Exterior Windows								
Exterior windows		0	Exterior windows are old and in poor condition. The double pane inserts are beginning to fail. The windows are not energy efficient.	Remove windows and replace with modern double pane metal window system.	8,890.00	\$60.00	SF	\$533,400
Wood windows		1	Paint on the original wood window frames and sills is beginning to fail.	Prep existing wood frames and sills properly prime and repaint.	300.00	\$1,160.00	EA	\$348,000
Exterior Doors								
Exterior Doors		1	Exterior doors are old and in poor condition.	Remove existing doors and replace with modern hollow metal frames hollow metal doors and modern ADA compliant hardware.	10.00	\$4,680.00	EA	\$46,800
Facility: South Building System: Roofing								
Total Cost: \$9,126								
Roof Openings								
Skylights		0	Original skylights older and failing seals	Replace skylights with new	120.00	\$76.05	SF	\$9,126

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

Page 1 of 2

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Garfield

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: South Building System: Plumbing Total Cost: \$11,700								
Special Plumbing Systems								
Lab gas turrets		0	Some or many leak and have been shut-off.	Repair or replace.	50.00	\$234.00	ea	\$11,700
Facility: South Building System: HVAC Total Cost: \$11,700								
Distribution Systems								
Return air screens		1	Low return air screens for large volume spaces including Commons and Library are about 75% fouled, increasing energy use and/or reducing air flow.	Modify to accommodate regular (at least annual) cleaning of these louvers & screens.	10.00	\$585.00	ea	\$5,850
Coils hook-ups		3	Reports of several recent leaks at hook-ups; signs of additional leaks.	Investigate and repair or replace before further collateral damage to other systems and educational materials.; especially at library.	10.00	\$585.00	ea	\$5,850
Facility: South Building System: Electrical Total Cost: \$50,750								
Lighting and Branch Wiring								
Lighting controls		2	Increasing frequency of low voltage lighting control system failures.	Investigate, repair, or replace.	175,000.00	\$0.29	sf	\$50,750

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Facility Summary

Seattle School District
Gatewood
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.4		
Site Improvements			
Parking	3	LKS 02/10/14	Asphalt surface with concrete curbs.
Pedestrian Paving	3	LKS 02/10/14	Concrete walkways and plaza areas. Concrete steps with pipe handrails. Concrete perimeter sidewalks.
Site Development	2	LKS 02/10/14	Chain link fencing, concrete walls and seat walls, asphalt and turf play areas, commercial play equipment surrounded by wood chips and concrete seat walls and ramps.
Landscaping	3	LKS 02/10/14	Grass, ground cover, shrubs and trees.
Site Electrical utilities			
Exterior Lighting	3	TAL 02/10/14	Exterior lighting is HID poles in the North parking lot and building mounted quarter sphere sconces.

Facility Summary

Seattle School District Gatewood Main Building

Facility Size - Gross	55,785	Construction Type	Medium
Year Of Original Construction	1910	Year Of Last Renovation	1991
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	LKS	02/10/14	Concrete strip and spread footing foundation.
Slab On Grade	3	LKS	02/10/14	Concrete slab on grade.
Basements				
Basement Walls	3	LKS	02/10/14	Concrete retaining walls at subgrade rooms.
B Shell		3.5		
Superstructure				
Floor Construction	3	LKS	02/10/14	Timber joists and unreinforced masonry walls at 1910 portion of structure. Metal deck with concrete and CMU walls at 1991 - West addition wood trusses and joists with a plywood diaphragm and CMU walls at 1991 East addition.
Roof Construction	3	LKS	02/10/14	Timber trusses, joists, and posts with a wood sheathed diaphragm and unreinforced masonry walls at 1901 portion of structure. Wood trusses, steel girders, and wood sheathed diaphragms with CMU walls at 1991 additions.
Exterior Closure				
Exterior Walls	4	LKS	02/10/14	Unreinforced masonry walls at 1910 portion of building. CMU walls with brick veneer at 1991 additions. Upper side wall of new building has wood siding.
Exterior Windows	4	LKS	02/10/14	Exterior windows in original building are single pane wood windows. They are not energy efficient. The new building has a modern double pane metal window system.
Exterior Doors	3	LKS	02/10/14	Exterior doors on newer buildings are hollow metal framed, hollow metal doors with modern panic hardware. Older building has wood doors and with newer hardware.
Roofing				
Roof Coverings	4	LKS	02/10/14	Roofing is 3 - tab at pitched areas and rolled granular at flat areas. It was new in 1991. The flashings are metal Kynar type coated metal flashings.

Facility Summary

Seattle School District Gatewood Main Building

C Interiors

3.0

Interior Construction

Fixed and Moveable Partitions

3	LKS	02/10/14	Walls are masonry with plaster finish at original building, metal stud with GWB surface at new building. The Gym/Cafeteria area walls are CMU. Recovered movable partitions in gym. (2009)
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Interior Doors

3	LKS	02/10/14	Interior doors are hollow metal framed, solid core wood doors with modern ADA compliant hardware.
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Staircases

Stair Construction

3	LKS	02/10/14	Interior stair systems are cast-in-place concrete at original building and metal pan at new building.
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Stair Finishes

3	LKS	02/10/14	Stair treads are epoxy type throughout building. Rails are wood at original building and metal at new addition stairs.
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Interior Finishes

Wall Finishes

3	LKS	02/10/14	Wall finishes are painted plaster, painted CMU or painted GWB. The Cafeteria and Gym have sound panels in their upper walls.
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Floor Finishes

3	LKS	02/10/14	Floor finishes are wood throughout original building upper levels. The Gym also has a wood floor. The new building and basement of the original building is VCT. Refurbished wood floors in library and replaced VCT at classroom wet areas. (2009)
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Ceiling Finishes

3	LKS	02/10/14	The ceiling finishes are 2x4 suspended acoustical ceiling tile throughout the new and original building. The alcoves, stairs and utility areas are hard lid.
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Facility Summary

Seattle School District Gatewood Main Building

D Services		2.4			
Vertical Transportation					
Elevators and Lifts	2	TAL	02/10/14	The building is served by a 3 - stop hydraulic elevator.	
Plumbing					
Plumbing Fixtures	2	TAL	02/10/14	Restroom fixtures are standard institutional china type. Classroom sinks and drinking fountains are stainless steel.	
Domestic Water Distribution	2	TAL	02/10/14	All of the domestic water piping is copper.	
HVAC					
Heat Generating Systems	2	TAL	02/10/14	A single gas fired hot water boiler provides supplemental heat to the hydronic heat pump loop.	
Cooling Generating Systems	2	TAL	02/10/14	A single evaporative cooling tower provides supplemental cooling to the hydronic heat pump loop.	
Distribution Systems	2	TAL	02/10/14	Conditioned water is distributed to the heat pumps in "PVC" plastic pipe. Conditioned air is distributed to the rooms in sheet metal ducts.	
Terminal and Package Units	2	TAL	02/10/14	Individual rooms are conditioned by water source heat pumps. Replaced split system heat pumps, duct heaters and exhaust fans for daycare. (2009)	
Controls and Instrumentation	2	TAL	02/10/14	Controls are very early "DDC" type.	
Fire Protection					
Fire Protection Sprinkler Systems	2	TAL	02/10/14	The building has a complete fire protection sprinkler system.	
Electrical					
Electrical Service and Distribution	3	TAL	02/10/14	The service is 1000A at 480V, yielding 14.9 watts per square foot. Switchboard, transformers and panel boards are circa 1991, and all in good condition.	
Lighting and Branch Wiring	3	TAL	02/10/14	Lighting is typically 2x4 acrylic lensed troffers, circa 1991, in good condition. No branch circuiting deficiencies were noted.	
Communication and Security Systems	3	TAL	02/10/14	Clock/bell system is Latham, voice/data is circa 2001 and uses NEC handsets, security system is Radionics panel and corridor motion detection.	
Special Electrical Systems	3	TAL	02/10/14	Exits are battery type, egress is battery packs in the standard fixtures.	
E Equipment and Furnishings		3.0			
Equipment					
Fixed Furnishings and Equipment	3	TAL	02/10/14	Casework, countertops and Library shelving is modern plastic laminate type casework. Replaced stage curtains. (2009)	

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Gatewood

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$37,030								
Parking								
Seal coat		2	Asphalt surface is worn with some minor cracks. Should be seal coated to extend life.	Seal cracks and apply seal coat. Restripe after seal coat application.	13,000.00	\$0.87	SF	\$11,310
Pedestrian Paving								
Steps		3	Concrete steps at Northwest entry are cracked and spalled.	Remove and replace concrete steps.	1.00	\$2,320.00	LS	\$2,320
Site Development								
Erosion		0	Severe erosion has occurred on steep bank on West side of building. Erosion has undermined concrete slab outside of commons area and stairway to field. High probability of complete failure if not addressed immediately.	Consult with geotechnical engineer and designate sufficient funds for immediate repair. There may have been work done to fix this. However, the erosion is still happening. Will need to get documentation from the district as to how extensive the work that	1.00	\$23,400.00	LS	\$23,400
Facility: Main Building System: Exterior Closure								
Total Cost: \$420,420								
Exterior Walls								
Precast Concrete		2	The precast concrete throughout the building, such as the horizontal water table band, window sills and parapet caps are spalling, stained, and moss are growing on them	Clean, patch, repair, tuck point, and seal the existing precast concrete throughout the building.	1.00	\$58,500.00	LS	\$58,500
Exterior Windows								
Aluminum Storefront Window		2	The seals at the newer exterior storefront windows are in bad condition and has caused severe water scaling and condensation in the air gap.	Remove and replace existing exterior aluminum storefront windows with new aluminum storefront windows.	1,700.00	\$69.60	SF	\$118,320
Exterior windows		4	Exterior wood windows are losing paint and beginning to rot in some areas. Their single pan glazing is not energy efficient.	Remove wood windows and replace with modern double pane metal window system.	3,500.00	\$69.60	SF	\$243,600

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Gatewood

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
<div><div>Facility: Main Building</div><div>System: Roofing</div><div>Total Cost: \$179,800</div></div>								
Roof Coverings								
Roofing		1	Roofing appears to have been replaced since the last survey in 2009. There was a note that the roof may have been replaced in the summer 2013. However the roof does not appear to be only 8 months old. There are some heavy moss in the flat portion of the s	Remove 3 - tab and rolled roofing and replace with new.	31,000.00	\$5.80	SF	\$179,800

Facility Summary

Seattle School District
Gatzert
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
G Sitework		2.7		
Site Improvements				
Roadways	2	LKS	03/03/14	Asphalt bus lane with concrete curbs.
Parking	2	LKS	03/03/14	Asphalt surface with concrete curbs and wheel stops.
Pedestrian Paving	3	LKS	03/03/14	On-site: Combination of concrete, asphalt, and concrete pavers. Off-site: Concrete perimeter sidewalks.
Site Development	3	LKS	03/03/14	Chain link fencing, play structures surrounded by wood chips, asphalt hard surface play, grass play field surrounded by asphalt paths, baseball field with sand in field, chain link backstop, and basketball court concrete/modular block/brick walls and ornamental fencing.
Landscaping	2	LKS	03/03/14	Grass, shrubs and trees.
Site Electrical utilities				
Exterior Lighting	3	TAL	03/03/14	Exterior lighting is by HID bollard, typically, in good condition.

Facility Summary

Seattle School District Gatzert Main Building

Facility Size - Gross	53,958	Construction Type	Medium
Year Of Original Construction	1988	Year Of Last Renovation	n/a
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	LKS	04/03/14	Conventional reinforced concrete spread footings.
Slab On Grade	3	LKS	04/03/14	Conventional reinforced concrete floor slab.
B Shell		2.8		
Superstructure				
Roof Construction	3	LKS	04/03/14	Consists of metal deck that is supported by steel bar joist, which are supported by steel beams and columns. Replaced roof framing
Exterior Closure				
Exterior Walls	3	LKS	04/03/14	Metal stud framed walls with clay brick veneer. Some walls are over with corrugated sheet metal.
Exterior Windows	3	LKS	04/03/14	Exterior windows are the Pella wood double glaze system.
Exterior Doors	3	LKS	04/03/14	Exterior doors are hollow metal framed, hollow metal doors with modern compliant hardware.
Roofing				
Roof Coverings	2	LKS	04/03/14	Standing seam metal was replaced in 2010 with 3-tab asphalt shingles with Kynar-coated flashing.
Roof Openings	2	LKS	04/03/14	Kalwall type skylights in Library and one room.
C Interiors		3.0		
Interior Construction				
Fixed and Moveable Partitions	3	LKS	04/03/14	Interior wall systems are metal stud with GWB surface or CMU at Gym. The Stage and the Gym have an operable wall.
Interior Doors	3	LKS	04/03/14	Interior doors are hollow metal framed, solid core wood with ADA compliant hardware.
Interior Finishes				
Wall Finishes	3	LKS	04/03/14	Wall finishes are painted GWB or painted CMU. Portions of the halls have a "Zolotone" type finish.
Floor Finishes	3	LKS	04/03/14	Floors are mainly VCT throughout building. The Library has carpet and the Gym floor is wood. Replaced carpet and vinyl at classrooms and carpet at library and offices. (2009)
Ceiling Finishes	3	LKS	04/03/14	Ceiling finishes are mainly 2x4 suspended acoustic tile.

Facility Summary

Seattle School District Gatzert Main Building

D Services		3.1			
Plumbing					
Plumbing Fixtures	3	TAL	04/03/14	Fixtures are China type in the restrooms and stainless steel classroom sinks and drinking fountains.	
Domestic Water Distribution	3	TAL	04/03/14	All domestic water pipe is copper.	
HVAC					
Heat Generating Systems	3	TAL	04/03/14	A small electric boiler provides supplemental heat to the heat pump hydronic loop.	
Cooling Generating Systems	3	TAL	04/03/14	An open evaporative cooling tower provides supplemental cooling to the heat pump hydronic loop.	
Distribution Systems	3	TAL	04/03/14	Conditioned air is distributed in a combination of sheet metal ducts and fiberglass duct board ducts. Conditioned water is distributed to the heat pumps in copper piping. New exhaust fans were installed at children's restrooms. (2009)	
Terminal and Package Units	3	TAL	04/03/14	Classrooms and other zones are conditioned by individual water source heat pumps. Heat pumps were replaced at perimeter classrooms. (2009)	
Controls and Instrumentation	3	TAL	04/03/14	Controls are old "DDC" type.	
Fire Protection					
Fire Protection Sprinkler Systems	5	TAL	04/03/14	The only fire sprinklers in this School are at the Stage.	
Electrical					
Electrical Service and Distribution	3	TAL	04/03/14	The service is 2500A @ 208V, yielding 17.0 watts per sq. ft. There is a 600A motor control center and a 600A feed to an electric boiler. Switchboard, panel boards and motor control center are all Westinghouse, all in good condition.	
Lighting and Branch Wiring	3	TAL	04/03/14	Lighting is almost 100% 2x4, 3 lamp acrylic lens troffers, and are all in good condition. Replaced lighting in gym in cafeteria. (2009)	
Communication and Security Systems	3	TAL	04/03/14	Voice/data is in good condition. Honeywell fire alarm system and Radionics security system are all in good condition. Added card key entry system at three doors. (2009)	
Special Electrical Systems	3	TAL	04/03/14	Battery pack "bugeyes" and battery exit signs provide egress and exit lighting, and are in fair condition.	
E Equipment and Furnishings		3.0			
Equipment					
Fixed Furnishings and Equipment	3	TAL	04/03/14	Casework is modern plastic laminate casework.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Gatzert

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$61,283								
Parking								
Asphalt		1	Entrance to dumpster area, on North side has areas of subgrade failure. The asphalt pavement at the SE corner of the parking lot has cracks	Remove and replace asphalt at dumpster area. Repair subgrade as necessary, and adjust catch basin grate.	1.00	\$6,786.00	ls	\$6,786
Pedestrian Paving								
Concrete		2	Concrete sidewalks along Boren have significant panel displacement areas. Many areas along Main and 14th have cracked panel sections. Panel displacement has been ground but the height difference is too great and too steep.	Remove and replace concrete sidewalk areas that are cracked, and where panel displacement has occurred to eliminate tripping hazards.	1,080.00	\$6.96	SF	\$7,517
Site Development								
Asphalt		3	Asphalt hard surface play areas have significant cracks with weed growth, and some areas of settlement that indicate subgrade failure.	Repair subgrade failure areas, clean weeds from cracks, and overlay asphalt, including restriping.	20,250.00	\$2.32	SF	\$46,980
Facility: Main Building System: Interior Finishes								
Total Cost: \$24,360								
Floor Finishes								
Wood floor		4	Gym wood flooring is beginning to show signs of the finish wearing and early cupping.	Sand and refinish wood floor.	3,000.00	\$8.12	SF	\$24,360
Facility: Main Building System: Fire Protection								
Total Cost: \$312,956								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	The only fire sprinklers in this building are at the Stage.	Install a complete fire protection sprinkler system.	53,958.00	\$5.80	SF	\$312,956

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Facility Summary

Seattle School District
Genesee Hill
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/ Date Done	Comments	
G Sitework	4.4			
Site Improvements				
Roadways	5	LKS	03/10/14	Asphalt ramp to kitchen service area.
Pedestrian Paving	3	LKS	03/10/14	Concrete at entry and concrete perimeter sidewalks. Concrete steps with pipe handrails.
Site Development	5	LKS	03/10/14	Chain link fencing, concrete retaining walls, asphalt play and circulation areas, play equipment surrounded by wood chips and timber edging, grass playfield with concrete amphitheater.
Landscaping	2	LKS	03/10/14	Grass, shrubs and trees.
Site Electrical utilities				
Exterior Lighting	3	TAL	03/10/14	Exterior lighting is HID soffit lights and floodlights.

Facility Summary

Seattle School District Genesee Hill Main Building

Facility Size - Gross	35,866	Construction Type	Light
Year Of Original Construction	1948	Year Of Last Renovation	1953
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	LKS	03/10/14	Conventional concrete spread footings.
B Shell		3.1		
Superstructure				
Floor Construction	3	LKS	03/10/14	Wood crawl space framing - wood joists with sheathing, which are supported by wood posts and concrete stem walls.
Roof Construction	3	LKS	03/10/14	Wood decking over wood joists (steel joists at Gym and Auditorium), which are supported by wood posts and masonry walls.
Exterior Closure				
Exterior Walls	3	LKS	03/10/14	At Gym and Auditorium, walls are masonry. At the classrooms they are wood - framed stud walls with brick veneer.
Exterior Windows	4	LKS	03/10/14	Exterior windows are single pane steel window system. They are not energy efficient.
Exterior Doors	4	LKS	03/10/14	Exterior doors are hollow metal framed. Some doors are wood - mainly at classrooms. Other doors are hollow metal at entries. Hardware is building original hardware.
Roofing				
Roof Coverings	3	LKS	03/10/14	Roofing is rolled granular with Kynar type coated metal flashing.
C Interiors		3.4		
Interior Construction				
Fixed and Moveable Partitions	3	LKS	03/10/14	Interior walls are CMU or wood stud.
Interior Doors	4	LKS	03/10/14	Interior doors are original wood framed, wood doors with original hardware. The hardware is not ADA compliant.
Interior Finishes				
Wall Finishes	3	LKS	03/10/14	Interior wall finishes are painted plaster or painted CMU. The Gym and Cafeteria have acoustic wall panels on upper walls.
Floor Finishes	4	LKS	03/10/14	Floors are mainly linoleum throughout building, with VAT in the Cafeteria and Kitchen. The Gym is also linoleum. Some classrooms have a rug.
Ceiling Finishes	3	LKS	03/10/14	Ceiling finishes are 12"acoustic tile at halls, classroom and Library. The Gym has a tectum ceiling. The Cafeteria has a hard lid.

Facility Summary

Seattle School District Genesee Hill Main Building

D Services		3.9			
Plumbing					
Plumbing Fixtures	3	TAL	03/10/14	Restroom fixtures are mostly institutional china type. Lavatories and classroom sinks are enameled iron.	
Domestic Water Distribution	4	TAL	03/10/14	The domestic water piping system is original 1948 and 1953 galvanized pipes.	
HVAC					
Heat Generating Systems	4	TAL	03/10/14	The building is heated by two gas fired hot water boilers.	
Distribution Systems	4	TAL	03/10/14	Heating water is distributed to the unit ventilators in steel pipes.	
Terminal and Package Units	4	TAL	03/10/14	Classrooms are heated by individual unit ventilators.	
Controls and Instrumentation	4	TAL	03/10/14	Controls are the original pneumatic type.	
Fire Protection					
Fire Protection Sprinkler Systems	5	TAL	03/10/14	There is no fire sprinkler system in this building.	
Electrical					
Electrical Service and Distribution	4	TAL	03/10/14	The service is 800A @ 208V, yielding 8.2 watts per square foot. The switchboard and panel boards are old Trumbell equipment, past their useful life.	
Lighting and Branch Wiring	4	TAL	03/10/14	Lighting is typically district standard 1x4 wraparounds, in good condition. Branch wiring and devices are old and poor condition.	
Communication and Security Systems	3	TAL	03/10/14	Clock head end has been upgraded, voice/data system is upgraded, fire alarm system is a newer addressable system. Classrooms have new projectors or sound enhancement systems.	
Special Electrical Systems	5	TAL	03/10/14	No corridor egress lighting (may be "x" panel). Exit signs are non-battery backed.	
E Equipment and Furnishings		4.0			
Equipment					
Fixed Furnishings and Equipment	4	TAL	03/10/14	Casework is original wood casework.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Genesee Hill

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Plumbing Total Cost: \$154,976								
Plumbing Fixtures								
Sinks		3	Classroom sinks and lavatories are enameled iron and are very worn and stained.	Install new sinks and lavatories.	20.00	\$2,320.00	EA	\$46,400
Domestic Water Distribution								
Galvanized pipe		3	The galvanized pipe is over 60 years old and past it's expected life span.	Install a new copper piping system.	1,600.00	\$67.86	LF	\$108,576
Facility: Main Building System: HVAC Total Cost: \$1,163,480								
Heat Generating Systems								
Boiler		3	The heating system is over 60 years old and past it's expected life span.	Install a modern HVAC system.	34,000.00	\$34.22	SF	#####
Facility: Main Building System: Fire Protection Total Cost: \$208,800								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There is no fire sprinkler system in this building.	Install a complete fire protection sprinkler system.	36,000.00	\$5.80	SF	\$208,800
Facility: Main Building System: Electrical Total Cost: \$332,165								
Electrical Service and Distribution								
Service and distribution system		4	Switchboard and panel boards are old and past useful life.	Replace service switchboard, panels and feeders.	34,709.00	\$4.06	SF	\$140,919
Lighting and Branch Wiring								
Branch wiring and devices		4	Devices are worn out, branch wiring is old and past useful life.	Replace branch wiring and devices.	34,709.00	\$3.48	SF	\$120,787
Special Electrical Systems								
Egress lighting and exit signs		0	No egress lighting, non-battery exit signs.	Add egress light fixtures and exit signs.	34,709.00	\$2.03	SF	\$70,459

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Genesee Hill

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building								
System: Equipment								
Total Cost: \$135,720								
Fixed Furnishings and Equipment								
Casework		1	Casework and Library shelving are wood original in poor condition. They are "dinged" with hardware that doesn't function properly.	Remove original casework and replace with modern plastic laminate casework and shelving.	390.00	\$348.00	LF	\$135,720

Facility Summary

Seattle School District
Graham Hill
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/ Date Done	Comments	
G Sitework	3.6			
Site Improvements				
Parking	3	LKS	03/03/14	Asphalt paved parking with concrete curbs. Parking lots need to be re striped.
Pedestrian Paving	3	LKS	03/03/14	Concrete sidewalks, some areas cracked, <\$5K.
Site Development	4	LKS	03/03/14	Chain link fences are rusted and stained. Steel gates need to be repainted.
Landscaping	3	LKS	03/03/14	Grass, trees and shrubs.
Site Electrical utilities				
Exterior Lighting	3	TAL	03/03/14	

Facility Summary

Seattle School District
Graham Hill
Main Building

Facility Size - Gross	55,792	Construction Type	Medium
Year Of Original Construction	1961	Year Of Last Renovation	2004
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done		Comments
Systems					
A Substructure		3.0			
Foundations					
Standard Foundations		3	LKS	03/03/14	Concrete spread footing foundation.
Slab On Grade		3	LKS	03/03/14	Concrete slab on grade.
Basements					
Basement Walls		3	LKS	03/03/14	Concrete retaining walls at lower level and boiler room.
B Shell		3.0			
Superstructure					
Floor Construction		3	LKS	03/03/14	Concrete beams and columns with masonry bearing walls supporting a concrete slab/diaphragm at original building steel beams, columns, and deck with a concrete diaphragm at 2003 addition.
Roof Construction		3	LKS	03/03/14	Concrete columns and masonry bearing walls with glulam beams supporting a car decking timber diaphragm at original building. Steel columns, steel beams, glulam beams, and wood trusses with plywood at 2004 addition.
Exterior Closure					
Exterior Walls		3	LKS	03/03/14	Timber stud walls with brick veneer and CMU walls at original building. Timber stud infill with brick veneer at 2004 addition.
Exterior Windows		3	LKS	03/03/14	Exterior windows are double glazed metal window system in new area and single pane metal window system in old portion of building. The single pane windows are not energy efficient.
Exterior Doors		3	LKS	03/03/14	Exterior doors are hollow metal framed, hollow metal doors with panic, ADA compliant hardware.
Roofing					
Roof Coverings		3	LKS	03/03/14	Roofing on old portion is rolled granular roofing with "Kynar" type coated metal flashing. Fascia soffits are painted wood. Roofing on new portion is 3-Tab asphalt shingles.

Facility Summary

Seattle School District Graham Hill Main Building

C Interiors

3.1

Interior Construction

Fixed and Moveable Partitions	3	LKS	03/03/14	Interior walls are CMU in old portion corridors and stud walls in remaining areas.
Interior Doors	4	LKS	03/03/14	Interior doors are hollow metal framed with solid core wood doors. Doors are ADA compliant in new area. They are not ADA compliant in old area.
Specialties	2	LKS	03/03/14	Installed new stage curtains.2010

Staircases

Stair Construction	3	LKS	03/03/14	Stairs in old portion are cast-in-place concrete. Stairs in new portion are concrete filled metal pan system.
Stair Finishes	3	LKS	03/03/14	Stair finishes are radial rubber type treads with painted metal.

Interior Finishes

Wall Finishes	3	LKS	03/03/14	Wall finishes are either painted CMU or painted GWB.
Floor Finishes	3	LKS	03/03/14	Floors are a mix of carpet and VCT in the Auditorium. Most classrooms have carpet in dry areas with VCT in wet areas. The gym floor is wood.
Ceiling Finishes	3	LKS	03/03/14	Ceiling finishes are 12"acoustic tiles in old building. New building has 2x4 suspended acoustical ceilings.

Facility Summary

Seattle School District Graham Hill Main Building

D Services		3.6			
Vertical Transportation					
Elevators and Lifts	4	TAL	03/03/14	Original 1961 2-stop hydraulic elevator.	
Plumbing					
Plumbing Fixtures	3	TAL	03/03/14	Fixtures are a mix of old and new styles, both china and enameled iron type.	
Domestic Water Distribution	3	TAL	03/03/14	Domestic water piping is a mix of copper and original galvanized pipe.	
HVAC					
Heat Generating Systems	4	TAL	03/03/14	The original 1961 building is heated by a single gas fired hot water boiler the 2004 addition is heated by a single modern gas fired boiler.	
Cooling Generating Systems	3	TAL	03/03/14	The 2004 addition is cooled by a single air cooled water chiller.	
Distribution Systems	4	TAL	03/03/14	Heating and cooling water is distributed around the building in steel and copper pipes.	
Terminal and Package Units	4	TAL	03/03/14	The classrooms in both the old and new portions of the building are conditioned by classroom unit ventilators.	
Controls and Instrumentation	4	TAL	03/03/14	The 1961 building is served by an original pneumatic system. The 2004 addition is served by a modern 'DDC' system.	
Fire Protection					
Fire Protection Sprinkler Systems	5	TAL	03/03/14	Only the 2004 addition has a full sprinkler system. 1961 building has sprinklers in corridors only.	
Electrical					
Electrical Service and Distribution	3	TAL	03/03/14	Service is overhead new 1000A, 120/208V switchboard, which back feeds the old switchboard. Many circa 1961 panel boards are still in use, and are past useful life.	
Lighting and Branch Wiring	4	TAL	03/03/14	Classroom lighting in old portion is louvered 2 - lamp fluorescent. The new area has direct/indirect troffers. Gym lighting is HID, library and computer lab is direct/indirect troffers and pendants. Branch devices in fair and good condition throughout.	
Communication and Security Systems	3	TAL	03/03/14	New addressable silent knight fire alarm system with some left over devices from the old system. Modern voice/data equipment. Occupancy sensors for security. Cable tray in corridors for low voltage cabling.	
Special Electrical Systems	4	TAL	03/03/14	Battery egress and exit signage in new section, with no battery backup in the old portion.	
E Equipment and Furnishings		3.0			
Equipment					
Fixed Furnishings and Equipment	3	TAL	03/03/14	Interior casework is modern plastic laminate style in new portion of building. Casework in older portion is old wood style with new p-lam countertops.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Graham Hill

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building								
System: Exterior Closure Total Cost: \$278,400								
Exterior Windows								
Windows		5	Exterior windows in old portion of building are single pane and not energy efficient.	Remove existing windows and replace with modern double pane metal window system.	4,000.00	\$69.60	SF	\$278,400
Facility: Main Building								
System: Interior Construction Total Cost: \$20,880								
Interior Doors								
Interior door hardware		4	Interior doors in old portion of building are not ADA compliant.	Remove existing hardware and replace with new ADA compliant hardware.	40.00	\$522.00	EA	\$20,880
Facility: Main Building								
System: Vertical Transportation Total Cost: \$34,800								
Elevators and Lifts								
Elevator		2	The existing 2 - stop elevator is 48 years old and past it's expected life span.	Install a new cab, controls and hydraulics that meet current ADA standards.	1.00	\$34,800.00	EA	\$34,800
Facility: Main Building								
System: Plumbing Total Cost: \$139,200								
Plumbing Fixtures								
Classroom sinks		3	The enameled iron classroom sinks are old, stained and generally in poor condition.	Install new classroom sinks.	18.00	\$2,900.00	EA	\$52,200
Domestic Water Distribution								
Galvanized pipe		1	It appears that all of the water pipe to classroom sinks, drinking fountains and certain other fixtures is original 1961 galvanized pipe that is at the end of it's life span.	Install new copper pipe.	1,500.00	\$58.00	LF	\$87,000

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Graham Hill

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: HVAC Total Cost: \$730,800								
Terminal and Package Units								
Unit ventilators		2	The 1961 building heating system is 48 years old and nearing the end of it's expected life span.	Install a modern HVAC system.	35,000.00	\$20.88	SF	\$730,800
Facility: Main Building System: Fire Protection Total Cost: \$203,000								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	The original 1961 building has fire sprinklers in the corridors only.	Install a complete fire sprinkler system.	35,000.00	\$5.80	SF	\$203,000
Facility: Main Building System: Electrical Total Cost: \$399,910								
Electrical Service and Distribution								
Electrical distribution system		1	The old portion of the building still uses the 1961 panels, disconnects and switchboard. This equipment is almost 50 years old, and past its useful life.	Replace distribution switchboard, panel boards and feeders.	35,000.00	\$5.22	SF	\$182,700
Lighting and Branch Wiring								
Classroom lighting (old portion of building)		1	Old portion classroom lighting old bladed fixtures, past useful life.	Replace old portion classroom lighting.	18,000.00	\$8.12	SF	\$146,160
Communication and Security Systems								
Fire alarm		0	Some old devices were retained in the old portion, and no smoke detection is present in the corridor.	Add smoke detectors, replace old devices.	35,000.00	\$0.87	SF	\$30,450
Special Electrical Systems								
Egress lighting and exit signage		0	No egress lighting is apparent in the old portion of the building, exit signs are not battery backed.	Add egress lighting and battery exit signs.	35,000.00	\$1.16	SF	\$40,600
Facility: Main Building System: Equipment Total Cost: \$41,760								
Fixed Furnishings and Equipment								
Casework		2	Casework in older portion of building is old wood style with linoleum tops that are curling. The hardware is failing.	Remove old casework and tops and replace with modern plastic laminate casework.	120.00	\$348.00	LF	\$41,760

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Facility Summary

Seattle School District
Green Lake
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	3.9		
Site Improvements			
Pedestrian Paving	4	JWB 02/18/14	Asphalt and concrete walks, concrete stairs with steel pipe handrails. Main entry concrete has standing water across width.
Site Development	4	JWB 02/18/14	Chain link fencing and gates; concrete retaining walls, asphalt hard surface play area, wood chip play area and good play structure; wood stops to play area. Wood backboards and backstop in hard surface play area. Re-sealed asphalt play area. (2009) Wood stairs and ramp to play area has failed.
Landscaping	4	JWB 02/18/14	Grass, ground cover, shrubs and trees. Most grass areas are thin with exposed dirt and mud.
Site Electrical utilities			
Exterior Lighting	3	DCS 02/18/14	Exterior lighting has been upgraded to HID at the soffits and is in good condition, but many lights are on during daylight hours; some lenses are discolored or loose (<\$5K).

Facility Summary

Seattle School District Green Lake Main Building

Facility Size - Gross	42,197	Construction Type	Medium
Year Of Original Construction	1902	Year Of Last Renovation	1971
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	JWB	02/18/14	Conventional concrete spread footings.
Slab On Grade	3	JWB	02/18/14	Conventional concrete floor slab.
Basements				
Basement Walls	3	JWB	02/18/14	Conventional reinforced concrete walls at boiler room and Gym.
B Shell		3.3		
Superstructure				
Floor Construction	3	JWB	02/18/14	Framing consists of concrete slab that is supported by pre-stressed concrete beams, which are supported by reinforced concrete walls and columns.
Roof Construction	3	JWB	02/18/14	Framing consists of metal deck that is supported by steel bar joists, which are supported by steel beams and columns.
Exterior Closure				
Exterior Walls	3	JWB	02/18/14	Reinforced clay brick walls, "Hardi type" plank siding at upper pitched roof areas. Wood eaves and fascia in need of paint, most worn and faded.
Exterior Windows	5	JWB	02/18/14	Exterior window system is anodized metal with single pane glazing and transit panel infill's above and below windows.
Exterior Doors	5	JWB	02/18/14	Exterior doors are hollow metal frame, hollow metal doors and original hardware.
Roofing				
Roof Coverings	3	JWB	02/18/14	Roofing covering is 3 - tab composition shingle with painted metal flashings and painted wood fascia. Soffit material is a textured cement board. Some areas in need of soffit repair, <\$5K.
Projections	3	JWB	02/18/14	Concrete slab supported by composite concrete beams with steel columns for play area at northwest side of gym. Wood framed roof structure at northeast corner of Kindergarten in fair condition

Facility Summary

Seattle School District Green Lake Main Building

C Interiors

3.2

Interior Construction

Fixed and Moveable Partitions	3	JWB	02/18/14	Interior walls are exposed giant brick in most locations with some wood stud and GWB walls in office areas. Utility areas have cement giant brick walls.
Interior Doors	5	JWB	02/18/14	Interior doors are hollow metal frames with solid core wood doors and non-compliant hardware.
Specialties	4	JWB	02/18/14	Restroom partitions are metal and older, not sized for space, too short, restroom accessories are older and worn.

Staircases

Stair Construction	3	JWB	02/18/14	Stair construction is cast - in - place concrete.
Stair Finishes	3	JWB	02/18/14	Stair finishes are vinyl/rubber treads and risers with non-skid nosings. Stair rails are wood and metal.

Interior Finishes

Wall Finishes	3	JWB	02/18/14	Interior wall finishes are primarily exposed giant brick. One classroom has an operable partition. Some smaller rooms have vinyl wall coverings. The Gym has tectum panels on the upper walls. Painted gypsum walls are dinged and paint faded. Ceramic tile
Floor Finishes	3	JWB	02/18/14	Floors are primarily original VCT. Newer carpet in Admin, Library and main classroom areas. The PT room has carpet and utility areas are painted concrete. The Gym floor is wood. Ceramic tile in restrooms.
Ceiling Finishes	2	JWB	02/18/14	Most ceilings are suspended acoustical ceiling tile. Newer ceilings in classroom pods. The Gym ceiling is painted concrete, utility areas are also concrete.

Facility Summary

Seattle School District Green Lake Main Building

D Services		3.2			
Vertical Transportation					
Elevators and Lifts	4	DCS	02/18/14	Original 1971 elevators, 2 - stop. Not ADA. Nearing end of life. Worn finishes and controls.	
Plumbing					
Plumbing Fixtures	3	DCS	02/18/14	Restroom fixtures are original porcelain; some with newer trim. Classroom fixtures are original stained enameled iron, but with new trim. Staff room sinks are stainless steel. Drinking fountains are original Sunroc electric-cooled with poor taste. Two new hand washing sinks installed at kindergarten area in 2009.	
Domestic Water Distribution	3	DCS	02/18/14	The domestic water piping system is all copper; but many fixtures are marked "Do Not Drink"; taste is generally poor. New domestic hot water A.O. Smith high-efficiency gas-fired 300 mbh tank-type heater installed in 2011.	
Sanitary Waste	3	DCS	02/18/14	Cast iron drain, waste & vent in fair condition with no issues reported or observed.	
Rain Water Drainage	4	DCS	02/18/14	Roof slopes to deep eaves with integral gutters; downspouts (DS) are painted PVC; some beginning to deteriorate, pull loose, and leaking.	
HVAC					
Energy Supply	3	DCS	02/18/14	Older PSE natural gas service north of gym with 2,300 cfh capacity.	
Heat Generating Systems	2	DCS	02/18/14	Two (2) new high-efficiency condensing Benchmark 3.0 Low Knox boilers installed in 2011, including one new and one refurbished heating hot water pumps, two expansion tanks, and other accessories.	
Distribution Systems	3	DCS	02/18/14	Heating water is distributed in steel pipes. Galvanized ductwork distributes air throughout the building. Large air handling unit serves gym. Classrooms reportedly served by attic/mezzanine located multi-zone AHUs; but can not observe due to asbestos contamination.	
Terminal and Package Units	4	DCS	02/18/14	Unit heaters for utility spaces. Portable heaters used for newly "enclosed play" area being used for a commons/dining room by Kindergarten.	
Controls and Instrumentation	2	DCS	02/18/14	New Johnson Controls DDC system installed in 2011, including EMCS interface, boiler controls, classroom t-stats.	
Fire Protection					
Fire Protection Sprinkler Systems	3	DCS	02/18/14	The building is fully protected by a fire sprinkler system, with FDC at north loading dock area - may not meet code requirements (<\$5K).	
Fire Protection Specialties	3	DCS	02/18/14	Older pressurized water fire extinguishers in cabinets, newer AEDs in cabinets.	

Facility Summary

Seattle School District Green Lake Main Building

Electrical

Electrical Service and Distribution	4	DCS	02/18/14	Power from SCL at 208V/3-phase to original GE main switchboard rated at 1,200A. The switchboard, original feeder and distribution panels are past useful life. The "CP" panels were installed in 2001, and are in good condition. TVSS units installed at the newer CP panels are alarmed, indicating power quality issues.
Lighting and Branch Wiring	4	DCS	02/18/14	Original branch wiring and devices throughout, excepting 2001 technology upgrade, which is no longer sufficient for current teaching program. Original lighting fixtures are failing throughout, despite recent upgrade to T-8 ballasts & lamps; original switching devices are past useful life, despite addition of newer occupancy sensors.
Communication and Security Systems	4	DCS	02/18/14	The voice/data system was upgraded in 2001, but is now aged. The fire alarm was upgraded to G.E. est. in 1986, but is now approaching end of life. The clock/bell system is old and should be replaced. Corridor motion detection is in fair condition, with monitoring by an older, but functional Bosch control panel. Sound reinforcement systems appear older in marginal condition. The PA system is older, but reportedly functional. An older CATV system serves obsolete CRT-type TVs.
Special Electrical Systems	3	DCS	02/18/14	Egress lighting is battery pack "bug-eyes", in fair condition. Exit signs are in excellent condition.

E Equipment and Furnishings	4.0
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Equipment

Fixed Furnishings and Equipment	4	JWB	02/18/14	Casework is original plastic laminate. Replaced window shades at library. (2009)Climbing wall in Gym.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Green Lake

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure								
System: Site Improvements								
Total Cost: \$102,162								
Pedestrian Paving								
Wood ramps and stairs		0	Stairs from upper play area to apparatus play and lower play ramp are wood construction with roofing material, all are showing signs of water intrusion	Remove wood construction and replace with concrete permanent construction with steel handrails.	1.00	\$29,250.00	LS	\$29,250
Concrete		2	Concrete at front entry is cracked and displaced. Concrete between loading dock and hard surface play is cracked with possible root intrusion.	Remove and replace concrete at entrance and loading dock area.	1,800.00	\$6.96	SF	\$12,528
Asphalt		0	Root intrusions, ponding due to settlement and subgrade failure, cracking and weed growth.	Remove and replace asphalt in drive at Southeast corner of building and along North and South sides of portables. Also remove and replace asphalt at Northwest corner of building.	5,500.00	\$5.22	SF	\$28,710
Site Development								
Chain link fence		2	Chain link fence and posts around hard surface play area is severely rusted, with some bent supports.	Remove and replace chain link fence around play area.	700.00	\$29.00	LF	\$20,300
Wood		0	Wood stops to play structure area are worn and very slippery.	Replace wood stops and seats with treated wood.	700.00	\$2.32	LF	\$1,624
Landscaping								
Grass	3	5	Grass areas at most of site have bare spots.	Strip existing grass, till areas, and reseed, including grading and topsoil addition as necessary.	6,500.00	\$1.50	sf	\$9,750
Facility: Main Building								
System: Exterior Closure								
Total Cost: \$271,520								
Exterior Walls								
Paint		2	Trim paint at exterior is worn and fading	Prep and paint all exterior trim	1.00	\$9,360.00	LS	\$9,360
Exterior Windows								
Metal windows.		3	Metal windows are single pane and not energy efficient.	Remove metal windows and replace with modern double pane window system.	3,000.00	\$69.60	SF	\$208,800
Exterior Doors								

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Green Lake

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Hollow metal doors.		4	Doors are original and in poor condition.	Remove existing hollow metal frames, doors and hardware and replace with modern hollow metal frames, doors and ADA hardware.	20.00	\$2,668.00	EA	\$53,360
Facility: Main Building System: Interior Construction								
Total Cost: \$132,280								
Interior Doors								
Wood doors.		4	Wood doors are old and in poor condition. Hardware is not ADA.	Remove existing wood doors frames and hardware and replace with new hollow metal frames, solid core wood doors and modern ADA hardware.	60.00	\$2,088.00	EA	\$125,280
Specialties								
Restroom Partitions and Accessories	2	5	Restroom partitions and accessories are old and worn.	Replace with new metal partitions and accessories.	1.00	\$7,000.00	ls	\$7,000
Facility: Main Building System: Interior Finishes								
Total Cost: \$199,590								
Wall Finishes								
Paint		3	GWB wall paint worn and shows scuffs and chipping	Prep and repaint interior GWB walls.	3,500.00	\$2.34	SF	\$8,190
Floor Finishes								
VCT flooring		3	VCT flooring is old and in poor condition.	Remove existing flooring and replace with new VCT flooring.	33,000.00	\$5.80	SF	\$191,400
Facility: Main Building System: Vertical Transportation								
Total Cost: \$58,500								
Elevators and Lifts								
Elevator		5	Worn and dated, nearing end of life.	Schedule refurbishment or replacement before failure.	1.00	\$58,500.00	ea	\$58,500

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Green Lake

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Plumbing								
Total Cost: \$67,625								
Plumbing Fixtures								
Sinks		5	The enameled iron classroom sinks are worn and stained. Plating on trim is wearing off.	Install new stainless steel sinks.	15.00	\$2,320.00	ea	\$34,800
Restroom Partitions	2	5	Restroom partitions and accessories are old and worn.	Replace with new metal partitions and accessories.	1.00	\$6,500.00	ls	\$6,500
Domestic Water Distribution								
Domestic water piping		5	Original copper piping may be nearing end of life; taste is poor as some DFs, and many fixtures are labeled "Do Not Drink".	Evaluate and replace as needed.	500.00	\$23.40	ft	\$11,700
Rain Water Drainage								
PVC downspouts		5	Deteriorating PCV downspouts.	Replace with metal downspout.	25.00	\$585.00		\$14,625
Facility: Main Building System: HVAC								
Total Cost: \$162,257								
Distribution Systems								
Multi-zone air handling units		5	Multi-zone AHUs in asbestos contaminated ceiling plenum/attic/mezzanine space; assume all original and nearing end of life; signs of thermal discomfort in some classrooms.	Remediate asbestos, clean, inspect, and repair or replace equipment as needed.	36,227.00	\$3.51	sf	\$127,157
Terminal and Package Units								
Unit heaters		1	Portable heaters being used for newly "enclosed play" being used for dining; not safe for staff and students, violates code.	Insulate space and install code compliant HVAC system.	2,000.00	\$17.55	sf	\$35,100
Facility: Main Building System: Electrical								
Total Cost: \$437,859								
Electrical Service and Distribution								
Electrical distribution system.		2	The switchboards are all 1971 vintage (except the tech upgrade panels) and are past the end of useful life.	Install new service, switchboard, panels and associated feeders.	40,703.00	\$3.48	SF	\$141,646
Lighting and Branch Wiring								
Interior lighting.		2	Original light fixtures are at end of life; many lenses are failing and falling; temporary clips have been installed to keep lenses from falling, but some are falling anyway; some are cracking and breaking. Some fixtures are unsightly and mounted.	Replace 50% of interior lighting fixtures with modern fixtures.	18,316.00	\$6.38	SF	\$116,856
Communication and Security Systems								

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Green Lake

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Telephone, PA, security, FA, CATV, TVs, sound reinforcement, and other low voltage systems		5	All nearing end of life with variety of issues and concerns.	Fully evaluate and schedule removal, upgrades, or replacements as appropriate.	36,227.00	\$3.51	sf	\$127,157
Clock/bell system.		2	Clock/bell system is circa 1971, and past its useful life.	Replace clock/bell system.	1.00	\$52,200.00	LOT	\$52,200
Facility: Main Building								
System: Equipment								
Total Cost: \$122,850								
Fixed Furnishings and Equipment								
Casework	5	5	Casework is wood and in poor condition in classrooms.	Remove and replace with modern casework.	350.00	\$351.00	lf	\$122,850

Facility Summary

Seattle School District
Greenwood
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.3		
Site Improvements			
Parking	2	JWB 02/19/14	Asphalt pavement with concrete curbs.
Pedestrian Paving	4	JWB 02/19/14	Concrete sidewalks/plazas. Concrete exterior steps with steel pipe rails.
Site Development	2	JWB 02/19/14	Chain link fence and gates. Concrete and modular block retaining walls. Asphalt hard surface play and grassed, small ball field.
Landscaping	3	JWB 02/19/14	Some grass with shrubs, ground cover and trees.
Site Electrical utilities			
Exterior Lighting	2	DCS 02/19/14	Exterior lighting of the historic structure is limited to several small wall sconces and a pendant fixture at the main entry; One large wall-pack serves the hard-play. Covered play is lit only by small wall sconces. Two pole lamps in the parking lot; one at the ADA ramp. All in good condition.

Facility Summary

Seattle School District Greenwood Main Building

Facility Size - Gross	65,600	Construction Type	Medium
Year Of Original Construction	1909	Year Of Last Renovation	2002
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done		Comments
Systems					
A Substructure		2.0			
Foundations					
Standard Foundations		2	JWB	02/19/14	Conventional concrete spread footings.
Slab On Grade		2	JWB	02/19/14	Conventional concrete floor slab.
B Shell		2.2			
Superstructure					
Floor Construction		2	JWB	02/19/14	At original building, floors consist of wood joists and sheathing that are supported by brick walls (note: all brick walls have been backed up by concrete or wood framed stud walls). At new building wings floors are steel beam with metal deck and concrete.
Roof Construction		2	JWB	02/19/14	At original building, roof consists of wood joists and sheathing, which are supported by wood stud attic walls and clay brick. At the new class wings, the roof consists of steel bar joists with metal deck, which are supported by steel beams and columns, and reinforced masonry walls.
Exterior Closure					
Exterior Walls		2	JWB	02/19/14	At original building, exterior walls are clay brick, while at new class wing, walls are reinforced masonry with brick veneer. Window sills, cornices and other exterior trim areas are terracotta or precast. Newer areas have metal trim and box rib soffits.
Exterior Windows		4	JWB	02/19/14	Exterior windows are modern metal double pane windows in the 2002 addition. The original 1909 portion of the building still has the original wood frame single glazed windows, showing signs of paint failing, peeling.
Exterior Doors		2	JWB	02/19/14	Exterior doors are hollow metal frames, hollow metal doors and modern ADA hardware.
Roofing					
Roof Coverings		2	JWB	02/19/14	Roofing is 3-tab composition with insulation beneath in the pitched roof areas. Roofing in the flat areas is white membrane with insulation beneath. Flashings and downspouts are painted metal. Soffits in some new areas are box rib metal underside of the structure.
Roof Openings		2	JWB	02/19/14	Roof hatches, flashings and vents are painted metal.
Projections		2	JWB	02/19/14	Covered play area steel joists supported by steel beams and masonry. In good condition

Facility Summary

Seattle School District Greenwood Main Building

C Interiors		2.0			
Interior Construction					
Fixed and Moveable Partitions	2	JWB	02/19/14	Interior walls in original building section are masonry as is the Gym. Remaining walls are mostly metal stud with GWB surfacing. The Gym and Auditorium have operable partition walls.	
Interior Doors	2	JWB	02/19/14	Interior doors are hollow metal framed with clear finish solid core doors with modern ADA hardware.	
Specialties	2	JWB	02/19/14	Restroom partitions are plastic and accessories are in good condition. Classroom marker boards.	
Staircases					
Stair Construction	2	JWB	02/19/14	Main entry stair system is the original concrete poured in place stair system. Other stair systems are pre-tabbed metal stair system.	
Stair Finishes	2	JWB	02/19/14	Stair finishes are wood tread and riser at the original concrete main entry stair. Metal pan stair systems have pre-cast stair treads and painted metal handrails.	
Interior Finishes					
Wall Finishes	2	JWB	02/19/14	Interior wall finishes are mainly a "Medite" wainscot with horizontal 1x4 wood rail and vinyl wall covering above. The Gym and some areas are painted CMU. Most interior soffitted areas are painted GWB. Some are vinyl covered. Ceramic tile in student restrooms. FRP in staff restrooms and Kitchen.	
Floor Finishes	2	JWB	02/19/14	Floors are wood strip in the halls of the original building section and in the Gym. VCT is used in classroom wet areas, other hallways, the stage and cafeteria. Carpet is used in the offices, Library and non-wet areas of the classrooms. Concrete is used in utility areas. Ceramic tile in restrooms. Quarry tile in kitchen.	
Ceiling Finishes	2	JWB	02/19/14	Most ceilings are 2x2 and 2x4 suspended acoustical tile. Some original areas are 2" acoustical tiles. Many areas have painted GWB soffits such as hallways, areas near window walls and entry areas.	

Facility Summary

Seattle School District Greenwood Main Building

D Services		2.4			
Vertical Transportation					
Elevators and Lifts	2	DCS	02/19/14	The building has a 3.5-stop hydraulic elevator; Thyssen-Krupp 2,500 lb in good condition.	
Plumbing					
Plumbing Fixtures	2	DCS	02/19/14	Flushing fixtures are porcelain with manual flush valves. Lavatories are gang-type of synthetic material with automatic infrared faucets, shared between Boys & Girls toilet rooms. DFs are stainless steel. Classroom sinks are stainless steel. Other miscellaneous fixtures. All in good condition.	
Domestic Water Distribution	2	DCS	02/19/14	All of the domestic water piping in the school is copper. City water service with RPBP in boiler room. DHW is from two (2) PVI gas-fired tank-type in boiler room; flue draft damper is failed open on one DHW heater - a safety hazard (<\$5K).	
Rain Water Drainage	2	DCS	02/19/14	Large gutter & downspout (6-inch diameter) to site storm for slopped roofs. Scupper boxes from parapet and DS to storm at some flat roofs. Roof itself not directly observed during this site visit; but no issues reported or indirectly observed.	
HVAC					
Energy Supply	3	DCS	02/19/14	Natural gas from PSE rotary meter with 3,000 cfh capacity. Short run of exposed piping from meter to boiler room is heavily rusted (<\$5). Underground fuel oil storage tank (UST) under load dock apron in service yard.	
Heat Generating Systems	3	DCS	02/19/14	Two (2) standard efficiency (80%) Ajax hot water boilers with Power Flame "The Director" dual-fuel burners. Hot water circulating pumps, air separator, expansion tank and accessories. Burners and/or boiler controls not working properly; reportedly boilers are scheduled for replacement with high-efficiency type.	
Cooling Generating Systems	3	DCS	02/19/14	One (1) Trane Series R air-cooled chiller (CH-1) in chiller yard at grade outside boiler room. Chilled water pumps and auxiliaries in boiler room.	
Distribution Systems	2	DCS	02/19/14	Four-pipe heating hot water and chilled water insulated black iron pipe distribution system from central plant to AHUs, FCUs, and other terminal equipment. Large mechanical attics, rooms, and mezzanines with air handling units (AHUs) for large spaces and fan coil units (FCUs) for classrooms and offices. Exhaust fans for toilet rooms.	
Terminal and Package Units	2	DCS	02/19/14	Two-pipe hot water unit heaters for utility spaces.	
Controls and Instrumentation	2	DCS	02/19/14	Temperature controls are a modern Siemens DDC system. CO2 monitoring and/or control for some assembly occupancies. Some signs of thermal discomfort indicated by modest number of portable space heaters and desk fans (<\$5K).	
Special HVAC Systems and Equipment	2	DCS	02/19/14	Kitchen grease and moisture hoods with rooftop Reznor make-up air unit. Appears to receive minimal use for cooking; this kitchen reportedly used as a "warming kitchen".	
Fire Protection					
Fire Protection Sprinkler Systems	2	DCS	02/19/14	The building is fully protected by a wet pipe fire protection system; appears to be two zones; automatic fire doors are present throughout. Covered play appears protected by a dry-pipe system. Dry heads at entries and smaller roof projections. FDC is at SE corner of first floor.	
Fire Protection Specialties	2	DCS	02/19/14	Modern chemical-based fire extinguishers in recessed cabinets. AEDs in cabinets.	
Special Fire Protection Systems	2	DCS	02/19/14	Ansul automatic kitchen grease hood fire suppression system.	

Facility Summary

Seattle School District Greenwood Main Building

Electrical

Electrical Service and Distribution	2	DCS	02/19/14	Power from SCL underground to pad-mounted transformer in service year, then 480V/3-phase to Square D main switchboard with 1,600A capacity including digital monitoring and TVSS; yielding 21 watts/sf. One large 480/208/120 transformer in electrical room.
Lighting and Branch Wiring	2	DCS	02/19/14	Lighting is typically 2x4 fluorescent T-8 troffer, but there are also pendant mounted direct/indirect, recessed CFL down-lights, sconces and soffit mounted up-lights. HID in gym and commons. Receptacles, branch wiring and fixtures are all in good condition; but some circuit overloading in concentrated technology use spaces/areas (\$5K). Stage lighting system.
Communication and Security Systems	3	DCS	02/19/14	Fire alarm, clock/bell, voice/data, CATV, dual-technology motion detection; these low voltage systems are in good condition with no issues reported; but voice and especially data beginning to show age. The old standard master clock reportedly still works and is in use, although it is redundant with the new digital clock/bell system. Classroom voice enhancement. New stop-light lock-down warning system.
Special Electrical Systems	3	DCS	02/19/14	Egress lighting appears to be a mix of mostly onboard battery at selected general lighting fixtures and some battery bug-eyes; some integrated with exit signs. Exit signs are battery-pack type. All in good condition, tested batteries are operable; but some devices are loose (<\$5K).

E Equipment and Furnishings

2.0

Equipment

Fixed Furnishings and Equipment	2	JWB	02/19/14	Casework is modern plastic laminate with square cornered plastic laminate counters. Window stools are wood and plastic laminate. All of the kitchen equipment is modern stainless steel. Gym climbing wall in good condition.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Greenwood

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$48,720								
Pedestrian Paving								
Concrete stairs		1	Original concrete stairs at entry, West side, and Northwest corner, are cracked, chipped, spalling, and patched. Concrete wall adjacent to West steps has serious cracks.	Remove and replace concrete steps at entry, West side and Northwest corner. Repair wall cracks at West stairway with epoxy grout and paint wall.	3.00	\$13,920.00	EA	\$41,760
Landscaping								
Grass		2	Grass along South side of the building is full of weeds and is sparse and uneven. Erosion and hole at top of steps exists in Southeast grassed area.	Strip grass along south side of building. Till and add topsoil, then re-seed. Repair holes and eroded area in southeast grassed area then re-seed areas.	3,000.00	\$2.32	SF	\$6,960
Facility: Main Building System: Exterior Closure								
Total Cost: \$185,600								
Exterior Walls								
Terracotta sills/cornice		3	Moss is growing on areas of the north faces.	Pigeon guano needs to be removed and areas cleaned.	1.00	\$23,200.00	LS	\$23,200
Window Trim		1	South facing window trim is bare wood	Paint south facing window trim	1.00	\$9,280.00	LS	\$9,280
Exterior Windows								
Wood windows		4	Original wood windows are single pane and not energy efficient.	Remove windows and replace with modern double pane window system.	2,200.00	\$69.60	SF	\$153,120
Facility: Main Building System: HVAC								
Total Cost: \$11,700								
Heat Generating Systems								
Boiler burner and controls		1	Boilers reportedly do not automatically go to high-fire; manual control often required, with intermittent success.	Clean, inspect, test and repair or replace burner and/or burner controls.	2.00	\$5,850.00	ea	\$11,700

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Greenwood

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
<div><div>Facility: Main Building</div><div>System: Electrical</div><div>Total Cost: \$26,250</div></div>								
Electrical Service and Distribution								
Electrical room/area		0	Main switchboard, main 480/208/120 transformer, and many distribution panels and motor controls nearly completely blocked by combustible and non-combustible materials; reportedly due to lack of storage in building.	Provide adequate storage to allow compliance with fire/life safety codes & standards, and Fire Marshall requirements.	150.00	\$175.00	sf	\$26,250

Facility Summary

Seattle School District
Hamilton
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/ Date Done	Comments	
G Sitework	2.0			
Site Improvements				
Pedestrian Paving	2	JWB	02/27/14	All newer concrete sidewalks, stairs with stainless steel handrails. North courtyard area has raiser paver system over concrete roof above classrooms. Asphalt paved play area at north for courts.
Site Development	2	JWB	02/27/14	Newer steel fence and gates at service yard, chain link fencing at other locations, steel fence at south entrance are of school. Concrete retaining walls, newer basketball backstops. Some retaining walls CIP over 10 feet in height.
Landscaping	2	JWB	02/27/14	Newer grass, shrubs and trees in good condition.
Site Electrical utilities				
Exterior Lighting	2	DCS	02/27/14	Pole lights, wall packs, recessed can, and other exterior light fixtures, all in good condition; some lenses may need cleaning (low cost). Automatic lighting controls appear to work properly.

Facility Summary

Seattle School District
Hamilton
Main Building

Facility Size - Gross	150,473	Construction Type	Medium
Year Of Original Construction	1926	Year Of Last Renovation	1970
Facility Use Type	Middle School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Slab On Grade	3	JWB	02/27/14	Concrete slab on grade.
Basements				
Basement Walls	3	JWB	02/27/14	Concrete basement walls.
B Shell		3.0		
Superstructure				
Floor Construction	3	JWB	02/27/14	Concrete encased steel columns, reinforced concrete columns, concrete beams, and a concrete diaphragm.
Roof Construction	3	JWB	02/27/14	Timber posts, timber beams, and timber trusses with a wood sheathed diaphragm. 2010 addition is steel column with steel joists and metal deck.
Exterior Closure				
Exterior Windows	4	JWB	02/27/14	Most windows retained during last renovation, single pane wood framed. Several new windows at entry and north new additions. Some areas have glass block.
Exterior Doors	3	JWB	02/27/14	New doors are hollow metal doors and frames, older doors are wood doors and frames. All doors have newer compliant hardware. Few doors need hardware maintenance and repairs.
Roofing				
Roof Coverings	2	JWB	02/27/14	Most roof is granular rolled roofing with the gymnasium being standing seam metal roof.
Roof Openings	2	JWB	02/27/14	Newer translucent panel skylights
Projections	2	JWB	02/27/14	Newer aluminum sun shades, steel walkway canopies.

Facility Summary

Seattle School District Hamilton Main Building

C Interiors		2.0			
Interior Construction					
Fixed and Moveable Partitions	2	JWB	02/27/14	Most walls are CMU or wood framed with GWB surface. There are several relights and an operable partition at the stage.	
Interior Doors	2	JWB	02/27/14	Interior doors are mixture of wood doors and frames and wood doors with hollow metal frames. All hardware is newer compliant locksets and closers. Staff report multiple issues with hardware needed excessive repairs for being a few years old. Sound rated doors at music classrooms. Kitchen has stainless steel overhead coiling doors.	
Specialties	2	JWB	02/27/14	Newer plastic laminate casework, corridors have newer metal lockers. Newer restroom partitions and accessories. Visual display devices are newer.	
Staircases					
Stair Construction	2	JWB	02/27/14	Older stairs are cast-in-place concrete. Newer stairs at concrete filled metal pan and landings.	
Stair Finishes	2	JWB	02/27/14	Newer stairs have rubber tread. Some locations have terrazzo treads.	
Interior Finishes					
Wall Finishes	2	JWB	02/27/14	Most walls have painted GWB with wood panel at lower sections with wood chair rail. Auditorium/ Cafeteria has wood panels with wood acoustic panels and ceramic tile at knee height. Music rooms have wood acoustic panels, restrooms have ceramic tile. Gymnasium includes wall padding. Plastic corner guards throughout building.	
Floor Finishes	2	JWB	02/27/14	Terrazzo at main entrance, corridors and auditorium/ cafeteria. Stage has rubberized flooring, sheet vinyl in some corridors, quarry tile in kitchen, ceramic tile in shower/locker rooms and restrooms, carpet in offices and some classrooms.	
Ceiling Finishes	2	JWB	02/27/14	Paint at GWB at hard lid locations, ACT in offices, clean ACT in kitchen, auditorium/ cafeteria acoustic tiles, wood acoustic tiles in music rooms.	

Facility Summary

Seattle School District Hamilton Main Building

D Services

2.0

Vertical Transportation

Elevators and Lifts

2	DCS	02/27/14	One (1) five-stop (from basement to 4th floor) Otis 2,500 lb (non-freight) for Main and one (1) three-stop for Gym Bldgs; both hydraulic. One (1) 750 lb VMH stage lift. All in good condition with no issues reported.
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Plumbing

Plumbing Fixtures

2	DCS	02/27/14	Porcelain flushing fixtures, and mix of porcelain wall-mounted and gang-type lavatories. Tile showers in locker rooms. Eye-wash & safety showers in science, technology, and boiler rooms. Stainless steel classroom sinks and drinking fountains. Composite floor sinks in janitor closets. Manual flush valves; mechanical-metering (auto-off) lavatory faucets. All in good condition.
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Domestic Water Distribution

2	DCS	02/27/14	Four-inch city water service in main basement mechanical room with RBPB, PRV, & bypass. Five (5) gas-fired A.O. Smith 300 mmbtuh gas-fired DHW tank-type heaters with DHW recirc pump(s). Smaller gas-fired DHW heater at Gym Bldg mechanical mezzanine.
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Sanitary Waste

2	DCS	02/27/14	Hub less cast-iron drain, waste & vent piping; single banded under 4-inch; double banded 4-inch and above. Some vents-to-roof have marginal caps (<\$5K). No issues reported. HVAC condensate pipe anchoring system failed in several locations (<\$5K).
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Rain Water Drainage

2	DCS	02/27/14	Original building with flat roof has internal roof drains and overflow roof drains. Ground water infiltration in tunnel to SE - investigate and remediate as needed (<\$5K).
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Special Plumbing Systems

2	DCS	02/27/14	Science room non-potable cold & hot water, acid waste, and lab natural gas; SS&ES per plumbing fixtures above. Reports of increasingly frequent back-ups at science room sinks; may be related to grit-trap/local neutralization (<\$5K). Reports of frequent garbage disposal failure (<\$5K). Several sump pump systems in basement/tunnel spaces including boiler room and tunnel sumps with automatic pump systems. Kitchen grease interceptor with three man-holes at loading dock apron.
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Facility Summary

Seattle School District Hamilton Main Building

HVAC

Energy Supply	2	DCS	02/27/14	Natural gas from PSE rotary meter at loading dock with 7,000 cfh capacity; earthquake valve is installed. Diesel generator has onboard fuel tank with fill & venting per code.
Heat Generating Systems	2	DCS	02/27/14	Three (3) Cleaver Brooks Clearfire Model No. CFC-700-1500-60HW water boilers with 1,500 mbh capacity. Three (3) boiler circ pumps. One (1) boiler flue draft fan at roof. Three (3) condenser water 30 hp circ pumps on variable frequency drives (VFDs). Auxiliaries including condensate neutralization, air separator, expansion tanks, and chemical injection.
Cooling Generating Systems	2	DCS	02/27/14	Two (2) Evapco evaporative closed-loop fluid coolers (cooling towers, or CTs) Model No. LSWAP91A, on roof with three-agent basin water treatment system. CT shallow roof well/pocket has standing water and is beginning to collect debris; moisture is corroding anchor bolts - evaluate long term viability (<\$5K). Kitchen cooler/freezer CU also located in CT roof enclosure. Condensing units (CUs) for MDF, EMR, and other cooled equipment/spaces in basement relief air tunnel system; some could overheat under unusual conditions.
Distribution Systems	2	DCS	02/27/14	Insulated condenser water pipe mains with uninsulated hook-ups to WSHPs via flex connections; dis-similar metals at hook-ups are corroding prematurely. Galvanized sheet metal duct throughout with variety of GRDs. Relief air is via extensive tunnel system up to grade via large grated wells to east & west. Main Bldg make-up air from roof via fan-wall technology supply fan system with dedicated control panel in 4th floor mechanical room. Several roof relief or exhaust fans may be failing, making excessive noise (<\$5K). Gas-fired Reznor heat & vent AHU for Gym, with excessive combustible material adjacent to hot burner & flue vent (<\$5K).
Terminal and Package Units	2	DCS	02/27/14	Climate Master Tranquility 20 (for classrooms) and other model water-source heat pumps (WSHPs) throughout main building tunnels and mechanical basement rooms serving spaces above; separate return air fans for each WSHP-served space. Back entries include overhead electric radiant heating panels.
Controls and Instrumentation	2	DCS	02/27/14	Siemens DDC controls throughout; includes AirTest CO2 sensor for DCV in many spaces. VFD motor speed control for many larger fans. Certain intelligent equipment, such as supply air fan wall, flue gas draft, low voltage lighting, and others appear to interface with DDC. Assume DDC communicates with District EMCS for remote monitoring and control.
Special HVAC Systems and Equipment	2	DCS	02/27/14	Grease hood in kitchen with gas-fired appliances. Recirculating fume hoods at science prep rooms. Elevator shaft pressurization fan system for the 5-stop elevator. Several underground (buried) ducts in loading dock area (generator room).

Fire Protection

Fire Protection Sprinkler Systems	2	DCS	02/27/14	City fire 6-inch service entry at SE with FDC and wall SOV; static pressure at 90 psig. Several risers in building, including at least one in tunnel with difficult access - confirm approved by Fire Marshall. Concealed sprinkler heads in occupied space; special heads at skylights; side heads at some soffit areas; 3-inch dry-pipe riser serving areas subject to cold air. All in good condition.
Fire Protection Specialties	2	DCS	02/27/14	Chemical fire extinguishers in cabinets. AEDs in cabinets. Stair egress assistance device in cabinet at top of stair place of refuge. All in good condition.
Special Fire Protection Systems	2	DCS	02/27/14	Chemical fire suppression system at kitchen grease hood.

Facility Summary

Seattle School District Hamilton Main Building

Electrical

Electrical Service and Distribution	2	DCS	02/27/14	SCL power from pole at NW corner underground to SCL vault at loading dock; then to basement electrical room with SCL meter No. 757650 at Square D 480V/3-phase 4,000A main switchboard with TVSS and Power Logic power monitoring. 480 to 208/120 transformers and distribution panels in electrical rooms, closets, and tunnel system throughout.
Lighting and Branch Wiring	2	DCS	02/27/14	Branch wiring to receptacles, hard-wired equipment, and lighting throughout. Mostly T-8 double-tube linear fluorescent pendant direct/indirect fixtures in classrooms, with Watt-Stopper low voltage controls with occupancy and/or photo-sensor control. Materials placed on top of some direct/indirect fixtures reduce indirect performance (<\$5K). Wide variety of fixtures throughout common areas, including very high, difficult to reach can-lights in commons, and high-bay space skylight up-lights.
Communication and Security Systems	2	DCS	02/27/14	MDF in basement not accessible for survey, except associated cooling CU in tunnel; visible cable plant appears well organized. Wireless technology in many locations. Addressable fire alarm system. Bogen digital clock system. PA system; reportedly difficult to hear in gym (<\$5K). NEC phone system. Recently installed "red phone" (emergency) system - reportedly works well. No stop-light lock-down system. Extensive security camera system monitored from security office; both inside and perimeter outside cameras. Bosch security with dual technology sensors in main corridors and conventional sensors in other areas. Classroom sound reinforcement. Combination of older smart board and newer projection cart teaching technology.
Special Electrical Systems	2	DCS	02/27/14	Modest PV array on west-side of Gym roof with controller at Gym mechanical mezzanine space. Large 143 kW Cummins standby diesel generator at loading dock with 350 gal belly tank, supplying two ATSS (one in main electrical room; second not observed). Egress lighting assumed by diesel generator backed circuits; except dedicated bug-eyes at Gym. Exit signs are provided. Strand Lighting "a21" stage lighting system with main panel in west basement tunnel. Datatronix digital score board system in gym. Special A/V in commons/stage area.

E Equipment and Furnishings

2.0

Equipment

Fixed Furnishings and Equipment	2	JWB	02/27/14	Kitchen equipment is modern stainless steel and stainless steel counters/ serving lines, window blinds at most windows, stage curtain is newer, telescoping bleachers at gymnasium and auditorium/ cafeteria.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Hamilton

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
<div>Facility: Main Building</div> <div>System: Exterior Closure</div> <div>Total Cost: \$389,760</div>								
Exterior Windows								
Single pane window glazing		2	Single pane glazing not energy efficient.	Replace windows with new dual glazed units.	5,600.00	\$69.60	SF	\$389,760
<div>Facility: Main Building</div> <div>System: HVAC</div> <div>Total Cost: \$14,625</div>								
Distribution Systems								
Condenser water hook-up fittings at WSHPs		5	Dis-similar metals at WSHP hook-ups are prematurely corroded, and may lead to leakage and collateral damage over a 5 to 10 year period, similar to several other WSHP schools.	Replace dis-similar metal fittings with compatible materials. As an interim measure cleaning and cold-galvanized application may slow external corrosion.	50.00	\$292.50	ea	\$14,625

Facility Summary

Seattle School District
Hawthorne
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.2		
Site Improvements			
Parking	2	LKS 02/24/14	Asphalt surface with concrete curbs and wheel stops.
Pedestrian Paving	3	LKS 02/24/14	Concrete walks (on-site and perimeter). Concrete steps with pipe handrails. Handrails need paint, <\$5K.
Site Development	2	LKS 02/24/14	Chain link fencing, concrete retaining walls, asphalt and grass play areas, play structures surrounded by wood chips and contained by concrete/timber curbing.
Landscaping	3	LKS 02/24/14	Grass, ground cover, shrubs, and trees.
Site Electrical utilities			
Exterior Lighting	3	TAL 02/24/14	Exterior lighting is pole lights and soffit mounted HID, all in good condition. No deficiencies were noted.

Facility Summary

Seattle School District Hawthorne Main Building

Facility Size - Gross	52,793	Construction Type	Medium
Year Of Original Construction	1989	Year Of Last Renovation	n/a
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components	Scores	Surveyor/ Date Done	Comments	
Systems				
A Substructure	2.3			
Foundations				
Standard Foundations	2	LKS	02/24/14	Concrete spread footing foundation.
Slab On Grade	3	LKS	02/24/14	Concrete slab on grade.
Basements				
Basement Walls	2	LKS	02/24/14	Concrete retaining walls at areas below grade.
B Shell	2.9			
Superstructure				
Floor Construction	3	LKS	02/24/14	Steel columns, steel beams, masonry bearing walls, and a composite metal deck floor with concrete topping.
Roof Construction	3	LKS	02/24/14	TJI and TJI engineered roof joists with glulam beams, steel columns, and a wood sheathed diaphragm.
Exterior Closure				
Exterior Walls	3	LKS	02/24/14	Exterior walls are typically light gauge studs and reinforced masonry with brick veneer.
Exterior Windows	3	LKS	02/24/14	Exterior windows are double pane metal window system. The stain finish on the wood window sills is deteriorating. Recommend using solid opaque latex paint for repainting.
Exterior Doors	3	LKS	02/24/14	Exterior doors are hollow metal framed, hollow metal doors with modern panic hardware.
Roofing				
Roof Coverings	2	LKS	02/24/14	Roof coverings are original 3 - tab composition shingle in pitched areas and granular asphalt sheet membrane in flat areas. The flashing is Kynar coated metal.

Facility Summary

Seattle School District Hawthorne Main Building

C Interiors		3.0			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	02/24/14	Most interior walls are metal stud with GWB surfacing. The Gym and Cafeteria are have CMU walls.	
Interior Doors	3	LKS	02/24/14		
Staircases					
Stair Construction	3	LKS	02/24/14	Stair construction is metal pan with concrete tread system.	
Stair Finishes	3	LKS	02/24/14	Stair treads are radial rubber. Rails are metal.	
Interior Finishes					
Wall Finishes	3	LKS	02/24/14	Interior wall finishes are either painted GWB or painted CMU.	
Floor Finishes	3	LKS	02/24/14	Interior floor finishes are VCT throughout building with the exception the Library, which is carpeted and the Gym, which has a wood floor.	
Ceiling Finishes	3	LKS	02/24/14	Interior ceiling finishes are 2x4 suspended acoustical tile throughout building. Only utility areas are hard lid.	
D Services		2.4			
Vertical Transportation					
Elevators and Lifts	2	TAL	02/24/14	The building is served by a 3 - stop hydraulic elevator.	
Plumbing					
Plumbing Fixtures	2	TAL	02/24/14	Restroom fixtures are the china type. Lavatories drinking fountains and classroom sinks are stainless steel.	
Domestic Water Distribution	2	TAL	02/24/14	All of the domestic water piping is copper.	
HVAC					
Heat Generating Systems	2	TAL	02/24/14	Gas boiler provides supplemental heat to the hydronic heat pump loop.	
Cooling Generating Systems	2	TAL	02/24/14	A single evaporative cooling tower provides supplemental cooling to the hydronic heat pump loop.	
Distribution Systems	2	TAL	02/24/14	Conditioned water is transmitted to the heat pumps in steel pipes. Conditioned air is transmitted to the occupied spaces in sheet metal ducts.	
Terminal and Package Units	2	TAL	02/24/14	Individual rooms and zones are conditioned by water source heat pump units.	
Controls and Instrumentation	2	TAL	02/24/14	Controls are DDC	
Fire Protection					
Fire Protection Sprinkler Systems	2	TAL	02/24/14	The building is fully protected by a fire protection sprinkler system.	
Electrical					
Electrical Service and Distribution	3	TAL	02/24/14	The service is 1600A, 480V, yielding 25.2 watts per square foot. The switchboard, transformers, panel boards and feeders are all 1989 vintage, all in good condition.	
Lighting and Branch Wiring	3	TAL	02/24/14	Lighting is almost 100% 2x4 acrylic lensed troffers, all in good condition. Branch devices appear to be in good condition, no deficiencies were noted.	
Communication and Security Systems	3	TAL	02/24/14	The original fire alarm system has been upgraded, voice/data system was upgraded in 2001, security system is Radionics panel with corridor motion detection. No deficiencies were noted. Franklin clock/bell system is older but still functional.	
Special Electrical Systems	3	TAL	02/24/14	Emergency power provided by a 20KW Onan generator in the boiler room. Generator is in good condition.	

Facility Summary

Seattle School District
Hawthorne
Main Building

E Equipment and Furnishings		3.0			
Equipment					
Fixed Furnishings and Equipment	3	TAL	02/24/14	Casework is modern plastic laminate type casework as is Library shelving.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Hawthorne

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility:	Main Building							
System:	Exterior Closure							
			Total Cost: \$6,960					

Exterior Walls

Masonry veneer		2	Cracks noted at areas where the play area roof connects to the main building and at the masonry piers supporting the roof. Some of the bricks also spalled.	Epoxy inject cracks and/or repoint masonry.	1.00	\$6,960.00	LS	\$6,960
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Facility Summary

Seattle School District
Hay (New)
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/ Date Done	Comments	
G Sitework	3.1			
Site Improvements				
Parking	3	JWB	03/20/14	Asphalt surface with concrete curbs.
Pedestrian Paving	3	JWB	03/20/14	Concrete walkways on-site with minimal cracks; concrete stairs with pipe rails. Concrete perimeter sidewalks. Some walks show cracks, <\$5K.
Site Development	3	JWB	03/20/14	Chain link fencing; concrete retaining walls; asphalt play areas; play equipment surrounded by wood chips and concrete curbing.
Landscaping	4	JWB	03/20/14	Grass, shrubs and trees.
Site Electrical utilities				
Exterior Lighting	3	DCS	03/20/14	Exterior wall-packs are aging with yellowed lenses; some may be cracked (<\$5K).

Facility Summary

Seattle School District
Hay (New)
Main Building

Facility Size - Gross	51,362	Construction Type	Medium
Year Of Original Construction	1988	Year Of Last Renovation	n/a
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		2.0		
Foundations				
Standard Foundations	2	JWB	03/20/14	Conventional reinforced concrete spread footing foundations.
Slab On Grade	2	JWB	03/20/14	Conventional reinforced concrete floor slab.
B Shell		2.1		
Superstructure				
Floor Construction	2	JWB	03/20/14	Consists of metal deck with concrete topping that is supported by steel bar joists, which are supported by steel beams and columns.
Roof Construction	2	JWB	03/20/14	Consists of wood I- joists with plywood sheathing that is supported by steel beams and columns. Gym/ Auditorium is wood truss with wood decking.
Exterior Closure				
Exterior Walls	2	JWB	03/20/14	Metal stud framed walls with clay brick veneer. Gym/ auditorium is reinforced CMU with brick veneer.
Exterior Windows	3	JWB	03/20/14	Exterior windows are double pane metal window system.
Exterior Doors	3	JWB	03/20/14	Exterior doors are hollow metal framed, hollow metal doors with compliant hardware.
Roofing				
Roof Coverings	2	JWB	03/20/14	Roof coverings are 3 - tab composition shingle in pitched areas and membrane in flat areas with painted metal flashing. Low slope roof is standing seam metal i.e. Gym/ Auditorium. Roofing recently replaced.
Roof Openings	2	JWB	03/20/14	Skylights at Gym/ Auditorium

Facility Summary

Seattle School District Hay (New) Main Building

C Interiors

3.0

Interior Construction

Fixed and Moveable Partitions	3	JWB	03/20/14	Walls are mainly metal stud with GWB surface. The Gym/Lunchroom has a large operable wall. Another operable wall at Stage. HM Relites at stair areas.
Interior Doors	3	JWB	03/20/14	Interior doors are hollow metal framed, solid core wood sealed doors and ADA compliant hardware. Some hallway doors and utility areas have hollow metal doors. Stainless steel doors at Kitchen.
Specialties	3	JWB	03/20/14	Restrooms have plastic laminate partitions, standard accessories. Classrooms have mix of visual display, blackboards, some whiteboards and tack panels.

Staircases

Stair Construction	3	JWB	03/20/14	Stair construction is metal pan with concrete filled pans.
Stair Finishes	3	JWB	03/20/14	Stair treads are radial rubber. Handrails are metal.

Interior Finishes

Wall Finishes	3	JWB	03/20/14	Walls are mainly painted GWB. The hallway paint is texturized. Some areas in corridor starting to show wear and dings. Wood panels in upper wall areas of Gym. FRP in Kitchen, Acoustic panels in upper areas of Auditorium. Gym walls have padding.
Floor Finishes	3	JWB	03/20/14	The halls, classroom wet areas and some other areas are VCT. Classroom dry areas and office areas and Library are carpet. Utility areas are concrete. The Gym floor is wood. Replaced carpet in all classrooms and VCT in lunchroom. (2009) Restrooms have ceramic tile, Kitchen is coated concrete floor.
Ceiling Finishes	3	JWB	03/20/14	Ceilings are mainly 2x4 suspended acoustic ceiling tile. The hallways have a GWB soffit. Corridors have 12x12 tiles in raised areas. Auditorium and Gym are open to structure.

Facility Summary

Seattle School District Hay (New) Main Building

D Services		2.4			
Vertical Transportation					
Elevators and Lifts	3	DCS	03/20/14	Dover two-stop hydraulic 2,100 lb passenger elevator; Seattle No. 6624 with current license; small oil leak in EMR (<\$5K). Cab finishes wearing but functional; ride slightly rough.	
Plumbing					
Plumbing Fixtures	3	DCS	03/20/14	Original porcelain toilet room fixtures. Enameled sinks in classrooms. Stainless steel drinking fountains with good water taste and pressure. Most fixtures and especially trim showing signs of aging, but still functional.	
Domestic Water Distribution	3	DCS	03/20/14	Unclear water service entry at boiler room with what appears to be a booster pump, with unclear operability. Visible larger piping is black iron, smaller piping copper. Newer A.O. Smith electric DHW tank-type heater with 120 gal capacity and 45 kw heating.	
Sanitary Waste	3	DCS	03/20/14	VTRs are cast iron and/or galvanized; no reported issues.	
Rain Water Drainage	3	DCS	03/20/14	Metal and composition sloped roofs sheet flow to small sections of flat room with metal scupper and downspouts to storm at most locations; some are painted PVC; interior sections have cast iron RDs & ORDs; but ORD points of discharge not found.	
Special Plumbing Systems	2	DCS	03/20/14	Solar thermal eight (8) panel hot water heating system on south-facing roof of commons/gym - but unclear if for domestic hot water pre-heat or geothermal ground loop recharge; regardless appears to be in good condition, but panels should be cleaned annually for optimal performance (<\$5K). No grease interceptor for warming-only kitchen.	
HVAC					
Energy Supply	1	DCS	03/20/14	Geothermal vertical bore field installed under play field about 2012, with some small sink-holes appearing and little or no living tuff - see G-series.	
Heat Generating Systems	1	DCS	03/20/14	One (1) older (1988) electric boiler with 252 kw capacity provided supplemental/back-up heat to the geothermal condenser water loop. Two (2) condenser water loop pumps on VFD, 20 hp each. New (2012) expansion tank, air separator, and related accessories.	
Cooling Generating Systems	1	DCS	03/20/14	New geothermal ground source heat pump system; see Energy Supply & Heat Generating above.	
Distribution Systems	2	DCS	03/20/14	Conditioned air is distributed to the classrooms in sheet metal ducts. Condenser water is transmitted to the ground source heat pumps (GSHPs) via larger steel piping and smaller copper tubing. Outside air fans with electric resistance pre-heat in attics.	
Terminal and Package Units	1	DCS	03/20/14	Classrooms, offices, library, gym, & commons are all conditioned by individual GSHPs. Dedicated non-heat pump system for kitchen.	
Controls and Instrumentation	3	DCS	03/20/14	All new Johnson Controls DDC in 2012 with wide-spread thermal comfort complaints, specifically too cold in many classrooms, and especially at the stage, now used as a special needs classroom.	
Special HVAC Systems and Equipment	3	DCS	03/20/14	Range and dishwasher hoods, but not used for grease; kitchen is warming only.	
Fire Protection					
Fire Protection Sprinkler Systems	3	DCS	03/20/14	The building is protected by a complete fire protection sprinkler system; including 30 hp electric fire pump and electric jockey pump; six-inch fire service with FDC, and two four-inch risers; one wet, one dry.	
Fire Protection Specialties	3	DCS	03/20/14	Fire extinguishers in cabinets; AEDs in cabinets; extinguishers with current inspections where observed.	

Facility Summary

Seattle School District

Hay (New)

Main Building

Electrical

Electrical Service and Distribution	3	DCS	03/20/14	Underground power to SCL vault immediately NE of boiler room. The 1200A, 480V service yields 19.4 watts per sq. ft. The Square D switchboard, panel-boards and transformers are all in fair condition, with no issues reported.
Lighting and Branch Wiring	3	DCS	03/20/14	Classroom lighting is 2x4 lay-in fluorescent troffers, parabolics and surface mounted fixtures, in fair condition; but reportedly with recent upgrade to T-8 ballasts and lamps. Outlets and branch circuits are in good condition. Gym and commons lighting recently replaced with 2x4 T5HO fixtures in new condition. Corridor custom 6"x4' suspended also with new T-8 ballasts & lamps.
Communication and Security Systems	3	DCS	03/20/14	Clock/bell, security system, fire alarm system are in fair condition, aging but functional with few issues reported.
Special Electrical Systems	4	DCS	03/20/14	The 20 kW Kohler generator is failed; hence no egress lighting. However battery-backed Exit signs are present in the corridors and large spaces.

E Equipment and Furnishings	3.0
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Equipment

Fixed Furnishings and Equipment	3	JWB	03/20/14	Casework is modern plastic laminate. Replaced window shades in all classrooms. (2009) climbing wall in Gym, Kitchen stainless steel equipment in fair condition.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Hay (New)

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$98,692								
Parking								
Asphalt		5	Asphalt parking lots are showing surface wearing and should be sealed and restriped to prevent further deterioration.	Apply seal coated and restripe parking lots.	9,600.00	\$0.87	SF	\$8,352
Pedestrian Paving								
Concrete		0	Perimeter sidewalk on West side, near service area, is severely cracked and displaced, creating tripping hazard.	Remove and replace concrete sidewalk on West side near service drive.	1.00	\$4,640.00	LS	\$4,640
Site Development								
Grass play area		0	Grass is bare and extremely uneven, which is causing falls.	Strip, till, and reseed grass play surface, including top soil as required.	25,000.00	\$2.90	Sf	\$72,500
Landscaping								
Grass	3	5	Grass has bare spots.	Strip existing grass, till area, and reseed, including grading and topsoil addition as necessary.	7,500.00	\$1.76	sf	\$13,200
Facility: Main Building System: HVAC								
Total Cost: \$21,149								
Controls and Instrumentation								
TAB & Cx		2	Widespread "too cold" reports; also noticeable in portions of school during site visit, but not all.	Re-TAB and Re-Cx to identify any systems not working properly and to optimize performance.	51,582.00	\$0.41	sf	\$21,149
Facility: Main Building System: Electrical								
Total Cost: \$29,250								
Special Electrical Systems								
Generator		0	Old and failed; reportedly not operable for more than one year. Power outages leave the school completely dark except for Exit signs that have working batteries.	Replace generator.	1.00	\$29,250.00	ea	\$29,250

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

Page 1 of 1

Facility Summary

Seattle School District
Highland Park
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.9		
Site Improvements			
Parking	3	LKS 02/11/14	All parking areas are asphalt with concrete curbs.
Pedestrian Paving	3	LKS 02/11/14	Pedestrian paving is concrete. Perimeter walls cracked & buckled in some areas. Gate footing at service drive starting to fail, <\$5K to repair.
Site Development	3	LKS 02/11/14	Steel fencing at architectural location surrounding the building. Chain link fencing on site, off of building.
Landscaping	3	LKS 02/11/14	Grass, shrubs and trees surround the building and at parking islands.
Site Electrical utilities			
Exterior Lighting	2	TAL 02/11/14	Exterior parking lighting is newer HID fixtures.

Facility Summary

Seattle School District Highland Park Main Building

Facility Size - Gross	76,206	Construction Type	Medium
Year Of Original Construction	1999	Year Of Last Renovation	n/a
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	2.4		
Foundations			
Standard Foundations	2	LKS	02/11/14 The foundation system is concrete conventional spread footings and continuous footings with concrete stem walls.
Slab On Grade	3	LKS	02/11/14 The slab is concrete slab on grade.
B Shell	2.5		
Superstructure			
Floor Construction	2	LKS	02/11/14 The floor structure consists of concrete composite metal deck with steel post and beam framing. The commons, gym and exterior covered play area are constructed with CMU bearing walls.
Roof Construction	2	LKS	02/11/14 The roof structure consists of metal decking on steel bar joists and steel beams.
Exterior Closure			
Exterior Walls	3	LKS	02/11/14 Exterior walls are brick. Masonry veneer and exterior insulation finish system on the upper portion of the building. Activities wing (gym/cafeteria) is structural CMU with brick veneer and exterior insulation finish system.
Exterior Windows	3	LKS	02/11/14 Exterior windows are aluminum with integral blinds. Sheet metal flashing at window sills.
Exterior Doors	3	LKS	02/11/14 Exterior doors and frames are painted hollow metal.
Roofing			
Roof Coverings	3	LKS	02/11/14 Roofing is standing seam metal with external gutters and downspouts. Downspouts are painted PVC, soffits are cementitious board - painted.
Roof Openings	3	LKS	02/11/14 Skylights are translucent panels.

Facility Summary

Seattle School District Highland Park Main Building

C Interiors

2.4

Interior Construction

Fixed and Moveable Partitions	2	LKS	02/11/14	Fixed partitions are steel stud GWB. Operable partitions at each classroom pod, platform/band and between cafeteria and gym. Operable partitions are vinyl covered.
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Interior Doors	2	LKS	02/11/14	Interior doors are wood veneer in painted hollow metal frames.
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Specialties	3	LKS	02/11/14	Visual display boards are whiteboards in classrooms.
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Staircases

Stair Construction	2	LKS	02/11/14	Interior staircases are steel framed pan-deck with concrete treads and landings.
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Stair Finishes	3	LKS	02/11/14	Stair finishes are rubber treads/risers and landings. Exposed structural steel is painted . Painted metal handrails and guardrails.
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Interior Finishes

Wall Finishes	3	LKS	02/11/14	Interior finishes include vinyl wall covering in classrooms, corridors, and group learning instructional areas. Wainscot is painted GWB. Gym/cafeteria mostly painted CMU.
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Floor Finishes	3	LKS	02/11/14	Floor finishes are VCT in corridors and cafeteria, VCT/carpet in classrooms, VCT in art/science, carpet in conference rooms/offices. Gymnasium is wood.
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Ceiling Finishes	2	LKS	02/11/14	Ceiling finishes are ACT and painted GWB soffits throughout instructional and administrative spaces. Gym and cafeteria are exposed structure painted.
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Facility Summary

Seattle School District Highland Park Main Building

D Services		2.0			
Vertical Transportation					
Elevators and Lifts	2	TAL	02/11/14	The building is served by a 2 - stop elevator.	
Plumbing					
Plumbing Fixtures	2	TAL	02/11/14	Restroom fixtures are standard china type. Classroom sinks are stainless steel.	
Domestic Water Distribution	2	TAL	02/11/14	All domestic water piping is copper.	
HVAC					
Heat Generating Systems	2	TAL	02/11/14	Two gas/oil fired boilers provide supplemental heat for the hydronic heat pump loop.	
Cooling Generating Systems	2	TAL	02/11/14	A single cooling tower provides supplemental cooling for the hydronic heat pump loop.	
Distribution Systems	2	TAL	02/11/14	Distribution ductwork is galvanized steel. Hydronic heat pump piping is black steel.	
Terminal and Package Units	2	TAL	02/11/14	Individual classrooms and zones are conditioned by incremental water - to - air heat pumps.	
Controls and Instrumentation	2	TAL	02/11/14	Controls system is "DDC" type.	
Fire Protection					
Fire Protection Sprinkler Systems	2	TAL	02/11/14	The building has a complete fire sprinkler system.	
Electrical					
Electrical Service and Distribution	2	TAL	02/11/14	The service is 1600A, 480V, 3 phase. The switchboard, 500KVA transformer and 1200A, 208V switchboard are in a common electrical room.	
Lighting and Branch Wiring	2	TAL	02/11/14	Typical classroom lighting is 2x4 parabolic, 18 cell, with T-8 lamps. Corridors are a mixture of parabolics, CFL down lights and indirect metal halide on the 2nd floor. First floor corridors has 2x4 acrylic lensed troffers. Branch wiring is in conduit, deuces are 20A.	
Communication and Security Systems	2	TAL	02/11/14	Fire alarm system is Edwards, EST addressable. Clocks are mixture of digital and analog. Dual technology motion sensors in use in corridors and other spaces. Standard voice/data cabling and jacks.	
Special Electrical Systems	3	TAL	02/11/14	Battery exit signs and egress lighting.	
E Equipment and Furnishings		2.0			
Equipment					
Fixed Furnishings and Equipment	2	TAL	02/11/14	Fixed institutional equipment is stainless steel in the warming kitchen. Fixed casework is plastic laminate with plastic laminate counter tops.	

Facility Summary

Seattle School District
Ingraham
200 Building

Facility Size - Gross	30,701	Construction Type	Heavy
Year Of Original Construction	1960	Year Of Last Renovation	2007
Facility Use Type	High School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components	Scores	Surveyor/ Date Done	Comments	
Systems				
A Substructure	3.0			
Foundations				
Standard Foundations	3	JWB	02/02/14	Concrete spread footing foundation.
Slab On Grade	3	JWB	02/02/14	Concrete slab on grade.
B Shell	3.0			
Superstructure				
Roof Construction	3	JWB	02/02/14	Concrete beams, columns, and roof diaphragm typical at classrooms. Steel columns, beam and bar joist roof trusses at greenhouse and northern classroom additions.
Exterior Closure				
Exterior Walls	3	JWB	02/02/14	Concrete walls with brick veneer, exposed aggregate concrete walls, some painted CMU and aluminum storefront window system.
Exterior Windows	3	JWB	02/02/14	Exterior windows are single pane metal on older portion and double pane metal at renovated areas and greenhouse area. Single pane windows are not energy efficient.
Exterior Doors	3	JWB	02/02/14	Exterior doors are hollow metal framed, with hollow metal doors and panic hardware. Some doors are original HM and have air gaps at bottom. Renovated areas have new metal storefront door systems. Remaining door hardware to replace <\$5K
Roofing				
Roof Coverings	3	JWB	02/02/14	Roof covering is rolled granular. Metal flashing is painted Kynar type. Roofing appears to be installed in 2002 renovation.
Projections	2	JWB	02/02/14	Steel sun shades installed along south side of building in good condition

Facility Summary

Seattle School District Ingraham 200 Building

C Interiors

3.1

Interior Construction

Fixed and Moveable Partitions	3	JWB	02/02/14	Interior walls are painted CMU or painted concrete. New interior walls at restroom and some operable walls at classrooms
Interior Doors	4	JWB	02/02/14	Most doors are new hollow metal framed, solid core wood with ADA locksets. Interior doors at east 1/3 of building are non-complaint hardware. <\$5K to replace remaining hardware.
Specialties	3	JWB	02/02/14	Restrooms include newer accessories and partitions, renovated classrooms include newer marker boards, older classrooms still include older, worn chalkboards

Interior Finishes

Wall Finishes	3	JWB	02/02/14	Interior walls are painted CMU or concrete with a pegboard running the length of the upper hall walls. Classroom entries have ceramic tile on wall. Ceramic tile in restrooms is newer. New paint in all interiors at 2/3 of west portion of building.
Floor Finishes	3	JWB	02/02/14	Floors are VAT in older 1/3 portion of building, VCT in newer areas and concrete at greenhouse and entry.
Ceiling Finishes	3	JWB	02/02/14	Most ceilings are 12" acoustic tile. The new entry and greenhouse ceilings are perforated metal. Older, work 12x12 tiles at east 1/3 of classroom areas

Facility Summary

Seattle School District Ingraham 200 Building

D Services		3.4			
Vertical Transportation					
Elevators and Lifts	5	JWB	02/02/14	No roof access (<\$5K to add).	
Plumbing					
Plumbing Fixtures	3	DCS	02/02/14	Fixtures are a mix of some older, but mostly newer porcelain fixtures with chrome trim; chemical resistant fixtures in wet science rooms; and safety shower & eyewash (SS&EW). Newer fixtures in good condition; older fixtures in poor to fair condition.	
Domestic Water Distribution	3	DCS	02/02/14	Mix of original galvanized steel pipe mains in tunnel and newer copper run-outs to fixtures in classrooms. Source of domestic and lab hot water unknown.	
Sanitary Waste	3	DCS	02/02/14	Assume original cast iron drain, waste, & vent piping; except newer at wet science classroom 2007 addition/renovation to west. Solids separators and potentially acid waste piping in wet labs to be verified.	
Rain Water Drainage	3	DCS	02/02/14	Internal roof drains (RDs); no overflow roof drains (ORDs), but parapet is low (appears to be less than 1 ft); no major issues reported or observed, but there are signs of past minor roof leaks.	
Special Plumbing Systems	3	DCS	02/02/14	Lab gases and fluids including natural gas to turrets, and non-potable water to lab sinks. Some points of use have failed (<\$5K to correct).	
HVAC					
Energy Supply	3	DCS	02/02/14	Natural gas service from Puget Sound Energy (PSE) entering from 1,000 cfh meter at SW corner to basement mechanical space/tunnel (not-accessible during site visit); assume this is for lab gas (not space and/or hot water heating). Assume steam & condensate from site central plant via tunnel system.	
Cooling Generating Systems	3	DCS	02/02/14	None. Recently installed south-façade sun shades and Low-e glazing have significantly reduced the need for cooling of south-facing classrooms.	
Distribution Systems	3	DCS	02/02/14	Central station equipment in the basement mechanical room and/or tunnel supply perimeter forced air heat to classrooms. Reportedly rooftop units (RTUs) serve renovated science rooms to west.	
Terminal and Package Units	3	DCS	02/02/14	Reportedly tunnel steam coils heat supply air to the original classrooms. Recessed steam cabinet unit heaters (CUHs) heat common areas, including the "greenhouse". Reportedly newer RTUs serve the new science labs to the west.	
Controls and Instrumentation	2	DCS	02/02/14	Controls upgraded to DDC in 2013 - work is still underway to complete the installation.	
Special HVAC Systems and Equipment	4	DCS	02/02/14	Wet lab fume hoods with roof top exhaust fans and stacks. Reportedly the hoods are NOT certified for use; with unclear performance capability.	
Fire Protection					
Fire Protection Sprinkler Systems	5	DCS	02/02/14	There is no fire sprinkler system in this building.	
Fire Protection Specialties	3	DCS	02/02/14	Mix of older and newer fire extinguishers and cabinets; plus newer AED(s). (<\$5K to replace older extinguishers & cabinets).	

Facility Summary

Seattle School District Ingraham 200 Building

Electrical

Electrical Service and Distribution	3	DCS	02/02/14	Panels in the remodeled science area are in good condition; whereas panels in the original (east) side of the building are in poor to fair condition.
Lighting and Branch Wiring	4	DCS	02/02/14	Branch circuiting and lighting are almost new in the remodeled west end, and is original in the east end, with increasingly inadequate performance (too few outlets, circuits tripping, etc.). New lighting is pendant direct/indirect; old light fixtures have been upgraded to T-8 with new ballasts & lamps.
Communication and Security Systems	4	DCS	02/02/14	Voice/data upgrade in 2001 is aging fast; with marginal support for teaching program. Addressable fire alarm. Security motion detection system. Clock/bell, public address part of main building system.
Special Electrical Systems	3	DCS	02/02/14	Connected to main building system for standby power. Battery-backed corridor egress lighting.

E Equipment and Furnishings	3.0
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Equipment

Fixed Furnishings and Equipment	3	JWB	02/02/14	Casework in renovated 2/3 of building is mainly modern wood lab style casework with black epoxy type counters. Older 1/3 still has dated, worn casework. Corridor lockers in fair condition.
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Facility Summary

Seattle School District
Ingraham
Concessions Building

Facility Size - Gross	2,044	Construction Type	Medium
Year Of Original Construction	2002	Year Of Last Renovation	n/a
Facility Use Type	High School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		2.0		
Foundations				
Standard Foundations	2	JWB	02/02/14	Concrete spread footing foundation.
Slab On Grade	2	JWB	02/02/14	Concrete slab on grade.
B Shell		2.3		
Superstructure				
Roof Construction	2	JWB	02/02/14	Pre-engineered roof trusses with plywood diaphragm.
Exterior Closure				
Exterior Walls	2	JWB	02/02/14	Reinforced CMU bearing walls.
Exterior Windows	3	JWB	02/02/14	Building has overhead coiling doors at concession openings.
Exterior Doors	3	JWB	02/02/14	Exterior doors are hollow metal framed hollow metal doors with modern lever locksets.
Roofing				
Roof Coverings	3	JWB	02/02/14	Roofing is standing seam metal with metal fascia and soffits.
C Interiors		2.1		
Interior Construction				
Fixed and Moveable Partitions	2	JWB	02/02/14	Interior walls are CMU.
Interior Doors	2	JWB	02/02/14	There are two interior overhead doors and three service doors
Specialties	3	JWB	02/02/14	Toilet partitions are in fair condition
Interior Finishes				
Wall Finishes	2	JWB	02/02/14	Interior finishes are painted CMU.
Floor Finishes	2	JWB	02/02/14	Flooring is sealed concrete.
Ceiling Finishes	2	JWB	02/02/14	Ceilings are painted plywood.

Facility Summary

Seattle School District Ingraham Concessions Building

D Services

3.0

Plumbing

Plumbing Fixtures	3	DCS	02/02/14	All stainless steel fixtures with chrome trim; non-metallic water closet seats. Some fixtures damaged from vandalism; may be freeze-damage from lack of space heat during cold weather.
Domestic Water Distribution	2	DCS	02/02/14	All copper water pipe. Domestic hot water assumed to be from electric resistance tank-type heater (not observed). System may be damaged due to lack of space heat and/or heat-trace, and no apparent winterization process. Any damage should be less than \$5K
Sanitary Waste	2	DCS	02/02/14	Unknown materials; but fixtures appear to flush and drain readily.
Rain Water Drainage	2	DCS	02/02/14	Perimeter gutter & downspout; marginally maintained, but appears to be functional.

HVAC

Distribution Systems	3	DCS	02/02/14	Air intake louvers above toilet room doors; exhaust fans assumed in attic with unknown exhaust location. Unknown systems for concessions and other small spaces.
Terminal and Package Units	3	DCS	02/02/14	Electric wall heaters reported for some spaces, but not observed; no apparent heat for toilet rooms, where plumbing piping and fixture standing water freezes during cold weather, potentially damaging piping, fixtures, and trim.

Electrical

Electrical Service and Distribution	3	DCS	02/02/14	Modern underground service to electrical room at south-end of building - did not observe the panel (room is locked).
Lighting and Branch Wiring	4	DCS	02/02/14	2 Lamp fluorescent T8 strip lighting, typical. Standard branch wiring in conduit. Fixtures in public toilet rooms are damaged from vandalism. Numerous exterior wall-packs in good condition.

Facility Summary

Seattle School District
Ingraham
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.1		
Site Improvements			
Roadways	2	JWB 02/02/14	Asphalt surfacing with concrete curbs and wheel stops.
Parking	2	JWB 02/02/14	Asphalt surface with concrete curbs and wheel stops.
Pedestrian Paving	3	JWB 02/02/14	Concrete steps with pipe railings. Newer concrete walkways. Asphalt walkways are older and worn, multiple cracks and raised bumps.
Site Development	2	JWB 02/02/14	Chain link fencing, concrete and modular block walls, concrete and stone planter walls, tennis courts (6), basketball courts (6), synthetic football, soccer, baseball, and softball fields, grandstand, and bleachers.
Landscaping	2	JWB 02/02/14	Grass, shrubs and trees.
Site Electrical utilities			
Exterior Lighting	3	JWB 02/02/14	All new parking lot lighting installed during 2011 site and landscape renovation. Building exterior lighting is inconsistent, failing, with poor performance, including outside lights on during daylight hours in multiple locations.

Facility Summary

Seattle School District Ingraham Main Building

Facility Size - Gross	168,754	Construction Type	Medium
Year Of Original Construction	1960	Year Of Last Renovation	2006
Facility Use Type	High School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	JWB	02/02/14	Concrete spread footing foundation.
Slab On Grade	3	JWB	02/02/14	Concrete slab on grade.
Basements				
Basement Walls	3	JWB	02/02/14	Concrete retaining walls.
B Shell		3.4		
Superstructure				
Floor Construction	3	JWB	02/02/14	Concrete walls, beams, and columns supporting a concrete floor diaphragm.
Roof Construction	3	JWB	02/02/14	Classroom wings - concrete columns and beams with a concrete diaphragm. Library - steel columns, beams, and roof trusses with a metal deck roof diaphragm. Some roof structure damage at Gym area due to water leak.
Exterior Closure				
Exterior Walls	3	JWB	02/02/14	Unreinforced CMU infill between concrete columns at classrooms with the majority of the exterior wall comprised of aluminum windows.
Exterior Windows	5	JWB	02/02/14	Exterior windows are primarily single pane metal windows system original to the building. The Library area and a few adjoining classrooms have newer double pane metal window system. Entry areas have louvers above the door pairs. Single pane windows are not energy efficient. Gym has glass block at upper areas.
Exterior Doors	5	JWB	02/02/14	Exterior doors are hollow metal framed, hollow metal doors with original panic hardware and closers. Some are aluminum storefront style.
Roofing				
Roof Coverings	4	JWB	02/02/14	Roofing is rolled granular at outer areas. It was replaced approximately 7 years ago. Area at Gym where old roof remains shows signs of leaking. The inner area is a membrane system. Roof metal is a coated Kynar type system. Fascia is metal. Soffits at entries are painted concrete.
Projections	3	JWB	02/02/14	Sun shades are metal.

Facility Summary

Seattle School District Ingraham Main Building

C Interiors		3.5			
Interior Construction					
Fixed and Moveable Partitions	3	JWB	02/02/14	Interior walls are primarily brick or painted CMU. The Gym has a large operable wall.	
Interior Doors	5	JWB	02/02/14	Interior doors are hollow metal frames with wood doors and original hardware. Some utility area doors are hollow metal framed, hollow metal doors with lever locks. The wood doors are not ADA compliant.	
Specialties	3	JWB	02/02/14	Restroom accessories are older, worn, classrooms have older chalk boards, restroom partitions are metal and worn.	
Staircases					
Stair Construction	3	JWB	02/02/14	Stair systems are poured-in-place concrete.	
Stair Finishes	3	JWB	02/02/14	Stair finishes are poured-in-place concrete treads and risers with metal handrails.	
Interior Finishes					
Wall Finishes	3	JWB	02/02/14	Interior wall finishes are primarily painted CMU or brick. Halls have acoustic tile at upper area. The Gym and Auditorium have Tectum upper wall areas. Classroom entries are mainly ceramic tile.	
Floor Finishes	4	JWB	02/02/14	Floors are mainly VAT in the classrooms. The renovated area and corridors have VCT floor. Utility areas are concrete. The Gyms are wood. Some offices are carpet. The Library has a cork type floor.	
Ceiling Finishes	3	JWB	02/02/14	Ceilings are primarily 12" acoustic in most hall, Library and classroom areas. The Auditorium has a spray on acoustic ceiling. The Gyms have Tectum ceilings. The kitchen has a 2x4 ACT ceiling system.	

Facility Summary

Seattle School District Ingraham Main Building

D Services

3.9

Vertical Transportation

Elevators and Lifts

4	DCS	02/02/14	ADA lift serves the Auditorium and a 3-stop hydraulic elevator serves the two Gym levels and locker rooms. Elevator heavily aged in poor to fair condition.
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Plumbing

Plumbing Fixtures

4	DCS	02/02/14	Porcelain water closets, urinals, and lavatories with chrome trim. Many urinals use old head-tank technology, which is failing throughout, wasting large amounts of water. Trim is failing throughout also wasting water.
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Domestic Water Distribution

5	DCS	02/02/14	Original galvanized steel piping is failing; temporary repairs and piece-meal replacements with copper have been made. Signs are posted throughout the school warning staff & students not to drink water, except from the filtered water drinking fountains. The entire system should be replaced. Domestic hot water (DHW) appears mostly provided by two large combination storage tanks with integral steam heating tube bundles in the Gym basement mechanical room; other smaller DHW heaters are found elsewhere in the school.
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Sanitary Waste

3	DCS	02/02/14	Assume original cast iron drain, waste, & vent piping; no significant issues reported or observed, other than this is an aging system; mains and side-sewer lines should be video inspected (<\$5K).
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Rain Water Drainage

3	DCS	02/02/14	Assume internal roof drains with few or no overflow roof drains. Leakage at roof between the main and aux gyms may be due in part to poor roof drainage and/or missing overflow drains - inspect and repair or replace as needed (<\$5K).
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Special Plumbing Systems

3	DCS	02/02/14	Unknown grease interceptor service for the large commercial kitchen - further investigation is required; kitchen staff report no immediate concerns.
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Facility Summary

Seattle School District Ingraham Main Building

HVAC

Energy Supply	3	DCS	02/02/14	Newer natural gas service from Puget Sound Energy to boiler room with 23,000 cfh capacity rotary meter and seismic shut-off valve. Reportedly natural gas is provided to only one of the two boilers and fuel oil has been lost to the second boiler - all to be verified. Older second NG service from PSE to north side with 450 cfh capacity and no seismic shut-off valve.
Heat Generating Systems	4	DCS	02/02/14	Most the larger campus buildings are heated by steam from the central plant in Main Bldg 100. The low pressure steam boilers are Kewanee of unclear capacity. One is clearly gas-fired; the other reportedly oil-fired, but the associated oil system is not operable, leaving no back-up boiler; when the gas-boiler is down, there is no heat in the school. Excepting the newer burner in one boiler; both boilers and associated equipment and piping are largely original in poor to fair condition, but with renewal may be serviceable for many additional years.
Cooling Generating Systems	4	DCS	02/02/14	MDF appears to have ventilation cooling to corridor only. Electrical rooms with transformers and life/safety, comm, and security system panels have no cooling at all. Some technology intensive and south-facing classrooms heat to well over 90 deg F (especially computer lab classrooms); noting the new south façade glazing and sunscreen envelope upgrade has reduced this problem considerably.
Distribution Systems	4	DCS	02/02/14	Original steam & condensate piping and supply air ducts are distributed throughout the school via a network of below grade basement areas and tunnels. Large built-up air handling systems in mezzanine spaces serve large spaces such as the gym, aux gym, kitchen, and cafeteria. Much of the air-side ductwork, and especially grills, registers, and diffusers (GRDs) are filthy dirty, almost complete blocking air supply and return for many areas. Fans, bearings, motors, coils, and so forth are all past due for refurbishment; alternately all new system with full air conditioning might be considered. Unclear return air path for most classroom and many other spaces; high pressure creates a safety hazard at some classroom doors.
Terminal and Package Units	4	DCS	02/02/14	Steam cabinet unit heaters in vestibules, corridors, and other common areas; in poor to fair condition; some are failed, others damaged. Reportedly there are steam reheat coils for each classroom, but these are not in the classroom space; they may be in the tunnels, but were not observed during this survey; heat is inconsistent from space to space suggesting issues with these coils.
Controls and Instrumentation	2	DCS	02/02/14	Original pneumatic replaced with new Johnson Controls Metasys DDC controls summer 2013; optimization still in progress, with many issues to be resolved. Full Retro-commissioning is suggested to identify poorly operating or failed existing equipment, and to optimize new DDC performance.
Special HVAC Systems and Equipment	4	DCS	02/02/14	Commercial kitchen main grease hood in unclear condition; auxiliary grease hood performance reportedly marginal.

Facility Summary

Seattle School District Ingraham Main Building

Fire Protection

Fire Protection Sprinkler Systems	4	DCS	02/02/14	Fire sprinkler risers are present in the Auditorium and Gym areas; other risers may be present, but were not observed; associated sprinkler heads were not observed but may protect conceal spaces or may be concealed heads. Existing fire sprinkler systems should be assessed for compliance with current codes & standards, and upgraded, repaired, or replaced as needed (<\$5K); currently the risers appear to be in fair condition with current certifications. Regardless the system should be upgraded to fully protect the entire school per NFPA-13 standards, including newer roof projections, canopies, and covered walks.
Fire Protection Specialties	3	DCS	02/02/14	Older fire extinguishers and cabinets; plus newer AED(s).
Special Fire Protection Systems	3	DCS	02/02/14	Kitchen auxiliary grease hood fire suppression system; but no apparent protection for main hood (however this hood does not appear to be current used for grease cooking). Refurbish aux hood (<\$5K); assume not required for main hood.

Electrical

Electrical Service and Distribution	4	DCS	02/02/14	The service is original GE 1600A @ 480V, yielding 7.4 watts per square foot; marginal, but acceptable given steam heat and no air conditioning. The new West Wing addition appears to have a new service that is cross-tied into this original campus service (confirm). Un-renewed portions of the electrical distribution system are at end of useful life and should be replaced. There are increasing power failures, trips, and power quality issues.
Lighting and Branch Wiring	4	DCS	02/02/14	Branch wiring and devices are largely original with minor 2001 technology upgrade, which no longer supports the teaching program for many spaces. Increasingly frequent circuit trips and power quality problems (such as voltage droops and spikes) are reported. Light fixtures are mostly original and obsolete, with most upgraded from original T-12 to T-8 lamps & ballasts. Main gym lighting was replaced as an ESPN "Extreme Makeover" in 2011 with T-5HO fixtures; however many of the T-5 lamps are failing and are difficult to replace given their height and no means for access. The Library is newer direct/indirect pendant, and the Auditorium is original concentric ring incandescent with increasingly difficult to obtain nearly obsolete 500 watt incandescent lamps.
Communication and Security Systems	4	DCS	02/02/14	Fire alarm is Notifier with many new devices. Original clock/bell system is Standard-brand; bells are often not synchronized, creating significant confusion in the school. Clocks are old Standard-brand clocks; classroom clocks are failing and not synchronized.. Voice/data equipment upgraded in 2001; aging quickly and delivering marginal service for some programs. Extensive motion detectors thru-out school, in fair to good condition. Nearly new Bosch security camera system monitoring all corridors and common areas and building outside perimeter. Corridor wire management is poor with wide-variety of high inconsistent wire-ways, race-ways, conduits, j-hooks, zip-ties, and loose wiring, creating performance, maintenance, safety, and aesthetic concerns through the school, but especially in the classroom and admin area corridors. No card-key access system; excessive traditional keys are a management nightmare at this school.
Special Electrical Systems	4	DCS	02/02/14	Emergency power provided by both a feeder tap ahead of the main disconnect and a Kohler generator and ATS. Some battery lighting is in use. The generator, generator cage, controls, and related equipment are in marginal repair and nearing end of life.

Facility Summary

Seattle School District
Ingraham
Main Building

E Equipment and Furnishings		3.0			
Equipment					
Fixed Furnishings and Equipment		3	JWB	02/02/14	Casework is primarily wood original with laminate tops. The Library has newer casework. There is only a small amount of casework in classrooms.

Facility Summary

Seattle School District
Ingraham
Maintenance Building

Facility Size - Gross	600	Construction Type	Light
Year Of Original Construction	2002	Year Of Last Renovation	n/a
Facility Use Type	High School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments	
Systems					
A Substructure		2.0			
Foundations					
Standard Foundations		2	JWB	02/02/14	Concrete spread footing foundation.
Slab On Grade		2	JWB	02/02/14	Concrete slab on grade.
B Shell		2.0			
Superstructure					
Roof Construction		2	JWB	02/02/14	Pre-engineered roof trusses with plywood diaphragm.
Exterior Closure					
Exterior Walls		2	JWB	02/02/14	Reinforced CMU bearing walls.
Exterior Doors		2	JWB	02/02/14	Exterior door is hollow metal framed hollow metal door with modern lever locksets. Two overhead doors at east elevation
Roofing					
Roof Coverings		2	JWB	02/02/14	Roofing is standing seam metal with metal fascia and soffits.
C Interiors		2.0			
Interior Construction					
Fixed and Moveable Partitions		2	JWB	02/02/14	Interior walls are painted CMU.
D Services		3.0			
Plumbing					
Rain Water Drainage		3	DCS	02/02/14	Perimeter gutters & downspouts; gutters need cleaning, maybe painting (<\$5K).
Electrical					
Electrical Service and Distribution		3	DCS	02/02/14	Assume fair condition; no issues reported or observed. Did not observe the panel, due to no access.
Lighting and Branch Wiring		3	DCS	02/02/14	Assume fair condition; no issues reported or observed. Did not observe the panel, due to no access.

Facility Summary

Seattle School District
Ingraham
Voc/Tech Building

Facility Size - Gross	9,766	Construction Type	Heavy
Year Of Original Construction	1960	Year Of Last Renovation	2007
Facility Use Type	High School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	JWB	02/02/14	Concrete spread footing foundation.
Slab On Grade	3	JWB	02/02/14	Concrete slab on grade.
B Shell		3.4		
Superstructure				
Roof Construction	3	JWB	02/02/14	Concrete columns and beams with a concrete roof diaphragm.
Exterior Closure				
Exterior Walls	3	JWB	02/02/14	Concrete walls with brick veneer and painted exposed aggregate finish
Exterior Windows	5	JWB	02/02/14	Exterior windows at north end of building are single pane metal window system. South end of build has new exterior storefront windows. <\$5K in reaming in window replacement
Exterior Doors	5	JWB	02/02/14	Exterior doors at north end of building are hollow metal framed with hollow metal doors and non compliant locksets. Doors at south end or newer with compliant hardware. There are two overhead, non insulated doors at the shop area. <\$5K in remaining hardware upgrades.
Roofing				
Roof Coverings	3	JWB	02/02/14	Roofing is rolled granular with Kynar type metal flashing roofing appears to have been installed in 2002.
Projections	3	JWB	02/02/14	Steel frame walkway canopy in fair condition

Facility Summary

Seattle School District
Ingraham
Voc/Tech Building

C Interiors

3.2

Interior Construction

Fixed and Moveable Partitions	3	JWB	02/02/14	Interior walls are painted CMU or painted concrete. New partitions at renovated areas in good condition
Interior Doors	3	JWB	02/02/14	Interior doors in north portion are hollow metal frames with hollow metal doors. Doors in renovated south portion are wood doors in HM frames with compliant hardware. <\$5K of hardware of remaining work
Specialties	3	JWB	02/02/14	North classroom has older, worn chalkboards, renovated south end rooms have new marker boards, <\$5K for replacement of remaining worn specialties

Interior Finishes

Wall Finishes	3	JWB	02/02/14	Interior wall surfaces are painted CMU or painted concrete.
Floor Finishes	4	JWB	02/02/14	Interior floors are VAT in one classroom area, VCT in the other classrooms and concrete in the auto shop area.
Ceiling Finishes	3	JWB	02/02/14	Ceilings are 12" acoustic in older north classroom and auto shop with 2x4 ACT in newer south classrooms.

Facility Summary

Seattle School District Ingraham Voc/Tech Building

D Services		3.3			
Vertical Transportation					
Elevators and Lifts	3	DCS	02/02/14	Permanent roof access via exterior ladder at north-end of building.	
Plumbing					
Plumbing Fixtures	3	DCS	02/02/14	Mix of older fixtures in shop to north and newer fixtures in renovated classrooms to south. No major issues reported or observed.	
Domestic Water Distribution	4	DCS	02/02/14	Tunnel piping main is original galvanized; newer copper tubing to newer fixtures. Unknown domestic hot water heating equipment.	
Sanitary Waste	3	DCS	02/02/14	Assume cast iron drain, waste & vent; no issues reported or observed.	
Rain Water Drainage	4	DCS	02/02/14	Mix of exterior and interior roof drains and gutter & downspout. Damaged and/or not connected in some locations (<\$5K to correct).	
Special Plumbing Systems	3	DCS	02/02/14	Air compressor (Quincy NW 7.5 hp), refrigerated air dryer, and copper compressed air distribution tubing. Built-in shop fluids system not observed.	
HVAC					
Energy Supply	3	DCS	02/02/14	Assume steam & condensate from campus central plant at Main Bldg via underground tunnels. No issues reported or observed.	
Distribution Systems	3	DCS	02/02/14	Original built-up air handling system for the shop. Exhaust fans for shop and toilet rooms, ranging from poor to good condition (<\$5K to correct).	
Terminal and Package Units	3	DCS	02/02/14	Newer roof top units reportedly serve the modernized classrooms to south. The shop is served by two classroom steam heated unit ventilators and several cast-iron steam radiators. The north classroom also includes one UV and one steam radiator. All shop and north classroom equipment is in poor to fair condition.	
Controls and Instrumentation	2	DCS	02/02/14	Original controls replaced with new DDC controls in 2013 - still under start-up, test, and optimization.	
Special HVAC Systems and Equipment	3	DCS	02/02/14	New vehicle engine exhaust system (Vентаire) installed in 2007; reportedly working well.	
Fire Protection					
Fire Protection Sprinkler Systems	5	DCS	02/02/14	There are no fire sprinklers in this building.	
Fire Protection Specialties	3	DCS	02/02/14	Mix of older and newer fire extinguishers and cabinets; plus newer AED(s). (<\$5K to replace older extinguishers & cabinets).	
Electrical					
Electrical Service and Distribution	4	DCS	02/02/14	The service is overhead from the street on west side, to a service panel in the auto shop; the panel is aged and near end of life.	
Lighting and Branch Wiring	3	DCS	02/02/14	Lighting is surface fluorescent with lenses in the auto shop, deep cell parabolic in the classrooms. Some fixtures and/or lenses are damaged (<\$5K to correct).	
Communication and Security Systems	3	DCS	02/02/14	Upgraded voice/data in 2001, aging, but functional; newer addressable fire alarm; motion detection; and nearly new CCTV security. Old clock/bell and intercom are extensions of the main building systems.	
E Equipment and Furnishings		3.0			
Equipment					
Fixed Furnishings and Equipment	3	JWB	02/02/14	Casework in north classroom is wood, worn and older with older hardware. All in need of replacement. South renovated classrooms have new modern casework in good condition. Shop area vehicle lifts are reported in working condition.	

Facility Summary

Seattle School District
Ingraham
West Addition

Facility Size - Gross	22,878	Construction Type	Light
Year Of Original Construction	2011	Year Of Last Renovation	n/a
Facility Use Type	High School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		2.0		
Foundations				
Standard Foundations	2	JWB	02/02/14	Concrete spread footing foundation.
Slab On Grade	2	JWB	02/02/14	Concrete slab on grade.
B Shell		2.0		
Superstructure				
Floor Construction	2	JWB	02/02/14	Steel supported, concrete floor and metal deck
Roof Construction	2	JWB	02/02/14	Steel beam and joists with metal deck, acoustical deck in open areas
Exterior Closure				
Exterior Walls	2	JWB	02/02/14	Combination of CIP concrete walls, framed walls and some CMU, finish includes metal panel, brick veneer and paint
Exterior Windows	2	JWB	02/02/14	Dual glazed windows in metal frames, storefront at entrance areas
Exterior Doors	2	JWB	02/02/14	Storefront assemblies with ADA compliant hardware
Roofing				
Roof Coverings	2	JWB	02/02/14	Roofing membrane type
Projections	2	JWB	02/02/14	Steel framed canopy

Facility Summary

Seattle School District
Ingraham
West Addition

C Interiors

2.0

Interior Construction

Fixed and Moveable Partitions	2	JWB	02/02/14	Interior walls are painted, GWB framed walls
Interior Doors	2	JWB	02/02/14	Doors are solid wood doors with HM frames, ADA compliant hardware.
Specialties	2	JWB	02/02/14	Restroom accessories in good condition, marker boards in good condition

Staircases

Stair Construction	2	JWB	02/02/14	Stairs are concrete with steel handrails
Stair Finishes	2	JWB	02/02/14	Stair finish is sealed concrete

Interior Finishes

Wall Finishes	2	JWB	02/02/14	Walls consist of painted GWB, wood panel and acoustic panels
Floor Finishes	2	JWB	02/02/14	Floors are a combination of carpet in classrooms, sheet vinyl in corridors
Ceiling Finishes	2	JWB	02/02/14	Ceilings are combination of open ceilings with paint, acoustical wood panels in open bay, 2x4 ACT in classrooms

Facility Summary

Seattle School District Ingraham West Addition

D Services		2.0			
Vertical Transportation					
Elevators and Lifts	2	DCS	02/02/14	Three-stop hydraulic elevator. No issues reported or observed.	
Plumbing					
Plumbing Fixtures	2	DCS	02/02/14	Porcelain fixtures with chrome trim; dual flush water closet flushometers. No issues reported or observed.	
Domestic Water Distribution	2	DCS	02/02/14	Assume copper distribution piping. Domestic hot water source not observed.	
Sanitary Waste	2	DCS	02/02/14	Assume hub less cast iron drain, waste, & vent piping. No issues reported or observed.	
Rain Water Drainage	2	DCS	02/02/14	Roof drains to metallic downspouts to site storm drain; some interior to building, some exterior, but under large entry canopy.	
HVAC					
Energy Supply	2	DCS	02/02/14	Assume steam & condensate from campus central plant in adjacent Bldg 100 (verify).	
Distribution Systems	2	DCS	02/02/14	Appears to be a VAV system with terminal reheat units and heat recovery air handling units with open plenum return. Supply air is inside wall displacement ventilation, but supply air is blocked by furniture in some or many classrooms, resulting in marginal thermal comfort and indoor air quality in some classrooms.	
Controls and Instrumentation	2	DCS	02/02/14	Full DDC installed during 2011 construction; assume integrated with 2013 campus-wide DDC upgrade and connection to District-wide EMCS.	
Fire Protection					
Fire Protection Sprinkler Systems	2	DCS	02/02/14	Wet pipe fire sprinkler system with concealed sprinkler heads. No issues reported or observed.	
Fire Protection Specialties	2	DCS	02/02/14	Modern fire extinguishers in cabinets.	
Electrical					
Electrical Service and Distribution	2	DCS	02/02/14	While a new transformer is present SW of the new Bldg in a CMU enclosure at the NW corner of Tech Ed Shop 300, the original service at the NW corner of Gym 500 indicates a feed to the new West Wing Bldg. Further site work and/or record Dwgs are needed to determine system configuration and ratings. Regardless the new building is fully occupied with no electrical issues reported or observed.	
Lighting and Branch Wiring	2	DCS	02/02/14	High-bay T-5 lighting appears to include automatic daylight dimming under the extensive saw-tooth clearstory/skylight system. Classroom and corridor lighting is T-8 pendant and recessed. Power receptacles are provide in the classrooms. No issues reported or observed, except for minor coordination problems with classroom technology equipment.	
Communication and Security Systems	2	DCS	02/02/14	New Bosch security system and cameras. Telephone, network, and other low voltage systems all newer, with no issues reported or observed.	
Special Electrical Systems	2	DCS	02/02/14	Egress signage and lighting provided per code. No issues reported or observed.	
E Equipment and Furnishings		2.0			
Equipment					
Fixed Furnishings and Equipment	2	JWB	02/02/14	New wood casework through out	

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Ingraham

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: 200 Building System: Exterior Closure								
Total Cost: \$45,240								
Exterior Windows								
Exterior windows		4	At older 1/3 portion of building, north side towards east, exterior windows are single pane.	Remove exterior single pane windows and replace with modern double pane metal windows.	650.00	\$69.60	SF	\$45,240
Facility: 200 Building System: Interior Finishes								
Total Cost: \$60,450								
Floor Finishes								
Flooring		4	Older 1/3 portion of building in classrooms and corridor have VAT that is past its useful life.	Remove VAT and replace with new VCT flooring.	6,500.00	\$5.80	SF	\$37,700
Ceiling Finishes								
Ceiling Tile		3	Existing ceiling tiles in 1/3 of eastern portion of building are worn and discolored	Remove existing 12x12 glue on tiles and replace with new 12x12 ceiling tiles	6,500.00	\$3.50	SF	\$22,750
Facility: 200 Building System: Plumbing								
Total Cost: \$62,930								
Plumbing Fixtures								
Fixtures		3	Miscellaneous fixtures in the building are old, stained, chipped and worn out.	Install new fixtures.	10.00	\$2,900.00	EA	\$29,000
Domestic Water Distribution								
Galvanized pipe		3	Some original galvanized steel pipe remains; past end of life.	Replace galvanized steel pipe mains and sub-mains with new copper piping.	500.00	\$67.86	LF	\$33,930
Facility: 200 Building System: HVAC								
Total Cost: \$311,600								
Distribution Systems								
Heating system		2	Original HVAC dirty with marginal performance reported in some spaces.	Clean, test, adjust, and repair or replace as needed.	26,000.00	\$11.60	SF	\$301,600
Special HVAC Systems and Equipment								
Fume hoods		0	Fume hoods not certified for use.	Test, adjust, repair or replace as needed for certification for use.	4.00	\$2,500.00	ea	\$10,000

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Ingraham

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: 200 Building System: Fire Protection								
Total Cost: \$180,084								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There is no fire sprinkler system in this building.	Install a complete fire protection sprinkler system.	31,049.00	\$5.80	SF	\$180,084
Facility: 200 Building System: Electrical								
Total Cost: \$597,980								
Electrical Service and Distribution								
Feeders and panels.		3	Original feeders and panels are past end of life.	Replace original overhead feeder, with underground, and replace panels with new.	1.00	\$20,000.00	lot	\$20,000
Lighting and Branch Wiring								
Lighting		5	Original light fixtures in older classrooms are past useful life; they are not efficient and are an eyesore.	Replace with modern light fixtures to match renovated lab to west.	26,000.00	\$9.36	sf	\$243,360
Wiring and devices (receptacles and switches).		3	Inadequate circuits and undersized, aged distribution wiring resulting in excessive use of extension cords and power strips in older classrooms.	Replace original circuits and devices, and add new to support educational program.	26,000.00	\$8.19	sf	\$212,940
Communication and Security Systems								
Voice, data, clock, and intercom.		3	Non-life safety low voltage systems are aging, and may not comply with industry and SPS standards.	Replace non-life safety low voltage systems in older portion of Bldg.	26,000.00	\$4.68	sf	\$121,680
Facility: 200 Building System: Equipment								
Total Cost: \$52,650								
Fixed Furnishings and Equipment								
Casework		5	Casework is wood and in poor condition in 1/3 east portion of building. Multiple rooms have damage and worn surfaces with hardware that doesn't function properly.	Remove and replace with modern casework	150.00	\$351.00	LF	\$52,650

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Ingraham

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Concessions Building System: HVAC Total Cost: \$5,989								
Terminal and Package Units								
Electric resistance heaters.		0	No apparent heat for some spaces, specifically the toilet rooms; with resultant cold weather freeze-damage to piping, fixtures, and trim.	Install freeze protection heating systems; alternately heat-trace and insulate piping in conduction with a fixture winterization procedures.	2,044.00	\$2.93	sf	\$5,989
Facility: Concessions Building System: Electrical Total Cost: \$5,850								
Lighting and Branch Wiring								
Inside light fixtures.		1	Public toilet room light fixture lenses are damaged from abuse/vandalism; the fixtures themselves may also be damaged.	Replace with vandal-resistance fixtures.	10.00	\$585.00	ea	\$5,850
Facility: Infrastructure System: Site Improvements Total Cost: \$73,780								
Pedestrian Paving								
Asphalt		2	Most asphalt pedestrian walkways are in poor condition, with cracking, weed growth, spalling, and heaving due to root intrusion. Useful life has been surpassed. Significant tripping hazards exist.	Remove and replace all asphalt pedestrian walkways still in need of replacement.	7,500.00	\$5.27	SF	\$39,525
Asphalt paving		3	Multiple locations AC paving worn, cracked, alligating	Remove and replace with new AC paving	6,500.00	\$5.27	SF	\$34,255
Facility: Infrastructure System: Site Electrical utilities Total Cost: \$6,960								
Exterior Lighting								
Exterior Lighting		2	Variety of failed, failing, un-sightly, and poor performing building mounted exterior lighting on the older buildings; controls are not shutting-off the lighting during the daytime.	Install new building-mounted exterior light fixtures and provide new controls to operating outside lighting per District standards.	20.00	\$348.00	EA	\$6,960

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Ingraham

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Superstructure								
Total Cost: \$15,444								
Roof Construction								
Roof Structure		0	Roof structure shows damage to wood due to ongoing roof leak	Remove roofing material, make necessary repairs to roof structure and replace materials as necessary, replace roofing	600.00	\$25.74	SF	\$15,444
Facility: Main Building System: Exterior Closure								
Total Cost: \$1,751,600								
Exterior Windows								
Exterior windows		5	Exterior single pane metal windows are original and not energy efficient. Glass block is broken in areas and not energy efficient.	Remove single pane metal windows and glass block and replace with modern double pane metal window system.	24,000.00	\$69.60	SF	#####
Exterior Doors								
Exterior doors		5	Exterior doors are original and past their useful life.	Remove exterior doors and replace with new hollow metal frames, hollow metal doors and modern hardware.	14.00	\$5,800.00	PAIR	\$81,200
Facility: Main Building System: Roofing								
Total Cost: \$259,840								
Roof Coverings								
Membrane roofing		4	Membrane roofing is old, cracked and past its useful life.	Remove membrane roofing and flashing and replace with new rolled granular and Kynar type coated metal flashing.	14,000.00	\$18.56	SF	\$259,840
Facility: Main Building System: Interior Construction								
Total Cost: \$33,930								
Interior Doors								
Interior doors		3	Interior wood doors are not ADA compliant. Closers are original and are approaching end of useful life.	Remove original locksets and closers and replace with new ADA compliant locksets and closers.	65.00	\$522.00	EA	\$33,930

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Ingraham

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Interior Finishes Total Cost: \$261,000								
Floor Finishes								
Flooring		3	VAT floor is original and approaching end of useful life.	Remove VAT and replace with new VCT flooring.	45,000.00	\$5.80	SF	\$261,000
Facility: Main Building System: Vertical Transportation Total Cost: \$92,800								
Elevators and Lifts								
Hydraulic elevator		3	The gym elevator is worn and past useful life.	Install new elevator and associated equipment and support. New elevator to meet ADA requirements.	1.00	\$92,800.00	EA	\$92,800
Facility: Main Building System: Plumbing Total Cost: \$632,780								
Plumbing Fixtures								
Plumbing fixtures		3	Water closets, urinals, lavatories, sinks and drinking fountains lavatories are damaged, stained, and chipped. Wide-spread failure of trim. Urinal head tanks and controls are failing throughout, wasting large amounts of water. Many lavatory auto-shut-off	Replace all original or damaged plumbing fixtures and trim.	75.00	\$2,900.00	EA	\$217,500
Domestic Water Distribution								
Galvanized water pipe		1	Galvanized pipe has failed in various locations with temporary repairs in place and piece-meal replacements with short pieces of copper tubing. Water quality is not potable; special filters are currently installed at all drinking fountains to provide staff & students with potable water for drinking.	Install all new stainless steel, copper, and/or PEX potable water distribution system.	179,000.00	\$2.32	sf	\$415,280
Facility: Main Building System: HVAC Total Cost: \$2,978,787								
Energy Supply								
Natural gas piping		0	Reportedly no natural gas to second boiler, rendering it in-operable.	Install new natural gas piping to back-up boiler.	1.00	\$17,550.00	lot	\$17,550
Heat Generating Systems								

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Ingraham

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Boilers		3	Original Kewanee steam boilers in questionable condition; it appears one boiler has been converted to natural gas, and the other is abandoned in place. Auxiliary equipment in poor to fair condition. But most can be refurbished for many years of additional	Renew the boiler plant, including conversion of the second boiler from fuel oil to natural gas primary fuel.	2.00	\$174,000.00	ea	\$348,000
Cooling Generating Systems								
Mechanical cooling		2	No cooling for mission critical, important infrastructure, and technology classroom spaces. Overheating shortens equipment life, degrades system performance, and adversely impacts the teaching environment.	Install ventilation and/or ductless split DX cooling for MDF, IDF, electrical rooms with transformers, and similar spaces. Provide air conditioning for technology classrooms.	10.00	\$8,775.00	ea	\$87,750
Distribution Systems								
Piping, valves, pumps, fans, motors, coils, ductwork, dampers, and GRDs		2	Major equipment, piping, ductwork, and GRDs unusually dirty in marginal condition; failed in some cases; all in need of cleaning and refurbishment.	Clean, inspect, test, adjust, and repair or replace as needed to fully renew and extend service life for 20 years.	179,000.00	\$10.53	sf	#####
Terminal and Package Units								
CUHs, terminal reheat coils		2	Damaged CUHs; inconsistent performance of reheat coils.	Clean, inspect, test, adjust, and repair or replace as needed to fully renew and extend service life for 20 years.	145,849.00	\$3.50	sf	\$510,472
Controls and Instrumentation								
DDC controls		1	New DDC cannot control failed equipment and deficient distribution systems (piping, ductwork, & GRDs); DDC is not optimized to balance comfort and energy efficiency; for example, when 20 deg F outside, staff & students are opening windows to relieve exce	Retro-commission HVAC system to optimize new DDC controls and identify failed systems and equipment.	179,000.00	\$0.58	sf	\$103,820
Special HVAC Systems and Equipment								
Grease hoods, exhaust fans, and make-up air units		3	Reported inoperable main grease hood; marginal performance of auxiliary grease hood; unknown performance of heat & moisture hood(s).	Refurbish hoods and associated exhaust fans and make-up air systems to meet current codes & standards, and to reliably operate to support kitchen program requirements.	3.00	\$8,775.00	ea	\$26,325

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Ingraham

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Fire Protection								
Total Cost: \$1,067,450								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	Unclear coverage from existing fire sprinkler system; but suspect only assembly occupancy spaces (gym and auditorium, maybe cafeteria and aux gym) are protected.	Upgrade to full coverage for all spaces.	179,000.00	\$5.80	SF	#####
Fire Protection Specialties								
Fire extinguishers and cabinets		5	Mix of mostly old/original pressurized water extinguishers in metal cabinets; many cabinets are heavily damaged.	Replace with new chemical-based fire extinguishers, new cabinets, and signage meeting current codes & standards.	50.00	\$585.00	ea	\$29,250
Facility: Main Building System: Electrical								
Total Cost: \$3,996,770								
Electrical Service and Distribution								
Electrical service and distribution		3	The original distribution system is past its useful life with result problems throughout the school.	Replace distribution switchgear, panels, transformers and feeders.	179,000.00	\$5.22	SF	\$934,380
Lighting and Branch Wiring								
Branch wiring and devices (receptacles and switches)		3	Limited circuit and device capacity does not support educational program requirements; increasing circuit trips and signs of power quality issues.	Replace with all new wiring and devices throughout.	179,000.00	\$7.02	sf	#####
Light fixtures and controls		3	Most fixtures and controls are obsolete with increasing failures. The recently upgraded gym T5HO lighting is reported as failing. Largely manual controls.	Replace lighting throughout, except Library and Gym (assuming power quality and not fixture & ballast issues). Include automatic lighting controls meeting current energy code requirements as a minimum.	160,000.00	\$8.12	SF	#####
Communication and Security Systems								
Clock and bell systems		1	Clocks & bells no longer synchronized, creating a variety of staff & student management and coordination issues.	Replace with new wireless/digital clock & bell system.	179,000.00	\$0.58	sf	\$103,820
Special Electrical Systems								
Generator including enclosure, controls and ATS		5	Generator and sub-systems approaching end of life.	Schedule replacement; consider up-sizing to support new buildings and program requirements.	1.00	\$87,750.00	ls	\$87,750

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Ingraham

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Low voltage wiring		3	Tangles of low voltage wiring and inconsistent partial conduits, cable ways, wire-molds, and loose wires, especially in classroom area corridors, creating performance, maintenance, safety issues.	Replace with engineered low voltage pathways and spaces and associated wiring and devices.	179,000.00	\$1.76	sf	\$315,040
Facility: Voc/Tech Building System: Exterior Closure Total Cost: \$139,200								
Exterior Windows								
Exterior windows		5	Exterior windows are single pane glazed. They are not energy efficient.	Remove existing metal window system. Replace with modern double pane metal window system.	2,000.00	\$69.60	SF	\$139,200
Facility: Voc/Tech Building System: Interior Finishes Total Cost: \$6,960								
Floor Finishes								
VAT flooring		4	VAT flooring is old and in poor condition.	Remove VAT and replace with VCT.	1,200.00	\$5.80	SF	\$6,960
Facility: Voc/Tech Building System: Plumbing Total Cost: \$20,358								
Domestic Water Distribution								
Galvanized pipe		2	Original galvanized pipe is past useful life.	Replace galvanized steel pipe mains and sub-mains with new copper piping.	300.00	\$67.86	LF	\$20,358
Facility: Voc/Tech Building System: HVAC Total Cost: \$23,400								
Terminal and Package Units								
Unit ventilators and steam radiators.		2	Ventilators are rusted & corroded, failed & failing, and falling apart unit ventilators and steam radiators.	Clean, test, inspect and repair or replace.	8.00	\$2,925.00	ea	\$23,400
Facility: Voc/Tech Building System: Fire Protection Total Cost: \$56,451								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There are no fire sprinklers in this building.	Install a complete fire protection sprinkler system.	9,733.00	\$5.80	SF	\$56,451

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Ingraham

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Voc/Tech Building System: Electrical Total Cost: \$28,984								
Electrical Service and Distribution								
Main panel, feeders, and sub-panels.		3	Original panels are aged and at end of life; schedule replacement before failure; add additional capacity for future shop flexibility.	Replace main panel and sub-panels.	3.00	\$5,850.00	ea	\$17,550
Communication and Security Systems								
Non-life/safety low voltage systems (voice, data, clock, intercom, clock, etc.)		3	Older and middle-age low voltage systems marginally support the educational program, and include unsightly wiring; generally less important for shop space than classroom space.	Eliminate un-needed systems and modernize remaining; including new wiring and conduit out of classroom and especially shop areas.	9,773.00	\$1.17	sf	\$11,434
Facility: Voc/Tech Building System: Equipment Total Cost: \$17,850								
Fixed Furnishings and Equipment								
Casework		5	Casework is wood and in poor condition in north classroom.	Remove and replace with modern casework	50.00	\$357.00	LF	\$17,850
Facility: West Addition System: HVAC Total Cost: \$14,040								
Distribution Systems								
Supply air diffusers		2	Some or many supply air disbursement ventilation diffusers blocked by furniture and other materials, impacting system performance, occupant thermal comfort and indoor air quality.	Provide classroom furniture & equipment compatible with HVAC DV system requirements.	12.00	\$1,170.00	ea	\$14,040

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Facility Summary

Seattle School District
Jane Addams Middle School
Concessions Building

Facility Size - Gross	2,044	Construction Type	Light
Year Of Original Construction	2001	Year Of Last Renovation	n/a
Facility Use Type	Middle School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		2.0		
Foundations				
Standard Foundations	2	JWB	02/10/14	Concrete spread footing foundation.
Slab On Grade	2	JWB	02/10/14	Concrete slab on grade.
B Shell		2.3		
Superstructure				
Roof Construction	2	JWB	02/10/14	Pre-engineered roof trusses with plywood diaphragm.
Exterior Closure				
Exterior Walls	2	JWB	02/10/14	Reinforced CMU bearing walls.
Exterior Windows	3	JWB	02/10/14	Building has overhead coiling doors at concession openings.
Exterior Doors	3	JWB	02/10/14	Exterior doors are hollow metal framed hollow metal doors with modern lever locksets.
Roofing				
Roof Coverings	3	JWB	02/10/14	Roofing is standing seam metal with metal fascia and soffits.
C Interiors		2.1		
Interior Construction				
Fixed and Moveable Partitions	2	JWB	02/10/14	Interior walls are CMU.
Interior Doors	2	JWB	02/10/14	There are two interior overhead doors and three service doors
Specialties	3	JWB	02/10/14	Toilet partitions are in fair condition
Interior Finishes				
Wall Finishes	2	JWB	02/10/14	Interior finishes are painted CMU.
Floor Finishes	2	JWB	02/10/14	Flooring is sealed concrete.
Ceiling Finishes	2	JWB	02/10/14	Ceilings are painted plywood.

Facility Summary

Seattle School District Jane Addams Middle School Concessions Building

D Services

2.1

Plumbing

Plumbing Fixtures	3	DCS	02/10/14	North restroom/field house plumbing fixtures assumed in fair condition despite newer (2002) construction, due to assumed abuse, as observed at other similar schools.
Domestic Water Distribution	2	DCS	02/10/14	Assume good condition based on other similar schools.

HVAC

Heat Generating Systems	2	DCS	02/10/14	Assume good condition - to be verified, specifically for freeze protection of plumbing fixtures and piping.
Distribution Systems	2	DCS	02/10/14	Assume good condition - to be verified, specifically for proper operation when open for use.

Electrical

Electrical Service and Distribution	2	DCS	02/10/14	Assume sub-fed from main building, and in good condition.
Lighting and Branch Wiring	2	DCS	02/10/14	Assume in good condition.

Facility Summary

Seattle School District
Jane Addams Middle School
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components		Scores	Surveyor/		Comments
Systems			Date Done		
G Sitework		3.3			
Site Improvements					
Parking	5	JWB	02/10/14		All parking is asphalt except upper area at North side of site, which is gravel. All asphalt is alligatored and has potholes. There is evidence of sub-grade failure in many areas. Log barriers along gravel lot have rotted and should be replaced with concrete wheel stops. All area need restriping following asphalt replacement.
Pedestrian Paving	3	JWB	02/10/14		Pedestrian paving is concrete and is mostly in fair condition. Some isolated areas need replacement of sections due to cracking and settlement. Concrete steps are fair. Steel pipe rails are rusted and require cleaning and painting.
Site Development	3	JWB	02/10/14		Chain link fencing is in good condition. Fields on South are artificial turf (excellent), and on North are grass (excellent). Backstops, etc., are excellent. Children's play area on South side needs new timber, timber steps, and walkway to play area is newer. Basketball (3) facilities needs replacement.
Landscaping	2	JWB	02/10/14		Trees, shrubs, turf, and ground cover are in good condition.
Site Electrical utilities					
Exterior Lighting	3	DCS	02/10/14		Flood lights in fair to good condition. Soffit mounted lights at the egress locations are newer in good condition, but most are on during daylight hours (<\$5K).

Facility Summary

Seattle School District
Jane Addams Middle School
Main Building

Facility Size - Gross	160,645	Construction Type	Medium
Year Of Original Construction	1947	Year Of Last Renovation	1950
Facility Use Type	Middle School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	3.0		
Foundations			
Standard Foundations	3	JWB 02/10/14	Standard concrete spread footing foundation system at bearing walls. Concrete piers at crawl space.
Slab On Grade	3	JWB 02/10/14	Standard slab on grade.
Basements			
Basement Walls	3	JWB 02/10/14	Concrete wall, concrete columns, concrete beam, and concrete roof slab at boiler room.

Facility Summary

Seattle School District Jane Addams Middle School Main Building

B Shell		2.8			
Superstructure					
Floor Construction	3	JWB	02/10/14	Wood walls with clay brick and hollow clay tile, reinforced concrete bearing walls, concrete columns, and beams.	
Roof Construction	3	JWB	02/10/14	Reinforced concrete bearing walls, wood pony walls at attic, wood joists, and a straight sheathed roof diaphragm. Concrete diaphragm over corridors.	
Exterior Closure					
Exterior Walls	2	JWB	02/10/14	Reinforced concrete wall with brick veneer. Some areas have painted concrete soffits. Painted metal fascia and trim areas are in fair condition. Parapets are concrete. Some entry areas have concrete poured in place walls.	
Exterior Windows	4	JWB	02/10/14	Exterior window system is painted steel single glazed. Entry and exit stairwells have a newer double glazed storefront aluminum system. The single glazed windows are not energy efficient. Several small areas in upper walls have glass block. Shower/locker, gym and mechanical areas have single pane reinforced fiberglass panels in original metal window frames. The south and east facing windows are all new aluminum dual glazed systems.	
Exterior Doors	4	JWB	02/10/14	Exterior doors are mostly wood doors, wood frames and original hardware on single leaf doors. Entrance doors are original doors and frames with compliant hardware and closers..	
Roofing					
Roof Coverings	2	JWB	02/10/14	Granular covered roof membrane, and drain bodies/downspouts are in excellent condition.	
Roof Openings	3	JWB	02/10/14	Skylights are mostly Kalwall. The Gym has wire glass skylights. The painted metal flashings, roof hatches and smoke vents are in good condition.	
Projections	2	JWB	02/10/14	New sun shades at south elevation in good condition	

Facility Summary

Seattle School District Jane Addams Middle School Main Building

C Interiors		3.1			
Interior Construction					
Fixed and Moveable Partitions	3	JWB	02/10/14	The interior construction system is brick veneer in the hallways, with stud walls and GWB/lath and plaster covering. Most other areas have stud walls with GWB/lath and plaster covering. Many walls are clay with lath and plaster skin.	
Interior Doors	2	JWB	02/10/14	The interior doors are solid core wood with wood frames, and some updated hardware. Most hardware is original. Most doors have closers and panic hardware where required. Some doors have a hollow metal frames. Not all interior doors replaced or have complaint hardware during most recent improvements.	
Specialties	4	JWB	02/10/14	Window shades are older style at older windows. Many areas do not have window blinds or shades. All new windows at south and east sides have new shades. Restroom partitions are older and worn, accessories are out dated and worn. Chalkboards in several classrooms.	
Staircases					
Stair Construction	2	JWB	02/10/14	Interior stairs are concrete cast-in-place. They have a concrete banister. The entry area has an elaborate aluminum banister/rail system.	
Stair Finishes	2	JWB	02/10/14	The interior stair system has terrazzo treads and risers. It also has a painted metal handrail.	
Interior Finishes					
Wall Finishes	3	JWB	02/10/14	Interior walls are brick in hallway lower sections. Upper wall areas are painted lath and plaster. Some areas have wood stopped interior relites. Classroom and other walls are painted GWB or painted lath and plaster. Ceramic tile in restrooms. Gym has wood panels and Tectum panels.	
Floor Finishes	4	JWB	02/10/14	Installed VCT in 2010. The kitchen, stairs and main entry are terrazzo. Only a few classrooms have carpet. Some areas have wood base. Terrazzo in restrooms, some classrooms have original linoleum flooring.	
Ceiling Finishes	3	JWB	02/10/14	Most ceilings are 12" acoustical tile. Other areas are painted GWB/lath and plaster. Some interior rooms such as the boiler room have a concrete lid.	

Facility Summary

Seattle School District Jane Addams Middle School Main Building

D Services		2.9			
Vertical Transportation					
Elevators and Lifts	5	DCS	02/10/14	Original two-stop elevator has failed; reportedly a work-order has been submitted to replace. A new ADA lift is reportedly scheduled to be installed in the North wing summer 2014.	
Plumbing					
Plumbing Fixtures	3	DCS	02/10/14	Classroom sinks are a mix of enameled iron and stainless steel old and worn. Replaced ADA stall water closets in children's restrooms in 2009; installed new faucets at all sinks 2010. New stainless steel drinking fountains throughout with special filter cabinet underneath. Some new stainless steel gang lavatories in some Boy's & Girl's.	
Domestic Water Distribution	2	DCS	02/10/14	Replaced original galvanized pipe with copper and replaced domestic water heaters in 2009. Replaced remaining galvanized waterline with copper in 2010. Chronic problems with cold & hot water in kitchen since piping and DHW heater replacements; incorrect installation is suspected (<\$5K).	
Special Plumbing Systems	2	DCS	02/10/14	Recently installed lab cold & hot water; and potentially lab waste piping. Older photographic darkroom, complete with chemical sinks (appear abandoned in place). No grease interceptor reported for the commercial kitchen (appears used for warming only).	
HVAC					
Heat Generating Systems	3	DCS	02/10/14	The building is heated by the two original steam boilers, converted to gas-fired burners; old but functional; controlled by EMCS.	
Distribution Systems	3	DCS	02/10/14	Steam and condensate is black iron pipe distributed via crawl-space and/or service tunnels. Installed exhaust fans at children restrooms in 2009. Replaced steam traps in 2009. Many rooftop directional gravity ventilator louvers are rusted open, some rusted closed or mid-position; some are frozen from rotation (<\$5K).	
Terminal and Package Units	3	DCS	02/10/14	Individual rooms are heated by cast iron radiators. The two Gyms are heated by unit heaters. The large spaces have central air handling units with steam coils. Replace thermal control valves and steam traps at corridor radiators (2009)	
Controls and Instrumentation	1	DCS	02/10/14	All new DDC installed summer 2012; but there are still extensive comfort complaints, and odors in some areas. Retro-Cx is recommended to optimize performance.	
Special HVAC Systems and Equipment	2	DCS	02/10/14	Recently installed lab fume hood(s) in science room(s); no issues reported, but exhaust duct is unsightly on south side building.	
Fire Protection					
Fire Protection Sprinkler Systems	4	DCS	02/10/14	Corridors and some storage areas are protected by fire sprinkler; classrooms and most other spaces are not protected.	

Facility Summary

Seattle School District

Jane Addams Middle School

Main Building

Electrical

Electrical Service and Distribution	3	DCS	02/10/14	Seattle City Light vault below grade to west of art room; main switch board art room closet with blocked access (<\$5K). The main switch board is IEM 208V 1600A replaced in 1987, along with two main sub-panels in the loading dock and basement areas; all in fair condition with no issues reported. A 120/208V switchboard serves a 120/240V switchboard via transformer adjacent to the boiler room.
Lighting and Branch Wiring	3	DCS	02/10/14	Most of the lighting in the school has been upgraded to 1x4, two T-8 fluorescent and is in fair condition. Library and band room lighting both replaced in 2009. Inadequate circuits for many classrooms, especially technology-based classrooms.
Communication and Security Systems	3	DCS	02/10/14	The fire alarm system was new in 1995, and the voice/data system was completely new in 2001. Both are in excellent condition. Corridor motion detectors are old and should be replaced. PA and clock system was new in 1995. Sound reinforcement systems have been added to some classrooms in the last few years. Staff complaints regarding excessive surface mounted raceway and especially loose wiring.
Special Electrical Systems	3	DCS	02/10/14	New exit signs were installed in 2009, but there is no corridor egress lighting. No standby generator was reported or observed.

E Equipment and Furnishings

4.0

Equipment

Fixed Furnishings and Equipment	4	JWB	02/10/14	Casework is old original wood with plastic laminate counters shelves and window sills are mostly stained wood. The kitchen equipment is mostly stainless steel. Library has new circulation desk. Corridor lockers are newer, gym lockers are old and worn, gym climbing wall is good, auditorium seats are wood and old, in poor condition, some missing. Gym bleachers are wood and worn, in fair condition.
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Facility Summary

Seattle School District
Jane Addams Middle School
Maintenance Building

Facility Size - Gross	600	Construction Type	Light
Year Of Original Construction	2001	Year Of Last Renovation	n/a
Facility Use Type	Middle School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		2.0		
Foundations				
Standard Foundations	2	JWB	02/10/14	Concrete spread footing foundation.
Slab On Grade	2	JWB	02/10/14	Concrete slab on grade.
B Shell		2.3		
Superstructure				
Roof Construction	2	JWB	02/10/14	Pre-engineered roof trusses with plywood diaphragm.
Exterior Closure				
Exterior Walls	2	JWB	02/10/14	Reinforced CMU bearing walls.
Exterior Windows	3	JWB	02/10/14	Building has overhead coiling doors at concession openings.
Exterior Doors	3	JWB	02/10/14	Exterior doors are hollow metal framed hollow metal doors with modern lever locksets.
Roofing				
Roof Coverings	3	JWB	02/10/14	Roofing is standing seam metal with metal fascia and soffits.
C Interiors		2.1		
Interior Construction				
Fixed and Moveable Partitions	2	JWB	02/10/14	Interior walls are CMU.
Interior Doors	2	JWB	02/10/14	There are two interior overhead doors and three service doors
Specialties	3	JWB	02/10/14	Toilet partitions are in fair condition
Interior Finishes				
Wall Finishes	2	JWB	02/10/14	Interior finishes are painted CMU.
Floor Finishes	2	JWB	02/10/14	Flooring is sealed concrete.
Ceiling Finishes	2	JWB	02/10/14	Ceilings are painted plywood.

Facility Summary

Seattle School District Jane Addams Middle School Maintenance Building

D Services

2.1

Plumbing

Plumbing Fixtures	3	DCS	02/10/14	South restroom/field house plumbing fixtures assumed in fair condition despite newer (2002) construction, due to assumed abuse, as observed at other similar schools.
Domestic Water Distribution	2	DCS	02/10/14	Assume good condition based on other similar schools.

HVAC

Heat Generating Systems	2	DCS	02/10/14	Assume good condition - to be verified, specifically for freeze protection of plumbing fixtures and piping.
Distribution Systems	2	DCS	02/10/14	Assume good condition - to be verified, specifically for proper operation when open for use.

Electrical

Electrical Service and Distribution	2	DCS	02/10/14	Assume sub-fed from main building, and in good condition.
Lighting and Branch Wiring	2	DCS	02/10/14	Assume in good condition.

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Jane Addams Middle School

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$444,077								
Parking								
Asphalt		1	Asphalt areas are badly deteriorated, with alligatoring, potholes, numerous patches, and sub-grade failure.	Remove and replace asphalt, including base where required.	75,000.00	\$5.22	SF	\$391,500
Concrete (wheel stops)		0	Wood barriers in upper lot have rotted. Lot should have barriers at top of slope.	Install concrete wheel stops at top of slope.	35.00	\$87.00	EA	\$3,045
Gravel		1	Upper lot is gravel and contains numerous potholes.	Regrade and surface with crushed aggregate.	370.00	\$34.80	C.Y.	\$12,876
Paint		1	Existing striping is adequate. Parking areas will need to be restriped following asphalt replacement.	Restripe all parking areas.	1.00	\$1,740.00	LS	\$1,740
Pedestrian Paving								
Concrete		4	Isolated areas of concrete walks are cracked and have settled, creating a tripping hazard.	Remove and replace damaged areas of sidewalks.	2,100.00	\$6.96	SF	\$14,616
Steel pipe handrails.		3	Pipe handrails are rusting due to lack of paint.	Clean and paint all steel pipe rails.	1.00	\$9,280.00	LS	\$9,280
Site Development								
Basketball backboards		1	Backboards are wood and are deteriorating.	Replace backboards, hoops and paint posts.	3.00	\$580.00	EA	\$1,740
Wood		1	Timbers around play area and walkway/steps are deteriorated. Amphitheater timbers are also deteriorated.	Replace all timbers around play area, along walkway, at steps, and amphitheater.	1.00	\$9,280.00	LS	\$9,280
Facility: Main Building System: Exterior Closure								
Total Cost: \$184,672								
Exterior Windows								
Steel windows		5	Existing single glazed windows	Remove remaining steel single pane windows and replace with a modern double glazed window system.	2,040.00	\$69.60	sf	\$141,984
Exterior Doors								
Wood doors		5	Wood doors, frames and hardware are original and in poor condition.	Remove doors, frames and hardware and replace with modern hollow metal doors, frames and hardware.	16.00	\$2,668.00	EA	\$42,688

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Jane Addams Middle School

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Interior Construction								
Total Cost: \$21,587								
Specialties								
Restroom partitions		2	Restroom partitions are old and worn	Replace with new metal partitions	41.00	\$526.50	EA	\$21,587
Facility: Main Building System: Interior Finishes								
Total Cost: \$174,000								
Floor Finishes								
Carpet		5	Classroom Carpet is old and worn	Replace classroom carpet	25,000.00	\$6.96	sf	\$174,000
Facility: Main Building System: Vertical Transportation								
Total Cost: \$85,000								
Elevators and Lifts								
Two-stop elevator		0	Original elevator has failed.	Replace.	1.00	\$85,000.00	ea	\$85,000
Facility: Main Building System: HVAC								
Total Cost: \$481,935								
Terminal and Package Units								
Cast iron radiators		5	Some radiators are lightly corroded; some have other minor damage.	Clean, test, and repair or replace radiators and associated piping.	160,645.00	\$2.50	LS	\$401,613
Controls and Instrumentation								
Controls and HVAC equipment		2	Despite new controls, there are still extensive comfort and to a lesser degree odor complaints.	Retro-commission HVAC system to optimize new DDC controls and identify failed systems and equipment.	160,645.00	\$0.50	sf	\$80,323
Facility: Main Building System: Fire Protection								
Total Cost: \$931,741								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	Only the corridors and storage rooms are protected by a fire sprinkler system.	Install a complete wet pipe sprinkler system for the whole building.	160,645.00	\$5.80	SF	\$931,741

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Jane Addams Middle School

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
<div><div>Facility: Main Building</div><div>System: Electrical</div><div>Total Cost: \$479,050</div></div>								
Lighting and Branch Wiring								
Branch wiring and devices (receptacles and switches)		3	Limited circuit and device capacity does not support educational program requirements; increasing circuit trips and signs of power quality issues.	Install new circuits and receptacles to meet current program.	160,645.00	\$2.00	sf	\$321,290
Communication and Security Systems								
Corridor motion detection		2	Motion sensors are at end of useful life.	Replace system.	1.00	\$46,400.00	LOT	\$46,400
Special Electrical Systems								
Emergency lighting		0	No egress lighting system.	Add battery-pack type egress lighting.	160,000.00	\$0.70	SF	\$111,360
<div><div>Facility: Main Building</div><div>System: Equipment</div><div>Total Cost: \$539,400</div></div>								
Fixed Furnishings and Equipment								
Wood casework		5	Wood casework and plastic laminate countertops are in poor condition.	Remove existing casework and replace with new modern casework and counters.	1,550.00	\$348.00	LF	\$539,400

Facility Summary

Seattle School District
John Marshall
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/ Date Done	Comments	
G Sitework	3.1			
Site Improvements				
Parking	3	LKS	04/02/14	Asphalt surface in two lots - on North side and on South side of building. North lot warrants an overlay, and South lot warrants replacement.
Pedestrian Paving	3	LKS	04/02/14	Concrete walkways and concrete steps.
Site Development	3	LKS	04/02/14	Chain link fencing, tennis courts and basketball courts.
Landscaping	3	LKS	04/02/14	Grass, shrubs and trees (all needing maintenance).
Site Electrical utilities				
Exterior Lighting	4	TAL	04/02/14	Exterior lighting is wall packs and soffit lights, in generally poor condition due to age.

Facility Summary

Seattle School District
John Marshall
Main Building

Facility Size - Gross	87,927	Construction Type	Medium
Year Of Original Construction	1926	Year Of Last Renovation	2012
Facility Use Type	Middle School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	3.0		
Foundations			
Standard Foundations	3	LKS	04/02/14 Concrete spread footing foundation at single story portion of structure.
Special Foundations	3	LKS	04/02/14 Concrete pile foundation at 3 - story portion of structure.
Slab On Grade	3	LKS	04/02/14 Concrete slab on grade.
Basements			
Basement Walls	3	LKS	04/02/14 Reinforced concrete retaining walls at boiler room.
B Shell	3.1		
Superstructure			
Floor Construction	3	LKS	04/02/14 Concrete columns, concrete beams, concrete bearing walls, and a concrete diaphragm - typical at 3 - story portion wood framed crawl space at single story portion.
Roof Construction	3	LKS	04/02/14 Timber posts, timber beams, and a wood sheathed diaphragm typical.
Exterior Closure			
Exterior Walls	3	LKS	04/02/14 Unreinforced masonry, reinforced concrete with brick veneer.
Exterior Windows	5	LKS	04/02/14 Exterior window system is wood sash with single pane glazing. The windows are not energy efficient.
Exterior Doors	5	LKS	04/02/14 Exterior doors are mainly original wood framed, wood doors with original hardware.
Roofing			
Roof Coverings	1	LKS	04/02/14 Roofing coverings are rolled granular replaced in 2013. Flashing is Kynar type coated metal.
Roof Openings	1	LKS	04/02/14 Kalwall type skylights, new in 2013.

Facility Summary

Seattle School District John Marshall Main Building

C Interiors

2.1

Interior Construction

Fixed and Moveable Partitions	3	LKS	04/02/14	Walls are mainly either cast-in-place concrete or masonry. The Auditorium has a large wood operable wall.
Interior Doors	1	LKS	04/02/14	Interior doors are original framed, wood doors with new hardware installed recently.

Staircases

Stair Construction	3	LKS	04/02/14	Stair construction is concrete cast-in-place.
Stair Finishes	1	LKS	04/02/14	The building is under remodeling during the survey. Stair treads and handrail have not been installed yet.

Interior Finishes

Wall Finishes	1	LKS	04/02/14	Wall finishes are painted concrete cast-in-place or painted masonry.
Floor Finishes	2	LKS	04/02/14	The building is under remodeling, and some floorings are not installed yet so the following materials stated below will have to be verified when everything has been installed. Interior floor finishes are a mix of: VCT in hallways, some classrooms the Auditorium and some offices; wood in some classrooms, office and Gyms; and carpet in some classrooms, offices, the Library and Childcare area. The Kitchen is terrazzo.
Ceiling Finishes	2	LKS	04/02/14	The building is under remodeling, and not all ceilings are installed yet so the following materials stated below will have to be verified when everything has been installed. Ceiling are mainly 12" acoustic tile throughout building. The Gym and Childcare areas are wood plank ceilings. Some utility areas are hard lid.

Facility Summary

Seattle School District John Marshall Main Building

D Services		3.6			
Vertical Transportation					
Elevators and Lifts	2	TAL	04/02/14	New 3-story elevator recently installed.	
Plumbing					
Plumbing Fixtures	3	TAL	04/02/14	The plumbing fixtures are mostly of the china type of mixed vintages.	
Domestic Water Distribution	2	TAL	04/02/14	Piping system appears to be mostly copper, much of it new.	
HVAC					
Heat Generating Systems	4	TAL	04/02/14	The building is heated by two steam boilers, but only one has worked for the past several years.	
Distribution Systems	4	TAL	04/02/14	Steam is distributed to the radiators in steel pipes.	
Terminal and Package Units	4	TAL	04/02/14	All rooms are heated by cast iron radiators.	
Controls and Instrumentation	4	TAL	04/02/14	Controls are the antiquated pneumatic type.	
Fire Protection					
Fire Protection Sprinkler Systems	5	TAL	04/02/14	There is no fire sprinkler system in the building.	
Electrical					
Electrical Service and Distribution	4	TAL	04/02/14	The service is 1962 vintage, 1200A @ 208V. There is a second metered service on the second floor, which is 600A @ 230V, yielding a total of 7.4 watts per sq. ft. Both services are old and need replacement. Some of the distribution equipment has recently been upgraded.	
Lighting and Branch Wiring	4	TAL	04/02/14	Lighting is typically upgraded 1x4 fluorescent wraparounds, in good condition. Branch wiring is older, getting brittle, and should be replaced.	
Communication and Security Systems	3	TAL	04/02/14	PA, and voice/data systems replaced as part of the 2001 tech upgrade, and in good condition. Clock/bell system is new.	
Special Electrical Systems	3	TAL	04/02/14	Egress lighting is wall mounted "bugeyes," exit signs are also battery backed. Both are in good condition.	
E Equipment and Furnishings		2.0			
Equipment					
Fixed Furnishings and Equipment	2	TAL	04/02/14	Casework is mostly new.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: John Marshall

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$98,020								
Parking								
Asphalt		2	Asphalt in South lot is in poor condition with cracks, potholes, and weed growth.Asphalt received seal coat but it has started to crack again, and weed has grown in the cracks	Remove and replace asphalt, including pavement markings and subgrade repair.	9,000.00	\$5.22	SF	\$46,980
Pedestrian Paving								
Steps		3	The building is under remodelling. All of the exterior deficiencies would probably be fixed. This should be verified once the project is completed.Concrete steps at main entry and at easterly south entry are cracked and should be replaced.	Replace entry concrete steps.	1.00	\$17,400.00	LS	\$17,400
Concrete		4	The building is under remodeling. All of the exterior deficiencies would probably be fixed. This should be verified once the project is completed.Most walkways are in good condition. The walkway on the South side of the building and along the West side	Remove and replace damaged sections of sidewalk.	1,000.00	\$6.96	SF	\$6,960
Site Development								
Chain link fencing		2	The building is under remodeling. All of the exterior deficiencies would probably be fixed. This should be verified once the project is completed.Chain link fencing in many areas is badly rusted and gates in North parking lot are damaged.	Replace rusted fence fabric and replace gate.	600.00	\$34.80	LF	\$20,880
Basketball courts		4	Cracks in surface are present and surface is worn.Surface received seal coat without any subgrade repair, hence cracks have developed and weeds have grown in the cracks.	Repair cracks and resurface courts.	1.00	\$5,800.00	LS	\$5,800
Facility: Infrastructure System: Site Electrical utilities								
Total Cost: \$11,600								
Exterior Lighting								
Exterior Lights		2	Exterior lights are in poor condition.	Install new exterior lights.	20.00	\$580.00	EA	\$11,600
Facility: Main Building System: Exterior Closure								
Total Cost: \$876,960								
Exterior Windows								
Windows		5	Exterior windows are original wood windows that are in poor condition. They are not energy efficient. Their hardware is not fully functional.	Remove exterior windows and replace with modern double pane glazed metal window system.	12,000.00	\$69.60	SF	\$835,200
Exterior Doors								

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

Page 1 of 2

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: John Marshall

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Doors		5	Exterior doors are original and in poor condition. They are not ADA compliant.The building is under remodeling. All of the exterior doors would most likely be fixed. This should be verified once the project is completed.	Remove existing doors and replace with modern hollow metal framed, hollow metal doors and modern ADA compliant hardware.	9.00	\$4,640.00	PAIR	\$41,760
Facility: Main Building System: HVAC Total Cost: \$2,347,840								
Terminal and Package Units								
Radiators		1	The heating system is 83 years old and past it's expected life span.	Install a modern HVAC system.	88,000.00	\$26.68	SF	#####
Facility: Main Building System: Fire Protection Total Cost: \$510,400								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There is no fire sprinkler system in the building.	Install a complete fire protection sprinkler system.	88,000.00	\$5.80	SF	\$510,400
Facility: Main Building System: Electrical Total Cost: \$318,788								
Electrical Service and Distribution								
Electrical service		4	Both electrical services are older and past their useful life.	Replace and consolidate services.	1.00	\$63,800.00	LOT	\$63,800
Lighting and Branch Wiring								
Branch wiring		4	Branch wiring (except tech upgrade wiring) is getting old, past it's expected life.	Replace branch wiring and devices.	87,927.00	\$2.90	SF	\$254,988

Facility Summary

Seattle School District
John Stanford Center
Administrative Office

Facility Size - Gross	332,530	Construction Type	Heavy
Year Of Original Construction	1955	Year Of Last Renovation	2001
Facility Use Type	Office		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	3.0		
Foundations			
Standard Foundations	3	LKS 02/18/14	Perimeter walls are supported by conventional concrete spread footings.
Special Foundations	3	LKS 02/18/14	Reinforced concrete pile caps supported by auger-cast reinforced concrete piles.
Slab On Grade	3	LKS 02/18/14	Conventional concrete floor slab.
B Shell	3.0		
Superstructure			
Floor Construction	3	LKS 02/18/14	Reinforced concrete floor slabs supported by reinforced concrete columns with capitals.
Roof Construction	3	LKS 02/18/14	Reinforced concrete floor slabs supported by reinforced concrete columns with capitals.
Exterior Closure			
Exterior Walls	3	LKS 02/18/14	Reinforced concrete walls with a few reinforced masonry walls. The concrete and masonry walls are painted.
Exterior Windows	3	LKS 02/18/14	Exterior window system is double pane glazed aluminum metal system. Window has operable panel. The entry area has a "storefront" type system.
Exterior Doors	3	LKS 02/18/14	Exterior doors are mainly hollow metal framed, hollow metal doors with modern ADA compliant hardware. The "storefront" type entry areas have "storefront" doors. Warehouse areas have overhead doors, and large swinging commercial warehouse doors.
Roofing			
Roof Coverings	3	LKS 02/18/14	Roof covering is rolled granular. It was new in 2001. Flashings are Kynar type coated metal.
Roof Openings	3	LKS 02/18/14	Skylights are double pane glazed aluminum type skylights.

Facility Summary

Seattle School District John Stanford Center Administrative Office

C Interiors

3.0

Interior Construction

Fixed and Moveable Partitions	3	LKS	02/18/14	Interior walls are mainly metal stud with GWB surfacing. Utility and other older areas of the building have concrete or masonry walls.
Interior Doors	3	LKS	02/18/14	Interior doors are mainly hollow metal framed, solid core wood doors with modern ADA compliant hardware. Some utility areas have hollow metal framed, hollow metal doors. A few common areas have storefront doors.

Staircases

Stair Construction	3	LKS	02/18/14	Stair systems are either metal pan or cast-in-place concrete.
Stair Finishes	3	LKS	02/18/14	Stair treads are either cast-in-place concrete with metal nosings in some locations or radial rubber treads at the metal pan stair systems. Rails are metal.

Interior Finishes

Wall Finishes	3	LKS	02/18/14	Wall finishes are primarily painted GWB. Utility areas have painted concrete or masonry. Some utility areas have plywood wainscot. Some conference rooms have operable wall portions. The main entry area has some wood panels or various walls. The Kitchen has FRP walls.
Floor Finishes	3	LKS	02/18/14	Floor finishes vary. They are mainly concrete "Retroplate" in hallways and main public areas, carpet in offices and conference type rooms, VCT in some utility areas and break rooms, sheet vinyl in most restrooms, concrete in warehouse areas, quarry tile in kitchen, and raised computer floor in data center.
Ceiling Finishes	3	LKS	02/18/14	Ceilings are 2x4 suspended acoustical tile in offices, the kitchen and conference type rooms, and to structure in the warehouse and open office areas. The open office areas have a spray acoustic ceiling that is painted. Some "clouds" and soffits enhance public area.

Facility Summary

Seattle School District John Stanford Center Administrative Office

D Services		2.0			
Vertical Transportation					
Elevators and Lifts	3	TAL	02/18/14	The building is served by five passenger and three freight elevators.	
Plumbing					
Plumbing Fixtures	2	TAL	02/18/14	Fixtures are all modern china and stainless steel pipe.	
Domestic Water Distribution	2	TAL	02/18/14	All domestic water piping is copper.	
Rain Water Drainage	2	TAL	02/18/14	Roof drains and piping are partially exposed piping and are cast iron.	
HVAC					
Heat Generating Systems	2	TAL	02/18/14	Primary heat is provided by two gas fired steam boilers.	
Cooling Generating Systems	2	TAL	02/18/14	4 new AC units were installed in server room in 2010	
Terminal and Package Units	2	TAL	02/18/14	Conditioned air is provided by a series of roof - top packaged variable air volume HVAC units to fan powered VAV control boxes with integral electric coils.	
Controls and Instrumentation	2	TAL	02/18/14	The control system is the modern "DDC" type.	
Fire Protection					
Fire Protection Sprinkler Systems	2	TAL	02/18/14	The building has a complete fire protection sprinkler system.	
Fire Protection Specialties	2	TAL	02/18/14	Installed new fire suppression detection system in data room 2010	
Electrical					
Electrical Service and Distribution	2	TAL	02/18/14	Two utility services are provided to the building, both 480V, both in very good condition. Branch panels and transformers are all in very good condition.	
Lighting and Branch Wiring	2	TAL	02/18/14	Lighting is a mixture of down lights, pendant mounted directs, recessed parabolics and troffers, all in very good condition. Branch wiring is only 7 years old, and is in very good condition.	
Communication and Security Systems	2	TAL	02/18/14	All communications systems are newer, and in excellent condition.	
Special Electrical Systems	2	TAL	02/18/14	A large Kohler generator, with ATS, UPS and load bank serves the facility, and is in excellent condition. Exit signs are battery powered, in excellent condition.	
E Equipment and Furnishings		3.0			
Equipment					
Fixed Furnishings and Equipment	3	TAL	02/18/14	Casework is modern plastic laminate casework. The main entry area has a modern wood/plastic laminate construction reception counter.	

Facility Summary

Seattle School District
John Stanford Center
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	3.1		
Site Improvements			
Roadways	3	LKS 02/18/14	Asphalt and concrete drive on West side adjacent to loading dock.
Parking	4	LKS 02/18/14	Asphalt surface with concrete curbs and wheel stops. Concrete panel (30'x50') exists in South lot. South and East lots are in fair condition. North lot and area between buildings are in poor condition. East portion of South lot has areas that needs replacement.
Pedestrian Paving	3	LKS 02/18/14	Concrete walkways on-site are excellent. Concrete perimeter walks have areas that need replacement. Concrete exterior steps.
Site Development	3	LKS 02/18/14	Chain link fencing , concrete retaining walls and ramps, concrete loading docks.
Landscaping	3	LKS 02/18/14	Grass, shrubs, ground cover, and trees.
Site Electrical utilities			
Exterior Lighting	2	TAL 02/18/14	Exterior lighting consists of pole mounted "shoebox" fixtures and surface mounted soffit lights, all in excellent condition.

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: John Stanford Center

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Administrative Office								
System: Exterior Closure Total Cost: \$11,680								
Exterior Walls								
Painting		3	Exterior concrete wall at the south facade of the building has multiple patches with dis-similar paint color.	Paint the green portion of the south façade concrete wall	4,000.00	\$2.92	SF	\$11,680
Facility: Infrastructure								
System: Site Improvements Total Cost: \$639,360								
Parking								
Asphalt Paving		3	Paving at north lot between bldgs in poor condition.	Remove and replace asphalt paving.	115,000.00	\$5.27	SF	\$606,050
Asphalt Driveway		3	Asphalt driveway at the SW entrance and at the SE exit had worn out	Remove and replace damaged sections of the asphalt driveway	5,000.00	\$5.27	SF	\$26,350
Pedestrian Paving								
Concrete		1	Perimeter concrete sidewalk are cracked in many areas with some displaced and lifted panels, creating a tripping hazard. Concrete around flagpole is badly broken and should be replaced.	Remove and replace damaged sections of sidewalk around perimeter (mostly along 3rd. Ave.)	1,000.00	\$6.96	SF	\$6,960

Facility Summary

Seattle School District
John Stanford International
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components		Scores	Surveyor/		Comments
Systems			Date Done		
G Sitework		2.1			
Site Improvements					
Parking	2	JWB	03/05/14		Asphalt surface with extruded curbs and wheel stops.
Pedestrian Paving	2	JWB	03/05/14		Concrete walkways with some brick tile inlays at play area. Concrete steps with steel pipe and ornamental rails. Asphalt paving at south and west sides of site in good condition.
Site Development	2	JWB	03/05/14		Fencing is combination chain link and ornamental steel. Amphitheater has concrete seats and synthetic wood. Retaining walls are concrete and CMU. Steel mesh fence at west side of covered play. Play equipment in good condition.
Landscaping	2	JWB	03/05/14		Grass, shrubs and tress.
Site Electrical utilities					
Exterior Lighting	3	DCS	03/05/14		Approximately one dozen newer HID pole fixtures and two dozen wall-packs; all in fair to good condition with working lighting controls (on at night, off during daylight hours).

Facility Summary

Seattle School District
John Stanford International
Main Building

Facility Size - Gross	16,150	Construction Type	Medium
Year Of Original Construction	1906	Year Of Last Renovation	2000
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments	
Systems					
A Substructure		3.0			
Foundations					
Standard Foundations		3	JWB	03/05/14	Conventional concrete spread footings.
Slab On Grade		3	JWB	03/05/14	Conventional concrete floor slab.
B Shell		2.8			
Superstructure					
Floor Construction		3	JWB	03/05/14	Wood framed floor, which is supported by concrete beams and columns.
Roof Construction		3	JWB	03/05/14	Wood joists with plywood, which are supported by wood beams and posts, as well as concrete and masonry walls
Exterior Closure					
Exterior Walls		3	JWB	03/05/14	Framed walls with fiber cement lap siding. Paint fading, peeling in several locations and trim.
Exterior Windows		2	JWB	03/05/14	Painted wood, dual glazed windows, frames and sills painted engineered wood trim.
Exterior Doors		2	JWB	03/05/14	Main entrance doors are refurbished wood doors in wood frames. Mechanical area doors are painted hollow metal doors and frames. All doors with complaint hardware.
Roofing					
Roof Coverings		3	JWB	03/05/14	Three - tab composition shingle at sloped roofs, single-ply membrane at low slope roofs. Painted wood soffits and pre-finished metal flashing at fascias.
Roof Openings		2	JWB	03/05/14	Roof hatch in good condition
Projections		3	JWB	03/05/14	Wood framed entrance covers at east side, wood trim needs paint and repairs where water is penetrated material, <\$5K.

Facility Summary

Seattle School District John Stanford International Main Building

C Interiors

2.5

Interior Construction

Fixed and Moveable Partitions	3	JWB	03/05/14	Interior walls are framed throughout building with GWB surface.
Interior Doors	2	JWB	03/05/14	Interior doors are painted hollow metal and wood veneer in painted hollow metal frames with compliant hardware.
Specialties	2	JWB	03/05/14	Restroom partitions and accessories are newer in good condition. Visual display boards in good condition. Casework is newer plastic laminate.

Staircases

Stair Construction	3	JWB	03/05/14	Stair systems are cast-in-place concrete. Original main stair is wood.
Stair Finishes	2	JWB	03/05/14	Stair treads are concrete with rubber treads. Rails are metal. Main stair has original wood treads in fair condition.

Interior Finishes

Wall Finishes	3	JWB	03/05/14	Interior walls are painted GWB, and tackable (cork) surface with wood trim. Ceramic tile in restrooms.
Floor Finishes	2	JWB	03/05/14	VCT and carpet throughout with wood floor in main 3rd floor corridor, ceramic tile in restrooms.
Ceiling Finishes	2	JWB	03/05/14	Painted GWB hard lids and soffits, ACT in offices and classrooms.

Facility Summary

Seattle School District John Stanford International Main Building

D Services		2.8			
Plumbing					
Plumbing Fixtures	3	DCS	03/05/14	Restroom fixtures are porcelain in good condition with manual chrome trim in fair condition. Classroom sinks are stainless steel in good condition; some trim in fair condition. Stainless steel drinking fountains in corridors with good taste, color, and pressure.	
Domestic Water Distribution	2	DCS	03/05/14	Domestic cold and hot water from adjacent South Bldg largely copper distribution piping.	
Sanitary Waste	3	DCS	03/05/14	Cast iron DW&V piping, hub less single banded in good condition where observed, no reported issues; tested fixtures flush and drain well.	
Rain Water Drainage	2	DCS	03/05/14	Steep slopped roof to gutters draining to 4-inch metal exterior DSs to 6-inch storm with clean-outs at grade; all in fair to good condition with little standing water.	
HVAC					
Heat Generating Systems	3	DCS	03/05/14	Heating hot water from South Bldg via insulated metallic distribution piping.	
Cooling Generating Systems	3	DCS	03/05/14	Chilled hot water from South Bldg via insulated metallic distribution piping.	
Distribution Systems	3	DCS	03/05/14	Distribution ductwork is galvanized sheet metal with largely overhead GRDs. Hydronic piping system is metallic type, with some dis-similar metals; some leaks beginning at mechanical attic fittings, specifically control valves.	
Terminal and Package Units	3	DCS	03/05/14	McQuay fan coil units with fan, filter, hot water coil, chilled water coil, and condensate pump. Some filters are not the correct size, therefore not filtering air (<\$5K).	
Controls and Instrumentation	3	DCS	03/05/14	Siemens Apogee DDC control system, beginning to age with increasing comfort complaints from staff; consider abbreviated Retro-Cx to investigate and optimize system (<\$5K).	
Fire Protection					
Fire Protection Sprinkler Systems	2	DCS	03/05/14	Sprinkled throughout with service from South Bldg. Some recent minor leakage at north attic level (<\$5K).	
Stand-Pipe and Hose Systems	2	DCS	03/05/14	Not observed, but may be present.	
Fire Protection Specialties	2	DCS	03/05/14	Chemical fire extinguishers in cabinets. AEDs not observed. Stair egress assistance devices not observed. Fire doors with fire alarm controlled magnetic hold-opens. All in good condition, where present.	
Electrical					
Electrical Service and Distribution	2	DCS	03/05/14	Feeders from South Bldg main electrical room to panels; many with TVSS.	
Lighting and Branch Wiring	3	DCS	03/05/14	Classroom light fixtures are pendant mount and lay-in fluorescent T-8 with occupancy sensors. Corridors have architectural pendant fixtures with unknown lamps. Other miscellaneous fixtures. Staff suggests more automatic controls for common areas (corridors; but this is an opportunity, not a deficiency.	
Communication and Security Systems	3	DCS	03/05/14	Most comm services from South Bldg. Central addressable EST fire alarm system with smoke detectors in all rooms. Central clock/data/PA/telephone system. No issues reported other than staff request for wireless network (not a deficiency).	
Special Electrical Systems	4	DCS	03/05/14	Exit signs are battery backed, but most batteries appear failed (<\$5K). No egress lighting.	

Facility Summary

Seattle School District
John Stanford International
South Building

Facility Size - Gross	44,902	Construction Type	Medium
Year Of Original Construction	2000	Year Of Last Renovation	n/a
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		2.0		
Foundations				
Standard Foundations	2	JWB	03/05/14	Reinforced concrete walls, strip and spread footing foundation.
Slab On Grade	2	JWB	03/05/14	Concrete slab on grade.
B Shell		2.1		
Superstructure				
Floor Construction	2	JWB	03/05/14	Slab on grade, pre-engineered wood I-joists.
Roof Construction	2	JWB	03/05/14	Steel columns and pre-engineered wood beams support pre-engineered wood I-joists.
Exterior Closure				
Exterior Walls	2	JWB	03/05/14	Framed exterior walls with fiber cement lap siding. Reinforced masonry and framed exterior walls with fiber cement lap siding and cement plaster. Areas at south side wood trim needs repair and repaint from water damage, <\$5K.
Exterior Windows	2	JWB	03/05/14	Painted wood, dual glazed windows, frames and sills painted engineered wood trim. South HM windows at Cafeteria need frames to be painted, <\$5K.
Exterior Doors	2	JWB	03/05/14	Painted hollow metal doors and frames.
Roofing				
Roof Coverings	3	JWB	03/05/14	Three - tab composition shingle at sloped roofs, single-ply membrane at low slope roofs. Painted wood soffits and pre-finished metal flashing at fascias.
Projections	2	JWB	03/05/14	Painted steel structure at covered play attached to concrete roof structure.

Facility Summary

Seattle School District John Stanford International South Building

C Interiors

2.1

Interior Construction

Fixed and Moveable Partitions	2	JWB	03/05/14	Fixed partitions are framed with GWB. Operable partition between cafeteria and Gym. Some relites in places and also framed windows at south end of building.
Interior Doors	2	JWB	03/05/14	Interior doors are painted hollow metal and wood veneer in painted hollow metal frames. Larger stainless steel overhead coiling doors at main office, smaller SS coiling doors at kitchen.
Specialties	2	JWB	03/05/14	Restroom partitions and accessories are newer in good condition. Visual display boards in good condition. Casework is newer plastic laminate.

Staircases

Stair Construction	2	JWB	03/05/14	Steel framed metal pan stairs.
Stair Finishes	2	JWB	03/05/14	Treads are rubber with painted steel handrails and guardrails.

Interior Finishes

Wall Finishes	3	JWB	03/05/14	Interior walls are painted GWB, and tackable (cork) surface with wood trim. Paint showing wear in most corridors and spaces near cafeteria. FRP in kitchen. Tectum panels in upper Gym walls.
Floor Finishes	2	JWB	03/05/14	VCT and carpet throughout most areas with athletic wood floor in the gym, ceramic tile in toilet rooms and quarry tile in the kitchen. Wood stage floor.
Ceiling Finishes	2	JWB	03/05/14	Painted GWB hard lids and soffits, acoustical panel wood in cafeteria, and suspended acoustical ceiling tiles in most locations. Gym has some tectum panels.

Facility Summary

Seattle School District John Stanford International South Building

D Services		2.8			
Vertical Transportation					
Elevators and Lifts	2	DCS	03/05/14	Four-stop Kone 2,500 lb elevator; may be an in-shaft hoist system - not observed; operation is smooth with no reported issues. No hoist or lift to "fifth floor" mechanical attic at main bldg.	
Plumbing					
Plumbing Fixtures	3	DCS	03/05/14	Restroom fixtures are porcelain in good condition with manual chrome trim in fair condition. Classroom sinks are stainless steel in good condition; some trim in fair condition. Stainless steel drinking fountains in corridors with good taste, color, and pressure; spittoon in gym.	
Domestic Water Distribution	2	DCS	03/05/14	Three-inch city water service entry to SE riser room, with RBPB in adjacent comm room; PRV in riser room with bypass; largely copper distribution piping. Large 400 gal gas-fired DHW heater abandoned in place in attic boiler room (<\$5K to remove); replaced small electric tank type DHW heater.	
Sanitary Waste	3	DCS	03/05/14	Cast iron DW&V piping, hub less single banded in good condition where observed, no reported issues; tested fixtures flush and drain well.	
Rain Water Drainage	2	DCS	03/05/14	Steep sloped roof to gutters draining to 4-inch metal exterior DSs to 6-inch storm with clean-outs at grade; all in fair to good condition with little standing water.	
Special Plumbing Systems	3	DCS	03/05/14	Possible small grease interceptor for kitchen, but not directly observed; no issues reported.	
HVAC					
Energy Supply	2	DCS	03/05/14	Interruptible natural gas service from PSE rotary meter No. 1196660 with 5,000 cfh capacity; large gas line to boiler room is heavily corroded where exposed (<\$5K). Underground fuel oil storage tank north of chiller yard of unknown capacity; day-tank in attic boiler room for back-up fuel to heating boilers.	
Heat Generating Systems	3	DCS	03/05/14	Two (2) Burnham 1,883 mbh hot water boilers with dual-fuel (natural gas & fuel oil) Power Flame burners. Two (2) 7.5 hp heating hot water circulating pumps. Accessories. All in fair to good condition with no issues reported.	
Cooling Generating Systems	3	DCS	03/05/14	One (1) Carrier Ecologic HFC-134a air-cooled chiller in chiller yard north of Gym in poor to fair condition and rapidly deteriorating, in part due to plants and small tree growing into the chiller package; premature failure anticipated. One (1) CU at west service well for daycare split Dx cooling. CU package outside for kitchen cooler & freezer. CU at south deck for split Dx cooling of adjacent MDF.	
Distribution Systems	3	DCS	03/05/14	Distribution ductwork is galvanized sheet metal with largely overhead GRDs. Hydronic piping system is metallic type, with some dis-similar metals; some leaks beginning at mechanical attic fittings, specifically control valves.	
Terminal and Package Units	3	DCS	03/05/14	McQuay fan coil units with fan, filter, hot water coil, chilled water coil, and condensate pump. Some filters are not the correct size, therefore not filtering air (<\$5K). Dedicated forced air furnace with split Dx cooling for daycare in fair to good condition; combustible material should be moved away from the gas furnace (<\$5K). Electric baseboard heat for 2nd floor greenhouse to south; no apparent ventilation.	
Controls and Instrumentation	3	DCS	03/05/14	Siemens Apogee DDC control system, beginning to age with increasing comfort complaints from staff; consider abbreviated Retro-Cx to investigate and optimize system (<\$5K).	
Special HVAC Systems and Equipment	3	DCS	03/05/14	Gaylord grease and heat & moisture hoods in kitchen, but no grease cooking; in fair to good condition. Dedicated gas-fired make-up air unit in comm room for kitchen.	

Facility Summary

Seattle School District John Stanford International South Building

Fire Protection

Fire Protection Sprinkler Systems	2	DCS	03/05/14	Six-inch fire service entry at DW to riser room with 6-inch wet riser including floor alarm valves to conditioned spaces, and 4-inch dry riser to un-conditioned spaces.
Stand-Pipe and Hose Systems	2	DCS	03/05/14	Stand-pipe in SE stairwell.
Fire Protection Specialties	2	DCS	03/05/14	Chemical fire extinguishers in cabinets. AEDs not observed. Stair egress assistance devices not observed. Fire doors with fire alarm controlled magnetic hold-opens. All in good condition, where present.

Electrical

Electrical Service and Distribution	2	DCS	03/05/14	SCL underground power to vault at SE with meter No. 712480, then underground to main electrical room with Square D 480V/3-phase 1,600A main switchboard, then to 500 kva 480/208V transformer, and 1,200A, 120/208 load center. Then feeders to distribution panels throughout. All in good condition with TVSS devices on many panels; however, there appears to be water dripping onto one section of the switchgear, plus storm-water flooding from below. Storage materials and shopping cart(s) should be moved out of the electrical room.
Lighting and Branch Wiring	3	DCS	03/05/14	Classroom light fixtures are pendant mount and lay-in fluorescent T-8 with occupancy sensors. Gym lighting is "HID". Corridors have architectural pendant fixtures with unknown lamps. Other miscellaneous fixtures. Staff suggests more automatic controls for common areas (corridors, gym, cafeteria); but this is an opportunity, not a deficiency.
Communication and Security Systems	3	DCS	03/05/14	Comm room on first floor with Qwest service entry. Central addressable EST fire alarm system with smoke detectors in all rooms. Central clock/data/PA/telephone system; MDF in attics, not available for survey, but no issues reported, other than staff request for wireless network (not a deficiency).
Special Electrical Systems	4	DCS	03/05/14	Exit signs are battery backed, but most batteries appear failed (<\$5K). No egress lighting, except battery-backed bug-eyes in gym only.

E Equipment and Furnishings	2.0
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Equipment

Fixed Furnishings and Equipment	2	JWB	03/05/14	Window blinds in good condition, stage curtain. Kitchen equipment is stainless steel counters.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: John Stanford International

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Exterior Closure								
Total Cost: \$5,850								
Exterior Walls								
Wall and trim paint		3	Wood and trim paint in several locations is worn, faded and peeling. See soffit area at SE entrance canopy.	Prep and repaint exposed wood and trim.	1.00	\$5,850.00	LS	\$5,850
Facility: Main Building System: HVAC								
Total Cost: \$5,850								
Distribution Systems								
FCU hook-ups		3	Light corrosion and early signs of leakage at various fittings and especially control valves; some valves are already leaking through the cracked concrete deck, dripping on the ceiling and classroom space below.	Inspect and service or replace as needed.	25.00	\$234.00	ea	\$5,850
Facility: Main Building System: Electrical								
Total Cost: \$10,530								
Special Electrical Systems								
Egress lighting		0	No egress lighting, except for gym.	Install battery-backed egress lighting ("bug-eyes").	18.00	\$585.00	ea	\$10,530
Facility: South Building System: Interior Finishes								
Total Cost: \$15,210								
Wall Finishes								
Wall Paint		4	Some areas are in need of paint or touch up paint, 1st and 2nd floor corridors and most areas adjacent to cafeteria.	Prep, repair as necessary and repaint interior GWB walls.	6,500.00	\$2.34	SF	\$15,210
Facility: South Building System: HVAC								
Total Cost: \$46,800								
Cooling Generating Systems								
Air-cooled chiller		5	Apparent damage to chiller from overgrown plants and/or trees; possible adverse impact from acoustic enclosure retrofit; general wear & tear.	Anticipate possible failure; budget for replacement-in-kind.	1.00	\$40,950.00	ea	\$40,950
Distribution Systems								
FCU hook-ups		5	Light corrosion and early signs of leakage at various fittings and especially control valves.	Inspect and service or replace as needed.	25.00	\$234.00	ea	\$5,850

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: John Stanford International

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: South Building								
System: Electrical								
Total Cost: \$14,625								
Electrical Service and Distribution								
Electrical room		0	Water dripping onto one switchboard section and/or flooding from below.	Find and eliminate sources of water dripping and/or flooding.	1.00	\$5,850.00	lot	\$5,850
Special Electrical Systems								
Egress lighting		0	No egress lighting, except for gym.	Install battery-backed egress lighting ("bug-eyes").	15.00	\$585.00	ea	\$8,775

Facility Summary

Seattle School District
Kimball
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	4.6		
Site Improvements			
Parking	5	LKS 02/19/14	Asphalt surface with concrete curbs.
Pedestrian Paving	4	LKS 02/19/14	Steps are concrete, wood and metal. Walkways on-site are concrete and asphalt.
Site Development	5	LKS 02/19/14	Chain link fencing, asphalt play area, play equipment surrounded by wood chips and concrete/modular block walls, basketball facilities (3), concrete retaining walls.
Landscaping	3	LKS 02/19/14	Grass, shrubs and trees.
Site Electrical utilities			
Exterior Lighting	3	TAL 02/19/14	Exterior lighting is HID wall pack, in fair condition.

Facility Summary

Seattle School District Kimball Main Building

Facility Size - Gross	41,549	Construction Type	Medium
Year Of Original Construction	1971	Year Of Last Renovation	1998
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	LKS	02/19/14	Concrete spread footing foundation.
Slab On Grade	3	LKS	02/19/14	Concrete slab on grade.
Basements				
Basement Walls	3	LKS	02/19/14	Limited amount of concrete retaining wall at mechanical room in Southeast corner of 1998 addition.
B Shell		3.7		
Superstructure				
Floor Construction	4	LKS	02/19/14	Engineered floor joists and CMU bearing walls with a wood sheathed diaphragm.
Roof Construction	4	LKS	02/19/14	TJL rafters with timber beams and columns typical at 1970's main building and TJL rafters with 2x - roof joists and a wood sheathed diaphragm at 1970's Gym. Timber beams, trusses, and wood sheathed diaphragm at 1998 addition.
Exterior Closure				
Exterior Walls	3	LKS	02/19/14	Timber stud walls with brick veneer and CMU walls with brick veneer at 1970's portion of structure. CMU walls at 1998 addition.
Exterior Windows	4	LKS	02/19/14	Exterior windows are single glazed aluminum metal system. They are not energy efficient.
Exterior Doors	3	LKS	02/19/14	Exterior doors are wood framed, wood doors at entry and hollow metal framed, hollow metal doors at utility areas. Older classroom areas have hollow metal frames and wood doors to the exterior.
Roofing				
Roof Coverings	4	LKS	02/19/14	Roof covering are rolled granular which was installed in 1998. The flashings are metal Kynar coated.

Facility Summary

Seattle School District Kimball Main Building

C Interiors		3.3			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	02/19/14	Walls are wood stud with GWB surface except the Gym which is CMU.	
Interior Doors	3	LKS	02/19/14	Interior doors are mainly wood framed, wood doors with modern ADA hardware. The 1998 addition has some hollow metal doors with hollow metal frames and modern ADA hardware.	
Interior Finishes					
Wall Finishes	3	LKS	02/19/14	Wall finishes are mainly painted GWB or painted masonry. Hallways and some classroom walls have cedar plywood panels.	
Floor Finishes	4	LKS	02/19/14	Floors are mainly carpet in offices, main entry, and classrooms with VCT in Commons area and classroom wet areas. The Gym has a "sport floor" type flooring.	
Ceiling Finishes	3	LKS	02/19/14	Ceiling finishes in the original building are principally 12" acoustic tile throughout, with 2x4 suspended acoustical tile system in 1998 addition area. The main entry has a soffit/hard lid ceiling. The Gym ceiling is areas of 12" acoustic tile.	
D Services		3.1			
Plumbing					
Plumbing Fixtures	2	TAL	02/19/14	Restroom fixtures are all modern China type. Classroom sinks are stainless steel.	
Domestic Water Distribution	2	TAL	02/19/14	All of the domestic water piping is copper.	
HVAC					
Terminal and Package Units	2	TAL	02/19/14	The building is conditioned by a series of gas fired air handling units with buried and overhead ductwork.	
Controls and Instrumentation	2	TAL	02/19/14	The control system was up-dated in 2007 to a full "DDC" type.	
Fire Protection					
Fire Protection Sprinkler Systems	5	TAL	02/19/14	Only the 1998 addition has fire sprinklers.	
Electrical					
Electrical Service and Distribution	4	TAL	02/19/14	The service is 1000A @ 208V, yielding 8.6 watts per square foot. The service and branch panels are 1970 vintage, and nearing the end of useful life. Emergency power to the "X - panel" is provided by a feeder tap ahead of the main disconnect.	
Lighting and Branch Wiring	3	TAL	02/19/14	Lighting is a mix of 2x4 troffers, pendant mounted direct fluorescent and 1x4 fluorescent wraparounds. Gym lighting is older surface mount lensed fluorescent in poor condition. No deficiencies were noted in the branch circuiting.	
Communication and Security Systems	3	TAL	02/19/14	Fire alarm is an addressable Siemens system. The clock/bell head end is new, with older standard clocks. Voice/data system is in good condition. Interior motion detection system appears adequate.	
Special Electrical Systems	5	TAL	02/19/14	An "X - panel" is tapped ahead of the main disconnect and provides pathway lighting. This system will fail during a typical power outage, and battery egress lighting should be provided. Exit signs are typically battery backed.	
E Equipment and Furnishings		3.0			
Equipment					
Fixed Furnishings and Equipment	3	TAL	02/19/14	Casework is plywood casework with plastic laminate countertops.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Kimball

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements Total Cost: \$424,610								
Parking								
Asphalt		0	Asphalt in parking area is completely deteriorated and is beyond it's useful life. Access drive to dumpster area is similar.	Remove and replace asphalt parking and access to dumpsters, including pavement markings.	13,000.00	\$5.22	SF	\$67,860
Concrete		2	Concrete curb cuts at parking and dumpster access are broken.	Remove and replace concrete driveway curb cuts.	2.00	\$2,320.00	EA	\$4,640
Pedestrian Paving								
Concrete		2	Entrance walk is cracked and has been patched with asphalt. Concrete driveway and sidewalk near corner of Hanford St and 23rd Ave is cracked	Remove and replace concrete driveway and sidewalk.	1,000.00	\$6.96	SF	\$6,960
Site Development								
Asphalt		2	All asphalt play areas and sidewalks are cracked with root damaged and potholes. Subgrade failure is evident in many areas.	Remove and replace all asphalt play areas and sidewalks, including pavement markings and asphalt around portables.	65,000.00	\$5.22	SF	\$339,300
Concrete retaining wall		0	A section of the west retaining wall of the exterior stair by a large evergreen tree by 23rd Ave S is broken and is almost falling over to the stair landing. This is cause by the root of the tree. The tree is on a steep hillside and is in itself a hazard.	This needs to be taken cared of immediately. Remove and replace the broken concrete retaining wall. The tree may have to be taken down as well as it will create the same problem in the future. It will be better if an arborist and a civil engineer assess t	1.00	\$5,850.00	LS	\$5,850
Facility: Main Building System: Exterior Closure Total Cost: \$83,520								
Exterior Windows								
Exterior windows		4	Older building exterior windows are single pane glazed. They are not energy efficient.	Remove single pane windows and replace with modern double pane window system.	1,200.00	\$69.60	SF	\$83,520

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Kimball

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Roofing Total Cost: \$58,500								
Roof Coverings								
3-Tab Asphalt Shingles and Foil Faced roofing membrane.		3	The 3-tab asphalt shingles at the new addition (above E Pod classroom) is nearing the end of its useful life. We also see water stained ceiling tiles on E Pod. The foil faced roofing membrane at the inclined roof sections are also peeling off. This may be	Replace roof with either 3-tab asphalt shingles or with granular asphalt sheathing to match the rest of the building. Replace damaged sections of the foil faced roofing - add roof padding at each changes of level for foot traffic access. Crickets may have	10,000.00	\$5.85	SF	\$58,500
Facility: Main Building System: Interior Finishes Total Cost: \$41,760								
Floor Finishes								
Carpet		3	Carpet at the B and E classrooms are coming unglued and are in poor condition.	Replace Carpet at the B and E classrooms	6,000.00	\$6.96	sf	\$41,760
Facility: Main Building System: Fire Protection Total Cost: \$191,400								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	Only the 1998 addition has fire sprinklers.	Install a complete fire protection sprinkler system in the original building.	33,000.00	\$5.80	SF	\$191,400
Facility: Main Building System: Electrical Total Cost: \$128,760								
Electrical Service and Distribution								
Electrical switchboard and branch panels		2	Original switchboard and the original panels are at the end of useful life. Newer panels are in good condition.	Replace switchboard and selected branch panels.	1.00	\$92,800.00	LS	\$92,800
Lighting and Branch Wiring								
Gymnasium lighting		2	Gym lighting is at the end of useful life.	Replace Gym lighting.	3,000.00	\$5.80	SF	\$17,400
Special Electrical Systems								
Egress lighting		0	Pathway lighting provided by "X - panel" with feeder tap. Some battery - backed, but typically not.	Add battery - backed. Egress lights.	20.00	\$928.00	EA	\$18,560

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Facility Summary

Seattle School District
Lafayette
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/ Date Done	Comments	
G Sitework	3.9			
Site Improvements				
Parking	5	LKS	02/01/14	Asphalt surface.
Pedestrian Paving	3	LKS	02/01/14	Concrete paving on-site, and perimeter concrete sidewalks. Concrete steps with pipe handrails.
Site Development	4	LKS	02/01/14	Chain link fencing, concrete retaining walls, asphalt and grass play area, commercial play equipment surrounded by wood chips. Wood A.D.A. ramp.
Landscaping	2	LKS	02/01/14	Mostly shrubs along east side of building.
Site Electrical utilities				
Exterior Lighting	3	TAL	02/01/14	The exterior lighting is soffit mounted HID.

Facility Summary

Seattle School District
Lafayette
Main Building

Facility Size - Gross	52,863	Construction Type	Medium
Year Of Original Construction	1949	Year Of Last Renovation	1953
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	LKS	02/05/14	Conventional concrete spread footing.
Slab On Grade	3	LKS	02/05/14	Conventional concrete floor slab.
Basements				
Basement Walls	3	LKS	02/05/14	Conventional concrete basement walls.
B Shell		2.8		
Superstructure				
Roof Construction	3	LKS	02/05/14	Wood 2x joists with wood decking, which are supported by wood posts and stud walls (steel beams and columns at 1952 addition).
Exterior Closure				
Exterior Walls	3	LKS	02/05/14	Concrete walls with clay brick veneer.
Exterior Windows	2	LKS	02/05/14	Exterior windows were replaced in 2011 with double pane aluminum windows.
Exterior Doors	2	LKS	02/05/14	Exterior doors were replaced with HM doors and frames with new hardware at building entries. Exterior doors in the Commons are new aluminum doors.
Roofing				
Roof Coverings	3	LKS	02/05/14	Roof coverings are rolled granular at flat areas and 3 - tab at pitched monitor roofs. Flashings are Kynar type coated metal. Roofing was new in 2005 except above Gym that is about 10 years old. The sheet metal at the sidewalls of the monitor roofs are old re-painted sheet metals which started to wear out.

Facility Summary

Seattle School District Lafayette Main Building

C Interiors		3.4			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	02/05/14	Interior walls are mainly wood stud with lathe and plaster surface.	
Interior Doors	5	LKS	02/05/14	Interior doors are original wood framed, wood doors with original hardware. They are not ADA compliant.	
Interior Finishes					
Wall Finishes	3	LKS	02/05/14	Wall finishes are painted plaster throughout building. Classrooms have a band of 12" acoustic tile at upper walls.	
Floor Finishes	3	LKS	02/05/14	The halls, Cafeteria, and Kindergarten rooms have new VCT. VAT appears in the offices, some utility areas and classrooms. The Kitchen is quarry tile. The Gym floor and Stage floor are wood. The custodian's area has "battleship red linoleum." The Library has newer carpet put in.	
Ceiling Finishes	4	LKS	02/05/14	Ceilings are 12" acoustic tile throughout building except at the main entry and monitors that are hard lid. The Gym has a tectum ceiling.	
D Services		3.4			
Plumbing					
Plumbing Fixtures	3	TAL	02/05/14	Restroom fixtures are mostly institutional china type. Lavatories and classroom sinks are enameled iron.	
Domestic Water Distribution	2	TAL	02/05/14	Domestic water piping is new copper.	
Sanitary Waste	3	TAL	02/05/14	Mostly cast iron piping	
Rain Water Drainage	3	TAL	02/05/14	Roof drains piped to sewer in cast iron pipe.	
HVAC					
Energy Supply	3	TAL	02/05/14	Natural gas service piped to steam boiler.	
Heat Generating Systems	4	TAL	02/05/14	The building is heated by a single gas fired steam boiler installed in 1949.	
Distribution Systems	4	TAL	02/05/14	Steam is distributed to the unit ventilators in steel pipes.	
Terminal and Package Units	4	TAL	02/05/14	Individual rooms are heated by classroom unit ventilators. Replaced exhaust fans and relief dampers (2009)	
Controls and Instrumentation	4	TAL	02/05/14	Controls are a mix of original pneumatic type and newer electric	
Fire Protection					
Fire Protection Sprinkler Systems	5	TAL	02/05/14	There is no fire protection sprinkler system in this building.	
Fire Protection Specialties	3	TAL	02/05/14	Wall mounted fire extinguishers.	
Electrical					
Electrical Service and Distribution	3	TAL	02/05/14	The service is overhead 800A @ 208V, yielding 5.5 watts per square foot. There is also a 240V, 3 phase panel fed by a 75KVA transformer. The service switchboard, transformer and branch panels are in good condition, but starting to show their age.	
Lighting and Branch Wiring	3	TAL	02/05/14	Lighting is typically 1x4 surface mounted wraparounds, in fair condition. Corridor lighting appears to be older, and lenses are discolored. Branch circuiting, is fair, except the tech upgrade branch circuits, which are in very good condition.	
Communication and Security Systems	3	TAL	02/05/14	Clock/bell system is a Latham upgrade, with newer Latham clocks in the classroom. Corridors and classrooms have motion detectors. Fire alarm is upgraded, voice/data system was upgraded as part of the 2000 tech upgrade.	
Special Electrical Systems	4	TAL	02/05/14	Corridor egress fixtures are old, generally, and past their useful life. Exits are battery backed and in fair condition.	

Facility Summary

Seattle School District
Lafayette
Main Building

E Equipment and Furnishings		4.0			
Equipment					
Fixed Furnishings and Equipment		4	TAL	02/05/14	Casework and Library shelving are original wood type casework with linoleum countertops. The Kitchen is mostly older stainless with painted steel base cabinets.

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Lafayette

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$550,911								
Parking								
Asphalt		1	Asphalt is badly cracked, spalled and has potholes. Settlement areas indicate subgrade failure. Areas have many patches that have failed.	Remove and replace asphalt parking and access drive, including subgrade repair and striping.	39,600.00	\$5.22	SF	\$206,712
Site Development								
ADA ramp		3	ADA ramp is wood and show signs of rotting.	Replace wood ramp with concrete ramp and rails.	70.00	\$174.00	LF	\$12,180
Chain link fencing		3	Much of the fencing is rusted with bent post and rails, and warped fabric.	Remove and replace damaged portions of chain link fencing.	350.00	\$34.80	LF	\$12,180
Retaining walls		3	Extensive cracking and spalling exists in retaining walls, including areas of exposed re-bar. Extensive breakage at fencing post locations.	Chip out concrete at cracked and broken areas in retaining wall. Repair with non-shrink epoxy grout.	1.00	\$34,800.00	LS	\$34,800
Asphalt		1	Asphalt play area on southerly portion of site is cracked, spalled, and exhibits subgrade failure. Asphalt in garden area is in similar condition.	Remove and replace asphalt, including subgrade repair and replacement of pavement markings.	54,000.00	\$5.22	SF	\$281,880
Basketball backboards		3	(3) existing basketball backboards are in bad shape	Remove and replace (3) existing basketball backboards with new	3.00	\$1,053.00	EA	\$3,159
Facility: Main Building System: Interior Construction								
Total Cost: \$100,224								
Interior Doors								
Interior doors		5	Interior doors are original and in poor condition. They are dinged and hardware is wearing out. It is not ADA compliant.	Remove doors and replace with modern hollow metal door frames, solid core wood doors and ADA compliant hardware.	48.00	\$2,088.00	EA	\$100,224
Facility: Main Building System: Interior Finishes								
Total Cost: \$194,110								
Floor Finishes								
Ceramic tiles		3	Ceramic tiles in Boys RR and possibly Girls RR have had multiple patches	Remove and replace existing ceramic floor tiles with new	1,000.00	\$10.53	SF	\$10,530

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Lafayette

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Wood floor		2	Wood floor at stage and gym are "cupping," stained, have lost some "filling," and are in need of a refinish.	Sand, fill and refinish wood floors. Restripe Gym floor after refinish.	3,000.00	\$8.12	SF	\$24,360
Ceiling Finishes								
Ceiling finish		2	12" Acoustic tile are sagging generally and some have fallen to floor.	Remove 12" acoustic tile and replace with new 12" acoustic tile.	37,000.00	\$4.06	SF	\$150,220
Tectum		2	Tectum ceiling is worn out	Remove and replace existing tectum ceiling with new.	2,000.00	\$4.50	SF	\$9,000
Facility: Main Building System: HVAC Total Cost: \$1,360,680								
Heat Generating Systems								
Boiler		2	The heating system is mostly 60 years old and past it's expected life span.	Install a modern HVAC system.	51,000.00	\$26.68	SF	#####
Facility: Main Building System: Fire Protection Total Cost: \$307,400								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There are no fire sprinklers in this building.	Install a complete fire protection sprinkler system.	53,000.00	\$5.80	SF	\$307,400
Facility: Main Building System: Electrical Total Cost: \$52,896								
Lighting and Branch Wiring								
Corridor lighting		5	Corridor lighting is older, in poor condition.	Replace corridor lighting.	6,000.00	\$6.96	SF	\$41,760
Special Electrical Systems								
Egress light fixtures		1	Fixtures are old, broken, past useful life.	Replace with new battery-pack type egress lights.	12.00	\$928.00	EA	\$11,136
Facility: Main Building System: Equipment Total Cost: \$224,460								
Fixed Furnishings and Equipment								
Kitchen equipment		1	All of the Kitchen equipment is old and out dated.	Install new counters sinks, shelving, etc., to fully up date the Kitchen.	1.00	\$67,860.00	LS	\$67,860

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Lafayette

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Casework		4	Casework is original and in poor condition. The linoleum tops are lifting and hardware is not fully functional.	Remove casework and Library shelving and replace with modern plastic laminate type casework.	450.00	\$348.00	LF	\$156,600

Facility Summary

Seattle School District Laurelhurst Gym

Facility Size - Gross	8,528	Construction Type	Medium
Year Of Original Construction	1951	Year Of Last Renovation	n/a
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	JWB	03/05/14	Continuous cast-in-place concrete foundation.
Slab On Grade	3	JWB	03/05/14	Standard concrete slab-on-grade.
B Shell		3.4		
Superstructure				
Roof Construction	3	JWB	03/05/14	Concrete shell roof structure supported by concrete beams and concrete and masonry walls.
Exterior Closure				
Exterior Walls	3	JWB	03/05/14	A combination of concrete, CMU and brick masonry exterior walls. West wall needs additional paint, <\$5K.
Exterior Windows	5	JWB	03/05/14	Exterior windows are single glazed metal window system and glass block. Restrooms have reinforced fiberglass panels, non-insulated.
Exterior Doors	5	JWB	03/05/14	Exterior doors are hollow metal framed, hollow metal doors with non compliant hardware.
Roofing				
Roof Coverings	3	JWB	03/05/14	Roofing is rolled granular roofing with Kynar type coated metal flashings.
Projections	3	JWB	03/05/14	Concrete canopy at east entrance.
C Interiors		3.8		
Interior Construction				
Fixed and Moveable Partitions	3	JWB	03/05/14	Walls are mainly masonry and CMU throughout building. Restrooms CMU have glazed CMU.
Interior Doors	5	JWB	03/05/14	Interior doors are hollow metal framed, solid core wood doors with non - ADA compliant hardware.
Specialties	5	JWB	03/05/14	Original restroom partitions and older accessories.
Interior Finishes				
Wall Finishes	3	JWB	03/05/14	Mostly masonry wall finish, some painted areas.
Floor Finishes	4	JWB	03/05/14	Wood floor in Gym, sealed concrete in restrooms.
Ceiling Finishes	4	JWB	03/05/14	Painted hard lid in restrooms, tectum ceiling in gym area, repairs at hard lid <\$5K.

Facility Summary

Seattle School District
Laurelhurst
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.6		
Site Improvements			
Roadways	5	JWB 03/05/14	Asphalt service drive at Southwest corner of site.
Pedestrian Paving	4	JWB 03/05/14	Concrete walks and steps, with some minor cracks (on-site). Perimeter concrete sidewalks have significant cracking, and displaced panels that create tripping hazards.
Site Development	2	JWB 03/05/14	Chain link fencing, concrete walls and curbing, good play equipment, badly deteriorated asphalt play area (North area). South play area is under construction, but asphalt between new construction and building is badly cracked.
Landscaping	2	JWB 03/05/14	Grass areas with shrubs and trees.
Site Electrical utilities			
Exterior Lighting	4	DCS 03/05/14	Exterior lighting is in fair condition, but step lights in the concrete entrance stair in poor condition. Inadequate lighting, especially to North and in alcove spaces.

Facility Summary

Seattle School District Laurelhurst Main Building

Facility Size - Gross	45,597	Construction Type	Medium
Year Of Original Construction	1929	Year Of Last Renovation	1951
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	JWB	03/05/14	Conventional concrete spread footings with a crawl space.
Slab On Grade	3	JWB	03/05/14	Reinforced concrete floor slab supported by reinforced concrete columns and pony walls.
B Shell		2.8		
Superstructure				
Floor Construction	3	JWB	03/05/14	Reinforced concrete slab, which is supported by concrete beams, column, and walls.
Roof Construction	3	JWB	03/05/14	Wood framed attic and roof, which are supported by reinforced concrete walls. At the Gym, steel joist framing supported by unreinforced masonry walls.
Exterior Closure				
Exterior Walls	3	JWB	03/05/14	Reinforced concrete walls with clay brick veneer. Trim and cap material is stone.
Exterior Windows	2	JWB	03/05/14	Replaced single pane wood windows in 2010.
Exterior Doors	5	JWB	03/05/14	Exterior doors are wood framed, solid wood doors and non compliant hardware.
Roofing				
Roof Coverings	2	JWB	03/05/14	Rolled granular roofing was replaced in 2002. Covered play area roof replaced 2010. Flashing is painted metal.
Roof Openings	2	JWB	03/05/14	Skylights and hatches were replaced with 2002 roof work.
Projections	2	JWB	03/05/14	Wood framed covered play area.

Facility Summary

Seattle School District Laurelhurst Main Building

C Interiors

4.0

Interior Construction

Fixed and Moveable Partitions	3	JWB	03/05/14	Interior walls are masonry or cast-in-place concrete.
Interior Doors	5	JWB	03/05/14	Interior doors are wood framed, wood doors with original hardware. They are not ADA compliant.
Specialties	4	JWB	03/05/14	Original restroom partitions and some older accessories. Visual display devices are a mix of white boards and blackboards.

Staircases

Stair Construction	3	JWB	03/05/14	Stair system is cast-in-place concrete.
Stair Finishes	3	JWB	03/05/14	Stair treads are dark stained cast-in-place concrete. Stair rails are wood.

Interior Finishes

Wall Finishes	3	JWB	03/05/14	Interior wall finishes are painted lath and plaster over masonry or cast-in-place concrete.
Floor Finishes	5	JWB	03/05/14	Floors are mainly linoleum. Some classrooms have a wood strip floor. The Library has carpet and the office area is VCT. The Auditorium is VAT.
Ceiling Finishes	5	JWB	03/05/14	Ceilings are mainly 12" acoustic with a plaster ceiling in the entry and Tectum ceilings in some utility areas.

Facility Summary

Seattle School District Laurelhurst Main Building

D Services		3.0			
Vertical Transportation					
Elevators and Lifts	3	DCS	03/05/14	Thyssen Krupp two-stop 2,100 lb hydraulic elevator installed in 2003 in fair to good condition. Awkward roof access to service mechanical equipment (<\$5K).	
Plumbing					
Plumbing Fixtures	3	DCS	03/05/14	Mix of some older and mostly newer plumbing fixtures and trim; many older fixtures in poor condition; newer in fair to good condition. Gym is mostly original 1951; past useful life.	
Domestic Water Distribution	2	DCS	03/05/14	Three-inch city water service. Most old galvanized pipe replaced with copper in 2010; but some galvanized still remains. Gym is served from central plant; and mix of mostly copper and some galvanized piping (<\$5K).	
Sanitary Waste	3	DCS	03/05/14	Cast iron drain and waste with galvanized vent; no issues reported or observed.	
Rain Water Drainage	3	DCS	03/05/14	Only a small portion of the roof to south was accessible; appears to be mostly interior roof drains with no overflow; many RDs awkwardly located under flashing, near equipment, and so forth; ponding evident in several locations. Further investigation is recommended (<\$5K). Gym roof also not accessible; assume flat with RDs and no ORDs; with further investigation suggested (<\$5K).	
HVAC					
Energy Supply	3	DCS	03/05/14	Natural gas from PSE large diaphragm meter No. 325922 with 5,000 cfm capacity in fenced enclosure with no seismic valve (<\$5K). Laser childcare portable(s) have separate gas meter(s). Underground fuel oil storage tank of unknown capacity under covered play area (may not be code compliant). Steam & condensate to Gym from central plant via tunnel; with mix of renewed and older piping not past useful life.	
Heat Generating Systems	3	DCS	03/05/14	Two (2) original NRC fire-tube low pressure steam boilers; both with dual-fuel burners. One unit has a newer Weil McClain Webster burner with 3.773 mmbth capacity; the other is not currently operable, has an older "IC" burner, but appears to be otherwise in fair condition. Condensate receiver, feed-water tank, and pumps all in poor to fair condition. Bottom of stack fitted with incineration system; now abandoned in place; but likely functional. Steam & condensate to Gym via tunnel.	
Cooling Generating Systems	3	DCS	03/05/14	Not observed, but assumed present for MDF cooling. No cooling for Gym.	
Distribution Systems	3	DCS	03/05/14	Mix of mostly older and some newer steam & condensate distributed from the central plant to the main and gym buildings via tunnels and/or crawl spaces, then shafts, attic, and plenum space, plus mechanical rooms. Mostly older galvanized sheet metal duct in fair condition. Built-up air handling units for larger spaces including Auditorium in fair condition. Original exhaust fans heavily corroded. Gym has metallic steam & condensate piping; galvanized sheet metal duct, and GRDs; all in poor to fair condition; excepting small portions of renewed.	
Terminal and Package Units	4	DCS	03/05/14	Classrooms are heated by original unit ventilators; many in poor condition. Cast iron steam radiators in corridors; overhead steam unit heaters in utility spaces. Large fan coil unit for Gym; other small equipment for Gym Wing toilet room and office/storage areas.	
Controls and Instrumentation	3	DCS	03/05/14	Limited upgrade in 2010 provided EMCS control of the one (1) refurbished boiler using Siemens Apogee equipment; remainder of Bldg is original pneumatic in poor condition, including Powers t-stats for most classrooms. Gym is most or all old pneumatic controls.	
Special HVAC Systems and Equipment	4	DCS	03/05/14	Original kitchen hood provide marginal service even for warming-only service.	

Facility Summary

Seattle School District Laurelhurst Main Building

Fire Protection

Fire Protection Sprinkler Systems	4	DCS	03/05/14	This building has fire sprinklers in the corridors and storage rooms only.
Fire Protection Specialties	3	DCS	03/05/14	Old pressurized water fire extinguishers; wall-hung; both with and without cabinets (<\$5K). AEDs not observed (<\$5K).

Electrical

Electrical Service and Distribution	3	DCS	03/05/14	SCL service underground to basement main electrical room with meter No. 750786 to Square D 208V/3-phase panel rated at 800A, yielding 5.3 w/sf. Most the panels were upgraded with the new interior work in 1991, and then augmented by the tech upgrade in 2001, including TVSS. No issues reported, but service is small for this school, with little capacity for new loads. Main Bldg serves Gym Wing older panels.
Lighting and Branch Wiring	3	DCS	03/05/14	Lighting is typically 1x4 fluorescent in classrooms. Unusual pendant fixtures in corridors with questionable expanded metal retrofit above each fixture to keep out debris (<\$5K). The 2001 tech upgrade is aging; more receptacles should be planned for the next upgrade. Wiring and devices assumed replaced in 1991. Gym has mix of mostly new and some older lighting.
Communication and Security Systems	3	DCS	03/05/14	New GE EST 3 fire alarm system in 2010. Somewhat newer Lathem LTR6-128 clock system head-end, wired to older classroom clocks. Older Rowland PA system at end of life, but reportedly still functional. Somewhat older NEC phone system. Gym wing has newer fire alarm, older NEC phone, and little or no data service.
Special Electrical Systems	3	DCS	03/05/14	Mix of older and newer battery-backed egress "bug-eye" lights; some older units may have failed batteries (<\$5K). Exit signs installed. No generator. Wireless sound reinforcement in most classrooms. Overhead projectors in many classrooms. Newer suspended stage lighting system; but original system is abandoned in place (<\$5K to remove). Gym wing has older egress lighting "bug-eyes" in fair condition; newer Exit signs in good condition; score board, PA, and other special gym systems in fair condition.

E Equipment and Furnishings	5.0
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Equipment

Fixed Furnishings and Equipment	5	JWB	03/05/14	Casework is original wood with linoleum countertops
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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Laurelhurst

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Gym								
System: Exterior Closure Total Cost: \$28,720								
Exterior Windows								
Windows		1	Glass block broken and aged and fiberglass panels no energy efficient.	Repair glass block where necessary, remove and replace fiberglass panels with dual pane or translucent panel system.	1.00	\$7,020.00	LS	\$7,020
Exterior Doors								
Wood doors		3	Exterior doors are original and in poor condition. They are not ADA compliant.	Remove existing doors and replace with modern hollow metal frames, hollow metal doors and modern ADA hardware.	7.00	\$3,100.00	EA	\$21,700
Facility: Gym								
System: Interior Construction Total Cost: \$5,850								
Specialties								
Restroom partitions, accessories		1	Restroom partitions and accessories are old and worn	Replace with new metal partitions, and accessories	1.00	\$5,850.00	LS	\$5,850
Facility: Gym								
System: Interior Finishes Total Cost: \$61,425								
Floor Finishes								
Wood floor		4	Gym wood floors are in poor condition and need refinishing.	Sand and refinish Gym wood floors.	7,500.00	\$8.19		\$61,425
Facility: Infrastructure								
System: Site Improvements Total Cost: \$24,128								
Roadways								
Asphalt		0	Asphalt service drive is badly deteriorated and beyond useful life.	Remove and replace asphalt service drive - suggest concrete replacement.	1,000.00	\$11.60	SF	\$11,600
Pedestrian Paving								
Concrete		1	Perimeter concrete sidewalks are cracked in many areas, and have displaced panels that create tripping hazards.	Remove and replace damaged and displaced sections of sidewalk.	1,800.00	\$6.96	SF	\$12,528

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Laurelhurst

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Electrical utilities								
Total Cost: \$13,920								
Exterior Lighting								
Exterior lights		0	Step lights are broken. Insufficient lighting to North and at alcoves.	Replace step lights. Add new light fixtures to North and at alcoves.	12.00	\$1,160.00	EA	\$13,920
Facility: Main Building System: Exterior Closure								
Total Cost: \$60,320								
Exterior Doors								
Wood doors		0	Exterior wood doors are original and in poor condition. They are not ADA compliant.	Remove existing wood doors and replace with modern hollow metal frames, hollow metal doors and modern ADA hardware.	13.00	\$4,640.00	PAIR	\$60,320
Facility: Main Building System: Interior Construction								
Total Cost: \$138,816								
Interior Doors								
Wood doors		0	Wood doors, frames and hardware are original and in poor condition. They are not ADA compliant.	Remove existing doors and replace with hollow metal frames, solid core wood doors and ADA compliant hardware.	62.00	\$2,088.00	EA	\$129,456
Specialties								
Restroom partitions, accessories		1	Restroom partitions and accessories are old and worn	Replace with new metal partitions, and accessories	1.00	\$9,360.00	LS	\$9,360
Facility: Main Building System: Interior Finishes								
Total Cost: \$414,120								
Floor Finishes								
Flooring		1	Existing flooring is old and in poor condition.	Remove flooring and replace with VCT.	42,000.00	\$5.80	SF	\$243,600
Ceiling Finishes								
12" Acoustic tile		4	Acoustic tile are sagging in many areas and are generally in poor condition.	Remove acoustic tile and replace with new acoustic tile or suspended ACT.	42,000.00	\$4.06	SF	\$170,520

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Laurelhurst

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Plumbing								
Total Cost: \$40,000								
Plumbing Fixtures								
Sinks and miscellaneous fixtures		3	Older fixtures in poor condition - crack, stained, and aged trim.	Replace.	20.00	\$2,000.00	ea	\$40,000
Facility: Main Building System: HVAC								
Total Cost: \$651,623								
Heat Generating Systems								
Steam boiler		0	One of the two steam boilers is out of service; needing new burner as a minimum.	Replace burner; inspect, test, and renew as needed.	1.00	\$58,000.00	lot	\$58,000
Distribution Systems								
Steam & condensate piping		3	Older piping in unclear condition.	Clean, test, inspect and repair or replace as needed.	50,037.00	\$3.51	sf	\$175,630
Terminal and Package Units								
Classroom unit ventilators; corridor cast iron radiators; overhead unit heaters		2	Original terminal equipment dirty, damaged, noisy, and past useful life.	Clean, test, inspect and repair or replace as needed.	50,037.00	\$4.68	sf	\$234,173
Controls and Instrumentation								
Distributed controls		2	Original pneumatic controls provide marginal comfort.	Upgrade to DDC with full Distract EMCS interface.	50,037.00	\$3.51	sf	\$175,630
Special HVAC Systems and Equipment								
Kitchen heat & moisture hood		2	Original hoods provide minimal exhaust capability and do not meet code.	Replace with Type II (heat & moisture) hoods.	2.00	\$4,095.00	ea	\$8,190
Facility: Main Building System: Fire Protection								
Total Cost: \$313,925								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	The building only has fire sprinklers in the corridors and storage rooms.	Install a complete fire protection sprinkler system.	54,125.00	\$5.80	SF	\$313,925
Facility: Main Building System: Electrical								
Total Cost: \$34,953								
Electrical Service and Distribution								
Panels and electrical controls		3	Original electrical is past useful life.	Replace.	8,525.00	\$2.34	sf	\$19,949

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Laurelhurst

Material		Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Lighting and Branch Wiring									
Wiring and devices			3	Original electrical is past useful life.	Replace.	8,525.00	\$1.76	sf	\$15,004
Facility:	Main Building								
System:	Equipment								
Total Cost: \$120,060									
Fixed Furnishings and Equipment									
Wood casework			2	Wood casework is original and is in poor condition.	Remove wood casework and replace with modern plastic laminate casework.	345.00	\$348.00	LF	\$120,060

Facility Summary

Seattle School District
Lawton
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	3.1		
Site Improvements			
Roadways	4	JWB 03/19/14	Asphalt bus drop-off/pick-up drive with concrete curbs.
Parking	3	JWB 03/19/14	Asphalt parking with concrete curbs and wheel stops.
Pedestrian Paving	3	JWB 03/19/14	Concrete walkways (on-site) with concrete steps and steel pipe rails. Concrete perimeter walks (in poor condition).
Site Development	3	JWB 03/19/14	Chain link fencing; concrete retaining walls; asphalt hard surface play area; play equipment surrounded by wood chips and cushioned mat. Steel handrails at main stairs from entry area to lower parking need replacement, rusting, <\$5K.
Landscaping	3	JWB 03/19/14	Grass, shrubs, ground cover, and trees.
Site Electrical utilities			
Exterior Lighting	3	DCS 03/19/14	Exterior flood lights and pole mounted shoebox area lights are in fair condition. Several light poles are rusty and some wall-packs with yellowing lenses (<5K). Soffit can lights at entries. HID packs at south covered play in good condition, but a few lenses are dirty (<\$5K). Flagpole lighting system fixtures full of water and failed (<\$5K).

Facility Summary

Seattle School District Lawton Main Building

Facility Size - Gross	54,766	Construction Type	Medium
Year Of Original Construction	1913	Year Of Last Renovation	1991
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	3.3		
Foundations			
Standard Foundations	3	JWB 03/19/14	Reinforced concrete spread footing foundation at Gymnasium, Auditorium, and single story portion of structure.
Special Foundations	3	JWB 03/19/14	Auger cast concrete piles with pile caps connected by reinforced concrete tie beam struts.
Slab On Grade	4	JWB 03/19/14	Concrete slab on grade. Area at northwest corner of Gym showing signs of settlement. Another area in Auditorium out from Kitchen shows cracking, possibly from pile caps below.
Basements			
Basement Walls	3	JWB 03/19/14	Reinforced concrete retaining walls at a limited number of locations.
B Shell	3.0		
Superstructure			
Floor Construction	3	JWB 03/19/14	Steel columns, steel beams, and steel floor joists with a metal deck and concrete composite diaphragm. Typical at 1990 addition. Wood framed mezzanine at mechanical area with concrete floor.
Roof Construction	3	JWB 03/19/14	Steel columns, steel beams, and open web steel joists with a metal deck diaphragm - typical at 1990 addition. Steel trusses and concrete bearing walls with a wood deck diaphragm - typical at Gymnasium and Auditorium.
Exterior Closure			
Exterior Walls	3	JWB 03/19/14	Light gauge metal studs with clay brick veneer - typical at 1990 addition. Reinforced concrete walls with brick veneer at Auditorium and Gymnasium. Ceramic tile at northwest area of Auditorium.
Exterior Windows	3	JWB 03/19/14	Exterior windows are modern double pane aluminum windows. Window at NW corner of Auditorium has consistent leaking, remove and re flash and replace window frame, <\$5K.
Exterior Doors	3	JWB 03/19/14	Exterior doors are hollow metal framed, hollow metal doors and compliant hardware.
Roofing			
Roof Coverings	3	JWB 03/19/14	Roofing is membrane roofing with silver coating at center areas of building and standing seam metal at perimeters and pitched roofs. Soffits are painted coated plywood. Gutters, fascias and flashings are Kynar coated metal.
Roof Openings	5	JWB 03/19/14	Glazed skylights at covered play, broken need replacement, <\$5K.
Projections	3	JWB 03/19/14	Covered play ls steel beam with steel deck.

Facility Summary

Seattle School District Lawton Main Building

C Interiors

3.0

Interior Construction

Fixed and Moveable Partitions	3	JWB	03/19/14	Interior walls are mainly metal stud with GWB in new areas. Old areas are masonry or concrete.
Interior Doors	3	JWB	03/19/14	Interior doors are hollow metal framed, solid core wood with ADA compliant hardware. Stainless steel coiling door at Kitchen.
Specialties	3	JWB	03/19/14	Restroom accessories and partitions.

Staircases

Stair Construction	3	JWB	03/19/14	Stairs are cast-in-place concrete.
Stair Finishes	3	JWB	03/19/14	Stair finishes are radial rubber treads with metal rails. Mezzanine stairs are wood.

Interior Finishes

Wall Finishes	3	JWB	03/19/14	Wall finishes are painted GWB or painted masonry/concrete paint in hallways is a "Zolotone" type. Ceramic tile in restrooms. Wood panels in Library.
Floor Finishes	3	JWB	03/19/14	Flooring is mainly VCT with wood in the Gym and carpet in offices and Library. The kitchen has a "stonehard" type floor. Utility areas are concrete. Restrooms have ceramic tile.
Ceiling Finishes	3	JWB	03/19/14	Ceilings are 2x4 suspended acoustic tile in classroom, offices, Library and some other areas. Classrooms have a GWB soffit at perimeter. Hallways, the Gym and Cafeteria are acoustic tile.

Facility Summary

Seattle School District Lawton Main Building

D Services

2.6

Vertical Transportation

Elevators and Lifts

3	DCS	03/19/14	One (1) two-stop 2,000 lb hydraulic elevator, aging and slow but operable. One (1) Genesis ADA lift at stage rated at 750 lb dated 2008 in good condition.
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Plumbing

Plumbing Fixtures

2	DCS	03/19/14	Flushing fixtures and lavatories are porcelain with chrome trim. Classroom sinks and corridor drinking fountains are stainless steel; the fountains are not ADA-compliant. Most fixtures and trim in good condition; some fair.
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Domestic Water Distribution

2	DCS	03/19/14	City water assumed, but service entry not observed. Most visible domestic cold & hot water piping is copper. One new (2011) gas DHW heater - A.O. Smith 230 gal, 199 mbh; one newer A.O. Smith electric tank-type DHW heater. Toilet room lavatories labeled "Do Not Drink" for unknown reason, as there are no reported water quality issues.
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Sanitary Waste

2	DCS	03/19/14	Not observed, but assume metallic; no issues reported.
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Rain Water Drainage

3	DCS	03/19/14	Older (1920/1950) structure to south is largely interior roof drains (RDs) with some scuppers; plus in-fill with both RD & ORD. Newer (1990) classroom addition to north is sloped roof to perimeter gutter to mix of round sheet metal and painted PVC downspouts to storm; gutters are backed-up and dripping/overflowing in several locations (<\$5K).
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Facility Summary

Seattle School District

Lawton

Main Building

HVAC

Energy Supply	2	DCS	03/19/14	Natural gas from PSE rotary meter No. 1030196 with 3,000 cfh capacity; no security fence; but with seismic shutoff valve.
Heat Generating Systems	2	DCS	03/19/14	One (1) Aerco Benchmark 2.0 gas-fired boiler installed in 2011 as primary heat for the water-source heat pump (WSHP) systems. System includes two (2) 20 hp condenser water circ-pumps with VFDs, loop temperature control valves, and related accessories. All appears to be in good condition.
Cooling Generating Systems	3	DCS	03/19/14	One (1) Evapco model No. LSWA58C closed loop fluid cooler (cooling tower) in somewhat congested service year with apparent after-factory modifications to reduce noise - these modifications may be adversely impacting thermal and/or energy performance and shorting component life (<\$5K). See heating system for condenser water circ pumps and accessories. One (1) roof mounted split Dx condensing unit serving large air handling unit at mechanical mezzanine below; assume for Daycare; unit dated 2011, and in good condition.
Distribution Systems	3	DCS	03/19/14	Condenser water larger piping is grooved steel pipe; smaller piping is copper. Ductwork is galvanized sheet metal where observed. Variety of GRDs. Portions replaced with new WSHPs in 2011. Three (3) newer (2011) small air handling units over 1990 north wing addition, assumed to serve common areas, but internals not observed. One dedicated furnace with split Dx cooling apparently serving Daycare. Older corroding hoods above 1920/1950 structure to south.
Terminal and Package Units	2	DCS	03/19/14	Classroom and office WSHPs replaced in 2011 with Climate Master using R410a refrigerant and 277/480V power. WSHPs located in mechanical closets immediately adjacent to served spaces; dedicated side-wall and/or soffit louvers for outside air and/or relief for each closet. Unit heaters for smaller spaces.
Controls and Instrumentation	4	DCS	03/19/14	Controls are digital, but appear to be a mix of older Landis & Gyr and newer Siemens; reportedly with widespread complaints regarding ventilation and/or thermal comfort - reportedly significant corrective action was taken in 2012, but the problems were not solved.
Special HVAC Systems and Equipment	3	DCS	03/19/14	Kitchen Type 1 grease hood over range & ovens, and Type 2 over dishwasher; but no apparent grease cooking; assumed to currently be a warming-only kitchen.

Fire Protection

Fire Protection Sprinkler Systems	4	DCS	03/19/14	Fire service from City enters lower level mechanical room to SW; PIV & FDC are at street to west. Riser pressure is 90 psig; riser access is nearly entirely blocked by a WSHP. Only the newer addition is protected; older Gym & Commons areas are not protected.
Fire Protection Specialties	2	DCS	03/19/14	Chemical fire extinguishers in cabinets. AEDs in cabinets.
Special Fire Protection Systems	3	DCS	03/19/14	Chemical fire extinguishing systems for Kitchen Type 1 grease hood.

Facility Summary

Seattle School District

Lawton

Main Building

Electrical

Electrical Service and Distribution	3	DCS	03/19/14	New in 2011 SCL vault service to 1989 Westinghouse 2000A main switchboard at 480V/3-phase, yielding 30 watt/sf. Switchboard, transformers and panel-boards in fair to good condition with no deficiencies noted; switchboard includes a power quality meter.
Lighting and Branch Wiring	3	DCS	03/19/14	Lighting is typically 2x4 acrylic lensed fluorescents upgraded to T8 ballasts & lamps, some recessed and some surface mount; newer occupancy control for classrooms. All fair to good condition. Receptacles and branch circuiting are all in fair to good condition. Most in good condition for their age.
Communication and Security Systems	3	DCS	03/19/14	Voice/data, clock/bell and security system are all in fair to good condition. The 1997 Honeywell fire alarm system was recently upgraded to include radio connection to Seattle Fire Department. The intercom system is nearing the end of life, and should be replaced. CATV assumed in fair to good condition, but growing obsolete. At least one smoke detector in the sprinkler riser/WSHP closet found partially taped-over - all should be checked (<\$5K).
Special Electrical Systems	3	DCS	03/19/14	Battery exit signs in good condition. Older egress bug-eye lights are aging; batteries should be checked and replaced as needed (<\$5K).

E Equipment and Furnishings

3.0

Equipment

Fixed Furnishings and Equipment	3	JWB	03/19/14	Casework is modern plastic laminate. Climbing wall in Gym. Kitchen equipment is stainless steel. Window blinds.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Lawton

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements Total Cost: \$39,440								
Roadways								
Asphalt (overlay)		2	Some areas exhibit subgrade failure (severe alligating) and should be removed. Overlay of full bus lane appears warranted.	Remove and replace damaged areas. Overlay entire bus lane after replacement of damaged areas.	1,560.00	\$4.35	SF	\$6,786
Parking								
Asphalt seal coat		4	Asphalt is beginning to crack and paint markings are obscure.	Seal coat and restripe asphalt parking area.	13,000.00	\$0.87	SF	\$11,310
Pedestrian Paving								
Concrete		0	Perimeter concrete sidewalks have severe panel displacement which is creating tripping hazards. Many panels are cracked/broken and need replacing.	Remove and replace concrete perimeter sidewalks.	1,400.00	\$6.96	SF	\$9,744
Site Development								
Cushion mat surface		0	Cushioning mat is below adjacent hard surface play area, creating tripping hazard.	Remove portion of mat repair subgrade and install new mat.	200.00	\$29.00	SF	\$5,800
Chain link fence		3	Chain link fence rails are damaged in several areas and required replacement.	Repair chain link fencing as required.	1.00	\$5,800.00	LS	\$5,800
Facility: Main Building System: Foundations Total Cost: \$45,000								
Slab On Grade								
Concrete		0	SOG showing signs of settlement at Auditorium in NW corner. Also pile cap maybe telegraphing through slab in Auditorium in front of Kitchen.	Investigate and repair as necessary slab settlement.	1.00	\$45,000.00	LS	\$45,000
Facility: Main Building System: Exterior Closure Total Cost: \$26,000								
Exterior Walls								
Paint		2	Trim paint at exterior is worn and fading	Prep and paint all exterior trim	1.00	\$26,000.00	LS	\$26,000

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Lawton

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Interior Finishes								
Total Cost: \$12,584								
Floor Finishes								
Carpet		5	Carpet in Library has wear areas and is beginning to deteriorate.	Remove existing carpet and replace with new.	1,808.00	\$6.96	SF	\$12,584
Facility: Main Building System: HVAC								
Total Cost: \$43,892								
Distribution Systems								
Roof hoods		5	Rusted and corroding roof hoods above Commons and Gym nearing end of life.	Renew or replace.	8.00	\$1,500.00	ea	\$12,000
Controls and Instrumentation								
Cx & TAB		1	Reportedly since the 2011 mechanical upgrade there have been widespread staff complaints regarding ventilation and/or thermal comfort.	Conduct Re-TAB and Retro-Cx to identify problems and initiate both long and short term corrective action.	54,986.00	\$0.58	sf	\$31,892
Facility: Main Building System: Fire Protection								
Total Cost: \$64,400								
Fire Protection Sprinkler Systems								
Fire sprinkler riser		1	Riser access blocked by new 2011 WSHP installation	Relocate riser or WSHP to allow access as required for maintenance and/or Seattle Fire Department requirements.	1.00	\$11,700.00	lot	\$11,700
Fire Sprinkler		0	Older 1920/1950 Commons, Gym, and other south areas are not sprinkled.	Install fire sprinkler system per NFPA 13.	10,000.00	\$5.27	sf	\$52,700
Facility: Main Building System: Electrical								
Total Cost: \$63,800								
Communication and Security Systems								
Intercom/PA system		5	Intercom/PA system is nearing the end of useful life.	Replace intercom/PA system.	1.00	\$63,800.00	LOT	\$63,800

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Facility Summary

Seattle School District
Leschi
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments	
Systems					
G Sitework		3.2			
Site Improvements					
Parking		4	JWB	04/01/14	Asphalt surface with concrete curbs.
Pedestrian Paving		3	JWB	04/01/14	On-site: Concrete walks, ramps, and steps with pipe handrails. Off-site: Concrete perimeter sidewalks.
Site Development		3	JWB	04/01/14	Concrete retaining walls, chain link fencing, asphalt hard surface play area with 7 basketball standards/wood backboards, play equipment surrounded by wood chips and concrete curbs/walls. Chain link in need of replacement, rusting in several locations.
Landscaping		3	JWB	04/01/14	Grass, shrubs, and trees.
Site Electrical utilities					
Exterior Lighting		3	DCS	04/01/14	Exterior lighting is pole mounted "shoebox" fixtures to South; shoebox lights attached to west façade; architectural pole lamps at old parking lot to north; pathway lights at main entry, and several others. All in good condition, except water intrusion at pathway entry fixtures (<\$5K).

Facility Summary

Seattle School District
Leschi
Main Building

Facility Size - Gross	59,490	Construction Type	Medium
Year Of Original Construction	1960	Year Of Last Renovation	1988
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components	Scores	Surveyor/ Date Done	Comments	
Systems				
A Substructure	3.0			
Foundations				
Standard Foundations	3	JWB	04/01/14	Conventional concrete footing foundations.
Slab On Grade	3	JWB	04/01/14	Conventional concrete floor slab.
Basements				
Basement Walls	3	JWB	04/01/14	Conventional reinforced basement walls.
B Shell	3.1			
Superstructure				
Floor Construction	3	JWB	04/01/14	At 1987 addition consists of metal deck with concrete topping that is supported by steel bar joist, which are supported by steel beams and columns. At 1960's building, consists of reinforced concrete floor slab which is supported by masonry bearing walls.
Roof Construction	3	JWB	04/01/14	Wood joist framing with plywood sheathing, which are supported by steel beams and columns (at 1987 addition) and masonry bearing walls (at 1960's building).
Exterior Closure				
Exterior Walls	3	JWB	04/01/14	Metal stud (at 1987 addition) and masonry (at 1960's building) bearing walls with clay brick veneer.
Exterior Windows	3	JWB	04/01/14	Exterior windows are double pane metal window system. Some are operable.
Exterior Doors	3	JWB	04/01/14	Exterior doors are hollow metal framed, hollow metal doors with compliant hardware.
Roofing				
Roof Coverings	4	JWB	04/01/14	Roofing is 3 - tab composition shingle. Flashing is Kynar coated metal. Fascia is painted wood. Soffits at stair/entry areas are painted plywood. Roof was new in 1988.

Facility Summary

Seattle School District Leschi Main Building

C Interiors

3.0

Interior Construction

Fixed and Moveable Partitions	3	JWB	04/01/14	Interior walls wall mainly stud wall with GWB surfacing or masonry. The Gym and Cafeteria have brick walls.
Interior Doors	3	JWB	04/01/14	Interior doors are hollow metal framed, solid core wood doors and ADA compliant hardware. Aluminum coiling door at kitchen.
Specialties	3	JWB	04/01/14	Restroom partitions and accessories are in fair condition. Marker boards.

Staircases

Stair Construction	3	JWB	04/01/14	Stair system is metal pan with concrete tread inserts.
Stair Finishes	3	JWB	04/01/14	Stair treads are concrete with non-skid nosings. Rails are metal.

Interior Finishes

Wall Finishes	3	JWB	04/01/14	Interior wall finishes are painted GWB or masonry. The Gym has wood paneling on two of it's walls. The Gym has one exposed brick wall as does the Cafeteria. Wood panels at each end of Gym. FRP at lower cafeteria walls and kitchen. Ceramic tile in restrooms.
Floor Finishes	3	JWB	04/01/14	Floors are mainly VCT throughout the building. The Gym has a wood floor. One classroom, one office and the Library have carpet. Bathrooms have "stonehard" poured epoxy floors. Ceramic tile in restrooms. Some areas of VCT need repairs, <\$5K.
Ceiling Finishes	3	JWB	04/01/14	Ceilings are mainly 2x4 suspended acoustic ceiling tile. The Gym and Cafeteria have 12" acoustic tile. Some soffits are GWB.

Facility Summary

Seattle School District Leschi Main Building

D Services		2.8			
Vertical Transportation					
Elevators and Lifts	3	DCS	04/01/14	Montgomery three-stop 2,000 lb hydraulic elevator in fair condition.	
Plumbing					
Plumbing Fixtures	3	DCS	04/01/14	Mostly newer (1988) fixtures in fair to good condition, but some original 1960s fixtures at the older East wing in poor to fair condition. Toilet room fixtures are mostly porcelain with manual chrome trim, but older lavs are enameled iron, and at end of life (heavily stained). Corridor drinking fountains and classroom sinks are stainless steel in fair to good condition.	
Domestic Water Distribution	3	DCS	04/01/14	City water service entry appears to be from East, but no located in Bldg. Observed domestic cold & hot water piping is copper. Domestic hot water from basement electric tank-type 18 kW heater with recirc pump. A second 60 kW electric water heater is present, but unclear if for domestic or heating service. Observed equipment and materials in fair to good condition, with good water color, taste, and pressure/flow.	
Sanitary Waste	3	DCS	04/01/14	Observed piping mix of cast iron waste and ABS drain and vent piping; no reported issues, and tested fixtures flushed and drained well.	
Rain Water Drainage	3	DCS	04/01/14	Steeply slopped roof sheet flows to perimeter large metal gutters, down to large rectangular metal downspouts tapering to much smaller storm drain lines at grade; this is a likely blockage point over time, and easy clean-outs should be retro-fitted as landscaping matures (<\$5K).	
HVAC					
Heat Generating Systems	3	DCS	04/01/14	At least one electric boiler provides heat to the WSHP condenser water loop; the attic "boiler" is 396 kW capacity. A lesser capacity 60 kW water heater is in the basement with unclear function. Regardless both electric "boilers" are in fair to good condition. Two (2) 20 hp condenser water pumps in attic mechanical space; replaced in 2012; and missing vibration isolation, resulting in excessive noise & vibration to classrooms below.	
Cooling Generating Systems	3	DCS	04/01/14	One (1) Evapco closed loop fluid cooler (cooling tower) with evaporative spray cooling feature and VFD-driven fan motor. Condensing units may be present for kitchen cooler & freezer, MDF, and/or EMR, but were not observed; might be served by the condenser water loop.	
Distribution Systems	3	DCS	04/01/14	Condenser water large piping is uninsulated steel pipe with grooved connections; smaller tubing is crimped copper; brass & stainless steel flex-hose hook-up kits to WSHPs; all new in 2012. Air handling units for common areas and large spaces; heat source unknown. Galvanized sheet metal duct. All in fair to good condition.	
Terminal and Package Units	1	DCS	04/01/14	Individual rooms and zones are conditioned by Climate Master Tranquility-series water source heat pumps (WSHPs) with R-410a refrigerant; all new in 2012. Older 1960s East wing has other types of terminal equipment, such as convectors in original toilet rooms, with unclear heat source.	
Controls and Instrumentation	3	DCS	04/01/14	Appears to be a mix of mostly older and some newer DDC controls; taken together there are excessive staff comfort complaints considering all new WSHP's installed in 2012.	
Special HVAC Systems and Equipment	3	DCS	04/01/14	Kitchen Type 1 grease hood over range & ovens, and Type 2 over dishwasher; but no apparent grease cooking; assumed to currently be a warming-only kitchen.	

Facility Summary

Seattle School District Leschi Main Building

Fire Protection

Fire Protection Sprinkler Systems	3	DCS	04/01/14	Fire service entry at basement mechanical room; appears to be three-inch with double check valve, and FDC at loading dock to East. Wet pipe fire sprinkler throughout including corridors, classrooms, commons, gym, and large covered play; the small covered play is not sprinkled. Large CP sprinkler piping is rusting; should be cleaned and corrosion protection coated (<\$5K). A water leak is present at the fire service entry (at the back of the small mechanical room) - assume less than \$5K to correct.
Fire Protection Specialties	2	DCS	04/01/14	Modern chemical fire extinguishers in cabinets. AEDs also in cabinets
Special Fire Protection Systems	3	DCS	04/01/14	Chemical fire suppression system at the kitchen Type 1 grease hood.

Electrical

Electrical Service and Distribution	3	DCS	04/01/14	SCL service underground to vault at East service yard, then underground to main electrical room with GE 480V/3-phase, 2,000A main switchboard, yielding 29.0 watt/sf. One (1) 225 kVA 480/208V transformer in main electrical room. One (1) GE 600A motor control center (MCC) in the attic space for major mechanical equipment. Feeders to corridor panels for lighting and receptacle loads.
Lighting and Branch Wiring	2	DCS	04/01/14	Lighting is 2x4, 2x2 and 4x4 fluorescents, generally troffers and surface mount; assume all upgraded to T8 ballasts & lamps; some or many spaces have recently installed occupancy sensor lighting controls. Assume all lighting and branch wiring and devices was new in 1988 major renovation, plus 2001 technology upgrade (if
Communication and Security Systems	3	DCS	04/01/14	Voice/data system was upgraded in 2001 and is in fair to good condition, but aging - Wi-Fi not observed; phone is NEC. Fire alarm is Honeywell, security is Radionics, clock/bell is Rauland. FA appears to be alarm only in Commons and Gym with no detection (<\$5K each). CATV and wireless sound reinforcement in classrooms.
Special Electrical Systems	3	DCS	04/01/14	Egress lighting is via battery pack "bug-eyes" and exit signs are also battery pack type; batteries are failing in some, and have failed in others (<\$5K). Original 1960s stage lighting systems is obsolete (<\$5K for minor upgrade); but somewhat newer sound system. No scoreboard observed in Gym.

E Equipment and Furnishings	3.0
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Equipment

Fixed Furnishings and Equipment	3	JWB	04/01/14	Casework is modern plastic laminate casework. Shelving in Library is plastic laminate. Stage curtain is old and staring to wear.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Leschi

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$254,440								
Parking								
Asphalt		2	Asphalt is severely cracked and will begin to spall soon. Curbs are good.	Remove and replace asphalt including pavement markings.	15,000.00	\$5.22	SF	\$78,300
Pedestrian Paving								
Concrete		1	Perimeter concrete sidewalks are cracked, broken and have many displaced panels which are tripping hazards.	Remove and replace perimeter concrete sidewalks.	10,000.00	\$6.96	SF	\$69,600
Pipe rails		1	Most pipe rails are worn and should be painted before rust begins to occur.	Clean and paint all pipe handrails.	1.00	\$2,320.00	LS	\$2,320
Site Development								
Back boards		1	Back boards are plywood and are beginning to deteriorate.	Replace wood back boards with modern back boards.	7.00	\$580.00	EA	\$4,060
Asphalt		1	Asphalt surface of play area is badly cracked and beginning to show wear. No evidence, however, of subgrade failure.	Repair cracks and overlay asphalt play areas, including pavement markings.	38,000.00	\$2.32	SF	\$88,160
Chain link fencing		1	Chain link fence is rusted with damaged rails. Some fence is missing on North side of parking.	Remove and replace chain link fencing.	400.00	\$30.00	LF	\$12,000
Facility: Main Building System: Roofing								
Total Cost: \$162,400								
Roof Coverings								
3 - Tab roofing		2	3 - Tab roofing is 21 years old and at end of it's useful life.	Remove roofing and replace with new.	28,000.00	\$5.80	SF	\$162,400
Facility: Main Building System: Plumbing								
Total Cost: \$35,100								
Plumbing Fixtures								
Original (1960's) plumbing fixtures at East wing		3	Older fixtures are worn and stained; some in unsanitary condition.	Replace 1960's fixtures with new.	12.00	\$2,925.00	ea	\$35,100

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Leschi

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building								
System: HVAC								
Total Cost: \$43,805								
Heat Generating Systems								
Condenser water pumps		1	New (2012) condenser water pumps installed without structural vibration isolation, resulting in unacceptably loud noise and vibration in classroom directly below.	Install vibration isolation or inertia bases under pumps.	2.00	\$5,850.00	ea	\$11,700
Controls and Instrumentation								
HVAC controls		1	Excessive staff comfort complaints, considering the recent 2012 WHSP replacement and apparent control system upgrade. Staff are placing wet towels on t-stats in an effort to obtain comfort; others use portable space heaters, fans, and other means to achi	Conduct Re-TAB and Retro-Cx to identify problems and initiate both long and short term corrective action.	55,353.00	\$0.58		\$32,105

Facility Summary

Seattle School District
Lincoln
Auditorium Building

Facility Size - Gross	31,629	Construction Type	Medium
Year Of Original Construction	1960	Year Of Last Renovation	n/a
Facility Use Type	High School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components	Scores	Surveyor/ Date Done	Comments	
Systems				
A Substructure	3.0			
Foundations				
Standard Foundations	3	JWB	02/28/14	Reinforced concrete spread footing foundation.
Slab On Grade	3	JWB	02/28/14	Concrete slab on grade.
B Shell	3.3			
Superstructure				
Floor Construction	3	JWB	02/28/14	Reinforced and unreinforced CMU bearing walls with reinforced concrete beams, columns, and slab at mechanical room.
Roof Construction	3	JWB	02/28/14	Reinforced and unreinforced CMU bearing walls with a steel column, steel beam, and steel open web joist system supporting a wood deck diaphragm. Reinforced concrete columns and beams supporting a concrete diaphragm at Auditorium entry.
Exterior Closure				
Exterior Walls	3	JWB	02/28/14	Reinforced CMU walls with brick veneer and precast aggregate veneer panels.
Exterior Windows	5	JWB	02/28/14	Exterior windows are metal sash with single pane glazing. They are not energy efficient. Storefront systems at north and south ends of building.
Exterior Doors	5	JWB	02/28/14	Exterior doors are hollow metal frames, hollow metal doors and have older panic hardware with closers. Several doors still included noncompliant hardware. Most doors are in need of repaint and repair.
Roofing				
Roof Coverings	3	JWB	02/28/14	Roofing is rolled granular roofing with Kynar coated metal flashing.
Roof Openings	3	JWB	02/28/14	Skylights in fair condition
Projections	4	JWB	02/28/14	Covered walks are metal with GWB undersides at north east side of building, west side is heavily detrained metal covered walk with peeling paint and rust.

Facility Summary

Seattle School District Lincoln Auditorium Building

C Interiors

3.7

Interior Construction

Fixed and Moveable Partitions	3	JWB	02/28/14	Interior walls are CMU and brick in some areas. Other walls are painted concrete. A few areas are stud wall with GWB.
Interior Doors	5	JWB	02/28/14	Interior doors are hollow metal frames, solid core wood doors and original hardware. It is not ADA compliant.
Specialties	5	JWB	02/28/14	Most original restroom partitions in poor condition, accessories are in poor condition.

Staircases

Stair Construction	3	JWB	02/28/14	The small stair systems (only 4-6 steps) are cast-in-place concrete.
Stair Finishes	3	JWB	02/28/14	Stair treads are cast-in-place concrete with metal handrails.

Interior Finishes

Wall Finishes	3	JWB	02/28/14	Interior wall finishes are mainly painted CMU or painted lath and plaster. Music rooms have acoustic tile on walls. Walls are in need of repair and repainting. Ceramic tile in restrooms.
Floor Finishes	4	JWB	02/28/14	Floor finishes vary. The entry, Auditorium and some classrooms are carpeted. Home Economics and renovated areas have VCT. The stages are painted wood. The small Auditorium is concrete. VAT is present in most other areas. Ceramic tile in main lobby restrooms.
Ceiling Finishes	4	JWB	02/28/14	Most large rooms such as the Auditorium have GWB ceilings. Outer areas have Tectum ceilings. Smaller rooms, such as Music rooms have 1x2 acoustic tiles. Some other areas have 12" acoustic tile. Tile is showing stains, missing or damaged in places.

Facility Summary

Seattle School District Lincoln Auditorium Building

D Services		3.8			
Plumbing					
Plumbing Fixtures	4	DCS	02/28/14	Mix of mostly older 1960 and a few newer fixtures; some out of service, others cracked & stained with aged or failed trim. Home economics classroom to SE may have newer fixtures; but used for storage currently.	
Domestic Water Distribution	4	DCS	02/28/14	Bldg appears to have a separate 2-inch water service, entering in basement mechanical room with PRV, bypass, and three risers; galvanized pipe; some copper pipe at newer fixtures.	
Sanitary Waste	3	DCS	02/28/14	Limited views of cast iron drain and waste, and possibly galvanized vent piping. No drainage or odor issues reported.	
Rain Water Drainage	3	DCS	02/28/14	North auditorium roof slopes south to three roof drains, no clearly observed, but drainage appears good (no standing water). South classroom wing appears to have internal roof drains (RDs) to storm but no overflow roof drains (but minimal standing water).	
HVAC					
Energy Supply	4	DCS	02/28/14	Steam & condensate from campus central plant via underground tunnel. Piping leaks are filling the basement mechanical room with steam, damaging other equipment and systems, and creating difficult working conditions.	
Distribution Systems	4	DCS	02/28/14	Steam & condensate distributed through building by mix of mostly older and some newer steel pipe; some insulated, some not insulated; asbestos in many areas. Mostly older 1960 galvanized sheet metal ductwork with variety of old GRDs. Large built-up original 1960 system in basement mechanical room serves Auditorium. Several original air handling units on mechanical mezzanine serving Classroom addition to south. All original equipment in poor to fair condition; ductwork in fair condition.	
Terminal and Package Units	4	DCS	02/28/14	Mostly original recessed cabinet unit heaters and radiators in 1960 Auditorium. Mostly overhead steam unit heaters and fan coils in Classroom addition to south. Some are failed, others aged, but operable. Somewhat newer electric resistance wall-mounted unit heaters in fair condition.	
Controls and Instrumentation	4	DCS	02/28/14	Controls are original 1960 pneumatic with some reported comfort issues.	
Special HVAC Systems and Equipment	3	DCS	02/28/14	Somewhat newer heat & moisture hoods in home economics classroom to SE; not currently in use.	
Fire Protection					
Fire Protection Sprinkler Systems	4	DCS	02/28/14	Fire protection sprinkler with FDC to east for stage area only, as required by older code. Remainder of building not sprinkled.	
Fire Protection Specialties	4	DCS	02/28/14	Old pressurized water fire extinguishers in cabinets. Many are higher than code allows, relocated per code (<\$5K). AEDs not observed (<\$5K).	

Facility Summary

Seattle School District Lincoln Auditorium Building

Electrical

Electrical Service and Distribution	4	DCS	02/28/14	Electrical power underground from SCL to underground vault outside NW entry; then to old 1960 Square D main switchboard in basement with SCL meter No. 616211 tagged 208V/3-phase 2,000 Amp; this board appears to serve the Auditorium and Gym buildings. While there are several newer distribution panels, most are older and past useful life; assume associated feeders also past useful life.
Lighting and Branch Wiring	4	DCS	02/28/14	Lighting is a mix of mostly newer 1x4 T-8 wrap and some older fluorescent. Recessed can-lights in main auditorium. Assume largely original wiring and switching devices; insufficient circuits and receptacles in classroom areas.
Communication and Security Systems	3	DCS	02/28/14	Communication systems are a mix of mostly older and some newer. FA appears to be older pull-box and notification only; no detection.
Special Electrical Systems	4	DCS	02/28/14	Stage lighting systems at main stage and small theater; some failing (<\$5K). Egress lighting not observed (<\$5K). Newer exit signs in fair to good condition. No standby generator.

E Equipment and Furnishings	5.0
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Equipment

Fixed Furnishings and Equipment	5	JWB	02/28/14	Casework in Home Economics area is modern plastic laminate with plastic laminate counter tops. Windows have various types of blinds/ shades, <\$5K. Large auditorium and small theater have older, worn wood seating. Stage rigging is older and worn. Stage curtain in small theater is unsatisfactory, main stage curtain is older and worn.
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Facility Summary

Seattle School District Lincoln Gym Building

Facility Size - Gross	29,208	Construction Type	Medium
Year Of Original Construction	1960	Year Of Last Renovation	n/a
Facility Use Type	High School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	3.0		
Foundations			
Standard Foundations	3	JWB 02/28/14	Reinforced concrete spread footing foundation.
Slab On Grade	3	JWB 02/28/14	Concrete slab on grade.
Basements			
Basement Walls	3	JWB 02/28/14	Reinforced concrete retaining walls.
B Shell	3.3		
Superstructure			
Floor Construction	3	JWB 02/28/14	Reinforced concrete columns and beams, with steel columns and beams supporting a concrete diaphragm.
Roof Construction	3	JWB 02/28/14	Reinforced and unreinforced CMU bearing walls, reinforced concrete walls, steel columns, steel open web girders, and steel beams supporting reinforced concrete diaphragms and composite panel diaphragms.
Exterior Closure			
Exterior Walls	3	JWB 02/28/14	Reinforced concrete tilt up walls and reinforced CMU walls with clay brick veneer and precast aggregate veneer panels. Some walls areas have been painted
Exterior Windows	5	JWB 02/28/14	Exterior windows are single pane metal system. They are not energy efficient. Some glass block found along the west side of the
Exterior Doors	5	JWB 02/28/14	Exterior doors are hollow metal frames, hollow metal doors and have older panic hardware with closers. Several doors still included noncompliant hardware. Most doors are in need of repaint and repair.
Roofing			
Roof Coverings	3	JWB 02/28/14	Roofing is rolled granular material with Kynar coated metal flashing.
Roof Openings	3	JWB 02/28/14	Translucent paneled monitors above Gymnasium areas, in fair condition.
Projections	5	JWB 02/28/14	Covered walks are metal with GWB undersides at southeast side of building. South side is damaged metal covered walk with peeling paint and rust, <\$5K.

Facility Summary

Seattle School District Lincoln Gym Building

C Interiors

3.1

Interior Construction

Fixed and Moveable Partitions	3	JWB	02/28/14	Interior walls are brick, CMU or cast-in-place concrete. Large operable wall between gym areas.
Interior Doors	4	JWB	02/28/14	Interior doors are hollow metal framed, solid core sealed wood doors and some with ADA compliant hardware. Several twist knobs still on storage and office doors.
Specialties	3	JWB	02/28/14	Main floor restrooms have original partitions and older accessories, shower/ locker rooms have new solid plastic partitions. Lockers in shower/ locker rooms in fair condition.

Staircases

Stair Construction	3	JWB	02/28/14	Stair system is cast-in-place concrete.
Stair Finishes	3	JWB	02/28/14	Stair finishes are cast-in-place concrete treads with aluminum handrails.

Interior Finishes

Wall Finishes	3	JWB	02/28/14	Interior wall finishes are exposed brick and painted CMU with Tectum panels on Gym walls. Gym tectum is damaged, <\$5K.
Floor Finishes	3	JWB	02/28/14	Gym floor is wood strip. Other areas are sealed concrete with VAT at ticket/entry area. Ceramic tile in restrooms and shower/locker rooms.
Ceiling Finishes	3	JWB	02/28/14	Ceiling finishes are Tectum in Gym and surrounds and exposed concrete in other areas. Ceramic tile in restrooms and shower/locker rooms. Tectum panels in lower floor corridor areas.

Facility Summary

Seattle School District Lincoln Gym Building

D Services		3.8			
Vertical Transportation					
Elevators and Lifts	3	DCS	02/28/14	Two stair lifts at SW stairwell in fair to good condition; Artiva GSL, 550 lb.	
Plumbing					
Plumbing Fixtures	4	DCS	02/28/14	Old 1960 fixtures ranging from poor to fair condition. Locker room column gang showers no longer in use with damaged and missing trim; tile floor and drains in fair condition.	
Domestic Water Distribution	4	DCS	02/28/14	Approximately 4-inch city water service to 3-inch distribution with mix of black iron, galvanized, and other materials; some with asbestos insulation; includes check valve and PRV. Assume largely original galvanized distribution through building. Original 1960 large approximately 1,000 gal hot water storage tank at mechanical mezzanine with steam heating coil. Newer DHW heater in uniform drying room.	
Sanitary Waste	3	DCS	02/28/14	Assume cast iron drain & waste, with possible galvanized vent; no reported issues.	
Rain Water Drainage	3	DCS	02/28/14	Internal roof drains, with scupper overflow; assume cast iron rain leaders to site storm. Standing water on limited portions of roof appear to be roof, not roof drain issues.	
HVAC					
Energy Supply	4	DCS	02/28/14	Steam & condensate from campus central plant via underground tunnel. Piping leaks and/or condensate receiver & pumps are partly flooding the small basement mechanical room and service tunnel, damaging other equipment and systems.	
Distribution Systems	4	DCS	02/28/14	Steam & condensate distributed through building by mix of mostly older and some newer steel pipe; some insulated, some not insulated; asbestos in many areas. Mostly older 1960 galvanized sheet metal ductwork with variety of old GRDs. Large built-up original 1960 system in large mechanical mezzanine appears to serve most the Bldg. All original equipment in poor to fair condition; ductwork in fair condition.	
Terminal and Package Units	4	DCS	02/28/14	Original recessed steam cabinet unit heaters and steam radiators in 1960 Gym areas; possibly several overhead steam unit heaters. All at end of useful life, with unclear operability.	
Controls and Instrumentation	4	DCS	02/28/14	Controls are original 1960 pneumatic with suspected comfort issues.	
Fire Protection					
Fire Protection Sprinkler Systems	4	DCS	02/28/14	Fire service entry from small basement mechanical room/tunnel with service to unidentified, but assumed limited spaces.	
Fire Protection Specialties	4	DCS	02/28/14	Old pressurized water fire extinguishers in cabinets. Many are higher than code allows, relocated per code (<\$5K). AEDs not observed (<\$5K).	
Electrical					
Electrical Service and Distribution	4	DCS	02/28/14	Service assumed from adjacent Auditorium Bldg underground or via tunnel. Original 1960 panels and feeders past useful life.	
Lighting and Branch Wiring	4	DCS	02/28/14	Lighting is HID in the Gym and mixed fluorescent fixtures elsewhere. The HID fixtures are in good condition, but the fluorescent fixtures are in poor condition.	
Communication and Security Systems	3	DCS	02/28/14	Mix of older and newer low voltage systems. Older fire alarm appears to be pull station with no detection devices; other than indirect for area(s) with fire sprinkler. Limited comm/data present, given gym use.	
Special Electrical Systems	4	DCS	02/28/14	Limited egress lighting. Newer Exit signs. No standby generator.	

Facility Summary

Seattle School District
Lincoln
Gym Building

E Equipment and Furnishings		3.0			
Equipment					
Fixed Furnishings and Equipment		3	JWB	02/28/14	Gym has telescoping bleachers in both areas. Athletic equipment in fair condition.

Facility Summary

Seattle School District
Lincoln
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	3.3		
Site Improvements			
Roadways	3	JWB 02/28/14	Asphalt drive North of buildings.
Parking	4	JWB 02/28/14	Asphalt parking areas. Main parking area currently used by contractor. Extruded concrete curbs and concrete wheel stops.
Pedestrian Paving	4	JWB 02/28/14	Combination of asphalt and concrete walkways on-site. Concrete walks around perimeter. Concrete steps with steel pipe rails.
Site Development	3	JWB 02/28/14	Concrete retaining walls and some benches. Ornamental fencing in good condition. Chain link fencing is good. Play equipment in good condition. Metal stairs at north side of North wing in fair condition. Various steel handrails are rusting and need repairs, <\$5K.
Landscaping	4	JWB 02/28/14	Grass with shrubs and trees. Some bare grass areas.
Site Electrical utilities			
Exterior Lighting	3	DCS 02/28/14	Main building soffit and building mounted HID fixtures are in fair to good condition. Gym building has exterior roof parapet mounted HID fixtures, in fair to good condition. Many dual flood lamp fixtures are broken or missing lamps. Many covered walk fluorescent fixtures have cracked, yellowed, damaged, or missing lens covers and lamps. Various lights on during daylight hours.

Facility Summary

Seattle School District
Lincoln
Main Building

Facility Size - Gross	196,320	Construction Type	Medium
Year Of Original Construction	1906	Year Of Last Renovation	1997
Facility Use Type	High School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	3.0		
Foundations			
Standard Foundations	3	JWB 02/28/14	Reinforced concrete spread footing foundation.
Slab On Grade	3	JWB 02/28/14	Concrete slab on grade.
Basements			
Basement Walls	3	JWB 02/28/14	Reinforced concrete retaining walls.

Facility Summary

Seattle School District Lincoln Main Building

B Shell		3.5			
Superstructure					
Floor Construction	3	JWB	02/28/14	North portion of building: Reinforced concrete bearing wall, columns, and beams with concrete diaphragm at corridor. South portion of building: unreinforced masonry, timber beams, timber joists at classrooms. Central portion: reinforced concrete walls, beams and concrete diaphragm at 1st floor. Unreinforced masonry, timber beams, timber joists at 2nd, 3rd and 4th floors. Faculty lounge at north wing has soft spots in floor in need of repairs, <\$5K.	
Roof Construction	3	JWB	02/28/14	North and South portions of structure, reinforced concrete walls, column, and beams with a concrete diaphragm. Central portion of structure: unreinforced masonry bearing walls, timber beams, and timber joists with a wood deck diaphragm. Significant seismic upgrades completed at north wing including large brace frames at each wall area.	
Exterior Closure					
Exterior Walls	4	JWB	02/28/14	Unreinforced masonry with precast ornamentation at central portion of structure. Reinforced concrete with brick veneer at Northern and Southern portions of structure. Brick grout starting to deteriorate in multiple locations. Exterior wall areas that have been painted are showing wear and need repainting. Wood sills need painting as well. Parapet cap is cast concrete.	
Exterior Windows	5	JWB	02/28/14	Exterior windows in most renovated areas are wooden double pane windows. Remaining areas have single pane wooden windows that are not energy efficient.	
Exterior Doors	4	JWB	02/28/14	Exterior doors are mainly hollow metal frame, hollow metal doors and some ADA compliant panic hardware with closers at main entry doors. Several doors still have twist knobs.	
Roofing					
Roof Coverings	3	JWB	02/28/14	Roofing is granular rolled roofing with Kynar coated metal flashing. Roofing above original boiler area in poor condition, <\$5K.	
Roof Openings	3	JWB	02/28/14	Skylights are in fair condition	
Projections	5	JWB	02/28/14	Covered walkway is metal with metal roofing. All are damaged, rusting and paint has failed. Roof vents are rusted and all paint is worn off, <\$5K. Old coal chute metal roof is in poor condition, should be replaced with covered walkways.	

Facility Summary

Seattle School District Lincoln Main Building

C Interiors		3.5			
Interior Construction					
Fixed and Moveable Partitions	3	JWB	02/28/14	Most interior walls are masonry or cast-in-place concrete. Some of the renovated areas have metal stud and GWB surfaced walls.	
Interior Doors	5	JWB	02/28/14	Doors are mostly hollow metal frame, solid core wood and modern ADA hardware. Most of South wing and portions of the North wing have original wood framed, wood door and non ADA compliant hardware.	
Specialties	3	JWB	02/28/14	Central area has newer partitions and accessories, north and south wing have old outdated partitions and accessories. Newer metal lockers in central area in good condition.	
Staircases					
Stair Construction	3	JWB	02/28/14	Stairs are cast-in-place concrete.	
Stair Finishes	3	JWB	02/28/14	Some stair treads are cast-in-place concrete with ornamental rails. Other locations have epoxy coated, others with rubber treads.	
Interior Finishes					
Wall Finishes	4	JWB	02/28/14	Interior wall finishes are primarily painted lath and plaster, painted masonry, painted concrete or painted GWB. Most areas in need of painting or touch up. Kitchen has FRP. Ceramic tile in restrooms.	
Floor Finishes	3	JWB	02/28/14	Floor finishes vary from VCT and carpet in the renovated areas to original linoleum and VAT in the South wing and portions of the North wing. VCT in main central building in poor condition, needs additional maintenance and care. The North wing Gym is wood with plywood on two edges. Some 2nd floor classrooms have wood flooring. Ceramic tile in restrooms. The North wing weight room has a rubberized flooring. The kitchen has "stonehard" epoxy type floor.	
Ceiling Finishes	4	JWB	02/28/14	Renovated area ceilings are mainly acoustic tile or suspended acoustical tile. Some North wing classrooms are acoustic tile. Most of the South wing ceilings are a 1'x2' "tectum" ceiling tile. The North wing Gym and weight room have painted plaster ceiling. GWB ceilings in restrooms in North and South wings need repairs and repaint.	

Facility Summary

Seattle School District Lincoln Main Building

D Services

3.1

Vertical Transportation

Elevators and Lifts

3	DCS	02/28/14	Otis four-stop 2,100 lb hydraulic elevator installed in 1997 in fair condition; with damaged ceiling finish (<\$5K). Original boiler room clinker lift in poor or failed condition; no longer used.
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Plumbing

Plumbing Fixtures

3	DCS	02/28/14	Mix of newer fixtures in 1997 Central Bldg renovation and older fixtures in north and south additions. Newer fixtures in fair to good, and older in poor to fair condition. Safety shower & eyewash at some science rooms; but no floor drain (<\$5K).
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Domestic Water Distribution

3	DCS	02/28/14	City water 4-inch service with double check valve in original boiler room. Main Bldg was up-dated to copper water pipe during the 1997 modernization. North & South Wings have old galvanized pipe. Domestic hot water from one (1) gas-fired tank-type heat and adjacent storage tank in Blr Rm 2, with circ pump; plus several smaller water heaters.
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Sanitary Waste

3	DCS	02/28/14	Observed portions are cast iron with no back-ups reported.
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Rain Water Drainage

3	DCS	02/28/14	Main Bldg roof slopes east to west draining to two large scupper boxes, then metal DS to storm via mix of incompatible materials (<\$5K). N & S Wings have internal RDs, but no ORDs; but appear to mostly drain OK with regular maintenance. However one portion of the South Wing has scupper box; one is leaking and damaging the wall and windows below (<\$5K).
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Special Plumbing Systems

3	DCS	02/28/14	Compressed air for labs and perhaps control air; the 5-hp compressor runs excessively indicating likely distribution system leakage (<\$5K). Kitchen grease interceptor not observed. Acid waste for science rooms. Natural gas and compressed air to turrets at science rooms.
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Facility Summary

Seattle School District Lincoln Main Building

HVAC

Energy Supply	3	DCS	02/28/14	Original coal handling system is abandoned in place. Large PSE natural gas service to Blr Rms 1 & 2 via rotary meter No. 1165264 with 16,000 cfh capacity. Smaller PSE NG service to North Wing gym space heating via diaphragm meter No. 727210 with 1,000 cfh capacity and earthquake valve; gas piping is heavily rusted (<\$5K). Un-located fuel oil storage tank assumed serving dual-fuel boiler at Blr Rm 2.
Heat Generating Systems	3	DCS	02/28/14	Two (2) original coal-fired steam boilers and auxiliaries are abandoned in place; should be properly decommissioned. Boiler Rm 1 is a free-standing pre-engineered metal building (PEMB) with one (1) Cleaver Brooks fire-tube steam boiler model CB-200-200 with 8.4 mmbh capacity installed in 1986 in fair condition with newer Power Flame gas-only burner in good condition; one (1) feed-water tank with two (2) pumps is also installed. Blr Rm 2 is a PEMB with one wall attached to the original boiler room with one (1) CB-200-125LE fire-tube hot water boiler with 5.2 mmbh capacity installed in 1997 with dual-fuel (oil & NG) burner; two (2) hot water circ pumps are also installed. A network of tunnels distributes steam, condensate, hot water, and domestic cold & hot water throughout the buildings and campus.
Cooling Generating Systems	3	DCS	02/28/14	Several condensing units provide cooling for split DX cooling systems. The South Wing has a large evaporative cooler at the central station equipment room in poor condition. No chilled water. Ceiling fans at old gym rooms in North Wing.
Distribution Systems	4	DCS	02/28/14	Steam & condensate and heating hot water are distributed via tunnels to all buildings on campus. Mix of older and newer steel, galvanized, and copper piping; with both old asbestos and newer fiberglass and CaSi insulation. Pipe and insulation ranges from failed to good. Multiple condensate receiver & pump packages in basements and tunnels; some leaking or failing. Visible distribution ductwork is galvanized steel. Four large rooftop Heatex 1997 heat recovery air handling units serve the Central Bldg in fair condition; significant associated duct mains run exposed and the roof, and via large 1997 exterior sheet metal vertical architectural duct chases. South Wing roof hoods are heavily corroded with some bent and deformed. The North Wing basement "engine room" central station system is failed and abandoned in place. The South Wing basement mechanical room central station system is partially operable, with many issues.
Terminal and Package Units	3	DCS	02/28/14	The Central Bldg 1997 system may have terminal equipment, such as VAV boxes, but none were observed. The North Addition gym rooms (2) have somewhat recently installed gas-fired unit heaters in good condition, but seismic cables at track level create a safety hazard (<\$5K); Library and related upper floor space equipment was not observed, but there appears to be a large mechanical mezzanine or ceiling plenum space; various radiators may still be operable; the Music Rooms appear served by two somewhat newer packaged roof top units. The South Wing has a mix of old cast iron steam radiators, somewhat newer fin tube units, and some middle-aged electric baseboard heat.
Controls and Instrumentation	3	DCS	02/28/14	Landis & Staefa/Siemens Apogee 600 1997 DDC controls at Original Bldg in aging but operable condition; staff reports reasonable comfort, noting some areas have portable heaters & fans in use. North and South Wings are a mix of old pneumatic, electro-pneumatic, and electric controls, generally in poor condition.
Special HVAC Systems and Equipment	3	DCS	02/28/14	Old main kitchen grease and moisture hoods. Newer teaching kitchen hoods. Middle-aged wood shop dust collector. Science room fume hood exhaust. Ranging from poor to good condition. Refurbish systems as they are needed by ongoing program changes (<\$5K each).

Facility Summary

Seattle School District Lincoln Main Building

Fire Protection

Fire Protection Sprinkler Systems	3	DCS	02/28/14	Central Bldg and N & S Wings are fire sprinkler protected with exposed heads; coverage may not meet current NFPA 13 requirements. FDC located in fenced area at east wall of old boiler building. A life/safety compliance audit is suggested (<\$5K).
Stand-Pipe and Hose Systems	3	DCS	02/28/14	Inside standpipe system in Central Bldg four-story stairwell with roof hydrant. Outside standpipe system for North Wing is failed or abandoned in place (<\$5K).
Fire Protection Specialties	3	DCS	02/28/14	Newer chemical fire extinguishers newer cabinets in Central Bldg; plus AEDs in cabinets. Old pressurized water extinguishers in old cabinets in N & S Wings; some located too high, not meeting Fire Marshall requirements (<\$5K). AEDs not observed in N & S Wings; some located too high, not meeting Fire Marshall requirements (<\$5K). AEDs not observed in N & S Wings. Many fire doors; some blocked by materials (<\$5K). While place of refuge signs are present, communication and evacuation equipment is missing (<\$5K each location).
Special Fire Protection Systems	3	DCS	02/28/14	Main kitchen hood may have a fire suppression system, but this was not observed; assumed in fair condition. No fire suppression observed at wood shop dust collector. Upgrade as needed by ongoing program changes (<\$5K each).

Electrical

Electrical Service and Distribution	3	DCS	02/28/14	SCL power underground to above grade vault outside main electrical room; meter not observed. Service is 480V/3-phase to 1997 Square D 1,600A switchboard "B". Large 480/208V transformer and switchboard "A" is 1997 Square D 208V/3-phase 1,500A. Main electrical room is cluttered with variety of other systems and storage. New 208V distribution panel-boards in closets distributed through 1997 Central Bldg. Old panels and wiring in North & South Wings; but signs of some newer work there - extend is unclear.
Lighting and Branch Wiring	3	DCS	02/28/14	Variety of newer fixtures in 1997 Central Bldg renovation, including 2x2 and 2x4 T-8 and decorative pendant lamps in corridors; occupancy sensor control in classrooms. Mix of some older and mostly newer T-8 fixtures in North & South Wings; mix of surface mount with wrapped lens, and lay-in troffers, mainly at North Wing library area. Old wiring and switches in North & South Wings; extensive use of surface mounted raceway, conduit, and work boxes.
Communication and Security Systems	3	DCS	02/28/14	Fire alarm, CCTV, Bosch security with classroom single and corridor dual-technology motion detection, digital clock/bell, PA, NEC voice and MDF/IDF data all replaced during 1997 renovation of Central Bldg; but only partial upgrade to North & South Wings.
Special Electrical Systems	3	DCS	02/28/14	Newer egress lighting bug-eyes in Central Bldg. Old egress lighting bug-eyes in North and South Wings with many failed batteries. Newer Exit signs in most locations of all three areas (Central, North, & South); but some loose or awkwardly mounted (<\$5K).

E Equipment and Furnishings 3.0

Equipment

Fixed Furnishings and Equipment	3	JWB	02/28/14	Casework is modern plastic laminate in renovated areas. South wing casework is original dark stained wood. Library shelving and casework in fair condition. All areas have various shades and blinds in various conditions, drapes found in some locations.
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Facility Summary

Seattle School District
Lowell
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	3.5		
Site Improvements			
Parking	5	JWB 03/27/14	Asphalt parking with extruded concrete curbs.
Pedestrian Paving	4	JWB 03/27/14	On-site: Concrete walks and asphalt walks. Off-site: concrete sidewalks. Concrete stops.
Site Development	3	JWB 03/27/14	Chain link fencing, ornamental fencing, asphalt hard surface play, play equipment surrounded by wood chips and concrete curbing, grass play field with soccer goals and backstops, concrete/brick/decorative block walls and retaining walls.
Landscaping	3	JWB 03/27/14	Mostly shrubs, ground cover, and trees. Some grass.
Site Electrical utilities			
Exterior Lighting	4	DCS 03/27/14	Exterior lighting fixtures are old, with yellowed lenses and are past their useful life; some appear to have corroded and fallen-off where fully exposed to weather. Some outside lights on during daylight hours.

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Lincoln

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Auditorium Building System: Exterior ClosureTotal Cost: \$289,530								
Exterior Windows								
Metal windows		1	Metal windows are in poor condition. They are not energy efficient.	Remove existing windows and replace with modern double pane window system.	3,000.00	\$69.60	SF	\$208,800
Exterior Doors								
Exterior Doors		2	Exterior doors are old and in poor condition.	Remove existing doors and replace with modern hollow metal frames hollow metal doors and modern ADA compliant hardware.	30.00	\$2,691.00	EA	\$80,730
Facility: Auditorium Building System: RoofingTotal Cost: \$70,350								
Projections								
Metal covered walkway		1	Covered walkways are old and in terrible condition.	Remove covered walkways and replace with new covered walkways.	1,500.00	\$46.90	SF	\$70,350
Facility: Auditorium Building System: Interior ConstructionTotal Cost: \$25,020								
Interior Doors								
Door hardware		0	Interior door hardware is not ADA compliant.	Remove locksets and replace with modern ADA lockset.	30.00	\$522.00	ES	\$15,660
Specialties								
Restroom partitions, accessories		2	Lobby restroom partitions and accessories are old and worn	Replace with new metal partitions, and accessories	1.00	\$9,360.00	LS	\$9,360
Facility: Auditorium Building System: Interior FinishesTotal Cost: \$77,720								
Floor Finishes								
VAT		2	VAT is old and in poor condition.	Remove VAT and replace with VCT flooring.	5,000.00	\$5.80	SF	\$29,000
Ceiling Finishes								

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Lincoln

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Ceiling tile		0	Acoustic ceiling tile are sagging and some have fallen.	Remove acoustic ceiling tile and replace with new ceiling tile.	12,000.00	\$4.06	SF	\$48,720
Facility: Auditorium Building System: Plumbing Total Cost: \$84,300								
Plumbing Fixtures								
Water closets, urinals, lavatories, drinking fountains; and trim		2	Some fixtures cracked, broken, or damaged and out of service, including lobby drinking fountains. All past useful life.	Replace old 1960 fixtures & trim.	20.00	\$2,340.00	ea	\$46,800
Domestic Water Distribution								
Galvanized water piping		2	Original 1960 galvanized water pipe with asbestos insulation; water not-potable at some locations; past useful life.	Replace water service entry and galvanized pipe with copper, stainless steel, and/or PEX tubing with new RPBP, PRV, and accessories.	500.00	\$75.00	lf	\$37,500
Facility: Auditorium Building System: HVAC Total Cost: \$311,353								
Energy Supply								
Steam & condensate service		0	Steam and/or condensate leaks are filling the basement mechanical room with steam, damaging other equipment and systems and making work difficult. Original 1960 piping and equipment is at end of useful life.	Clean, inspect, test, and repair or replace as needed.	100.00	\$234.00	lf	\$23,400
Distribution Systems								
Air handling equipment		3	Original equipment and ductwork past useful life.	Clean, inspect, test, and repair or replace as needed.	15,000.00	\$5.85	sf	\$87,750
Terminal and Package Units								
Cabinet unit heaters, fan coils, radiators and ceiling unit heaters		2	Original equipment past useful life with some failed.	Clean, inspect, test, and repair or replace as needed.	10.00	\$3,510.00	ea	\$35,100
Controls and Instrumentation								
Pneumatic controls		3	Obsolete pneumatic controls with apparent control issues in some spaces.	Install a modern DDC control system, including District EMCS interface.	31,629.00	\$5.22	SF	\$165,103

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Lincoln

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Auditorium Building System: Fire Protection Total Cost: \$183,448								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	Fire sprinkler limited to stage area; remainder of building not protected.	Install fire sprinkler system throughout per District and NFPA 13 standards.	31,629.00	\$5.80	SF	\$183,448
Facility: Auditorium Building System: Electrical Total Cost: \$368,794								
Electrical Service and Distribution								
Main switchboard, feeders, and panels		3	All original electrical gear past useful life.	Replace with modern equipment and feeders.	31,629.00	\$5.85	sf	\$185,030
Lighting and Branch Wiring								
Light fixtures, branch wiring, and devices		3	Some older light fixtures and most wiring and switching devices original and past useful life; insufficient circuits and receptacles.	Replace original fixtures, wiring, and devices with new.	31,629.00	\$4.64	SF	\$146,759
Communication and Security Systems								
Older low voltage including fire alarm		3	Older low voltage systems failed or obsolete.	Demolish or decommission systems no longer needed; update systems still needed, such as fire protection.	31,629.00	\$1.17	sf	\$37,006
Facility: Auditorium Building System: Equipment Total Cost: \$38,025								
Fixed Furnishings and Equipment								
Main Stage Curtain		0	Existing curtain is old and worn	Remove and replace with new curtain	1.00	\$29,250.00	EA	\$29,250
Small Theater Curtain		0	Existing curtain is torn, has holes and is worn	Remove and replace with new curtain	1.00	\$8,775.00	EA	\$8,775
Facility: Gym Building System: Exterior Closure Total Cost: \$490,140								
Exterior Windows								
Metal windows		2	Metal windows are single pane and not energy efficient.	Remove metal windows and replace with new modern double pane window system.	6,000.00	\$69.60	SF	\$417,600

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Lincoln

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Exterior Doors								
Exterior Doors		2	Exterior doors are old and in poor condition.	Remove existing doors and replace with modern hollow metal frames hollow metal doors and modern ADA compliant hardware.	20.00	\$3,627.00	EA	\$72,540
Facility:	Gym Building							
System:	Interior Construction		Total Cost: \$20,183					
Interior Doors								
Door hardware		3	Interior door hardware is not ADA compliant.	Remove locksets and replace with modern ADA lockset.	25.00	\$526.50	EA	\$13,163
Specialties								
Restroom partitions, accessories		2	Main entrance lobby restroom partitions and accessories are old and worn	Replace with new metal partitions, and accessories	1.00	\$7,020.00	LS	\$7,020
Facility:	Gym Building							
System:	Plumbing		Total Cost: \$68,347					
Plumbing Fixtures								
Water Closets, Urinals, Lavatories, Showers, and Drinking Fountains	5	5	Aging fixtures, some cracked, stained, or damaged; some with marginal trim.	Renew fixtures and trim.	29,208.00	\$1.17	sf	\$34,173
Domestic Water Distribution								
Water Piping and Hot Water Heater(s)	5	5	Original galvanized piping and hot water storage tank.	Replace piping with copper and/or PEX and renew DHW heater.	29,208.00	\$1.17	sf	\$34,173
Facility:	Gym Building							
System:	HVAC		Total Cost: \$358,333					
Energy Supply								
Steam & condensate service		0	Steam and/or condensate leaks are flooding the small basement mechanical room and service tunnel with condensate, damaging other equipment and systems and making work difficult. Original 1960 piping and equipment is at end of useful life.	Clean, inspect, test, and repair or replace as needed.	50.00	\$232.00	sf	\$11,600
Distribution Systems								
Air handling equipment		3	Original equipment and ductwork past useful life.	Clean, inspect, test, and repair or replace as needed.	29,208.00	\$5.85	sf	\$170,867
Terminal and Package Units								

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Lincoln

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Cabinet unit heaters, radiators, and ceiling unit heaters		3	Original equipment past useful life, with unclear operability.	Clean, inspect, test, and repair or replace as needed.	8.00	\$2,925.00	ea	\$23,400
Controls and Instrumentation								
Pneumatic controls		3	Obsolete pneumatic controls with apparent control issues in some spaces.	Install a modern DDC control system, including District EMCS interface.	29,208.00	\$5.22	SF	\$152,466
Facility: Gym Building System: Fire Protection								
Total Cost: \$169,406								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	Limited fire sprinkler.	Upgrade to full coverage for all spaces.	29,208.00	\$5.80	SF	\$169,406
Facility: Gym Building System: Electrical								
Total Cost: \$183,521								
Electrical Service and Distribution								
Electrical power distribution system		3	Panels and feeders are old and past their useful life.	Replace panels and feeders.	5.00	\$10,440.00	EA	\$52,200
Lighting and Branch Wiring								
Light fixtures, branch wiring, and devices		3	Older fixtures outside main gym areas are old, broken, yellowing. Original circuit and many devices are past useful life.	Replace older fixtures with modern, energy efficient type. Replace original wiring and devices with new.	12,000.00	\$8.12	SF	\$97,440
Communication and Security Systems								
Older low voltage including fire alarm		5	Older low voltage systems failed or obsolete.	Demolish or decommission systems no longer needed; update systems still needed, such as fire protection.	29,208.00	\$0.58	sf	\$16,941
Special Electrical Systems								
Egress lighting		0	Limited egress lighting.	Provide full egress lighting per code.	29,208.00	\$0.58	SF	\$16,941

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Lincoln

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$110,316								
Parking								
Asphalt		1	Asphalt between main building and Gym is badly deteriorated. Asphalt parking and service drive on South is badly deteriorated. Subgrade failure is evident in some areas.	Remove and replace asphalt including subgrade repair and restriping.	15,000.00	\$5.22	SF	\$78,300
Pedestrian Paving								
Asphalt		2	Asphalt walk at Southeast entrance to main building is badly cracked.	Remove and replace asphalt walk. Replace with concrete.	1,050.00	\$6.96	SF	\$7,308
Concrete		2	Several on-site areas of concrete (on-site) are broken, cracked, and have panel settlement (1500s.f.). Many areas of perimeter sidewalks (1800s.f.) are broken, cracked, and displaced. Tripping hazards exist.	Remove and replaced damaged concrete areas.	3,300.00	\$6.96	SF	\$22,968
Landscaping								
Grass		0	Areas without wood chips are completely bare of grass on West side of building.	Reseed bare grass areas.	1.00	\$1,740.00	LS	\$1,740
Facility: Infrastructure System: Site Electrical utilities								
Total Cost: \$5,250								
Exterior Lighting								
Roof parapet flood lights; covered walk fluorescent fixtures		0	Many failed floor light fixtures and/or missing lamps. Many cracked, yellowed, damaged or missing covered walk fixture lenses and missing/damaged lamps.	Repair or replace.	30.00	\$175.00	ea	\$5,250
Facility: Main Building System: Exterior Closure								
Total Cost: \$395,678								
Exterior Walls								
Brick grout		4	Grout is missing and or cracked at several joint locations.	Re-point grout at affected locations	1.00	\$11,700.00	LS	\$11,700
Paint		1	Painted wall surfaces are worn and peeling	Scape and repaint all exterior walls and trim	12,000.00	\$2.34	SF	\$28,080
Exterior Windows								
Wood windows		2	Original wood windows are single pane and not energy efficient. The replacement windows in the renovated areas are poor quality and beginning to fail. They are not true double pane and are difficult to open. The window trim is falling off in some location	Remove all windows and replace with modern double pane metal window system.	5,000.00	\$69.60	SF	\$348,000
Exterior Doors								

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Lincoln

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Exterior Doors		0	Exterior door hardware is not ADA compliant.	Remove locksets and replace with modern ADA lockset.	15.00	\$526.50	EA	\$7,898
Facility: Main Building System: Roofing Total Cost: \$177,840								
Projections								
Metal covered walkway		1	Covered walkways are old and in terrible condition.	Remove covered walkways and replace with new covered walkways.	3,800.00	\$46.80	SF	\$177,840
Facility: Main Building System: Interior Construction Total Cost: \$283,560								
Interior Doors								
Wood doors		2	South wing and portion of North wing original wood doors are old and in poor condition. They are not ADA compliant.	Remove wood doors from South wing and North portions and replace with modern hollow metal frames, hollow metal doors and ADA hardware.	120.00	\$2,088.00	EA	\$250,560
Specialties								
Restroom partitions, accessories		2	North and South wing restroom partitions and accessories are old and worn	Replace with new metal partitions, and accessories	1.00	\$33,000.00	LS	\$33,000
Facility: Main Building System: Interior Finishes Total Cost: \$1,162,800								
Wall Finishes								
Wall Paint		4	Most areas are in need of paint or touch up paint.	Prep, repair as necessary and repaint interior GWB walls.	195,000.00	\$2.34	SF	\$456,300
Floor Finishes								
VAT, linoleum, carpet flooring		2	Carpet in renovated areas is in poor condition. VAT and linoleum in South and North wings is original and in poor condition.	Remove VAT, linoleum and carpet flooring and replace with VCT.	90,000.00	\$5.80	SF	\$522,000
Ceiling Finishes								
Ceiling Tile		2	North and South wing have old, worn, stained or missing ceiling tiles	Remove remaining 12x12 glue on tiles and replace with new 12x12 ceiling tiles	45,000.00	\$4.10	SF	\$184,500

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Lincoln

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Plumbing								
Total Cost: \$308,311								
Plumbing Fixtures								
Flushing fixtures, lavatories, classroom sinks, showers, drinking fountains, and other fixtures		3	Cracked, stained, damaged, or obsolete fixtures and trim at north and south additions.	Replace with modern fixtures and trim.	75.00	\$1,760.00	ea	\$132,000
Domestic Water Distribution								
Galvanized water pipe		1	North & South Wing galvanized piping is past useful life with marginal water taste, pressure, and apparent leaks.	Replace old galvanized pipe with copper, stainless steel, and/or PEX.	75,996.00	\$2.32	LF	\$176,311
Facility: Main Building System: HVAC								
Total Cost: \$1,582,790								
Heat Generating Systems								
Coal fired boilers and auxiliaries		1	Large field-erected boilers are deteriorating posing a variety of risks.	Decommission and lay-up and/or demolish.	2.00	\$29,250.00	ea	\$58,500
Cooling Generating Systems								
Evaporative cooler		0	South Addition evaporative cooler appears inoperable.	Repair if partial cooling is desired.	1.00	\$29,250.00	ea	\$29,250
Distribution Systems								
Steam & condensate piping; steam traps; condensate receivers and pumps		2	Older piping rusted, corroded, leaking, with damaged and missing asbestos and other types of insulation. Tunnels not accessible due to asbestos contamination.	Remediate asbestos in tunnels, piping, and equipment insulation. Clean, inspect, test, and repair or replace steam & condensate piping as needed. Renew or replace steam traps and condensate receivers.	3,000.00	\$117.00	ft	\$351,000
South Wing roof hoods and vents		1	Hoods and vents heavily rusted & corroded, with some hoods deformed and damaged.	Replace hoods and vents; about 3 large and 7 small.	10.00	\$1,170.00	ea	\$11,700
Central station air handling systems for North & South Wings		0	North Wing system is completely failed and abandoned in place; temporary equipment is heating gyms; unknown systems for remainder of N Wing. South Wing system only partially operable; heating coil is failed and leaking.	Clean, inspect, test, and repair or replace as needed.	75,996.00	\$8.19	sf	\$622,407
Terminal and Package Units								
Cast iron radiators		2	N & S Wing radiators are past end of life with corrosion, leaks, noise, and possible failures.	Refurbish or replace radiators.	75,996.00	\$2.03	SF	\$154,272

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Lincoln

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Controls and Instrumentation								
Pneumatic, electro-pneumatic, and electric controls at North & South Wings		1	Mix of old and older controls in failed to poor condition.	Replace with DDC controls meeting District standards including interface with District EMCS.	75,996.00	\$4.68	sf	\$355,661
Facility: Main Building								
System: Electrical Total Cost: \$826,457								
Electrical Service and Distribution								
Branch panel boards in the North and South Wings.		5	Old panel-boards past useful life.	Replace panel-boards and feeders.	10.00	\$8,120.00	EA	\$81,200
Lighting and Branch Wiring								
Wiring and devices; light fixtures		2	Old wiring and switches; many older, but grounded receptacles. Some old light fixtures.	Replace all old wiring and devices; reduce surface mounting where possible.	75,996.00	\$5.85	sf	\$444,577
Communication and Security Systems								
Fire alarm at North & South Wings		2	Alarm only, no detection.	Upgrade to District standards.	75,996.00	\$2.05	sf	\$155,792
Low voltage systems		3	Surface mount, j-hook, and other temporary low voltage equipment, wiring, and device installation. Insufficient service in some spaces.	Upgrade to District standards.	75,996.00	\$1.76	sf	\$133,753
Special Electrical Systems								
Egress lighting		2	Old bug-eye egress lighting in corridors; many with failed batteries.	Replace with new egress lighting.	32.00	\$348.00	EA	\$11,136
Facility: Main Building								
System: Equipment Total Cost: \$156,000								
Fixed Furnishings and Equipment								
Window Coverings		0	Window coverings older, torn or not functioning	Remove existing non-functioning and replace with new roller shades	300.00	\$85.00	EA	\$25,500
Wood casework		2	Wood casework is old and in poor condition in South wing.	Remove wood casework and replace with modern plastic laminate casework.	375.00	\$348.00	LF	\$130,500

Facility Summary

Seattle School District Lowell Main Building

Facility Size - Gross	74,136	Construction Type	Medium
Year Of Original Construction	1919	Year Of Last Renovation	1962
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	JWB	03/27/14	Concrete spread footing foundation.
Slab On Grade	3	JWB	03/27/14	Concrete slab on grade.
Basements				
Basement Walls	3	JWB	03/27/14	Concrete retaining walls at lower level and boiler room.
B Shell		3.5		
Superstructure				
Floor Construction	3	JWB	03/27/14	Concrete columns, beam, and floor - typical at 1916 portion of structure. Timber columns, beams, joists, and a wood sheathed diaphragm and 1959 West wing addition. Library has a gradual drop in floor elevation from south to north with some soft spots, recommend additional investigation.
Roof Construction	3	JWB	03/27/14	Concrete columns, timber trusses, timber purlins, with a wood sheathed diaphragm - typical at 1916 portion of structure. Timber beams, posts and joists with a wood sheathed diaphragm - typical at 1959 addition. Concrete column at west side of gym has some damage to be repaired, <\$5K.
Exterior Closure				
Exterior Walls	4	JWB	03/27/14	Reinforced concrete bearing walls, unreinforced brick, and aluminum window infill typical at exterior walls. Concrete walls and wood trim in need of paint.
Exterior Windows	5	JWB	03/27/14	Exterior windows are either double glazed inserts in original metal window system in addition area or new double pane metal window system in original building. North entry area is single pane metal window system and not energy efficient.
Exterior Doors	5	JWB	03/27/14	Exterior doors are wood framed, wood doors and original hardware in old building entry areas. The addition has hollow metal framed, solid core wood doors at classroom exterior entries.
Roofing				
Roof Coverings	3	JWB	03/27/14	Roof coverings are 3 - tab in pitched areas and rolled granular in flat areas. Flashings are Kynar coated metal. Soffits are plywood. Roof coverings were new in 2007 and 2003. One blocked roof drain at flat roof just south of gym.
Roof Openings	3	JWB	03/27/14	Polycarbonate dome type skylights
Projections	3	JWB	03/27/14	Wood framed covered play between classroom wings

Facility Summary

Seattle School District Lowell Main Building

C Interiors

3.4

Interior Construction

Fixed and Moveable Partitions	3	JWB	03/27/14	Walls are mainly cast-in-place concrete or masonry.
Interior Doors	4	JWB	03/27/14	Interior doors are mainly wood framed, solid core wood with recently installed ADA compliant hardware and closers. Several doors with non-compliant hardware. Stainless steel coiling door at Kitchen. Steel rolling fire doors.
Specialties	3	JWB	03/27/14	Mixture of older and newer restroom partitions, newer accessories. Original marble partitions in 1916 building. Metal lockers in fair condition. Newer marker boards.

Staircases

Stair Construction	3	JWB	03/27/14	Stair construction is cast-in-place concrete.
Stair Finishes	3	JWB	03/27/14	Stair finishes are metal nosings/treads integral with cast-in-place stairs and metal rails.

Interior Finishes

Wall Finishes	3	JWB	03/27/14	Wall finishes are mainly painted concrete or painted masonry. Wood trim in some areas. Ceramic tile in kitchen and 1959 restrooms.
Floor Finishes	4	JWB	03/27/14	Floors vary from carpet in offices, Library and dry classroom areas to VAT and linoleum in upper halls, Cafeteria, classrooms and some utility areas, to wood in Gym and some classrooms in old building. The basement floors are concrete. Kitchen has quarry tile, ceramic tile in 1959 restrooms, wood stage flooring.
Ceiling Finishes	4	JWB	03/27/14	Ceilings are mainly 12" acoustic tile. Several areas in poor condition. Some areas such as half of the Library have a concrete ceiling. Replaced 12" glue-on gym ceiling tiles. (2009)

Facility Summary

Seattle School District

Lowell

Main Building

D Services		3.1			
Vertical Transportation					
Elevators and Lifts	3	DCS	03/27/14	One (1) three-stop 2,500 lb hydraulic elevator; aging, slow, and worn, but functional.	
Plumbing					
Plumbing Fixtures	4	DCS	03/27/14	Broad mix of fixtures ranging from original 1919 flushing fixtures to much newer wall-mounted lavatories in original 1919 structure. Mostly original, but some newer fixtures in the two 1950s wings. Older fixtures should be replaced.	
Domestic Water Distribution	3	DCS	03/27/14	New city water service in 2009 with RPBP, PRV, and new copper water mains, with copper piping to drinking fountains and most or all lavatories and sinks. However galvanized pipe still supplies many of the flushing fixtures; this piping should be replaced.	
Sanitary Waste	3	DCS	03/27/14	Observed portions are cast iron with no back-ups reported; most tested fixtures flush and drain readily, but a few are somewhat slow.	
Rain Water Drainage	4	DCS	03/27/14	Integral eve gutter and external downspout at 1919 structure. Interior roof drains with no overflow roof drains at 1950s additions. Standing water on portions of roof; RD by Gym completely blocked, with no overflow.	
Special Plumbing Systems	4	DCS	03/27/14	Large head tank for unclear past purpose in 1919 structure attic with piping connected; Less than \$5K to remove. No grease interceptor for kitchen (warming only). Consider grip traps for art room sinks (<\$5K).	
HVAC					
Energy Supply	3	DCS	03/27/14	Natural gas from PSE rotary meter in cage near main entry with seismic shut-off valve; capacity estimated at 5 to 7 kcfh. Fuel oil storage tank not observed; may have been removed or decommissioned.	
Heat Generating Systems	2	DCS	03/27/14	Two (2) new Aerco Benchmark 2.0 Low Knox hot water boilers of unmarked capacity, but estimated between 2 mmbtuh each; appears to have been installed about 2011. Two (2) new heating hot water pumps with 10 hp motors on VFD. Related accessories. All in good condition.	
Cooling Generating Systems	3	DCS	03/27/14	Roof top packaged heat pump unit dated 2001 appears to be for MDF.	
Distribution Systems	3	DCS	03/27/14	Central plant converted from steam to hot water about 2011 with new insulated metallic piping mains here observed. New hot water heating coil(s) for central HVAC supply air system in 1919 structure attic. Most ductwork however is older; appears to be from 1950s renovation & addition; some in marginal condition and leaking air.	
Terminal and Package Units	3	DCS	03/27/14	Original 1919 building cast iron radiators replaced with new high efficiency radiators. The 1959 wings are heated by classroom unit ventilators. A few spaces are heated by older fin tube units. Several hot water unit heaters for smaller spaces and kitchen.	
Controls and Instrumentation	3	DCS	03/27/14	Partial upgrade to DDC in 2011 in conjunction with new central plant hot water boilers; major equipment now under DDC control; also new 1919 Bldg hot water convectors; but 1950s wings appear to remain under pneumatic control; some central station equipment appears to be electro-pneumatic.	
Special HVAC Systems and Equipment	4	DCS	03/27/14	Old hood over cooking equipment; no hood over dish-wash area.	
Fire Protection					
Fire Protection Sprinkler Systems	5	DCS	03/27/14	Fire sprinkler for boiler room only; remainder of school is not protected.	
Fire Protection Specialties	3	DCS	03/27/14	Pressurized water extinguishers in recesses high on corridor walls with warning signs; relocate to new cabinets with signage (<\$5K).	

Facility Summary

Seattle School District

Lowell

Main Building

Electrical

Electrical Service and Distribution	3	DCS	03/27/14	SCL street pole can-type transformers overhead to weather-head by main entry down to basement electrical closet with newer Square D 208V/3-phase main switchboard with 1,000A capacity, yielding 4.9 watt/sf. Excepting the 2001 technology upgrade panels; all other panels are 1950s/60s and past useful life.
Lighting and Branch Wiring	3	DCS	03/27/14	Classroom, corridor, and commons lighting is typically 1x4 fluorescent wrap, some surface, some pendant, all appear upgraded to T8 lamps & ballasts. New multi-CFL pendant fixtures in Gym. Outlets redone in the tech upgrade in 2001 are in good condition, other devices and branch wiring is poor, and past useful life.
Communication and Security Systems	4	DCS	03/27/14	Clock/bell, intercom and security systems are all old and past their useful life; intercom is essentially failed, with staff communicating via emergency radio. Voice/data equipment was new in 2001, and is in fair to good condition, but appears lacking wireless (Wi-Fi) service.
Special Electrical Systems	3	DCS	03/27/14	Mostly newer Exit signs and mix of older and newer egress "bug-eyes". No standby generator.

E Equipment and Furnishings	4.0
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Equipment

Fixed Furnishings and Equipment	4	JWB	03/27/14	Casework is original wood casework or wood casework in 1959 addition. Most counter tops are linoleum or early Formica. Library shelving is wood shelving. Stage curtain, stainless steel counters in kitchen, variety of window coverings, drapes, blinds and shades in need of replacement.
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F Special Construction	3.0
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Special Construction

Integrated Constr. & Special Constr. S	3	JWB	03/27/14	Hearing and testing room built-in to classroom 108.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Lowell

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$188,256								
Parking								
Curbs		1	Extruded concrete curbs are broken and displaced in many areas.	Remove and replace extruded concrete curbs.	400.00	\$13.92	LF	\$5,568
Wheel stops		0	No wheel stops exist.	Add concrete wheel stops to protect curbs.	57.00	\$87.00	EA	\$4,959
Asphalt		1	Asphalt surface is cracked and alligatored, with potholes and significant grass/weed growth. Surface is beyond useful life.	Remove and replace asphalt parking, including stripping.	18,500.00	\$5.22	SF	\$96,570
Pedestrian Paving								
Concrete		2	Many areas of perimeter sidewalks are cracked, broken, and displaced, creating tripping hazards.	Remove and replace damaged perimeter sidewalk areas.	2,900.00	\$6.96	SF	\$20,184
Asphalt		2	Numerous areas of cracking and root intrusion in asphalt path around field area.	Remove and replace damaged asphalt areas.	340.00	\$5.22	SF	\$1,775
Site Development								
Metal Fence panels		2	Metal fence panels at covered play are rusting and some are bent.	Remove existing mesh panels and replace with new fencing	1,200.00	\$30.00	SF	\$36,000
Chain link fencing		3	Chain link fence is rusted with damaged rails. Some fence is missing on North side of parking.	Remove and replace chain link fencing.	800.00	\$29.00	LF	\$23,200
Facility: Infrastructure System: Site Electrical utilities								
Total Cost: \$11,600								
Exterior Lighting								
Exterior lighting		4	Exterior fixtures in poor condition; some are missing; some are on during daylight hours.	Replace fixtures; repair controls.	20.00	\$580.00	EA	\$11,600
Facility: Main Building System: Exterior Closure								
Total Cost: \$208,800								
Exterior Walls								
Concrete wall		1	Exterior Gym walls and other areas, including wood trim have peeling paint.	Remove peeling paint, prep area for new paint and apply new paint.	12,000.00	\$2.32	SF	\$27,840
Exterior Windows								
Metal windows		2	Windows at Gym, Auditorium, north entry and facing interior play area have single glazed panes.	Remove window system and replace with modern double pane window system.	1,800.00	\$69.60	SF	\$125,280

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Lowell

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Exterior Doors								
Doors		4	Exterior doors are old and in poor condition.	Remove existing doors and replace with modern hollow metal frames hollow metal doors and modern ADA compliant hardware.	12.00	\$4,640.00	PAIR	\$55,680
Facility: Main Building								
System: Interior Construction								
Total Cost: \$29,260								
Interior Doors								
Door hardware		3	Interior door hardware is not ADA compliant.	Remove locksets and replace with modern ADA lockset.	20.00	\$527.00	EA	\$10,540
Specialties								
Restroom partitions		1	Restroom partitions are old and worn	Replace with new metal partitions	1.00	\$18,720.00	LS	\$18,720
Facility: Main Building								
System: Interior Finishes								
Total Cost: \$368,880								
Floor Finishes								
Wood floor		2	Gym and some classroom wood floors are in poor condition and need refinishing.	Sand and refinish Gym and classroom wood floors.	10,000.00	\$8.12	SF	\$81,200
VAT/linoleum flooring		1	VAT and linoleum flooring is old and in poor condition.	Remove VAT and linoleum and replace with VCT.	40,000.00	\$5.80	SF	\$232,000
Concrete floor		4	Concrete floors are in poor condition.	Prepare concrete floors for VCT and install VCT.	4,000.00	\$5.80	SF	\$23,200
Ceiling Finishes								
12" acoustic tile		4	Portions of 12" acoustic ceiling areas are in poor condition. They are sagging or have missing tile.	Remove bad 12" acoustic tile and install new. Infill areas with new tile where old has been lost.	8,000.00	\$4.06	SF	\$32,480
Facility: Main Building								
System: Plumbing								
Total Cost: \$180,100								
Plumbing Fixtures								
Fixtures		3	Older fixtures ranging from 1919 to 1960, cracked, stained, in-efficient, and increasingly unsanitary.	Replace with code compliant, water-efficient fixtures.	50.00	\$2,900.00	EA	\$145,000
Domestic Water Distribution								
Galvanized water piping		5	Still some old 1950s galvanized water piping to flushing fixtures.	Replace with copper; ideally prior to failure.	1.00	\$11,700.00	lot	\$11,700

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Lowell

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Rain Water Drainage								
Downspouts; Roof drains		2	Excessive mix of downspout materials at 1919 structure; with larger piping draining to smaller piping. Plugged and partially plugged roof drains at 1950s additions; no ORDs; significant ponding in several areas.	Install code compliant downspouts at 1919 structure. Clean, inspect, repair, replace, relocate and provide additional roof drains as needed at 1950s additions; provide ORDs per code.	20.00	\$1,170.00	ea	\$23,400
Facility: Main Building System: HVAC Total Cost: \$339,336								
Distribution Systems								
Ductwork		3	Old ductwork in 1919 wing has minor damage in some locations, with resultant leakage; unclear distribution cleanliness and integrity. Duct is not insulated.	Clean, inspect, test, and repair or replace old duct as needed. Insulate per code.	30,000.00	\$1.17	sf	\$35,100
Terminal and Package Units								
Unit ventilators		2	Old classroom unit ventilators are past useful life; some with low air flow, excessive noise, failed, controls, bent metal, and a few failed.	Refurbish or replace as needed.	30.00	\$3,480.00	SF	\$104,400
Fin tube units		5	Old fin tube units in a few classrooms.	Clean, inspect, test, and repair or replace as needed.	100.00	\$67.86	sf	\$6,786
Controls and Instrumentation								
HVAC controls		2	Some pneumatic controls appear to remain; especially at 1950s wings.	Complete upgrade to full DDC.	40,000.00	\$4.68	sf	\$187,200
Special HVAC Systems and Equipment								
Kitchen hoods		2	No heat & moisture hood or exhaust over dish-wash area, resulting in excessive humidity in kitchen.	Install Type 2 hood.	1.00	\$5,850.00	ea	\$5,850
Facility: Main Building System: Fire Protection Total Cost: \$429,989								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	No fire sprinkler, excepting boiler room.	Install a complete fire sprinkler system.	74,136.00	\$5.80	SF	\$429,989
Facility: Main Building System: Electrical Total Cost: \$268,743								
Electrical Service and Distribution								
Electrical branch panel boards		2	Many branch panels are old Skyline.	Replace branch panels and associated feeders.	8.00	\$5,800.00	EA	\$46,400

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Lowell

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Lighting and Branch Wiring								
Branch wiring and devices		3	Devices and branch wiring (except tech upgrade branch circuits) are old and past useful life.	Replace branch wiring and devices.	73,470.00	\$1.74	SF	\$127,838
Communication and Security Systems								
Clock/bell and intercom systems		1	Clock/bell and intercom systems are old and past useful life; bell ribbon held together by tape; intercom essentially failed, with staff using emergency radios to communicate.	Add new integrated clock/bell/PA system	73,470.00	\$1.16	SF	\$85,225
Special Electrical Systems								
Egress lighting		4	Older egress lighting past useful life.	Replace with new LED type.	16.00	\$580.00	EA	\$9,280
Facility: Main Building								
System: Equipment								
Total Cost: \$215,300								
Fixed Furnishings and Equipment								
Window Coverings		0	Window blinds, shades not functioning	Remove existing and replace with new roller shades	100.00	\$65.00	EA	\$6,500
Wood casework		2	Wood casework is in poor condition.	Remove wood casework and install modern plastic laminate shelving.	600.00	\$348.00	LF	\$208,800

Facility Summary

Seattle School District
Loyal Heights
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	4.0		
Site Improvements			
Pedestrian Paving	5	JWB 02/13/14	Exterior paving consists of both asphalt and concrete surfaces. Virtually all is in poor condition with significant cracking.
Site Development	4	JWB 02/13/14	Areas are fenced with chain link fencing which is in fair condition. Some fence fabric should be replaced due to rusting, including baseball backstop. Timber edging around play structures are in poor condition and should be replaced.
Landscaping	3	JWB 02/13/14	Landscaping consists of predominantly grass, with shrubs and trees around building. South part of the site has planting areas contained by concrete planter walls, which are in excellent condition. Some reseeding could be done in circular field areas. North side grass is overtaken with moss.
Site Electrical utilities			
Exterior Lighting	4	DCS 02/13/14	Mix of old shoebox fixtures and newer wall-packs; with community, staff, and parent complaints of inadequate lighting, especially to east. Several lights on during daylight hours.

Facility Summary

Seattle School District
Loyal Heights
Main Building

Facility Size - Gross	41,943	Construction Type	Medium
Year Of Original Construction	1931	Year Of Last Renovation	1945
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	2.0		
Foundations			
Standard Foundations	2	JWB 02/13/14	Concrete spread footings with crawl space and basement.
Slab On Grade	2	JWB 02/13/14	Standard concrete floor slab.
Basements			
Basement Walls	2	JWB 02/13/14	Formed and poured concrete basement walls.
B Shell	2.3		
Superstructure			
Floor Construction	2	JWB 02/13/14	The first floor consists of reinforced concrete walls, columns, and beams supporting a concrete slab. The second floor consists of reinforced concrete walls, columns, and beams supporting wood joist and sheathing.
Roof Construction	2	JWB 02/13/14	The attic roof framing consists of reinforced concrete walls, timber columns, beams, joist and attic pony walls supporting wood joist and sheathing.
Exterior Closure			
Exterior Walls	3	JWB 02/13/14	Exterior walls are reinforced concrete with clay brick veneer. Precast veneer is at upper portion all walls.
Exterior Windows	2	JWB 02/13/14	Windows on West and East sides of building are modern aluminum double pane. Replaced North and South windows in 2010.
Exterior Doors	5	JWB 02/13/14	Some exterior doors are hollow metal but mostly wood with wood frames. They have door hardware and door glazing typical of the period the building was built. Most all hardware is non compliant.
Roofing			
Roof Coverings	2	JWB 02/13/14	Roofing membrane and roof sheet metal are all in very good condition and fairly new.
Roof Openings	2	JWB 02/13/14	Roof hatches and Kalwall skylights are in very good condition.

Facility Summary

Seattle School District Loyal Heights Main Building

C Interiors

3.6

Interior Construction

Fixed and Moveable Partitions	3	JWB	02/13/14	The painted cementitious plaster walls are in fair condition, with very few "nicks and dings". Plaster cove base is in fair condition.
Interior Doors	5	JWB	02/13/14	Interior doors are dark stained wood with dark stained wood trim. The hardware is old. Most doors have closers. Most doors have non compliant hardware.
Specialties	4	JWB	02/13/14	The hall lockers are old. Chalkboards and tackboards are very old. Restroom partitions are old and worn, need replacing.

Staircases

Stair Construction	3	JWB	02/13/14	Stairs are cast in place concrete. The treads are painted cement. The metal handrails are very low and not per current code requirements.
Stair Finishes	3	JWB	02/13/14	The painted metal handrail and painted treads and risers are in fair condition.

Interior Finishes

Wall Finishes	3	JWB	02/13/14	All the interior walls are painted plaster. Ceramic tile in restrooms
Floor Finishes	4	JWB	02/13/14	Floor finishes vary from almost new VCT in hallways and Auditorium; some linoleum in offices; wood in most classrooms to linoleum in some classrooms. The Gym has water damaged wood flooring. Replaced linoleum in offices and classrooms with VCT, installed carpet in Library and one office. (2009) Half the classrooms have original wood floors and need restoration. Wood stage floor.
Ceiling Finishes	4	JWB	02/13/14	Ceilings are painted 12"x24" glue on ceiling tile in most areas. The Gym and some office areas have later glue-on 12"x12" acoustical ceiling tile. Replaced ceiling tiles in 1st and 2nd floor corridors and cafeteria. (2009)

Facility Summary

Seattle School District Loyal Heights Main Building

D Services		3.7			
Vertical Transportation					
Elevators and Lifts	2	DCS	02/13/14	Two-stop Thyssen-Krupp hydraulic elevator installed in 2007 in good conditions, but appears mostly used for storage. Stair lift installed at Southeast stair in fair condition. One-ton hoist for boiler room in poor to fair condition (<\$5K).	
Plumbing					
Plumbing Fixtures	4	DCS	02/13/14	Original porcelain flushing fixtures in toilet rooms in poor to fair condition. Original gang lavatories in poor to fair condition. Most trim is somewhat newer, but worn; some failed. Somewhat newer sinks and drinking fountains installed in corridors; only a few classrooms have sinks - these are in fair condition. DFs have two-stage filters due to poor water quality - filters replaced monthly.	
Domestic Water Distribution	5	DCS	02/13/14	Domestic cold and hot water is a mix of mostly older galvanized pipe with some copper near failures and hot water heaters. Two somewhat newer gas-fired Bradford White domestic hot water (DHW) heaters in fair to good condition; one for kitchen, one for remainder of school, including circ pump.	
Sanitary Waste	3	DCS	02/13/14	Largely cast iron drain, waste & vent, with some possible galvanized. No issues reported or observed.	
Rain Water Drainage	3	DCS	02/13/14	Rood drains (RDs) with cast iron bodies and interior rain leaders to site storm system. No overflow roof drains (ORDs), but there are small scupper pipes in the parapet; but they appear too high and too small to protect roof openings (<\$5K).	
HVAC					
Energy Supply	3	DCS	02/13/14	Newer PSE natural gas meter to west. Old fuel oil underground storage tank in play yard south of boiler room for dual-fuel boiler; reportedly abandoned in place, with fuel oil lines to boiler still installed.	
Heat Generating Systems	4	DCS	02/13/14	One (1) original Fox steam boiler in basement mechanical room with old dual-fuel burner (natural gas and fuel oil). Newer condensate received and pump package.	
Cooling Generating Systems	3	DCS	02/13/14	One (1) roof top condensing unit service split DX fan coil unit serving MDF below in fair condition.	
Distribution Systems	4	DCS	02/13/14	Steam and condensate piping originally installed in 1931 and 1945 in poor to fair condition. One large original central station air handling system in basement mechanical room serving the school via large crawlspace; relief air ducts through vertical shafts up to roof relief hoods; all hoods replaced during 2007 re-roof. Rooftop exhaust fan motors failing (<\$5K). One RTU for admin area in fair condition; top is rusting (<\$5K).	
Terminal and Package Units	4	DCS	02/13/14	Space heating is cast iron radiators in most spaces. Portable oil heaters replaced with new electric forced air systems in 2009.	
Controls and Instrumentation	4	DCS	02/13/14	Temperature controls are a mix of original pneumatic controls, somewhat newer electronic controls, and limited digital controls for the central plant - consisting of a 1993 Landis & Gym panel that appears to control the boiler and maybe the central station air handling equipment from the District EMCS.	
Fire Protection					
Fire Protection Sprinkler Systems	4	DCS	02/13/14	Fire sprinkler protection for corridors, but not classrooms and other occupied spaces. FDC at NE entry.	
Fire Protection Specialties	3	DCS	02/13/14	Older pressurized water fire extinguishers in older cabinets. AEDs not observed.	

Facility Summary

Seattle School District Loyal Heights Main Building

Electrical

Electrical Service and Distribution	4	DCS	02/13/14	Overhead power from SCL at 208V, 3-phase, Meter No. 803590, to original Square D 600A main switchboard in basement mechanical room. Most feeders and distribution panels original in poor to fair condition. Some newer panels from 2001 technology upgrade.
Lighting and Branch Wiring	3	DCS	02/13/14	Inside light fixtures are mostly T-8 fluorescent with mix of pendant direct/indirect and ceiling surface-mount wrap-around fixtures; all in good condition. Branch wiring largely original; past useful life, with chronic shortage of receptacles, regardless of the 2001 technology upgrade. Increasing frequency of circuit trips. Excessive ballast and/or lamp replace in some areas, indicating power quality issues.
Communication and Security Systems	3	DCS	02/13/14	Original Standard clock system past useful life. Original bell system, also past useful life. New MDF, cabling, voice, and data system in 2001 is now aged, but remains functional. Newer Notifier fire alarm system in good condition. Newer sound reinforcement system in most classrooms. New wireless teaching technology in most classrooms. Unclear security system. Mid-aged PA system; several outside speakers are corroded (<\$5K).
Special Electrical Systems	3	DCS	02/13/14	Dual-head battery-powered "bug-eye" egress lighting with acrylic covers in corridors. Newer LED existing signs. No standby generator.

E Equipment and Furnishings

4.0

Equipment

Fixed Furnishings and Equipment	4	JWB	02/13/14	The kitchen equipment, stoves, hoods and so on are typical to a full service kitchen. Fixed casework is more along the lines of built in wood shelving than modern casework. Replaced window shades at classrooms. (2009) Climbing wall in covered play in good condition, new stage curtain at Cafeteria.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Loyal Heights

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$283,620								
Pedestrian Paving								
Asphalt		1	All on-site asphalt surfacing is in poor condition, with cracks and alligating, with some settlement which causes water ponding. New markings will be necessary.	Remove and replace all asphalt surfaces and replace all pavement markings.	42,000.00	\$5.22	SF	\$219,240
Concrete		2	Virtually all on-site concrete paving is cracked, with some differential settlement.	Remove and replace all concrete paving on-site.	6,000.00	\$7.54	SF	\$45,240
Site Development								
Fencing		2	Some chain link fabric shows signs of rusting, including baseball backstop.	Replace selected portions of chain link fence fabric that are rusted.	300.00	\$29.00	LF	\$8,700
Timber edging		3	Timber edging around play structure shows signs of deterioration.	Remove timber edging and replace with concrete for longer life.	350.00	\$23.20	LF	\$8,120
Landscaping								
Grass		1	Areas of grass are worn due to use.	Reseed worn areas of grass.	1.00	\$2,320.00	LS	\$2,320
Facility: Infrastructure System: Site Electrical utilities								
Total Cost: \$11,700								
Exterior Lighting								
Exterior lighting		2	Several large older fixtures deteriorated; insufficient outside lighting, especially to east; several lights on during daylight hours.	Replace older fixtures; add new fixtures, especially to east; repair or replace lighting controls.	10.00	\$1,170.00	ea	\$11,700
Facility: Main Building System: Exterior Closure								
Total Cost: \$38,164								
Exterior Walls								
Precast cornice		3	Cornice needs cleaning and sealing. It is dirty and stained.	Clean pressure wash and seal.	1,500.00	\$3.48	LF	\$5,220
Clay brick veneer		5	Grout is missing and or cracked at several joint locations.	Re-point grout at affected locations	1.00	\$11,600.00	LS	\$11,600
Exterior Doors								
Doors		2	Doors, frames and hardware are in poor condition.	Remove and replace doors, frames and hardware with modern hollow metal doors and frames and new hardware.	8.00	\$2,668.00	EA	\$21,344

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Loyal Heights

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Interior Construction								
Total Cost: \$201,900								
Interior Doors								
Wood doors		2	Doors are old and damaged. Hardware is very old.	Replace doors and frames. Replace hardware with modern hardware.	60.00	\$2,088.00	EA	\$125,280
Specialties								
Steel lockers		4	The lockers are original and are worn out.	Remove and replace lockers.	400.00	\$174.00	EA	\$69,600
Restroom partitions, accessories		2	Restroom partitions and accessories are old and worn	Replace with new metal partitions, and accessories	1.00	\$7,020.00	LS	\$7,020
Facility: Main Building System: Interior Finishes								
Total Cost: \$169,204								
Floor Finishes								
Wood and linoleum flooring		5	Half of the classroom floors are wood and need to be refinished	Refinish wood floors	6,700.00	\$8.12	SF	\$54,404
Ceiling Finishes								
Ceiling Tile		3	Ceilings are painted 12"x24" and 12"x12" glue on ceiling tile, older and worn and discolored.	Remove existing 12x12 glue on tiles and replace with new 12x12 ceiling tiles	28,000.00	\$4.10	SF	\$114,800
Facility: Main Building System: Plumbing								
Total Cost: \$220,400								
Plumbing Fixtures								
Fixtures		3	Many original plumbing fixtures; some damaged. Some newer fixtures in poor condition as well.	Replace all original plumbing fixtures and trim. Replace newer fixtures and trim as needed.	36.00	\$2,900.00	EA	\$104,400
Domestic Water Distribution								
Galvanized piping		1	Original galvanized pipe is past useful life, with unacceptable water quality, requiring extensive filtration at drinking fountains; filter require excessive and costly replacement on a monthly basis.	Replace original domestic water piping with new copper, stainless steel, and/or PEX tubing.	2,000.00	\$58.00	LF	\$116,000

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Loyal Heights

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: HVAC Total Cost: \$838,043								
Heat Generating Systems								
Boiler and accessories		3	Original boiler and accessories past useful life.	Renew boiler, including new high-efficiency burner.	1.00	\$150,000.00	ea	\$150,000
Distribution Systems								
Central station air-site equipment (fans & coils) and ductwork		5	Original equipment and ductwork past useful life.	Clean, inspect, test, repair, and replace as needed.	40,785.00	\$3.51	sf	\$143,155
Steam & condensate piping		5	Original piping past useful life in asbestos laden crawl space, with excessive heat loss to outside via crawl space vents.	Clean, inspect, test, repair, and replace as needed.	40,785.00	\$2.34	sf	\$95,437
Terminal and Package Units								
Cast iron radiators		3	Original cast iron radiators are past useful life.	Clean, inspect, test, and repair or replace radiators.	40,785.00	\$5.80	SF	\$236,553
Controls and Instrumentation								
Temperature controls		5	Mix of mostly older and some newer controls; older controls are past useful life.	Install all new DDC system.	40,785.00	\$5.22	SF	\$212,898
Facility: Main Building System: Fire Protection Total Cost: \$243,600								
Fire Protection Sprinkler Systems								
Fire sprinklers		1	Only the corridors are protected by fire sprinklers; maybe the boiler room (verify).	Install a wet pipe fire protection sprinkler system for the whole building.	42,000.00	\$5.80	SF	\$243,600
Facility: Main Building System: Electrical Total Cost: \$288,840								
Electrical Service and Distribution								
Branch panel boards		3	Most panels are original and past useful life, with increasing circuit trips and power quality issues.	Replace all original feeders and panels; add new to support program.	8.00	\$4,640.00	EA	\$37,120
Service switchboard		2	Original main switchboard is past useful life; with signs of power quality issues (tripping circuits downstream; excessive lighting ballast and lamp failure, etc.). Overhead service from SCL pole transformers at street.	Install new underground service and replace main switchboard; upsize service to 1200A to support increased program needs.	1.00	\$67,860.00	LOT	\$67,860

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Loyal Heights

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Lighting and Branch Wiring								
Branch wiring and devices		4	There are not sufficient convenience outlets in the classrooms, admin and cafeteria/library. Existing circuits overload and trip breakers. Original branch wiring is past useful life.	Replace original branch wiring and add convenience outlets.	200.00	\$580.00	EA	\$116,000
Communication and Security Systems								
Master clock and bell system		2	The master clock and room clocks are original Standard brand, and past useful life; independent battery or plug-in clocks are used in classrooms with failed permanent clocks.	Replace clock system with integrated clock and bell system.	1.00	\$67,860.00	LOT	\$67,860
Facility: Main Building								
System: Equipment								
Total Cost: \$66,816								
Fixed Furnishings and Equipment								
Fixed casework		3	Casework is old, damaged in some areas. Similar to built in shelving. It is not modern school casework.	Replace with modern casework in each classroom.	16.00	\$4,176.00	EA	\$66,816

Facility Summary

Seattle School District
M.L. King Jr.
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components	Scores	Surveyor/ Date Done	Comments	
Systems				
G Sitework	3.0			
Site Improvements				
Roadways	3	LKS	03/03/14	Roadways are asphalt paving with concrete curbs and bollards.
Parking	3	LKS	03/03/14	Parking areas are asphalt paving with concrete curbs and wheel stops. Parking stalls are painted and has disabled signage.
Pedestrian Paving	2	LKS	03/03/14	Pedestrian pathways are concrete and curbed from vehicle traffic.
Site Development	3	LKS	03/03/14	The site has chain link fencing and CMU screen and retaining walls.
Landscaping	4	LKS	03/03/14	Grass, shrubs, and trees.
Site Electrical utilities				
Exterior Lighting	2	TAL	03/03/14	Parking lot lighting is multiple short poles with H.I.D. fixtures. Covered play is surface mount square H.I.D. fixtures. Trash enclosure has CFL wall packs.

Facility Summary

Seattle School District
M.L. King Jr.
Main Building

Facility Size - Gross	73,566	Construction Type	Medium
Year Of Original Construction	2004	Year Of Last Renovation	n/a
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	2.0		
Foundations			
Standard Foundations	2	LKS	03/03/14 The foundation is convention concrete spread and continuous footings with exterior stem walls.
Slab On Grade	2	LKS	03/03/14 The slab is typical concrete slab on grade.
B Shell	2.0		
Superstructure			
Floor Construction	2	LKS	03/03/14 The floor consists of composite concrete on metal deck supported on steel post and beam construction at classroom wing and masonry walls. Steel post and beam at gym wing.
Roof Construction	2	LKS	03/03/14 The roof is metal deck supported by steel bar joist and steel beams.
Exterior Closure			
Exterior Walls	2	LKS	03/03/14 Exterior walls CMU veneer and metal panels.
Exterior Windows	2	LKS	03/03/14 Exterior windows heavy duty aluminum.
Exterior Doors	3	LKS	03/03/14 Exterior doors painted hollow metal and painted hollow metal door frames. Exterior gates at covered play galvanized metal custom fabricated.
Roofing			
Roof Coverings	2	LKS	03/03/14 Standing seam metal roof over most of facility, built-up roof approximately 500sf at peak of roof. Soffits cementious board continuous metal gutters.
Roof Openings	3	LKS	03/03/14 Kalwal translucent skylight system at covered exterior entry and roof hatch at upper roof.

Facility Summary

Seattle School District M.L. King Jr. Main Building

C Interiors

2.7

Interior Construction

Fixed and Moveable Partitions	3	LKS	03/03/14	Interior partitions predominantly metal and GWB with areas of masonry and metal panels in main lobby/entry area.
Interior Doors	2	LKS	03/03/14	Interior doors wood veneer and painted hollow metal frames. "Total Door" system used in corridors.
Specialties	3	LKS	03/03/14	Visual display board "White boards" in classrooms throughout - vinyl tack boards used in corridors that have masonry walls exposed.

Staircases

Stair Construction	2	LKS	03/03/14	Staircases are steel pan with poured in place concrete - landings and treads.
Stair Finishes	3	LKS	03/03/14	Staircases finishes are sheet vinyl landings rubber stair treads and rubber risers.

Interior Finishes

Wall Finishes	3	LKS	03/03/14	Interior wall finishes are painted GWB, exposed CMU, painted exposed CMU, metal panels, and vinyl wall covering with MDF wainscot.
Floor Finishes	3	LKS	03/03/14	Multiple color sheet vinyl flooring in corridors and cafeteria/commons. Wood flooring in gym. Classrooms are carpet and VCT in wet areas sheet vinyl flooring in health room.
Ceiling Finishes	2	LKS	03/03/14	Ceilings are 2x2 ACT in classrooms with GWB soffits in various locations. Corridors ACT and GWB with metal panels in entry. Group instruction areas ACT and GWB soffits.

Facility Summary

Seattle School District M.L. King Jr. Main Building

D Services		2.0			
Vertical Transportation					
Elevators and Lifts	2	TAL	03/03/14	The building is served by a 2 - stop elevator.	
Plumbing					
Plumbing Fixtures	2	TAL	03/03/14	Restroom fixtures are standard china type. Classroom sinks are stainless steel.	
Domestic Water Distribution	2	TAL	03/03/14	All domestic water piping is copper.	
HVAC					
Heat Generating Systems	2	TAL	03/03/14	The building is served by two gas/oil fired hot water boilers.	
Cooling Generating Systems	2	TAL	03/03/14	The building is served by a single air cooled water chiller.	
Distribution Systems	2	TAL	03/03/14	Distribution ductwork is galvanized steel. Hydronic water piping is copper.	
Terminal and Package Units	2	TAL	03/03/14	Individual rooms or zones are conditioned by 4-pipe fan coil units.	
Controls and Instrumentation	2	TAL	03/03/14	Controls are modern "DDC" type.	
Fire Protection					
Fire Protection Sprinkler Systems	2	TAL	03/03/14	The building is fully protected by a complete fire sprinkler system.	
Electrical					
Electrical Service and Distribution	2	TAL	03/03/14	The service is 1600A, 480V, 3 phase. All distribution equipment, including main switchboard, 500KVA transformer and 1200A, 208V distribution switchboard are square D, located in a common electrical room. Branch panel are square D.	
Lighting and Branch Wiring	2	TAL	03/03/14	Lighting is typically direct/indirect 2'x4' troffers and pendant mounted direct/indirect. Some CFL cans are in use. Gym and lunchroom lighting is high-bay metal halide. Branch wiring is in EMT conduit, 20A devices are typical.	
Communication and Security Systems	2	TAL	03/03/14	The clock/bell/intercom system is Bogan, and uses DCI digital clocks. The fire alarm system is an addressable notifier. Card readers located at outside doors, with dual technology motion sensors in widespread use.	
Special Electrical Systems	2	TAL	03/03/14	Egress lighting is battery, and so are exit signs. Most exit signs are not illuminated.	
E Equipment and Furnishings		2.0			
Equipment					
Fixed Furnishings and Equipment	2	TAL	03/03/14	Stainless steel kitchen equipment fixed plastic laminate cabinets and counter tops.	

Facility Summary

Seattle School District Madison Gym Building

Facility Size - Gross	25,379	Construction Type	Medium
Year Of Original Construction	1972	Year Of Last Renovation	2004
Facility Use Type	Middle School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done		Comments
Systems					
A Substructure		3.0			
Foundations					
Standard Foundations	3	LKS	02/06/15	Concrete spread footings.	
Slab On Grade	3	LKS	02/06/15	Original concrete slab on grade.	
B Shell		3.0			
Superstructure					
Floor Construction	3	LKS	02/06/15	Concrete slab, decks, columns and shear walls.	
Roof Construction	3	LKS	02/06/15	Roof structure appears to be concrete beams under concrete deck.	
Exterior Closure					
Exterior Walls	3	LKS	02/06/15	Exterior walls are brick and concrete.	
Exterior Windows	3	LKS	02/06/15	Exterior windows are double paned aluminum or storefront window systems.	
Exterior Doors	3	LKS	02/06/15	Steel doors and frames with modern, code compliant hardware. Traditional key access.	
Roofing					
Roof Coverings	3	LKS	02/06/15	Thermoplastic roof coverings.	
C Interiors		3.0			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	02/06/15	Building interior walls are mostly painted concrete and CMU.	
Interior Doors	3	LKS	02/06/15	Utility doors are hollow metal with hollow metal frames. Bathroom and office doors are wood. All doors have modern, code compliance hardware.	
Staircases					
Stair Construction	3	LKS	02/06/15	Concrete stairs.	
Interior Finishes					
Floor Finishes	3	LKS	02/06/15	Rolled linoleum flooring in common areas, wood flooring in gym. Walk off mat at entry doors. Concrete finished stairs.	
Ceiling Finishes	3	LKS	02/06/15	Suspended fiber ceiling tiles in common spaces. Gym ceiling is mostly exposed but has some fiber paneling in spots.	

Facility Summary

Seattle School District Madison Gym Building

D Services

3.0

Vertical Transportation

Elevators and Lifts	3	TAL	02/06/15	Gym appears to have a 2 stop elevator (did not have access)
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Plumbing

Plumbing Fixtures	3	TAL	02/06/15	The plumbing fixtures are modern.
Domestic Water Distribution	3	TAL	02/06/15	Domestic water distribution piping is copper.
Sanitary Waste	3	TAL	02/06/15	
Rain Water Drainage	3	TAL	02/06/15	

HVAC

Heat Generating Systems	3	TAL	02/06/15	Gas fired duct heaters. Geothermal loop system.
Distribution Systems	3	TAL	02/06/15	Sheet metal ducting and diffusers.
Controls and Instrumentation	3	TAL	02/06/15	Building has DDC controls for its HVAC system. Geothermal heat.

Fire Protection

Fire Protection Sprinkler Systems	3	TAL	02/06/15	Building is fire sprinkled.
Fire Protection Specialties	3	TAL	02/06/15	

Electrical

Electrical Service and Distribution	3	TAL	02/06/15	Same service as main building, 2500A, 480/280 3 phase 4 wire.
Lighting and Branch Wiring	3	TAL	02/06/15	District standard can lighting, indirect and direct fluorescent.
Communication and Security Systems	3	TAL	02/06/15	Building has PA system, security system and fire alarm.

Facility Summary

Seattle School District
Madison
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/ Date Done		Comments
G Sitework	3.0			
Site Improvements				
Parking	3	LKS	02/06/15	Asphalt parking lot with concrete curbs.
Pedestrian Paving	3	LKS	02/06/15	Sidewalks are concrete. Control joints need to be cleaned out.
Site Development	3	LKS	02/06/15	Blue painted steel fencing at architectural areas surrounding the building.
Landscaping	3	LKS	02/06/15	Grass, shrubs and trees surround the building is in good condition.
Site Electrical utilities				
Exterior Lighting	3	TAL	02/06/15	Exterior lighting is newer HID style.

Facility Summary

Seattle School District
Madison
Main Building

Facility Size - Gross	130,288	Construction Type	Medium
Year Of Original Construction	1929	Year Of Last Renovation	2004
Facility Use Type	Middle School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	LKS	02/06/14	Original concrete spread footing foundation.
Slab On Grade	3	LKS	02/06/14	Original concrete slab on grade.
B Shell		3.0		
Superstructure				
Floor Construction	3	LKS	02/06/14	Original portion of building has concrete floors, columns and shear walls. New portion of building is structural steel with metal pan deck and concrete.
Roof Construction	3	LKS	02/06/14	Original structure appears to have a concrete roof deck. New structure is structural steel columns and beams.
Exterior Closure				
Exterior Walls	3	LKS	02/06/14	Original structure is brick/stone and mortar from 1972. New structure is steel framed with pan deck and metal stud infill. Exterior is a mix of brick, stone, CMU and metal siding systems. GWB finish interior throughout.
Exterior Windows	3	LKS	02/06/14	Original single paned windows are in old portion of the building. New portion of the building has double paned vinyl window systems.
Exterior Doors	3	LKS	02/06/14	Exterior doors are steel doors with steel frames. Modern hardware with panic bars throughout. Traditional key access.
Roofing				
Roof Coverings	3	LKS	02/06/14	Membrane roofing was installed in 2005 and is seen to have premature ware. Original portion of building has stone parapets. New portion of building has parapet caps of painted Kynar metal.
Roof Openings	3	LKS	02/06/14	Skylights are aluminum framed with double paned tempered windows.

Facility Summary

Seattle School District Madison Main Building

C Interiors		2.9			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	02/06/14	Interior walls appear to be wood stud in original portion of the building and metal stud in the new portion.	
Interior Doors	3	LKS	02/06/14	Interior doors are wood with hollow metal frames. Modern hardware throughout.	
Staircases					
Stair Construction	2	LKS	02/06/14	New stair systems are structural steel with metal pan and concrete. Decorative steel with wood railings.	
Stair Finishes	3	LKS	02/06/14	Stair finishes are rolled linoleum in most areas with wood hand rails.	
Interior Finishes					
Wall Finishes	3	LKS	02/06/14	Interior walls are painted GWB. Some locations have fabric paneling, pin boards and decorative wood finish trim systems.	
Floor Finishes	3	LKS	02/06/14	Rolled linoleum flooring in the hallways and cafeteria with rubber base. Classrooms are carpeted. All utility type areas are concrete.	
Ceiling Finishes	3	LKS	02/06/14	Hard-lid GWB at foyer and bathrooms ceilings, suspended fiber ceiling panels throughout in classrooms, corridors and offices. Lunchroom/theater is open web steel joist with fiber ceiling panels in track system	
D Services		2.8			
Vertical Transportation					
Elevators and Lifts	2	TAL	02/06/14	There are 2 elevators in the main building; 1 three stop that services the lower floors and 1 four stop that services the upper floors. The Gym has 1 two-or-three stop elevator (could not access it)	
Plumbing					
Plumbing Fixtures	2	TAL	02/06/14	Fixtures are all new.	
Domestic Water Distribution	2	TAL	02/06/14	All water piping is new copper.	
Sanitary Waste	3	TAL	02/06/14	Cast iron pipe drainage system	
Rain Water Drainage	3	TAL	02/06/14	Roof drains piped to sewer in cast iron pipe.	
HVAC					
Heat Generating Systems	3	TAL	02/06/14	Geothermal loop system with gas fired duct heaters.	
Distribution Systems	3	TAL	02/06/14	Sheet metal duct system.	
Terminal and Package Units	3	TAL	02/06/14	Water source heat pumps tied into a geothermal well system.	
Controls and Instrumentation	3	TAL	02/06/14	HVAC system is controlled by DDC type controls.	
Fire Protection					
Fire Protection Sprinkler Systems	3	TAL	02/06/14	Building has complete fire sprinkler protection.	
Fire Protection Specialties	2	TAL	02/06/14	Wall mounted fire extinguishers	
Electrical					
Electrical Service and Distribution	3	TAL	02/06/14	There are switchboards that service 2500A, 480Y/277V, 3PH, 4W for both buildings.	
Lighting and Branch Wiring	3	TAL	02/06/14	All lighting fixtures are fluorescent in classrooms and with some compact fluorescent spot lighting in the corridors.	
Communication and Security Systems	3	TAL	02/06/14	PA system. Digital clocks throughout school. Security alarm with cameras.	
Special Electrical Systems	3	TAL	02/06/14	Battery backup egress lighting.	

Facility Summary

Seattle School District
Madison
Main Building

E Equipment and Furnishings		3.0			
Equipment					
Fixed Furnishings and Equipment		3	TAL	02/06/14	Casework is all modern with laminate countertops.
F Special Construction		2.0			
Special Construction					
Integrated Constr. & Special Constr. S		2	TAL	02/06/14	Fire/storm motorized grills at windows in stair towers of main building.

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Madison

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
<div><div>Facility: Infrastructure</div><div>System: Site Improvements</div><div>Total Cost: \$8,700</div></div>								
Parking								
Striping		2	Striping is nearly gone	Restripe parking lot	500.00	\$17.40	LF	\$8,700

Facility Summary

Seattle School District
Madrona
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.1		
Site Improvements			
Pedestrian Paving	3	JWB 03/27/14	Concrete walks and steps are excellent, as well as most perimeter sidewalks. Some cracks in paving at east side near tree wells. Add more woodchips to play area, <\$5K.
Site Development	2	JWB 03/27/14	Chain link fencing, asphalt hard surface play, concrete perimeter curbs and seat walls, soft play area is wood chips, play equipment is good. Concrete retaining walls. Art work at NW corner of site. CMU screen wall.
Landscaping	2	JWB 03/27/14	Mostly shrubs and trees, with some grass.
Site Electrical utilities			
Exterior Lighting	2	DCS 03/27/14	Exterior fixtures are HID, both wall-mount and pole mount, generally in good condition; a few lenses dirty or slightly yellowed. Seat wall fixtures to illuminate pedestrian paving; several damaged from vandalism (<\$5K).

Facility Summary

Seattle School District Madrona Main Building

Facility Size - Gross	68,127	Construction Type	Medium
Year Of Original Construction	1917	Year Of Last Renovation	2002
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		2.0		
Foundations				
Standard Foundations	2	JWB	03/27/14	Conventional reinforced concrete spread footings.
Slab On Grade	2	JWB	03/27/14	Conventional reinforced concrete floor slab.
B Shell		2.1		
Superstructure				
Floor Construction	2	JWB	03/27/14	2002: Metal deck with concrete topping that is support by steel bar joist, which are supported by steel beam and columns and reinforced masonry walls. 1960: Reinforced concrete slab that is supported by pre-cast concrete beams, which are supported by concrete columns and walls.
Roof Construction	2	JWB	03/27/14	2002: Metal deck that is supported by steel trusses, which are supported by steel columns and reinforced masonry walls.1960: Metal deck that is supported by steel bar joists, which are support by reinforced concrete column and walls.
Exterior Closure				
Exterior Walls	2	JWB	03/27/14	2002 Addition: reinforced masonry walls. 1960 Building - reinforced concrete walls with clay brick and CMU veneer. Some upper wall portions have corrugated metal accents. Some locations with tile accents.
Exterior Windows	2	JWB	03/27/14	Exterior windows are double pane insulated metal window system. Two West facing areas of the addition have a storefront window system.
Exterior Doors	2	JWB	03/27/14	Exterior doors are hollow metal framed, hollow metal doors with modern panic, and compliant hardware.
Roofing				
Roof Coverings	3	JWB	03/27/14	Roof coverings are 3 - tab composition shingle in pitched roof areas and rolled granular in flat roof areas. Flashings are Kynar coated metal. Eave/soffits are mainly exposed structure. Roof coverings were new in 2002.
Projections	3	JWB	03/27/14	Some areas of building exterior have metal sunscreens. Metal canopies at some entrances. Main entrance canopy needs paint, rust showing, <\$5K.

Facility Summary

Seattle School District Madrona Main Building

C Interiors		2.5			
Interior Construction					
Fixed and Moveable Partitions	2	JWB	03/27/14	Walls area mainly metal stud with GWB surfacing. Utility areas also have CMU walls in certain locations. There is a large operable wall separating the Gym and Auditorium/Dining room. Small operable wall at stage.	
Interior Doors	2	JWB	03/27/14	Interior doors are hollow metal framed, solid core wood doors with modern ADA compliant hardware. Stainless steel coiling doors at kitchen.	
Specialties	2	JWB	03/27/14	Plastic partitions in restrooms, newer accessories. Classrooms have markerboards. Metal lockers in corridors	
Staircases					
Stair Construction	2	JWB	03/27/14	Interior stair systems are metal pan with concrete infills. The Auditorium has a small cast-in-place stairway in an adjoining hall.	
Stair Finishes	3	JWB	03/27/14	Stair treads are radial rubber and stair rails are metal with metal screens. Paint at handrails at most stairs are worn and paint is chipped.	
Interior Finishes					
Wall Finishes	3	JWB	03/27/14	Interior wall finishes are mainly painted GWB. Halls and some classrooms have vinyl wall covering at upper areas. Some halls have wood siding wall surface. Utility areas are painted CMU. Small bathrooms have FRP wall paneling. Student restrooms have ceramic tile.	
Floor Finishes	3	JWB	03/27/14	Floor finishes are carpet at office, Library and classroom dry areas and VCT at halls, Science classrooms, wet classroom areas and the Auditorium/Stage. Some small bathrooms have coved base sheet vinyl floorings. Quarry tile in kitchen. Linoleum in staff restrooms, ceramic tile in student restrooms.	
Ceiling Finishes	3	JWB	03/27/14	Ceilings are mainly 2x4 suspended acoustic ceiling tile. The building entry areas and some classroom entry alcoves are hard lid. The Gym ceiling is to structure and the computer room has a hard lid with 12" acoustic tile cloud in the room center.	

Facility Summary

Seattle School District Madrona Main Building

D Services

2.2

Vertical Transportation

Elevators and Lifts

2	DCS	03/27/14	One (1) two-stop Thyssen Krupp 2,500 lb hydraulic elevator with polished stainless steel cab interior; all in good condition.
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Plumbing

Plumbing Fixtures

2	DCS	03/27/14	Restroom fixtures are institutional porcelain type with manual chrome trim. Classroom sinks and drinking fountains are stainless steel. Fixtures in good condition; some trim with minor wear, but fully functional; some could use adjustment (<\$5K).
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Domestic Water Distribution

2	DCS	03/27/14	Four-inch city water service appears to enter at 35 psig; a duplex booster pump package, with 3 hp pumps, raises pressure to about 75 psig, which is then distributed by largely copper pipe. Gas and electric tank-type domestic hot water heaters are found in the main boiler room and the mechanical mezzanines.
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Sanitary Waste

2	DCS	03/27/14	Observed drain, waste & vent piping is hubless cast iron; with waste assumed to city side sewer(s). No issues reported and tested fixtures flush and drain well; except report of increasingly frequent main kitchen waste line back-ups (<\$5K)
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Rain Water Drainage

3	DCS	03/27/14	North 1960 wing flat roof served by new (2002) internal roof drains and overflow roof drains with hubless cast iron leaders to storm; several RD and/or ORD screens are missing; some are partially blocked with minor back-up and localized ponding (<\$5K). The south 2002 wing sloped roofs drain to small flat roof areas with scupper and metal downspout to site storm; many of the scupper boxes and/or downspouts are leaking, staining the exterior walls.
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Special Plumbing Systems

3	DCS	03/27/14	Washer & dryer and other residential grade appliances and wall boxes in Daycare in fair to good condition. No grease interceptor for warming-only main kitchen.
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Facility Summary

Seattle School District Madrona Main Building

HVAC

Energy Supply	2	DCS	03/27/14	Natural gas from PSE rotary gas meter in cage at NE corner outside boiler room with seismic shut-off valve; capacity estimated at 5 to 7 kcfh. Underground fuel oil storage tank in NW service year for former dual-fuel boiler(s); new boilers are gas-only; status of UG FOST unknown.
Heat Generating Systems	2	DCS	03/27/14	Two (2) new (2011) installed Cleaver Brooks Clearfire Model No. CFC-700-2500-125HW high-efficiency gas-fired, hot water boilers. Two (2) water-source heat pump (WSHP) condenser water loop circ pumps with 25 hp motors on VFD drives. Related accessories including water loop air separator, expansion tank, and temperature control valve.
Cooling Generating Systems	3	DCS	03/27/14	Condenser water loop cooling from one (1) BAC closed loop fluid cooler (cooling tower) with supplemental evaporative cooling feature; in fair to good condition. One (1) small air-cooled chiller outside and two (2) 5 hp chilled water pumps inside serving Daycare, MDF, and IDF rooms; this chiller is nearing end of life with recent failure.
Distribution Systems	2	DCS	03/27/14	Larger condenser water piping is steel with grooved mechanical joints; smaller piping is copper; most is insulated. Run-around heat recovery loops between large outside and exhaust/relief air plenums; some small plate & frame heat exchanges of unclear purpose. Galvanized sheet metal duct in mechanical mezzanines; assume mix of metal and flex duct at run-outs to overhead GRDs. Gas-fired Reznor heat & vent AHU for gym. Exhaust fans for toilet rooms. All in good condition in relatively spacious attic mezzanines in 2002 wing; not observed in older 1960 wing, but assumed all new in 2002 and in good condition as well. Only minor staff complaints likely readily addressed (<\$5K).
Terminal and Package Units	3	DCS	03/27/14	Trane water-source heat pumps for classrooms, offices, and other spaces. While units are in good clean condition on the exterior and air-sides; compressor life expectancy is typically 15 to 20 years, so failures can be anticipated in the next survey cycle, about 2020; but for now the water-source heat pumps appear to be running well. While not observed, fan coil units are assumed for Daycare, MDF, and IDF rooms; heat source for Daycare units is unknown, but there are no complaints; FCU cooling is from the small chilled water plant of D3030.
Controls and Instrumentation	3	DCS	03/27/14	Siemens DDC control system, beginning to age, but fully functionally; reportedly with some minor modifications to accommodate the boiler plant replacement in 2011. Assume includes full District EMCS remote control & monitoring.
Special HVAC Systems and Equipment	2	DCS	03/27/14	Gaylord stainless steel Type 1 & 2 hoods in kitchen, but for warming food and dishwashing only; no grease cooking. Walk-in cooler and freezer with condensing unit(s) on roof above.

Fire Protection

Fire Protection Sprinkler Systems	2	DCS	03/27/14	Large 6 or 8-inch city fire service to boiler room with FDC outside; with large electric 60 hp fire pump and small jockey pump also in boiler room. Several risers serve the entire building including the Gym and Commons; concealed sprinkler heads in many corridor and classroom areas.
Fire Protection Specialties	2	DCS	03/27/14	Chemical fire extinguishers and AEDs in cabinets.

Facility Summary

Seattle School District Madrona Main Building

Electrical

Electrical Service and Distribution	2	DCS	03/27/14	SCL power from pole to north, underground to pad-mounted transformer in NW service yard, then underground to electrical room with two meters: 1) Main No. 724421 to Cutler Hammer 480V/3-phase, 1,600A main switchboard with integral power quality monitoring,
Lighting and Branch Wiring	2	DCS	03/27/14	Lighting is mostly 2x4 lay-in acrylic lensed troffers and some pendant mounted direct/indirect, all in good condition. Gym may be T5HO, or high-density T8 2x4 suspended fixtures. Wiring and devices assumed all new in 2002 renovation and addition; all in good condition.
Communication and Security Systems	3	DCS	03/27/14	Voice/data, security, clock/bell/intercom and fire alarm all modern, but with a few early signs of aging (Bogen clock & bell programming is not user friendly, some damaged data jacks). A new wireless "Wi-Fi" system is present in some areas. Many or most classrooms have wireless sound reinforcement systems. Computer power receptacles and data jacks are present in many corridor alcoves in the 2002 wing, but few or none are used. CATV in classrooms with old CRT TVs.
Special Electrical Systems	3	DCS	03/27/14	Egress lighting is corridor "bug-eyes", exit signage is battery-backed; tested fixture batteries were all operable, but some are weak (<\$5K).

E Equipment and Furnishings	3.0
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Equipment

Fixed Furnishings and Equipment	3	JWB	03/27/14	Casework is modern plastic laminate casework. Window coverings in most areas.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Madrona

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$7,308								
Pedestrian Paving								
Concrete		1	Areas of perimeter sidewalk on South and West sides of site are cracked/broken, with some pond displacement.	Remove and replace damaged sections of perimeter sidewalks.	1,050.00	\$6.96	SF	\$7,308
Facility: Main Building System: Staircases								
Total Cost: \$5,850								
Stair Finishes								
Metal handrails		0	Existing handrail paint chipped and worn.	Prep and repaint stair handrails.	1.00	\$5,850.00	LS	\$5,850
Facility: Main Building System: Plumbing								
Total Cost: \$5,850								
Rain Water Drainage								
2002 South Wing scuppers and downspouts		3	Leakage at many scupper boxes and/or downspouts is beginning to stain the exterior walls.	Clean, inspect, and modify, repair, or replace as needed.	10.00	\$585.00	ea	\$5,850
Facility: Main Building System: HVAC								
Total Cost: \$11,700								
Cooling Generating Systems								
Air cooled chiller		2	Small air-cooled chiller serving Daycare, MDF, and IDF rooms is near end of life, with recent/current failure - repairs in progress at time of survey, but still short-cycling.	Remove & replace before complete failure.	1.00	\$11,700.00	ea	\$11,700

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Facility Summary

Seattle School District
Magnolia
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/ Date Done	Comments	
G Sitework	4.6			
Site Improvements				
Roadways	4	LKS	04/01/14	Concrete drive at North end of site to service area.
Pedestrian Paving	4	LKS	04/01/14	Concrete and asphalt walkways on-site. Concrete steps. Concrete sidewalks with asphalt infills around perimeter of site.
Site Development	5	LKS	04/01/14	Chain link fencing, concrete retaining wall, asphalt play surface.
Landscaping	3	LKS	04/01/14	Shrubs and trees - needs maintenance.
Site Electrical utilities				
Exterior Lighting	4	TAL	04/01/14	Exterior wallpacks are old and past useful life.

Facility Summary

Seattle School District
Magnolia
Main Building

Facility Size - Gross	46,320	Construction Type	Medium
Year Of Original Construction	1927	Year Of Last Renovation	1969
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done		Comments
Systems					
A Substructure		3.0			
Foundations					
Standard Foundations		3	LKS	04/01/14	Conventional concrete spread footings.
Slab On Grade		3	LKS	04/01/14	Conventional concrete floor slab.
B Shell		3.3			
Superstructure					
Floor Construction		3	LKS	04/01/14	Concrete floor slab, which is supported by concrete beams and columns.
Roof Construction		3	LKS	04/01/14	Wood joists with sheathing, which are supported by unreinforced masonry walls.
Exterior Closure					
Exterior Walls		3	LKS	04/01/14	Unreinforced masonry walls with terracotta enhancements.
Exterior Windows		5	LKS	04/01/14	Exterior windows are wood sash with single pane glazing. They are not energy efficient.
Exterior Doors		5	LKS	04/01/14	Exterior doors are wood framed, wood doors with building original hardware.
Roofing					
Roof Coverings		3	LKS	04/01/14	Roofing is rolled granular with Kynar type coated metal flashings.

Facility Summary

Seattle School District Magnolia Main Building

C Interiors		3.7			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	04/01/14	Interior walls are unreinforced masonry throughout building with plaster surface. Interior doors are wood framed, wood doors with original hardware. Hardware is not ADA compliant.	
Interior Doors	4	LKS	04/01/14		
Staircases					
Stair Construction	3	LKS	04/01/14	Stair systems are cast-in-place concrete.	
Stair Finishes	3	LKS	04/01/14	Stair treads are cast-in-place concrete. Rails are metal.	
Interior Finishes					
Wall Finishes	5	LKS	04/01/14	Wall finishes are painted plaster throughout building.	
Floor Finishes	4	LKS	04/01/14	Flooring varies throughout building. Floor 2 classrooms are wood. Floor 2 halls and floor 1 classrooms are linoleum. Office areas are VAT. Floor 1 halls are VCT. The Library is carpet. Utility areas are concrete.	
Ceiling Finishes	4	LKS	04/01/14	Ceilings are 12" acoustic at offices, tectum at halls and floor 2 classrooms and "cork" type tiles at other areas utility areas are hard lid.	
D Services		3.9			
Plumbing					
Plumbing Fixtures	3	TAL	04/01/14	Fixtures are mostly older china type showing their age.	
Domestic Water Distribution	4	TAL	04/01/14	The domestic water piping is very old galvanized.	
HVAC					
Heat Generating Systems	4	TAL	04/01/14	The building is heated by a single gas fired steam boiler installed in 1927. A second boiler is still coal fired only and not in use.	
Distribution Systems	4	TAL	04/01/14	Steam is distributed to the univents in steel pipes.	
Terminal and Package Units	4	TAL	04/01/14	Classrooms are heated by very old univents.	
Controls and Instrumentation	4	TAL	04/01/14	Controls are old pneumatic type.	
Fire Protection					
Fire Protection Sprinkler Systems	2	TAL	04/01/14	The building has a complete fire sprinkler system.	
Electrical					
Electrical Service and Distribution	4	TAL	04/01/14	The service is 600A @ 208V, yielding 4.7 watts per sq. ft. The switchboard and branch panels are old, near the end of useful life.	
Lighting and Branch Wiring	4	TAL	04/01/14	The lighting is typically 1x4 bladed fluoresent, in poor condition. Branch wiring is also old, in poor condition. Corridor lighting is old style pendant mounted incandescent.	
Communication and Security Systems	4	TAL	04/01/14	Virtually all the communications and security systems in the building are old, broken or past their useful life.	
Special Electrical Systems	4	TAL	04/01/14	Exits and egress systems are old and past their useful life.	
E Equipment and Furnishings		4.0			
Equipment					
Fixed Furnishings and Equipment	4	TAL	04/01/14	Casework is original building casework throughout building. The Library has later plastic laminate type shelving that was a part of the 1969 work.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Magnolia

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$276,660								
Pedestrian Paving								
Asphalt		2	Asphalt in-fill areas and asphalt pathways are cracked settled and uneven.	Remove and replace in-fill areas and asphalt path at South end of building.	1,800.00	\$6.96	SF	\$12,528
Steps		2	Concrete steps at North entrance are badly cracked. Concrete steps at main entry are badly cracked along tread noses.	Remove and replace concrete steps at main entry and at North entry.	1.00	\$17,400.00	LS	\$17,400
Concrete		2	Many areas of concrete walks are cracked and spalled.	Remove and replace damaged areas of concrete walkways.	1,200.00	\$6.96	SF	\$8,352
Site Development								
Asphalt		0	All asphalt surface are completely deteriorated.	Remove and replace all asphalt play areas.	43,000.00	\$5.22	SF	\$224,460
Chain link fence		3	Chain link fencing on East side is badly rusted with bent posts.	Remove and replace chain link fencing.	400.00	\$34.80	LF	\$13,920
Facility: Infrastructure System: Site Electrical utilities								
Total Cost: \$6,960								
Exterior Lighting								
Exterior lighting		1	Wall packs are old, past useful life.	Replace exterior wall packs.	10.00	\$696.00	EA	\$6,960
Facility: Main Building System: Exterior Closure								
Total Cost: \$489,520								
Exterior Windows								
Exterior windows		4	Exterior windows are in poor condition. Wood sash is rotting at some locations. Some have swollen shut. The single glazing is not energy efficient.	Remove existing windows and replace with modern double pane metal window system.	6,500.00	\$69.60	SF	\$452,400
Exterior Doors								
Exterior doors		4	Exterior doors are in poor condition. They are "dinged" and "scuffed". The hardware is not fully functional.	Remove exterior doors and replace with modern hollow metal framed, hollow metal doors and modern panic hardware.	8.00	\$4,640.00	PAIR	\$37,120

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Magnolia

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building								
System: Interior Construction Total Cost: \$83,520								
Interior Doors								
Interior doors		4	Interior doors are in poor condition. They are "dinged" and "scuffed". Their hardware is not fully functional. The hardware is not ADA compliant.	Remove existing doors and replace with modern hollow metal frames, solid core wood doors with ADA compliant hardware.	40.00	\$2,088.00	EA	\$83,520
Facility: Main Building								
System: Interior Finishes Total Cost: \$280,720								
Floor Finishes								
Wood flooring		4	Wood flooring is "scuffed and discolored". The filling is gone at some areas. Other areas are beginning to cup.	Sand, fill and refinish wood flooring.	11,000.00	\$8.12	SF	\$89,320
VAT/carpet/linoleum flooring		4	VAT/carpet/linoleum flooring is in poor condition. Flooring is discolored, lifting opening at seams, chipped and so on.	Remove VAT/carpet/linoleum flooring and replace with VCT flooring.	33,000.00	\$5.80	SF	\$191,400
Facility: Main Building								
System: Plumbing Total Cost: \$116,000								
Domestic Water Distribution								
Galvanized pipe		1	The galvanized water pipe is very old and at the end of it's expected life span.	Install a new copper piping system.	2,000.00	\$58.00	LF	\$116,000
Facility: Main Building								
System: HVAC Total Cost: \$1,574,120								
Terminal and Package Units								
Univents		1	Most of the heating system dates back to 1927 and is far past its expected life span.	Install a modern HVAC system.	46,000.00	\$34.22	SF	#####
Facility: Main Building								
System: Electrical Total Cost: \$1,114,458								
Electrical Service and Distribution								
Electrical distribution system		1	Switchboard and panel boards are old, past useful life.	Replace entire distribution system.	46,320.00	\$3.48	SF	\$161,194
Lighting and Branch Wiring								
Lighting system		4	Fixtures are old, broken, past useful life.	Replace lighting fixtures.	46,320.00	\$7.54	SF	\$349,253

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Magnolia

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Branch wiring		1	Branch wiring is old, past useful life.	Replace branch wiring.	46,320.00	\$2.90	SF	\$134,328
Communication and Security Systems								
Communications and security systems		1	Fire alarm, clock/bell, voice/data and security systems are old, non-functional or past useful life.	Replace fire alarm clock/bell/PA, voice/data and security systems.	46,320.00	\$8.70	SF	\$402,984
Special Electrical Systems								
Egress Lighting		1	Exit and egress lighting systems are old and past their useful life.	Replace exit and egress lights.	46,000.00	\$1.45	SF	\$66,700
Facility: Main Building								
System: Equipment								
Total Cost: \$135,720								
Fixed Furnishings and Equipment								
Casework		1	Casework and Library shelving are in poor condition. They are "dinged and scuffed" with some tops lifting.	Remove casework and replace with modern plastic laminate casework and Library shelving.	390.00	\$348.00	LF	\$135,720

Facility Summary

Seattle School District
Mann
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/ Date Done	Comments	
G Sitework	4.7			
Site Improvements				
Parking	5	LKS	04/01/14	Asphalt surface with concrete driveway at access.
Pedestrian Paving	5	LKS	04/01/14	Combination of asphalt and concrete (on-site). Concrete stops. Perimeter concrete sidewalks.
Site Development	5	LKS	04/01/14	Chain link fencing, concrete retaining walls.
Landscaping	3	LKS	04/01/14	Shrubs, grass, trees.
Site Electrical utilities				
Exterior Lighting	3	TAL	04/01/14	Exterior floodlights are in fair condition.

Facility Summary

Seattle School District
Mann
Main Building

Facility Size - Gross	33,439	Construction Type	Medium
Year Of Original Construction	1902	Year Of Last Renovation	1909
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components	Scores	Surveyor/ Date Done	Comments	
Systems				
A Substructure	3.0			
Foundations				
Standard Foundations	3	LKS	04/01/14	Concrete spread footing foundation.
Slab On Grade	3	LKS	04/01/14	Concrete slab on grade.
Basements				
Basement Walls	3	LKS	04/01/14	Unreinforced masonry retaining walls.
B Shell	3.1			
Superstructure				
Floor Construction	3	LKS	04/01/14	Timber columns, timber beams, timber joists, and a wood sheathed diaphragm - typical at original portion of structure. Steel columns, steel beams, timber joists and a wood sheathed diaphragm at Southern addition. Unreinforced masonry and timber bearing walls typical at interior.
Roof Construction	3	LKS	04/01/14	Timber trusses with timber rafters and a wood sheathed diaphragm.
Exterior Closure				
Exterior Walls	3	LKS	04/01/14	Unreinforced masonry and timber stud bearing walls with wood lap siding.
Exterior Windows	4	LKS	04/01/14	Exterior windows are original wood with single glazing. They are not energy efficient.
Exterior Doors	4	LKS	04/01/14	Exterior doors are original wood framed, wood doors with original hardware. It is not ADA compliant.
Roofing				
Roof Coverings	3	LKS	04/01/14	Roof coverings are 3 - tab composition shingle at pitched roof areas and rolled granular at flat roof entry area. Flashing is Kynar coated metal. Fascia and eaves are painted wood. Roofing was replaced in 2004.

Facility Summary

Seattle School District Mann Main Building

C Interiors		3.6			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	04/01/14	Walls are mainly masonry in basement and wood with lath and plaster surface at upper floors.	
Interior Doors	4	LKS	04/01/14	Interior doors are wood framed wood doors with original hardware in most locations. It is not ADA compliant.	
Staircases					
Stair Construction	3	LKS	04/01/14	Stair construction is mainly wood framed throughout building. Basement stairs are cast-in-place.	
Stair Finishes	3	LKS	04/01/14	Stair treads are cast-in-place in the basement and cement plaster in the rest of building. Rails are metal in the basement and wood in the rest of building.	
Interior Finishes					
Wall Finishes	4	LKS	04/01/14	Interior wall finishes are mainly painted lath and plaster in upper areas and painted masonry in basement. Most halls and some classrooms have original headboard wainscot.	
Floor Finishes	4	LKS	04/01/14	Floors are concrete and VCT in the basement, VCT and VAT in the kitchen and some classrooms, wood in the halls and some classrooms and carpet in office area and five classrooms.	
Ceiling Finishes	4	LKS	04/01/14	Ceilings are mainly 12" acoustic tile. The basement office areas are concrete or hard ("black iron lathe and plaster") lid.	
D Services		3.5			
Vertical Transportation					
Elevators and Lifts	2	TAL	04/01/14	A chair rail lift to the main floor was recently installed.	
Plumbing					
Plumbing Fixtures	3	TAL	04/01/14	Fixtures are of mixed vintages, mostly china type.	
Domestic Water Distribution	2	TAL	04/01/14	The original galvanized water pipe was recently replaced with new copper pipe.	
HVAC					
Heat Generating Systems	4	TAL	04/01/14	The building is heated by a single gas fired steam boiler installed in 1902.	
Distribution Systems	4	TAL	04/01/14	Steam is distributed in steel pipes. Conditioned air is distributed from a central fan in very old sheet metal ducts.	
Terminal and Package Units	4	TAL	04/01/14	Some rooms are heated by cast iron radiators. Most rooms are heated from zone coils in the central fan system.	
Controls and Instrumentation	4	TAL	04/01/14	Controls are original pneumatic type.	
Fire Protection					
Fire Protection Sprinkler Systems	3	TAL	04/01/14	The building has a complete fire protection sprinkler system.	
Electrical					
Electrical Service and Distribution	4	TAL	04/01/14	There are two 120/240V, services to the building, one is newer, and in excellent condition, the other is old and in poor condition. Both are 400A.	
Lighting and Branch Wiring	3	TAL	04/01/14	Lighting is generally newer 1x4 wraparound and 2x4 acrylic lens fluorescent, in fair condition. Some areas have very poor lighting (men's restroom)	
Communication and Security Systems	3	TAL	04/01/14	Fire alarm, security and voice/data systems are upgraded and in good condition. Clock/bell system is old and in poor condition.	
Special Electrical Systems	5	TAL	04/01/14	Exit signs are in poor condition and egress lighting is not present.	

Facility Summary

Seattle School District
Mann
Main Building

E Equipment and Furnishings		4.0			
Equipment					
Fixed Furnishings and Equipment		4	TAL	04/01/14	Casework is mainly original wood style casework. Science room has modern casework installed in last few years.

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Mann

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: HVAC Total Cost: \$1,144,283								
Distribution Systems								
Steam pipe		3	The entire heating system is 107 years old and far past its expected life span.	Install a modern HVAC system.	33,439.00	\$34.22	SF	#####
Facility: Main Building System: Electrical Total Cost: \$177,989								
Electrical Service and Distribution								
Electrical distribution system		3	There are two services, and the panels associated with the newer services are in good condition. The older services and older panels are in poor condition.	Replace older service and associated panel boards.	1.00	\$75,400.00	LS	\$75,400
Communication and Security Systems								
Clock/bell system		3	Clocks are old, past useful life. No bell system is currently in use.	Install new integrated clock/bell/intercom.	1.00	\$63,800.00	LS	\$63,800
Special Electrical Systems								
Exit signs and egress lighting		0	Exit signs in poor condition, egress lighting non-existent.	Install new exit signs and egress lighting.	33,439.00	\$1.16	SF	\$38,789
Facility: Main Building System: Equipment Total Cost: \$83,520								
Fixed Furnishings and Equipment								
Casework		1	Casework is in poor condition, not fully operable with delaminating counter tops.	Remove casework and replace with modern plastic laminate casework.	240.00	\$348.00	LF	\$83,520

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Facility Summary

Seattle School District Maple Gym Building

Facility Size - Gross	15,855	Construction Type	Medium
Year Of Original Construction	2007	Year Of Last Renovation	n/a
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		2.0		
Foundations				
Standard Foundations	2	LKS	02/25/14	Concrete spread footing foundation.
Slab On Grade	2	LKS	02/25/14	Concrete slab on grade.
B Shell		2.3		
Superstructure				
Roof Construction	2	LKS	02/25/14	Timber trusses with a plywood diaphragm and CMU bearing walls.
Exterior Closure				
Exterior Walls	2	LKS	02/25/14	CMU walls at exterior.
Exterior Windows	3	LKS	02/25/14	Exterior windows are double pane metal window system.
Exterior Doors	3	LKS	02/25/14	Exterior doors are hollow metal framed, hollow metal doors with modern panic hardware.
Roofing				
Roof Coverings	3	LKS	02/25/14	Roofing is 3 - tab composition shingle with "Kynar" type painted metal flashing and gutters. Roof was new in 2006.
C Interiors		3.0		
Interior Construction				
Fixed and Moveable Partitions	3	LKS	02/25/14	Interior walls are CMU in Gym areas and metal stud in classroom/lounge area.
Interior Doors	3	LKS	02/25/14	Interior doors are hollow metal framed, solid core wood doors and have modern ADA hardware.
Specialties	3	LKS	02/25/14	Solid phenolic toilet partitions
Interior Finishes				
Wall Finishes	3	LKS	02/25/14	Interior wall finishes are mainly painted GWB. The Gym upper walls have tectum sound panels.
Floor Finishes	3	LKS	02/25/14	The Gym has a hard rubber membrane floor. Classrooms, halls and the lounge are carpeted. Utility areas are VCT. VCTs below the sink in front of boys and girls RRs are delaminating. Consider using resilient sheet flooring with welded seams such as linoleum or ceramic tiles for floors below the sink throughout the school.
Ceiling Finishes	3	LKS	02/25/14	Ceilings are 2x4 suspended acoustic tile throughout.

Facility Summary

Seattle School District Maple Gym Building

D Services		2.0			
Plumbing					
Plumbing Fixtures	2	TAL	02/25/14	New china and stainless fixtures in 2006.	
Domestic Water Distribution	2	TAL	02/25/14	All of the water pipe is copper.	
HVAC					
Distribution Systems	2	TAL	02/25/14	The building is heated by gas fired air handling units.	
Controls and Instrumentation	2	TAL	02/25/14	Controls are modern 'DDC' type.	
Fire Protection					
Fire Protection Sprinkler Systems	2	TAL	02/25/14	The building is fully protected by a fire sprinkler system.	
Electrical					
Electrical Service and Distribution	2	TAL	02/25/14	Modern service and distribution equipment.	
Lighting and Branch Wiring	2	TAL	02/25/14	Parabolic lighting in Admin area.	
Communication and Security Systems	2	TAL	02/25/14	Interior motion detection, modern voice/data equipment and cabling. Fire alarm is extension of main building.	
Special Electrical Systems	2	TAL	02/25/14	Battery packs in light fixtures, battery egress signs.	
E Equipment and Furnishings		3.0			
Equipment					
Fixed Furnishings and Equipment	3	TAL	02/25/14	Casework in modern plastic laminate type casework.	

Facility Summary

Seattle School District
Maple
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/ Date Done	Comments	
G Sitework	3.0			
Site Improvements				
Parking	3	LKS	02/25/14	Asphalt parking with concrete curbs.
Pedestrian Paving	3	LKS	02/25/14	Concrete sidewalks.
Site Development	3	LKS	02/25/14	Steel gates with chain link fencing.
Landscaping	3	LKS	02/25/14	Grass, shrubs and trees.
Site Electrical utilities				
Exterior Lighting	3	TAL	02/25/14	Newer HID type parking lot light fixtures.

Facility Summary

Seattle School District
Maple
Main Building

Facility Size - Gross	33,875	Construction Type	Medium
Year Of Original Construction	1971	Year Of Last Renovation	2007
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	LKS	02/25/14	Concrete spread footing foundation.
Slab On Grade	3	LKS	02/25/14	Concrete slab on grade.
B Shell		3.0		
Superstructure				
Floor Construction	3	LKS	02/25/14	I - joists with timber stud walls, beams, and columns at attic/mechanical room floor at original structure.
Roof Construction	3	LKS	02/25/14	I - joists with a plywood diaphragm supported by timber beams, columns, and timber studs bearing walls at original structure.
Exterior Closure				
Exterior Walls	3	LKS	02/25/14	Timber studs with brick veneer at original building. Some areas have metal skin at upper walls. A few areas have vertical cedar siding.
Exterior Windows	3	LKS	02/25/14	Exterior windows are double pane metal window system.
Exterior Doors	3	LKS	02/25/14	Exterior doors are hollow metal framed, hollow metal doors with panic hardware.
Roofing				
Roof Coverings	3	LKS	02/25/14	Main building older area has standing seam metal roof. It appears to have 1983 rehab work done to it. The newer portion of main building has rolled granular roofing. It was new in 2006.

Facility Summary

Seattle School District Maple Main Building

C Interiors		3.1			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	02/25/14	Interior walls are 2x4 stud walls or brick.	
Interior Doors	3	LKS	02/25/14	Interior doors are wood framed, wood doors.	
Specialties	4	LKS	02/25/14	Toilet partition, not ADA compliant	
Interior Finishes					
Wall Finishes	3	LKS	02/25/14	Interior wall finishes are mainly painted GWB. Most classroom and halls have cedar siding. Some areas have brick veneer. The wall by the sink in one of the classroom pods has severe water damage. This can be repaired by SPS maintenance staff. Use moisture and mold resistant board such as AquaTough by USG when used for wet areas. Use epoxy paint or FRP above and below the sink counter.	
Floor Finishes	3	LKS	02/25/14	Most areas are carpeted. Classroom wet areas, entries and some halls have VCT. Utility areas have sheet vinyl.	
Ceiling Finishes	3	LKS	02/25/14	Ceilings are mix of 12" acoustic in most classroom areas and 2x4 suspended acoustical tile at entries and halls.	
D Services		3.5			
Plumbing					
Plumbing Fixtures	3	TAL	02/25/14	Fixtures are china, enameled iron and stainless steel of mixed vintages.	
Domestic Water Distribution	3	TAL	02/25/14	All of the domestic water pipe is copper.	
HVAC					
Distribution Systems	3	TAL	02/25/14	The building is heated by gas fired air handlers located in the attic.	
Controls and Instrumentation	3	TAL	02/25/14	Controls are mostly up-dated DDC type.	
Fire Protection					
Fire Protection Sprinkler Systems	5	TAL	02/25/14		
Electrical					
Electrical Service and Distribution	4	TAL	02/25/14	Service is a 1000A, 120/208V, 3 phase. Switchboard is square D, circa 1970.	
Lighting and Branch Wiring	4	TAL	02/25/14	Lighting is 2x4 troffer, surface wraps in classroom, parabolics in new addition. Devices in old section test very poorly.	
Communication and Security Systems	3	TAL	02/25/14	EST addressable fire alarm system. Modern voice/data equipment and cabling. Bosch security panel with interior motion detection.	
Special Electrical Systems	3	TAL	02/25/14	Battery packs in fixtures, battery exit signs.	
E Equipment and Furnishings		3.0			
Equipment					
Fixed Furnishings and Equipment	3	TAL	02/25/14	Casework is mainly older style wood casework with plastic laminate countertops in older area. New area has modern plastic laminate type casework.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Maple

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$134,890								
Parking								
Striping		1	Parking stripes are barely visible, and concrete wheel stops are out of alignment.	Repaint parking lines and readjust (13) wheel stops.	1.00	\$1,500.00	LS	\$1,500
Pedestrian Paving								
Asphalt sidewalk		0	Asphalt sidewalk on the north side is sinking and deteriorating.	Remove and replace old asphalt sidewalk with new concrete sidewalk. Re-grading may have to be done at the NE corner of the site where the existing sidewalk is sinking.	2,000.00	\$5.27	SF	\$10,540
Asphalt overlay		5	The asphalt pavement areas (possibly old play areas) at the NE and NW corners of the site are cracking and show signs of subgrade failure. These areas maybe not used anymore, except the one at the NW corner has a portable that is being used.	Remove and replace all asphalt pavement areas at the NE and NW corners of the site.	12,500.00	\$2.34	SF	\$29,250
Site Development								
Asphalt		2	Asphalt play areas at north and west sides of building are badly deteriorated - cracks, spalling, weed growth, and settlement. Timber edging around play area is failing.	Remove and replace asphalt and repair timber edging at play structure.	12,000.00	\$5.80	SF	\$69,600
Landscaping								
Grading and lawn work		1	There is a lot of storm water ponding at the lower lawn area north of Pod D. The grass on the lawn south of the south playfield is worn out.	Remove dead leaves and some topsoil so water can drain to the storm catch basin at the lower end east of the water ponding area. Re-seed the bare lawn	8,000.00	\$1.50	SF	\$12,000
Chain-link fence		5	The chain-link fence around the NE corner of the old playfield area is rusting and some sections of the fence are less than 4ft high.	Remove and replace the old chain-link fence with new 6ft high galvanized fence system.	400.00	\$30.00	LF	\$12,000
Facility: Main Building System: Fire Protection								
Total Cost: \$197,200								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There is no fire sprinkler system in this building.	Install a complete fire protection sprinkler system.	34,000.00	\$5.80	SF	\$197,200

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Maple

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
<div><div>Facility: Main Building</div><div>System: Electrical</div><div>Total Cost: \$87,000</div></div>								
Electrical Service and Distribution								
Electrical service		2	Existing 1000A service switchboard is approaching 40 years old and past its useful life.	Replace service with new 1000A switchboard.	1.00	\$29,000.00	LOT	\$29,000
Lighting and Branch Wiring								
Branch devices		1	Branch devices test very poor, and are way past useful life. Applies to all circa 1970 receptacles and switches.	Replace original wiring devices.	25,000.00	\$2.32	SF	\$58,000

Facility Summary

Seattle School District
McClure
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.6		
Site Improvements			
Parking	4	JWB 03/21/14	Asphalt surface with concrete wheel stops.
Pedestrian Paving	3	JWB 03/21/14	Concrete walkways with brick pavers (on site). Concrete steps with metal pipe rails. Concrete walks and pavers on South side. Concrete perimeter sidewalk on East and West sides. Some cracking at west service path, <\$5K.
Site Development	2	JWB 03/21/14	Minimal chain link fence. CMU planter walls and seat walls. Chain-link at north of parking lot is rusting and has some bent posts.
Landscaping	3	JWB 03/21/14	Grass, ground cover, shrubs and trees. Some bare areas in grass. Erosion at building, SW corner, <\$5K.
Site Electrical utilities			
Exterior Lighting	3	DCS 03/21/14	New lamps on old poles in parking lot to north; most on during daylight hours. Older wall-packs with yellowing lenses (<\$5K).

Facility Summary

Seattle School District McClure Main Building

Facility Size - Gross	92,727	Construction Type	Heavy
Year Of Original Construction	1964	Year Of Last Renovation	1968
Facility Use Type	Middle School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	JWB	03/21/14	Conventional reinforced concrete spread footings.
Slab On Grade	3	JWB	03/21/14	Conventional reinforced concrete floor slab.
Basements				
Basement Walls	3	JWB	03/21/14	Conventional reinforced concrete basement walls.
B Shell		3.0		
Superstructure				
Floor Construction	3	JWB	03/21/14	Consists of pre-cast concrete "T" beams with 3" concrete topping that are supported by reinforced concrete girders which are supported by pre-cast concrete columns and reinforced concrete walls.
Roof Construction	3	JWB	03/21/14	Consists of pre-cast concrete "T" beams that are supported by reinforced concrete girders, which are supported by pre-cast concrete columns and reinforced concrete walls.
Exterior Closure				
Exterior Walls	3	JWB	03/21/14	Reinforced concrete and masonry walls with clay brick veneer. Pre-cast columns and sunscreens have a marblecrete skin.
Exterior Windows	4	JWB	03/21/14	Replaced most exterior windows in (2010) All smaller windows as well as all windows at interior of atriums and lightwell are single pane, need replacement.
Exterior Doors	5	JWB	03/21/14	Exterior doors are original hollow metal framed, hollow metal doors and non compliant hardware. Replaced entry lobby doors with hollow metal. (2009)
Roofing				
Roof Coverings	2	JWB	03/21/14	Roofing is rolled granular with Kynar coated metal flashing. Reroofed to 80% complete. (2009) Replaced remainder of roofing in (2010).
Roof Openings	2	JWB	03/21/14	Skylights are translucent panels, in good condition.
Projections	3	JWB	03/21/14	The building has concrete pre-cast sun control device at building perimeter.

Facility Summary

Seattle School District McClure Main Building

C Interiors

3.5

Interior Construction

Fixed and Moveable Partitions	3	JWB	03/21/14	Interior walls are mainly masonry with some stud and GWB surface walls. The Gym has a large operable wall and some second floor classrooms have smaller operable walls.
Interior Doors	5	JWB	03/21/14	Interior doors are mainly original wood framed, wood doors and original hardware. They are not ADA compliant.
Specialties	4	JWB	03/21/14	Restroom partitions are metal and hardware is not working on most, accessories are mix of old and new. Lockers in corridors are new. Lockers in shower/locker rooms are old and damaged.

Staircases

Stair Construction	3	JWB	03/21/14	Stair construction is cast-in-place concrete.
Stair Finishes	3	JWB	03/21/14	Stair finishes are ceramic tile treads with aluminum rails. Balustrade has cracked ceramic tile at stairs adjacent to room 202, <\$5K.

Interior Finishes

Wall Finishes	3	JWB	03/21/14	Wall finishes are exposed masonry and painted GWB. The Music Room has acoustic tile type wall panels. Ceramic tile in Kitchen shower/locker rooms and restrooms.
Floor Finishes	4	JWB	03/21/14	The Gym floor is wood. Entry area floors are quarry tile. The Library has new carpet tile. Replaced VAT in both 1st and 2nd floor corridors, lunchroom and front office but not the main office. (2009) Replaced carpet at two computer labs by library. (2009)
Ceiling Finishes	3	JWB	03/21/14	Ceilings are mainly 12" acoustic. Some classrooms have partial 2'x2' suspended acoustical ceilings. Most classrooms have GWB soffit. Replaced dropped ACT ceilings at all corridors and Library and hard lid at first floor restroom. (2009) Second floor corridors showing wear.

Facility Summary

Seattle School District McClure Main Building

D Services		3.5			
Vertical Transportation					
Elevators and Lifts	3	DCS	03/21/14	One (1) three-stop U.S. Elevator 2,150 lb hydraulic elevator in fair condition; no apparent hoist way venting (<\$5K).	
Plumbing					
Plumbing Fixtures	3	DCS	03/21/14	Restroom flushing fixtures are mostly institutional porcelain type with enameled iron lavatories. Classroom sinks are stainless steel; shop/art sinks are enameled iron; chipped & stained (<\$5K). Installed ADA water closets at student toilet room and new sinks/emergency showers/eye wash stations in five science rooms in 2009. Original fixtures and trim are aged, dated, and inefficient, but those observed and tested are functional. Tiled gang showers with stainless steel column shower hardware; little used, and in fair to good condition. Some of the stainless steel drinking fountains are very small with bubblers shooting water onto the wall & floor (<\$5K).	
Domestic Water Distribution	2	DCS	03/21/14	The original galvanized water piping system was reportedly recently replaced with copper piping; this was observed in the boiler room, but not verified in the tunnels. Two (2) newer PVI gas-fired DHW tank-type heaters, 70 gal each with 399 mbh capacity; plus three new circ pumps.	
Sanitary Waste	3	DCS	03/21/14	Cast iron waste with galvanized drain & waste where observed (limited). No issues reported; tested fixtures flush and drain Ok.	
Rain Water Drainage	3	DCS	03/21/14	Internal roof drains with scupper overflows. Several high roof areas drain to small lower roof areas with downspout daylighting to grade and overflow roof drains discharging onto the concrete sunscreens. Organic material has blocked the down-spouted RDs, leaving overflow water to cascade down the building sunscreens and structure, staining and damaging these materials (<\$5K).	
Special Plumbing Systems	4	DCS	03/21/14	Sump pump(s) in basement. Grease interceptor not observed, but should be provided for this full cooking kitchen.	

Facility Summary

Seattle School District McClure Main Building

HVAC

Energy Supply	3	DCS	03/21/14	Natural gas from PSE rotary meter with 7 kcfh capacity in cage without seismic valve. Fuel oil storage tank(s) not located, but assumed present, given dual-fuel boilers and apparent sets of fuel oil piping in south mechanical air well.
Heat Generating Systems	4	DCS	03/21/14	Two (2) Birchfield low pressure steam fire-tube boilers with older dual-fuel burners; Blr 1 burner is Ray, Blr 2 burner is Webster. Reportedly Blr 1 is the "normal" boiler, with Blr 2 as back-up. One or both boilers reportedly re-tubed in 2010. Condensate receiver in pit with duplex pumps. Feedwater tanks with two feed-water pumps. Other boiler accessories. Largely in fair condition, with need for minor service, currently for leaking valves (<\$5K). Additionally appears to be one (1) steam-to-heating hot water converter and circ pump, also in fair condition.
Cooling Generating Systems	3	DCS	03/21/14	One (1) Train XE1200 rooftop condensing unit, assumed to serve MDF below; in fair condition. IDF in second floor storage room has no cooling and is hot - as a minimum ventilation cooling should be provided (<\$5K).
Distribution Systems	3	DCS	03/21/14	Steam & condensate is distributed to the basement air handlers and Gym area in insulated steel pipes. Steam is converted to hot water and then distributed to the classrooms in steel pipes. Ventilation air is transmitted in galvanized sheet metal duct. A variety of GRDs are found. Reportedly fume hoods were replaced five science rooms, but these were not observed. There appears to have been some partial renewal in conjunction with control upgrades to some of the larger equipment; also some newer rooftop exhaust fans & hoods (but most are older).
Terminal and Package Units	3	DCS	03/21/14	Classrooms are conditioned by individual classroom unit ventilators; reportedly many were refurbished in 2009 and the rest replaced in 2010. Unit heaters and cabinet units heaters in smaller spaces and entries.
Controls and Instrumentation	3	DCS	03/21/14	Mix of original pneumatic controls for smaller equipment and somewhat newer electric and/or simple Landis & Gyr DDC controls for larger equipment, including boilers and large air handling equipment in the large basement mechanical area; apparently service Commons, Gym, Corridors, and other spaces. Newer Siemens CO2 monitoring and/or control for some or all larger spaces. Control air compressors seem to run excessively indicating system leaks (<\$5K).
Special HVAC Systems and Equipment	4	DCS	03/21/14	Shop AFF dust collector in fair condition, but may not meet current fire/safety or indoor air quality requirements; saw dust not fully contained in unit (<\$5K). Supplemental overhead Mediator recirculating dust filter in wood shop in fair condition. Full cooking kitchen with old grease hood and old heat & moisture hood for the dishwasher.

Fire Protection

Fire Protection Sprinkler Systems	4	DCS	03/21/14	Fire sprinkler service with riser room with service assumed for boiler room only; remainder of school is not protected.
Fire Protection Specialties	3	DCS	03/21/14	Old pressurized water fire extinguishers in old cabinets, but with current inspection tags where observed. AEDs in cabinets.
Special Fire Protection Systems	5	DCS	03/21/14	No fire suppression at full cooking kitchen grease hood.

Facility Summary

Seattle School District McClure Main Building

Electrical

Electrical Service and Distribution	4	DCS	03/21/14	SCL service underground to vault at south vent well to meter No. 764318 at original 1963 Square D "Queen Anne Jr HS" main switchboard rated at 2,000A, 208V/3-phase. The 2001 tech upgrade added some newer panels with TVSS, but all else is past useful life; noting the main switchboard is in good condition for its age.
Lighting and Branch Wiring	3	DCS	03/21/14	Lighting is in fair to good condition throughout; with apparent recent new 1x4 surface mount T8 fluorescents in many classrooms; newer or upgraded linear surface mount fluorescent in hallway, new surface mount 2x4 fluorescent in Gym, and T8 upgraded 2x4 slotted lay-in in Commons. Reported automatic shut-off light controls installed throughout building (classrooms and corridors) in 2010. Assume largely original branch wiring, but observed a mix of older and newer switching and receptacle devices and cover-plates.
Communication and Security Systems	4	DCS	03/21/14	The voice/data equipment and cabling was new in 2001; with aging NEC phone system, but newer fiber optic data service. Security system is in fair to good condition with dual technology motion sensors; but CCTV system is obsolete and abandoned in place. PA system is an old patch cord type. Clock/bell system has a Latham head-end upgrade, but clocks are old. Replaced fire alarm system in 2009 with Notifier FACP including wireless fire department call box.
Special Electrical Systems	4	DCS	03/21/14	Egress lighting is powered by a feeder top ahead of the main, and battery lighting should be provided. Exit signs are provided. No standby generator.

E Equipment and Furnishings

4.0

Equipment

Fixed Furnishings and Equipment	4	JWB	03/21/14	Casework is original wood and plastic laminate casework. Library shelving is wood. Installed new countertops at five science rooms and replaced all lockers in corridors. (2009) Climbing wall in Gym. Most window coverings are old in poor condition.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: McClure

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure								
System: Site Improvements Total Cost: \$125,048								
Parking								
Asphalt		2	Pavement has significant cracking and some potholes. No evidence, however, of subgrade failure. Overlay is warranted.	Repair potholes, overlay existing pavement and restripe lot.	22,800.00	\$2.90	SF	\$66,120
Concrete wheel stops		2	Some wheel stops are broken and displaced. Most are deteriorated.	Install new concrete wheel stops after pavement overlay.	80.00	\$87.00	EA	\$6,960
Pedestrian Paving								
Concrete		1	Perimeter concrete walks on West, South, and East side have significant cracks and some panel displacement, creating tripping hazards.	Remove and replace concrete walkways.	2,800.00	\$6.96	SF	\$19,488
Concrete pavers		1	Concrete pavers at Southeast corner of building are very uneven and displaced, creating tripping hazard.	Remove and replace concrete pavers, including subgrade repair.	360.00	\$11.60	SF	\$4,176
Site Development								
Chain link fencing		2	Chain link fencing in parking lot has been damaged by vehicles.	Replace chain link fencing.	400.00	\$29.00	LF	\$11,600
Landscaping								
Grass		2	Grass areas between perimeter sidewalks and building are badly trampled, and in most areas, completely bare of vegetation.	Strip, till, and reseed grass areas, including addition of topsoil if required.	4,800.00	\$3.48	SF	\$16,704
Facility: Main Building								
System: Exterior Closure Total Cost: \$238,960								
Exterior Windows								
Metal windows		5	Single pane metal windows at atrium and lightwell are not energy efficient.	Remove remaining windows and replace with modern double pane metal window system.	2,300.00	\$69.60	SF	\$160,080
Exterior Doors								
Doors		3	Exterior doors are original and in poor condition.	Remove doors and replace with modern hollow metal frames, hollow metal doors and modern hardware.	17.00	\$4,640.00	pair	\$78,880

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: McClure

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Interior Construction Total Cost: \$343,580								
Interior Doors								
Wood doors		3	Wood doors are original and in poor condition. They are not ADA compliant.	Remove existing doors and replace with modern hollow metal framed, solid core wood doors and ADA compliant hardware.	160.00	\$2,088.00	EA	\$334,080
Specialties								
Restroom Partitions	1	5	Restroom partitions are old and worn.	Replace with new metal partitions. Remove and replace roofing with new.	1.00	\$9,500.00	ls	\$9,500
Facility: Main Building System: Interior Finishes Total Cost: \$406,000								
Floor Finishes								
Wood floor		5	Wood floor in Gym needs refinishing.	Strip and sand wood floor and refinish.	10,000.00	\$8.12	SF	\$81,200
Flooring		4	Linoleum and remaining VAT floors are old and in poor condition.	Remove VAT floors and replace with VCT.	56,000.00	\$5.80	SF	\$324,800
Facility: Main Building System: Plumbing Total Cost: \$11,700								
Special Plumbing Systems								
Grease interceptor		5	No apparent grease interceptor for this reported full-cooking kitchen; this may be adversely impacting hidden DW&V piping associated with the kitchen, plus side-sewer piping.	Installed grease interceptor if full cooking kitchen operations are to continue at this school.	1.00	\$11,700.00	lot	\$11,700
Facility: Main Building System: HVAC Total Cost: \$1,188,331								
Heat Generating Systems								
Steam boiler		5	Original boilers with older burners are due for renewal; appears Blr 2 is less reliable than Blr 1.	Full inspection, testing, and renewable as needed including new high-efficiency digitally controlled burners, and updated safeties.	2.00	\$290,000.00	ea	\$580,000
Terminal and Package Units								

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: McClure

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Cabinet and unit heaters		5	Cabinet unit heaters, fin tube convectors, and overhead unit heaters original and near end of life.	Inspect, test, and refurbish or replace as needed.	91,682.00	\$1.16	sf	\$106,351
Controls and Instrumentation								
HVAC controls		3	Portions of HVAC system with older pneumatic controls at end of life with excessive control air leakage.	Upgrade remainder of school to full DDC	91,682.00	\$5.22	SF	\$478,580
Special HVAC Systems and Equipment								
Kitchen Type 1 & 2 hoods		2	Original hoods provide marginal protection and air quality for kitchen staff in this full cooking kitchen.	Upgrade to modern code compliant Type 1 & 2 hoods. Provide new roof top make-up air unit and exhaust fans.	2.00	\$11,700.00	ea	\$23,400
Facility: Main Building System: Fire Protection								
Total Cost: \$543,667								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There is no fire sprinkler system in this building.	Install a complete fire sprinkler system.	92,727.00	\$5.80	SF	\$537,817
Special Fire Protection Systems								
Kitchen Type 1 Hood fire suppression		0	No fire suppression for grease hood.	Install automatic chemical fire suppression system for grease hood.	1.00	\$5,850.00	ea	\$5,850
Facility: Main Building System: Electrical								
Total Cost: \$576,716								
Electrical Service and Distribution								
Electrical distribution system		3	Electrical distribution system, with the exception of the tech upgrade panels, is old and past useful life.	Replace distribution system panels. Switchboard and feeders.	91,682.00	\$3.19	SF	\$292,466
Lighting and Branch Wiring								
Branch wiring and devices		5	Original branch wiring and original and older devices are old, worn and past their useful life.	Replace branch circuiting and original, worn or obsolete devices.	91,682.00	\$2.03	sf	\$186,114
Communication and Security Systems								
PA/Intercom system		1	PA/Intercom is an old patch cord system and virtually non-functional.	Replace PA/Intercom.	1.00	\$87,000.00	LS	\$87,000
Special Electrical Systems								
Egress lighting		0	No egress lighting system exists. (feeder tap ahead of main).	Add battery lighting in corridor.	12.00	\$928.00	EA	\$11,136

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: McClure

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
<div><div>Facility: Main Building</div><div>System: Equipment</div><div>Total Cost: \$216,925</div></div>								
Fixed Furnishings and Equipment								
Window Coverings		0	Window coverings old and worn in some locations	Remove existing and replace with new roller shades	125.00	\$65.00	EA	\$8,125
Casework		5	Casework is original and in poor condition.	Remove casework and shelving and replace with modern plastic laminate casework.	600.00	\$348.00	LF	\$208,800

Facility Summary

Seattle School District
McDonald International
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.1		
Site Improvements			
Parking	2	JWB 02/20/14	Newer AC paved staff parking at west end of site.
Pedestrian Paving	2	JWB 02/20/14	Concrete walkways, concrete steps direct access to building are newer in good condition..
Site Development	2	JWB 02/20/14	Chain link fencing, concrete retaining walls, asphalt play areas, play equipment surrounded by wood chips and timber containment features all recently new or refurbished.
Landscaping	2	JWB 02/20/14	Grass, shrubs and trees
Site Electrical utilities			
Exterior Lighting	4	DCS 02/20/14	Exterior lighting is soffit mounted and minimal building mounted floodlights, in poor condition.

Facility Summary

Seattle School District McDonald International Main Building

Facility Size - Gross	51,935	Construction Type	Medium
Year Of Original Construction	1913	Year Of Last Renovation	2011
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	JWB	02/20/14	Concrete spread footing foundation.
Slab On Grade	3	JWB	02/20/14	Concrete slab on grade.
B Shell		2.8		
Superstructure				
Floor Construction	3	JWB	02/20/14	Concrete encased steel columns, reinforced concrete columns, concrete beams, and a concrete diaphragm.
Roof Construction	3	JWB	02/20/14	Timber posts, timber beams, and timber trusses with a wood sheathed diaphragm. Some seismic work has been completed in the past.
Exterior Closure				
Exterior Walls	3	JWB	02/20/14	1913 - Building unreinforced masonry walls with brick veneer. 1921 - Addition reinforced concrete walls with brick veneer.
Exterior Windows	2	JWB	02/20/14	Newer dual glazed windows installed fit into existing wood frames.
Exterior Doors	2	JWB	02/20/14	Exterior doors are newer HM doors in wood frames. All hardware is ADA compliant.
Roofing				
Roof Coverings	3	JWB	02/20/14	Roofing is hot mop with rock ballast or rolled granular roofing at flat areas. Roof above covered play has large ponds and is older than granular roofing above west classroom wing. Pitched roof at main building is 3 - tab composition shingle. Flashings are Kynar type coated metal.
Roof Openings	2	JWB	02/20/14	Newer Kal-wal type skylights.

Facility Summary

Seattle School District McDonald International Main Building

C Interiors

2.3

Interior Construction

Fixed and Moveable Partitions	3	JWB	02/20/14	Interior walls are either concrete cast-in-place walls or masonry walls.
Interior Doors	2	JWB	02/20/14	Interior doors are wood framed, wood doors with new hardware. Hardware is ADA compliant. Stainless steel coiling door at Kitchen
Specialties	2	JWB	02/20/14	Lockers have been removed. Newer restroom partitions and accessories

Staircases

Stair Construction	3	JWB	02/20/14	Stair construction is cast-in-place concrete.
Stair Finishes	2	JWB	02/20/14	Stair treads are rubber non-slip treads. Stairs have wood rails.

Interior Finishes

Wall Finishes	2	JWB	02/20/14	Interior wall finishes are painted cast-in-place concrete or painted CMU. Ceramic tile in restrooms
Floor Finishes	2	JWB	02/20/14	Classrooms have wood flooring. The Library has carpet. Utility areas and some of the basement are concrete floor. Replaced VAT in corridors with rubber tile. Ceramic tile in restrooms, quarry tile in kitchen.
Ceiling Finishes	2	JWB	02/20/14	Ceilings are generally newer 2x4 acoustic tile throughout building. Entry and some utility areas have hard lid ceilings.

Facility Summary

Seattle School District McDonald International Main Building

D Services		1.3			
Vertical Transportation					
Elevators and Lifts	2	DCS	02/20/14	An Otis 3-stop 2,000 lb hydraulic elevator was installed in 1998. Appears little used in good condition.	
Plumbing					
Plumbing Fixtures	2	DCS	02/20/14	All new 2011 porcelain flushing fixtures; gang lavatories; SS classroom sinks; SS DFs.	
Domestic Water Distribution	2	DCS	02/20/14	New 2011 three-inch city water with RPBP in basement mechanical room. Gas-fired 300 mbh A.O. Smith DHW tank with recirc pump - inadequate hot water to first floor Boys lavatory (<\$5K). Copper distribution piping.	
Sanitary Waste	3	DCS	02/20/14	Cast iron DW&V; mix of older and newer; all in good condition. Some floor drains not draining toilet room floors (<\$5K).	
Rain Water Drainage	3	DCS	02/20/14	Mix of older and newer cast iron drain bodies and roof drain piping to storm. Ponding at covered play roofs with roof drains at high points.	
HVAC					
Energy Supply	2	DCS	02/20/14	Natural gas from PSE rotary meter with estimated capacity of 3 to 5 kcfh in cage with EQV to NE.	
Heat Generating Systems	1	DCS	02/20/14	Two (2) new 2011 Cleaver Brooks 1.5 mmbh Clearfire high-efficiency gas-fired boilers in basement boiler room; each with boiler circ pump. Two (2) VFD heating hot water building circ pumps. Air separator, expansion tank, piping and accessories. Separate heat recovery run-around loop in Attic reclaiming heat from general exhaust to make-up air. Two (2) abandoned in place coal-fired boilers; should be decommissioned or laid-up (<\$5K).	
Cooling Generating Systems	2	DCS	02/20/14	New 2011 ductless split DX cooling for MDF. Unclear cooling for EMR. Ventilation cooling, operable windows, and ceiling fans in most classrooms and offices.	
Distribution Systems	1	DCS	02/20/14	Central station ventilation system with network of tunnels, plenums, & air shafts; all cleaned during 2011 renovation; all new mechanical equipment and new sheet metal ductwork and GRDs. All new heating hot water, and reclaim heat run-around loop piping.	
Terminal and Package Units	1	DCS	02/20/14	All new 2011 fin tube units in classrooms, offices, and dining area; nicely integrated with architectural cabinetry and finishes. Cabinet unit heater and unit heater in various locations. All in good to excellent condition.	
Controls and Instrumentation	1	DCS	02/20/14	All new 2011 Siemens DDC controls throughout; assumed with interface to District EMCS. However there are many "too cold" complaints from staff - consider abbreviated Retro-Cx to optimize performance (<\$5K).	
Fire Protection					
Fire Protection Sprinkler Systems	1	DCS	02/20/14	All new fire sprinkler system in 2011, with 6-inch service to 8-inch main, FDC to north, 100 hp Peerless fire pump, Grundfos jockey pump, 4-inch wet pipe riser to main building, 2-inch dry pipe riser serving covered play. Site water pressure is low at approximately 50 psig.	
Fire Protection Specialties	1	DCS	02/20/14	Chemical fire extinguishers and AEDs in cabinets.	

Facility Summary

Seattle School District McDonald International Main Building

Electrical

Electrical Service and Distribution	1	DCS	02/20/14	Nearly all new in 2011 with SCL underground service at 480V/3-phase to new main electrical room and switchboard between covered play areas - Eaton 600A switchboard, Eaton 300 kVA 480/208 transformer, and new feeder to new distribution panels all with TVSS.
Lighting and Branch Wiring	1	DCS	02/20/14	All new throughout including dual T-8 direct/indirect fluorescent, 2x4 T-8, pendant CFL in hallways and others. All new wiring and devices.
Communication and Security Systems	1	DCS	02/20/14	All new GE EST fire alarm; dual and single technology motion detection; digital clock, bell & PA/intercom; wireless data; wireless sound reinforcement; new MDF; all in good to excellent condition.
Special Electrical Systems	1	DCS	02/20/14	Nearly all new 2011 egress lighting with battery packs incorporated into corridor pendant fixtures; several old bug-eye units at covered plays. New 2011 battery backed egress signs.

E Equipment and Furnishings

2.0

Equipment

Fixed Furnishings and Equipment	2	JWB	02/20/14	Casework is all new, Library shelving and charge desk is new.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: McDonald International

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Electrical utilities Total Cost: \$4,640								
Exterior Lighting								
Exterior lighting		4	Soffit and flood lighting in poor condition.	Replace exterior lighting.	8.00	\$580.00	EA	\$4,640
Facility: Main Building System: Plumbing Total Cost: \$7,040								
Rain Water Drainage								
Roof drains		2	Excessive ponding on roof with roof drains near high points.	Relocated roof drains to low points to drain roof.	4.00	\$1,760.00	ea	\$7,040

Facility Summary

Seattle School District McGilvra Gym Building

Facility Size - Gross	6,978	Construction Type	Medium
Year Of Original Construction	1941	Year Of Last Renovation	2010
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	3.0		
Foundations			
Standard Foundations	3	JWB 03/26/14	Conventional reinforced concrete spread footings.
Slab On Grade	3	JWB 03/26/14	Conventional reinforced concrete floor slab.
B Shell	3.2		
Superstructure			
Roof Construction	3	JWB 03/26/14	Consists of glu-lam beams with tongue and groove roof deck, which are supported by steel columns and masonry pilasters.
Exterior Closure			
Exterior Walls	3	JWB 03/26/14	Unreinforced masonry walls.
Exterior Doors	3	JWB 03/26/14	Exterior doors are hollow metal framed, hollow metal doors and panic hardware with closers.
Roofing			
Roof Coverings	4	JWB 03/26/14	Roofing is membrane with metal flashing. Flashing needs painting, <\$5K.
C Interiors	3.3		
Interior Construction			
Fixed and Moveable Partitions	3	JWB 03/26/14	Interior walls are masonry.
Interior Doors	3	JWB 03/26/14	Interior doors are hollow metal framed with solid core wood doors.
Interior Finishes			
Wall Finishes	3	JWB 03/26/14	Wall finishes are painted masonry. Restrooms have ceramic tile.
Floor Finishes	4	JWB 03/26/14	Floor finishes are a 8"x8" faux wood sport floor in the Gym and concrete in a utility areas. Ceramic tile in restrooms.
Ceiling Finishes	3	JWB 03/26/14	Ceiling finishes are Tectum in the Gym proper and 12" acoustic in utility areas.

Facility Summary

Seattle School District McGilvra Gym Building

D Services		3.2			
Plumbing					
Plumbing Fixtures	4	DCS	03/26/14	Fixtures are 1970's vintage china type; aging but still functional.	
Domestic Water Distribution	3	DCS	03/26/14	Mix of galvanized and copper domestic water piping; water assumed sub-fed from Main Bldg. Remaining galvanized should be replaced with copper (<\$5K). Recently replaced DHW electric resistance tank-type heater at mechanical mezzanine.	
Sanitary Waste	3	DCS	03/26/14	Assume cast iron waste to city sewer; no issues reported; tested fixtures flush and drain somewhat slow, but are acceptable.	
Rain Water Drainage	3	DCS	03/26/14	Internal roof drains in fair condition, but problematic due to organic debris from golf course trees to West.	
HVAC					
Energy Supply	3	DCS	03/26/14	Natural gas sub-fed underground from Main Bldg to mechanical mezzanine.	
Distribution Systems	3	DCS	03/26/14	Heat & vent air handling unit at mechanical mezzanine with supply & return duct to/from Gym space. Heat is from gas-furnace, which is past useful life. Toilet room exhaust fan failed at time of survey.	
Controls and Instrumentation	4	DCS	03/26/14	Controls are pneumatic type.	
Fire Protection					
Fire Protection Sprinkler Systems	5	DCS	03/26/14	There is no fire sprinkler system in this building.	
Fire Protection Specialties	4	DCS	03/26/14	One partially blocked/screened fire extinguisher. Provide at least one fire extinguisher for each exit in recessed cabinet with signage (<\$5K).	
Electrical					
Electrical Service and Distribution	3	DCS	03/26/14	1971 service fed from Main Bldg, which in turn serves the Portables from a 300A breaker.	
Lighting and Branch Wiring	3	DCS	03/26/14	Lights are original 1971 fluorescent fixtures with T - 8 lamps and electronic ballasts.	
Communication and Security Systems	3	DCS	03/26/14	Fire alarm system is an extension of the main building system with full smoke detector coverage.	
Special Electrical Systems	4	DCS	03/26/14	While Exit signs have been added, there are no apparent Egress lighting system.	
E Equipment and Furnishings		3.0			
Equipment					
Fixed Furnishings and Equipment	3	JWB	03/26/14	Climbing wall at covered play area.	

Facility Summary

Seattle School District
McGilvra
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.9		
Site Improvements			
Pedestrian Paving	2	JWB 03/26/14	Concrete paving and concrete pavers. Concrete stairs with metal handrails.
Site Development	3	JWB 03/26/14	Chain link fencing/gates, asphalt hard surface play areas, play equipment surrounded by wood chips and concrete curbing, synthetic surface play field with concrete edging, concrete retaining walls. Sections of chain link at south property line are rusted and bent, <\$5K.
Landscaping	3	JWB 03/26/14	Grass, shrubs and trees.
Site Electrical utilities			
Exterior Lighting	3	DCS 03/26/14	Minimal site lighting; limited to a few HID fixtures on Main Bldg and City street lighting; but no complaints from staff - neighborhood appears relatively safe.

Facility Summary

Seattle School District
McGilvra
Main Building

Facility Size - Gross	31,619	Construction Type	Heavy
Year Of Original Construction	1913	Year Of Last Renovation	1941
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components	Scores	Surveyor/ Date Done	Comments	
Systems				
A Substructure	3.0			
Foundations				
Standard Foundations	3	JWB	03/26/14	Conventional reinforced concrete spread footings.
Slab On Grade	3	JWB	03/26/14	Conventional reinforced concrete floor slab.
B Shell	3.5			
Superstructure				
Floor Construction	3	JWB	03/26/14	Consists of reinforced concrete floor slabs, which are supported by steel beams and columns encased in concrete.
Roof Construction	3	JWB	03/26/14	At 1913 building, solid- sawn wood joists construction supported by heavy timber trusses and posts, and exterior unreinforced. At 1942 addition, wood framed joists which are supported by steel beams and exterior concrete bearing walls.
Exterior Closure				
Exterior Walls	4	JWB	03/26/14	Unreinforced masonry walls. Soffit at west entrance has water damage to be repaired, <\$5K.
Exterior Windows	5	JWB	03/26/14	Exterior windows are wood with single pane glazing. They are not energy efficient.
Exterior Doors	5	JWB	03/26/14	Exterior doors are original wood framed, wood doors and non compliant hardware.
Roofing				
Roof Coverings	3	JWB	03/26/14	Roofing is 3 - tab in pitched areas and rolled granular in flat areas. Flashings are Kynar coated metal. The roofing was replaced in 2004.
Roof Openings	3	JWB	03/26/14	Skylights in fair condition.

Facility Summary

Seattle School District McGilvra Main Building

C Interiors

3.5

Interior Construction

Fixed and Moveable Partitions	3	JWB	03/26/14	Most interior walls are masonry with lathe and plaster cover. New areas have metal stud walls with GWB surfacing.
Interior Doors	5	JWB	03/26/14	Interior doors are wood framed, wood doors with original hardware. They are not ADA compliant.
Specialties	4	JWB	03/26/14	Restroom partitions are original and wood. Accessories in fair condition. Metal lockers at bottom floor at west end classrooms.

Staircases

Stair Construction	3	JWB	03/26/14	Stairways are cast-in-place concrete.
Stair Finishes	3	JWB	03/26/14	Stair treads are concrete. Rails are wood.

Interior Finishes

Wall Finishes	3	JWB	03/26/14	Interior wall finishes are painted lath and plaster or painted masonry.
Floor Finishes	4	JWB	03/26/14	Floor finishes in upper classrooms are wood. The halls and basement areas are concrete. The Library/Computer room are carpeted. The offices and most utility areas are VCT. Student restrooms have quarry tile. VCT in cafeteria.
Ceiling Finishes	3	JWB	03/26/14	Ceilings are 12" acoustic in most areas. The North Addition has tectum ceilings.

Facility Summary

Seattle School District McGilvra Main Building

D Services		3.4			
Vertical Transportation					
Elevators and Lifts	3	DCS	03/26/14	Three-stop Kone 20 hp passenger elevator dated 1989 in fair to good condition.	
Plumbing					
Plumbing Fixtures	4	DCS	03/26/14	Mostly older fixtures and trim; aged and worn, some with marginal function. A few newer fixtures in somewhat better condition.	
Domestic Water Distribution	3	DCS	03/26/14	Most of the water piping is copper. A little galvanized piping still remains in isolated areas; this remaining galvanized pipe should be replaced before failure (<\$5K).	
Sanitary Waste	3	DCS	03/26/14	Cast iron DW&V where observed with reasonable flush and drain where tested, but a few fixtures somewhat slow; appears the side sewer from Bldg to street was recently replaced.	
Rain Water Drainage	3	DCS	03/26/14	Integral gutter with interior roof drains and assumed cast iron rain leaders down to storm; no issues reported or observed.	
Special Plumbing Systems	3	DCS	03/26/14	A sump pump system appears present in basement boiler room, but could not be directly observed. No grease interceptor (kitchen is warming only).	
HVAC					
Energy Supply	3	DCS	03/26/14	Natural gas from PSE rotary meter with estimated capacity of 3 to 5 kcfh in cage outside boiler room with no seismic shut-off valve (<\$5K); assumed to provide service to adjacent Gym Bldg. While there are signs of diesel fuel system, tank location was not found - may have been removed - verify.	
Heat Generating Systems	3	DCS	03/26/14	One (1) Kewanee 1913 field-erected low pressure steam boiler; appears to have been re-built with all new gas-train in the last 10 to 20 years, including modern safeties. Feed water tank and pump in fair condition. Condensate receiver and pumps in poor condition. Boiler appears controlled and/or monitored by 1996 L&G EMCS panel (see controls below).	
Cooling Generating Systems	3	DCS	03/26/14	Assume cooling for MDF, but this space was not found or observed; no issues reported.	
Distribution Systems	4	DCS	03/26/14	Steam & condensate distributed in insulated steel pipe to cast iron central station air heater and corridor and classroom terminal units radiators convectors); there may be some reheat coils serving the North addition. Tempered ventilation air is supplied by a basement central station system through a network and concrete crawl spaces, tunnels, and vertical shafts; with some sheet metal duct work and GRDs to classrooms. The original Bldg area has natural ventilation vertical ducts leading to the attic, then up to louvered wind-vane hoods above the high peaked roof. While much of the system appears fundamentally sound, portions have been bypassed and/or have inoperable controls.	
Terminal and Package Units	3	DCS	03/26/14	The original three-story Bldg classrooms have cast iron steam radiators; most in fair condition, but some need minor refurbishment (<\$5K). The North wing classrooms are missing terminal heating equipment at the outside walls, under the unusually large single-glazed windows.	
Controls and Instrumentation	4	DCS	03/26/14	Controls are original pneumatic type; failing in various locations with extensive staff complaints; among the worst in the District, with staff literally waiting in line to report comfort issues to survey team.	
Special HVAC Systems and Equipment	3	DCS	03/26/14	Make-shift hood for kitchen warming equipment; marginal, may not comply with code, but appears functional; no hood for dish-wash area, but may be Ok as there is no dishwasher (dishes are hand-washed).	

Facility Summary

Seattle School District

McGilvra

Main Building

Fire Protection

Fire Protection Sprinkler Systems	4	DCS	03/26/14	City fire service entry at basement boiler room at 100 psig, with two (2) four-inch risers - one wet and one dry. Only the corridors and storage rooms have fire sprinklers; classrooms are not protected.
Fire Protection Specialties	3	DCS	03/26/14	Old pressurized water fire extinguishers; wall-hung with no cabinets or signage (<\$5K).

Electrical

Electrical Service and Distribution	3	DCS	03/26/14	SCL power from pole pot transformers south of playfield underground to basement boiler room electrical alcove, to newer (2000) Square D main switchboard; 208V/3-phase with 1,200A capacity in good condition, but concern regarding water possible water infiltration from older structure above (<\$5K). Mix of older and newer distribution panels.
Lighting and Branch Wiring	4	DCS	03/26/14	Lighting is a mix of pendant and surface mount fixtures with T8 lamps and electronic ballasts. Old wiring and devices in some area is failing, with undue risk of shock or fire.
Communication and Security Systems	3	DCS	03/26/14	The building has a newer Siemens fire alarm system with smoke detectors in most rooms. Old intercom, little used. Very old clock & bell system, but operable. Data service. Phone service.
Special Electrical Systems	4	DCS	03/26/14	Exit signs, but no egress lighting. No standby generator.

E Equipment and Furnishings

4.0

Equipment

Fixed Furnishings and Equipment	4	JWB	03/26/14	Casework is mainly original wood casework. Some areas, such as the Library, have newer casework. Kitchen has plastic laminate serving counter.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: McGilvra

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Gym Building System: Roofing Total Cost: \$36,616								
Roof Coverings								
Roofing		4	Existing roof membrane wearing.	Remove and replace with granular rolled roofing.	3,912.00	\$9.36	SF	\$36,616
Facility: Gym Building System: Interior Finishes Total Cost: \$74,240								
Floor Finishes								
Rubber flooring		0	Rubber flooring in gym is in poor condition.	Remove rubber flooring and replace with new wood floor.	4,000.00	\$18.56	SF	\$74,240
Facility: Gym Building System: Plumbing Total Cost: \$14,040								
Plumbing Fixtures								
Toilet room fixtures		5	Aging, in-efficient fixtures.	Replace before failure.	6.00	\$2,340.00	ea	\$14,040
Facility: Gym Building System: HVAC Total Cost: \$32,030								
Distribution Systems								
Gas furnace		2	Gas furnace at end of life with excessive corrosion at flue indicating combustion problems.	Replace before failure.	1.00	\$8,780.00	ea	\$8,780
Terminal and Package Units								
Gas furnace, exhaust fan		2	Gym forced air gas furnace is old with signs of failure (corrosion in and around burner and flue). Bathroom exhaust fan has failed.	Replace furnace and exhaust fan.	1.00	\$17,400.00	lot	\$17,400
Controls and Instrumentation								
HVAC controls		3	Obsolete pneumatic controls.	Replace with DDC; ideally at same time as Main Bldg.	1.00	\$5,850.00	lot	\$5,850
Facility: Gym Building System: Fire Protection Total Cost: \$40,600								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There are no fire sprinklers in this building.	Install a complete fire sprinkler system.	7,000.00	\$5.80	SF	\$40,600

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: McGilvra

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Gym Building								
System: Electrical Total Cost: \$2,269								
Special Electrical Systems								
Egress lighting		0	No egress lighting for Gym Bldg.	Install egress lighting per code.	3,912.00	\$0.58	SF	\$2,269
Facility: Infrastructure								
System: Site Improvements Total Cost: \$105,560								
Site Development								
Wood backboards		1	Wood backboards are deteriorating.	Replace wood backboards with modern backboards and nets.	2.00	\$580.00	EA	\$1,160
Asphalt		0	Asphalt around trees, at North end is badly damaged. Subgrade failure has caused significant ponding, and numerous cracks and alligating exist in North and West asphalt areas.	Remove and replace asphalt North and West of building. Leave area around trees without asphalt. Repair areas of subgrade failure and regrade to drain.	20,000.00	\$5.22	SF	\$104,400
Facility: Main Building								
System: Exterior Closure Total Cost: \$293,120								
Exterior Walls								
Brick grout		4	Grout is missing and or cracked at several joint locations mostly at original building.	Re-point grout at affected locations	1.00	\$24,000.00	LS	\$24,000
Exterior Windows								
Wood windows		0	Exterior windows are original wood windows in poor condition. They are not energy efficient.	Remove wood windows are replace with modern double pane metal window system.	3,000.00	\$69.60	SF	\$208,800
Exterior Doors								
Wood doors		2	Wood doors are original and in poor condition.	Remove wood doors and replace with modern hollow frames, hollow metal doors and modern hardware.	13.00	\$4,640.00	PAIR	\$60,320

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: McGilvra

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Interior Construction								
Total Cost: \$95,220								
Interior Doors								
Wood doors		3	Wood doors are original and in poor condition. They are not ADA compliant.	Remove wood doors and replace with hollow metal frames, solid core wood doors and modern ADA hardware.	40.00	\$2,088.00	EA	\$83,520
Specialties								
Restroom partitions		1	Restroom partitions are old and worn	Replace with new metal partitions	1.00	\$11,700.00	LS	\$11,700
Facility: Main Building System: Interior Finishes								
Total Cost: \$98,600								
Floor Finishes								
Concrete floors		5	Concrete floors are in poor condition.	Prepare concrete floors for VCT and install VCT.	8,000.00	\$5.80	SF	\$46,400
Wood floors		3	Wood floors are old and in poor condition.	Remove wood floors and install proper underlayment and VCT flooring.	4,500.00	\$11.60	SF	\$52,200
Facility: Main Building System: Plumbing								
Total Cost: \$36,994								
Plumbing Fixtures								
Water Closets, Urinals, Lavatories, and Drinking Fountains	5	5	Original and older fixtures are chipped, stained, and damaged with inefficient trim.	Replace fixtures.	31,619.00	\$1.17	sf	\$36,994
Facility: Main Building System: HVAC								
Total Cost: \$294,010								
Heat Generating Systems								
Boiler		5	While currently functional, boiler is aged and should be fully inspected, tested and renewed periodically.	Clean, test, adjust, and repair or replace as needed.	1.00	\$29,200.00	ea	\$29,200
Condensate receiver & pumps		1	Past roof leak has corroded condensate piping, receiver, and pumps.	Replace piping, receiver and pumps.	1.00	\$5,850.00	ea	\$5,850
Distribution Systems								

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: McGilvra

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Central station fan, coils, plenums, shafts, wind-vane hoods & dampers, and ductwork.		2	Portions of the system are inoperable; others are damaged or dirty, resulting in marginal comfort and indoor air quality in many areas.	Clean, test, adjust, and repair or replace as needed.	31,619.00	\$2.34	sf	\$73,988
Controls and Instrumentation								
HVAC controls		1	Obsolete pneumatic controls are failing throughout with widespread staff comfort complaints. Excessive energy wasted when windows are opened while heat is on, especially at upper floor classrooms.	Replace with DDC controls meeting District standards including interface with District EMCS.	31,619.00	\$5.85	sf	\$184,971
Facility: Main Building System: Fire Protection								
Total Cost: \$183,390								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There are fire sprinklers in the corridors and storage rooms only.	Install a complete fire sprinkler system.	31,619.00	\$5.80	SF	\$183,390
Facility: Main Building System: Electrical								
Total Cost: \$92,754								
Lighting and Branch Wiring								
Branch wiring and devices (receptacles and switches)		0	Old branch wiring and devices failing with risk of fire and shock.	Replace immediately.	31,619.00	\$1.76	sf	\$55,649
Communication and Security Systems								
Clock & bell system, intercom system		3	Obsolete.	Upgrade to current technology.	31,619.00	\$0.88	sf	\$27,825
Special Electrical Systems								
Egress Lights		0	There are no emergency egress lights in the building.	Install battery type egress lights.	10.00	\$928.00	EA	\$9,280
Facility: Main Building System: Equipment								
Total Cost: \$62,640								
Fixed Furnishings and Equipment								
Casework		2	Casework is original and in poor condition.	Remove casework and replace with modern plastic laminate casework.	180.00	\$348.00	LS	\$62,640

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Facility Summary

Seattle School District
Meany (The World School)
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/ Date Done	Comments	
G Sitework	2.4			
Site Improvements				
Roadways	4	JWB	04/01/14	Asphalt roadway (20th Ave. E.) with concrete curbs.
Parking	2	JWB	04/01/14	Asphalt surface with concrete curbs and wheel stops.
Pedestrian Paving	4	JWB	04/01/14	On-site: Concrete and asphalt walks, concrete courtyard and concrete pavers. Concrete steps. Off-site: Concrete sidewalks with asphalt infill between sidewalk and curbs.
Site Development	2	JWB	04/01/14	Chain link fencing, asphalt basket ball court, sand soccer fields and goals, grass play areas, play equipment surrounded by wood chips and concrete walks. Masonry retaining/ planter walls, wall cracked at west of classroom #40, needs repair, <\$5K.
Landscaping	2	JWB	04/01/14	Grass, shrubs, and trees.
Site Electrical utilities				
Exterior Lighting	4	DCS	04/01/14	Exterior lighting fixtures are typically soffit mounted, with incandescent lamps, in poor condition - cracked, dirty, yellowed, water logged, and in some cases missing lenses and lamps; one or two with fixtures broken and hanging by wires.

Facility Summary

Seattle School District
Meany (The World School)
Main Building

Facility Size - Gross	126,351	Construction Type	Medium
Year Of Original Construction	1902	Year Of Last Renovation	1962
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	3.0		
Foundations			
Standard Foundations	3	JWB 04/01/14	Concrete spread footing foundation.
Slab On Grade	3	JWB 04/01/14	Concrete slab on grade.
Basements			
Basement Walls	3	JWB 04/01/14	Concrete retaining walls at boiler room.

Facility Summary

Seattle School District Meany (The World School) Main Building

B Shell		3.4			
Superstructure					
Floor Construction	3	JWB	04/01/14	Concrete column, beam, and floor slab over boiler room.	
Roof Construction	3	JWB	04/01/14	Concrete beams and roof slab supported by concrete bearing walls at original portion of structure (Circa 1940's) - office and classroom portion of original structure is assumed to be wood framed construction. 1955 classroom wing roof is wood joists, with timber columns. Music wing is open web steel joists and concrete bearing walls with a wood diaphragm. Concrete T-joist, panelized roof at 1960's portion, steel girder trusses with steel columns at Gym. Concrete column outside classroom 40 has cracking and damage, needs repair, <\$5K.	
Exterior Closure					
Exterior Walls	3	JWB	04/01/14	Timber stud walls with brick veneer at offices and classrooms of 1940's structure. Concrete walls with some veneer at 1955 portion of structure, and the 1960's portion has concrete bearing walls at the locker rooms and book room. The Gymnasium is 2x timber studs with 4" brick veneer each side.	
Exterior Windows	5	JWB	04/01/14	Exterior windows are single pane aluminum window system. It is not energy efficient.	
Exterior Doors	5	JWB	04/01/14	Exterior doors are aluminum storefront type at entry and wood framed wood doors with non compliant hardware.	
Roofing					
Roof Coverings	4	JWB	04/01/14	Roof coverings are rolled granular at flat areas and 3 - tab composition shingle at roof monitors. Flashings are painted metal. Soffits are painted plywood. Some areas recently replaced, balance needs to be addressed.	
Roof Openings	4	JWB	04/01/14	Skylights are original metal with wire glass in some areas. Other skylights are mainly 4'x4' Kalwal units. A few skylights are dome type. Some recently replaced, balance needs replacement.	
Projections	4	JWB	04/01/14	Some areas have aluminum slat sunscreens mounted above windows. Framed canopies at some entries.	

Facility Summary

Seattle School District Meany (The World School) Main Building

C Interiors

3.4

Interior Construction

Fixed and Moveable Partitions	3	JWB	04/01/14	Interior walls are mainly wood stud with GWB surface. Back utility areas have cast-in-place concrete walls. The Gym and Cafeteria/Auditorium have operable walls. A few classrooms have aluminum demountable walls. Stainless steel coiling doors at kitchen.
Interior Doors	5	JWB	04/01/14	Interior doors are wood framed, wood doors with original hardware. Door hardware is not ADA compliant.
Specialties	4	JWB	04/01/14	Metal lockers at corridors and shower/ Locker rooms. Some newer marker boards, some chalkboards. Restroom partitions are a mix of metal and some wood, most in poor condition.

Staircases

Stair Construction	3	JWB	04/01/14	Concrete stairs at grade breaks with metal railings.
Stair Finishes	3	JWB	04/01/14	Rubber stair treads, tile at main entrance.

Interior Finishes

Wall Finishes	4	JWB	04/01/14	Wall finishes in halls are mainly glue-on thin brick veneer. Classrooms and most other areas are painted GWB. The Gym has Tectum at upper walls and perforated CMU at lower walls. The Cafeteria/Auditorium has vent wood slats. The Music Room has 12" acoustic tile on walls. Ceramic tile at kitchen and some restrooms. Glazed CMU at kitchen. Brick veneer at northwest wing.
Floor Finishes	3	JWB	04/01/14	Floor finishes are mainly VCT in halls, offices and classrooms. Restrooms have ceramic tile. The Gym, Cafeteria/Auditorium and old Shop areas have wood floors. The Music Rooms and some utility areas have VAT floors. The "Family Room" is carpeted.
Ceiling Finishes	3	JWB	04/01/14	Ceiling finishes are mainly 12" acoustic tile. The Gym and some back utility areas have Tectum panels in some portions of it's ceilings. Some areas are hard lid. Some 12x12 tiles recently replaced.

Facility Summary

Seattle School District Meany (The World School) Main Building

D Services		3.5			
Vertical Transportation					
Elevators and Lifts	2	DCS	04/01/14	Newer Garaventa Genesis chair lift at stage; appears to be in good condition, but not tested.	
Plumbing					
Plumbing Fixtures	4	DCS	04/01/14	Mostly older plumbing fixtures; worn, chipped, cracked, and stained, many with marginal trim. Locker room shower areas used for storage, but column-type showers are still pressurized, with significant rust and corrosion.	
Domestic Water Distribution	3	DCS	04/01/14	Three-inch new (2013) city water service to basement mechanical room with RPBP and 2-inch branch direct to fire sprinkler. Mix of newer copper and original galvanized cold and hot water distribution piping in tunnels to fixture groups. Domestic hot water appears to be from steam-to-hot-water converter(s) in basement mechanical room. New materials in good condition; old materials in poor condition; old equipment in fair condition.	
Sanitary Waste	3	DCS	04/01/14	Cast iron waste piping with vents to roof, where observed; no issues reported.	
Rain Water Drainage	3	DCS	04/01/14	Mix of internal RDs & ORDs, and internal RDs with scupper ORDs with metal DSs to storm. Some RDs no at low points resulting in significant ponding in some areas. Organic material blocking some RDs and many scupper boxes. Some high ORD tongues are partially hidden by sunshades, especially at old shop wing to NW.	
Special Plumbing Systems	3	DCS	04/01/14	Sump pump at basement mechanical room. No observed grease interceptor for kitchen; nor gasses for lab, shop, and clinic areas.	

Facility Summary

Seattle School District

Meany (The World School)

Main Building

HVAC

Energy Supply	3	DCS	04/01/14	Boiler room natural gas from older PSE large diaphragm meter in fenced alcove with estimated 7 to 10 kcfh capacity; includes seismic shutoff valve. Shop/science wing natural gas from newer PSE small diaphragm meter No. 1253319 exposed at NW wall with 250 cfh capacity. Underground fuel oil storage tank just outside fenced entry to service yard and loading dock area.
Heat Generating Systems	3	DCS	04/01/14	Three (3) boilers: 1) Small Burnham 300 mmbtuh gas-fired only in fair condition, 2) Medium West Coast 7.56 mmbtuh with newer dual fuel Webster burner, boiler re-built in 2004 including new safeties in fair condition, 3) Large Birchfield with older dual-fuel burner in poor condition. Appears to be one steam-to-hot water converter, and one or two steam immersion heaters, and two large hot water storage tanks. Plus related auxiliaries. Asbestos insulation is present throughout the boiler room.
Cooling Generating Systems	3	DCS	04/01/14	One roof top condensing unit for split Dx cooling of MDF below; older unit in fair condition.
Distribution Systems	4	DCS	04/01/14	Steam & condensate distributed in insulated steel pipe through tunnels and shafts to large space and common area mezzanine-located air handling unit steam heating coils. Heating hot water also distributed in insulated steel pipe through tunnels up to terminal heating equipment. Steam and/or water leak(s) have flooded the NE wing tunnel; and require excessive make-up water. Mostly older galvanized sheet metal duct and variety of GRDs; in fair condition. Exhaust fans on roof for toilet rooms and other space. Asbestos insulation is present throughout the tunnels, shafts, and mezzanines.
Terminal and Package Units	4	DCS	04/01/14	Classroom unit ventilators serve classrooms, labs, shops, library, and some offices. The oldest units are past useful life and should be replaced; other older units can likely be refurbished for 10 to 20 years of additional service. Recessed in-wall cabinet unit heaters and overhead unit heaters should also be refurbished or replaced as needed.
Controls and Instrumentation	3	DCS	04/01/14	Mix of pneumatic, electric, and some newer DDC-type controls, apparently with District EMCS interface to turn boiler plant and other large equipment on and off. There are excessive complaints regarding thermal comfort, some too cold, but many too hot - resulting in open window while unit ventilator heat is on, wasting significant energy. Control air compressor and refrigerated air dryer in boiler room.
Special HVAC Systems and Equipment	4	DCS	04/01/14	Original kitchen grease and dishwasher hoods, at end of life and not compliant with current codes. Newer semi-permanent fume hood in science room (converted shop space), including exhaust fan and make-up air system.

Fire Protection

Fire Protection Sprinkler Systems	5	DCS	04/01/14	Fire sprinkler service branches off city water service entry and appears to supply basement mechanical room only; remainder of school is not protected.
Fire Protection Specialties	3	DCS	04/01/14	Old pressurized water fire extinguishers in old cabinets; ugly and awkward, but functional. Newer AEDs in cabinets in corridors.

Facility Summary

Seattle School District

Meany (The World School)

Main Building

Electrical

Electrical Service and Distribution	4	DCS	04/01/14	SCL service from pole to north, underground to SCL vault in electrical basement of NW (shop) wing, then to adjacent main electrical room via bus-duct with SCL meter No. 614836. Trumbull 1954 switchboard with 120/208V, 1,600A rating. Old feeders to corridor branch panels in poor condition. Also old panels basement mechanical room that appear to date to original 1940s construction - unclear how much is still in use.
Lighting and Branch Wiring	4	DCS	04/01/14	Classrooms, shops, offices, and other spaces have original lighting fixtures, but upgraded to T8 ballasts & lamps. Gym, corridor and a few other spaces have newer fixtures. However lighting wiring and devices are old; excepting 2001 technology upgrade panels with TVSS, wiring, and receptacles for computers.
Communication and Security Systems	3	DCS	04/01/14	The telephone/data system was upgraded in 2001, but now aging; excepting Wi-Fi recently installed in multiple locations. MDF across from office. The clock & bell system has a newer Latham head-end, but older clocks & bells. Newer Notifier fire alarm with wireless SFD auto-call; but alarm-only, no detection in classrooms, gym, & commons. Newer Bosch security system with corridor dual-technology motion sensors.
Special Electrical Systems	3	DCS	04/01/14	Mix of older and newer egress lights, but generally improved since 2008. Exit signs are present. No standby generator.

E Equipment and Furnishings

4.0

Equipment

Fixed Furnishings and Equipment	4	JWB	04/01/14	Casework is wood original in all areas except Science Rooms that were upgraded in 2001. Library shelving is wood original shelving. Climbing wall in Gym. Classroom blinds in poor condition.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Meany (The World School)

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site ImprovementsTotal Cost: \$150,887								
Roadways								
Concrete		1	Concrete driveway at service area is badly cracked and broken.	Remove and replace concrete driveway.	750.00	\$11.60	SF	\$8,700
Asphalt		2	Roadway surface is badly cracked, spalled, and contains potholes with large ponding area (see Storm Sewer system).	Remove and replace asphalt paving.	11,875.00	\$5.80	SF	\$68,875
Pedestrian Paving								
Steps		4	Cheek walls at exterior steps are cracked and broken in many areas.	Repair concrete cheek walls at exterior steps.	1.00	\$5,800.00	LS	\$5,800
Concrete		2	Perimeter concrete sidewalks are cracked and broken in many areas. Concrete at main entry is cracked. Concrete panels around flag pole and in East side plaza are severely displaced.	Remove and replace concrete on perimeter walks, main entry, around flag pole, and in East plaza area.	8,200.00	\$6.96	SF	\$57,072
Asphalt		2	Asphalt infill between perimeter sidewalks and curbs is badly cracked and has settlement in some areas.	Remove and replace asphalt infill between sidewalks and curbs.	2,000.00	\$5.22	SF	\$10,440
Facility: Infrastructure System: Site Electrical utilitiesTotal Cost: \$13,920								
Exterior Lighting								
Exterior lighting		1	Exterior light fixtures in poor condition, broken, yellowed, cracked and missing lenses; one or two hanging from wires.	Replace exterior lighting fixtures.	24.00	\$580.00	LOT	\$13,920
Facility: Main Building System: SuperstructureTotal Cost: \$67,560								
Floor Construction								
Wood floor framing		0	Room 30 has significant slope in the classroom floor, in multiple directions in excess of 1%	Investigate cause of settlement. No signs of settlement observed in walls	1.00	\$15,000.00	LS	\$15,000
Roof Construction								
Paint		3	Paint worn, peeling and faded at concrete wall areas.	Prep, scrape and repaint exterior concrete walls	18,000.00	\$2.92	SF	\$52,560

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Meany (The World School)

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Exterior Closure								
Total Cost: \$1,832,800								
Exterior Windows								
Exterior windows		2	Exterior windows are single pane aluminum window system and are in poor condition. They are not energy efficient.	Remove existing windows and replace with modern double pane metal window system.	25,000.00	\$69.60	SF	#####
Exterior Doors								
Entry doors		2	Entry doors are old and in poor condition.	Remove entry doors and replace with new hollow metal frames, hollow metal doors and ADA compliant hardware.	20.00	\$4,640.00	PAIR	\$92,800
Facility: Main Building System: Roofing								
Total Cost: \$959,280								
Roof Coverings								
Rolled granular roofing		2	Rolled granular roofing is old and in poor condition. Water ponds at skylights away from the roof drains.	Remove roofing and install new rolled granular roofing and tapered insulation to direct water to the drains.	45,000.00	\$18.56	SF	\$835,200
Roof Openings								
Skylights		0	Skylights are in poor condition.	Remove skylights and replace with new Kalwall type skylights.	600.00	\$75.40	sf	\$45,240
Projections								
Paint		0	Soffits are discolored and have dark material at east side of building. Some areas are peeling or worn.	Prep, scrape and repaint exterior soffits	27,000.00	\$2.92	SF	\$78,840
Facility: Main Building System: Interior Construction								
Total Cost: \$245,560								
Interior Doors								
Wood doors		3	Interior wood doors are in poor condition. Door hardware is not ADA compliant.	Remove old wood doors and replace with modern hollow metal frames, solid core wood doors and ADA compliant hardware.	70.00	\$2,088.00	EA	\$146,160
Specialties								
Metal Lockers		2	The lockers in shower/ locker room are original and are worn out.	Remove and replace lockers.	400.00	\$176.00	EA	\$70,400

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Meany (The World School)

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Restroom partitions		1	Restroom partitions are old and worn	Replace with new metal partitions	1.00	\$29,000.00	LS	\$29,000
Facility: Main Building System: Interior Finishes Total Cost: \$454,000								
Wall Finishes								
Paint		3	GWB wall paint worn and shows scuffs and chipping	Prep and repaint interior GWB walls and concrete walls.	80,000.00	\$2.34	SF	\$187,200
Floor Finishes								
Wood floors		4	Wood floors are in poor condition.	Sand wood floors and refinish.	30,000.00	\$8.12	SF	\$243,600
VAT		4	VAT is old and in poor condition.	Remove VAT and replace with VCT.	4,000.00	\$5.80	SF	\$23,200
Facility: Main Building System: Plumbing Total Cost: \$454,800								
Plumbing Fixtures								
Water closets, urinals, lavatories, sinks, drinking fountains, and showers.		5	Original plumbing fixtures at end of useful life with cracks & stains, and worn trim.	Replace plumbing fixtures and trim.	100.00	\$2,920.00	ea	\$292,000
Domestic Water Distribution								
Steam-to-hot-water converter; storage tank; pumps.		3	Original domestic hot water heating equipment at end of useful life.	Clean, inspect, test, and refurbish as needed; alternately replace with dedicated gas-fired high-efficiency hot water heater.	1.00	\$35,100.00	lot	\$35,100
Galvanized pipe		3	Original galvanized pipe is past useful life with poor color and taste and low pressure and flow to some fixtures.	Replace remaining galvanized pipe with modern materials (stainless steel, copper, or PEX).	2,000.00	\$58.00	LF	\$116,000
Rain Water Drainage								
Roof drains and overflow roof drains.		3	Some roof drains at high points instead of low points, resulting in significant ponding. Some high overflow tongues obscured by exterior sun screens. Some interior overflow do not appear properly piped inside.	Relocate roof drains to low points. Relocate overflow tongues to readily visible location. Install proper overflow where not code compliant.	20.00	\$585.00		\$11,700

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Meany (The World School)

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: HVAC								
Total Cost: \$1,355,980								
Heat Generating Systems								
Asbestos pipe insulation; boiler room		0	Asbestos pipe insulation in boiler room: 250 linear ft. ACM pipe insulation: 80 ea ACM fittings. ACM boiler insulation: 1100 sq ft.	Remove and remediate ACM pipe insulation and replace with non-ACM.	1.00	\$31,320.00	LS	\$31,320
Boilers, converter, tanks, pumps, auxiliaries.		3	Some or most boiler room equipment has not been recently renewed.	Renew the large Birchfield boiler. Clean, inspect, test and renew as needed the small Burnham boiler, and various receivers, tanks, pumps, and auxiliaries.	1.00	\$150,000.00	lot	\$150,000
Asbestos pipe insulation; tunnels		0	Asbestos pipe Insulation in tunnels: 3200 linear ft. ACM pipe insulation: 750 ea ACM fittings.	Remove and remediate ACM pipe insulation and replace with non-ACM.	1.00	\$76,560.00	LS	\$76,560
Distribution Systems								
Air handling units, exhaust fans, CUHs, Us, and associated ductwork.		3	All at end of life, in needed of renewal (but not necessarily replacement).	Clean, inspect, test, and repair or replace as needed to renew.	126,351.00	\$1.76	sf	\$222,378
Steam & condensate and heating hot water piping.		1	Largely original steam & condensate and heating hot water piping, with asbestos insulation, and known serious leaks in the NE wing tunnel. System is at end of life and past-due for renewal.	After remediating asbestos (see separate OD), clean, inspect, test, and repair or replace piping as needed to renew.	126,351.00	\$2.34	sf	\$295,661
Terminal and Package Units								
Unit ventilators		2	Classroom, shop, library, and office unit ventilators are past useful life with a variety of component fixtures, damaged housing, missing parts, blocked ventilation air flow, and other issues.	Replace older (1940s) and refurbish "newer" (1960s) unit ventilators.	75.00	\$3,480.00	SF	\$261,000
Controls and Instrumentation								
Pneumatic HVAC controls		2	Original pneumatic controls past useful life with little or no remaining control for some equipment; staff are manually controlling some equipment, with attendant safety risk.	Upgrade all controls to DDC with District EMCS interface for control & monitoring.	126,351.00	\$2.34	sf	\$295,661
Special HVAC Systems and Equipment								
Kitchen grease and moisture hoods		3	Original hoods and supply & exhaust fans past useful life and not code compliant. It appears this kitchen is used for more than simple warming.	Replace with code compliant Type 1 & 2 kitchen hoods.	2.00	\$11,700.00	ea	\$23,400

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Meany (The World School)

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Fire Protection								
Total Cost: \$732,836								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	Fire sprinkler for basement mechanical room only.	Install a complete fire protection sprinkler system.	126,351.00	\$5.80	SF	\$732,836
Facility: Main Building System: Electrical								
Total Cost: \$1,615,250								
Electrical Service and Distribution								
Electrical distribution system		4	Entire electrical distribution system is past useful life and needs replacement.	Replace distribution system.	126,351.00	\$2.90	SF	\$366,418
Lighting and Branch Wiring								
Branch wiring and devices		4	Branch wiring and devices, except for the 2001 tech upgrade improvements, are in poor condition.	Replace branch wiring and devices.	126,351.00	\$4.06	SF	\$512,985
Lighting system		5	While most or all original fixtures have been upgraded to T8 ballasts & lamps; the fixtures are dated at best.	Replace original fixtures with modern fixtures.	100,000.00	\$5.80	SF	\$580,000
Communication and Security Systems								
Clock/Bell/PA system		3	While the clock & bell head-end has been upgraded, clocks are old with signs of failure.	Replace with new integrated system.	126,351.00	\$1.16	SF	\$146,567
Special Electrical Systems								
Corridor egress lighting		2	Older egress fixtures with failed batteries in some areas.	Replace older egress fixtures.	16.00	\$580.00	EA	\$9,280
Facility: Main Building System: Equipment								
Total Cost: \$218,550								
Fixed Furnishings and Equipment								
Window Coverings		0	Window blinds damaged, worn, not functioning or missing.	Remove existing and replace with new roller shades	150.00	\$65.00	EA	\$9,750
Casework		1	Casework in areas other than Science Rooms is old and in poor condition.	Remove wood casework and replace with modern plastic laminate casework.	600.00	\$348.00	LF	\$208,800

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Facility Summary

Seattle School District
Memorial Stadium
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components	Scores	Surveyor/ Date Done	Comments	
Systems				
G Sitework	3.8			
Site Improvements				
Roadways	5	LKS	03/31/14	Asphalt access drive to field area at northwest corner of site.
Parking	5	LKS	03/31/14	Asphalt surface with concrete wheel stops. Concrete driveway aprons.
Pedestrian Paving	5	LKS	03/31/14	Concrete and asphalt pedestrian areas. Concrete exterior steps.
Site Development	3	LKS	03/31/14	Concrete walls, chain link fencing and gates, artificial turf field with rubberized areas, asphalt perimeter areas.
Landscaping	4	LKS	03/31/14	Mostly trees, blackberry growth at west end of field.
Site Electrical utilities				
Exterior Lighting	4	TAL	03/31/14	Stadium exterior lighting is generally in poor condition, and includes HID wall packs and pole lights. Parking lot lighting is old and past useful life.

Facility Summary

Seattle School District Memorial Stadium Stadium

Facility Size - Gross	104,000	Construction Type	Heavy
Year Of Original Construction	1947	Year Of Last Renovation	n/a
Facility Use Type	Stadium		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	LKS	03/31/14	Concrete strip and spread footing foundation.
Slab On Grade	3	LKS	03/31/14	Concrete slab on grade.
Basements				
Basement Walls	3	LKS	03/31/14	Concrete retaining walls at subgrade portions of structure.
B Shell		3.3		
Superstructure				
Floor Construction	3	LKS	03/31/14	Concrete beams, columns, and floor slabs with concrete stairs and seating risers at grandstand. Concrete bearing walls.
Roof Construction	3	LKS	03/31/14	Concrete beams, columns, and roof slabs typical with concrete bearing walls.
Exterior Closure				
Exterior Walls	3	LKS	03/31/14	Exposed concrete and exposed unreinforced CMU walls.
Exterior Windows	5	LKS	03/31/14	Exterior windows are single pane metal window system. It is not energy efficient.
Exterior Doors	5	LKS	03/31/14	Exterior doors are mostly hollow metal framed, wood doors with original hardware. Hardware is not ADA compliant.
Roofing				
Roof Coverings	3	LKS	03/31/14	Roof covering at stadium structure is rolled granular with "Kynar type" coated metal flashings. Roofing was new in 1999.

Facility Summary

Seattle School District Memorial Stadium Stadium

C Interiors		3.7			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	03/31/14	Walls are concrete or CMU throughout structure. Small management office areas have stud walls with GWB surface.	
Interior Doors	5	LKS	03/31/14	Interior doors are wood framed wood doors with original door hardware. Doors are not ADA compliant.	
Specialties	4	LKS	03/31/14	Lockers are metal full height lockers on concrete bases.	
Staircases					
Stair Construction	3	LKS	03/31/14	Stair systems are concrete cast-in-place.	
Stair Finishes	4	LKS	03/31/14	Stair finishes are concrete cast-in-place concrete. Rails are metal.	
Interior Finishes					
Wall Finishes	4	LKS	03/31/14	Wall finishes are painted masonry, concrete or GWB.	
Floor Finishes	4	LKS	03/31/14	Floor finishes are concrete throughout stadium structure, in locker rooms and halls. The management office is carpet. The Custodian office is VAT.	
Ceiling Finishes	3	LKS	03/31/14	Ceilings are concrete throughout stadium structure. Management, Custodian office, halls and locker rooms have tectum-type cork acoustic ceiling tiles.	
D Services		3.7			
Plumbing					
Plumbing Fixtures	3	TAL	03/31/14	Restroom fixtures are mostly china type with flush valves. Showers in the locker rooms are single stall wall mounted type.	
Domestic Water Distribution	4	TAL	03/31/14	The majority of the domestic water piping is original 1950's galvanized pipe.	
HVAC					
Distribution Systems	4	TAL	03/31/14	The locker rooms and restrooms have very minimal exhaust system.	
Terminal and Package Units	4	TAL	03/31/14	All of the conditioned spaces are heated by electric unit heaters.	
Fire Protection					
Fire Protection Sprinkler Systems	2	TAL	03/31/14	There are fire sprinklers in the storage rooms below the grandstands.	
Electrical					
Electrical Service and Distribution	4	TAL	03/31/14	There are multiple services in the stadium, all in poor condition. Distribution and branch panels are generally old, although some newer panels are installed in the Seattle Center warehouse area.	
Lighting and Branch Wiring	4	TAL	03/31/14	Lighting is generally in poor condition, except for the 1x4 fluorescents recently installed in the locker room area. Branch circuiting is generally old and nearing the end of useful life.	
Communication and Security Systems	3	TAL	03/31/14	There are minimal communication and security systems in the stadium, and all are in fair condition.	
Special Electrical Systems	4	TAL	03/31/14	There is minimal exit and egress lighting in the stadium, and all is in fair to poor condition.	
E Equipment and Furnishings		4.0			
Equipment					
Fixed Furnishings and Equipment	4	TAL	03/31/14	Casework is wood original in both Management and Custodian office. The equipment in the concession areas is old galvanized.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Memorial Stadium

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
<div><div>Facility: Infrastructure</div><div>System: Site Improvements</div><div>Total Cost: \$690,780</div></div>								
Roadways								
Asphalt		1	Access drive to field area is severely cracked and spalled.	Remove and replace asphalt drive.	4,000.00	\$5.80	SF	\$23,200
Parking								
Concrete		1	Concrete driveway apron at south end of parking lot is severely cracked and broken.	Remove and replace driveway apron. Unit price increased for thicker section.	1.00	\$3,480.00	LS	\$3,480
Wheel stops		0	Concrete wheel stops are broken and out of position.	Remove and replace concrete wheel stops.	40.00	\$87.00	EA	\$3,480
Asphalt		1	Asphalt surface is severely cracked, spalled, and has numerous potholes.	Remove and replace asphalt parking lot, including striping.	86,000.00	\$5.22	SF	\$448,920
Pedestrian Paving								
Concrete		1	Perimeter concrete sidewalks are severely cracked and broken.	Remove and replace perimeter concrete sidewalks.	5,700.00	\$6.96	SF	\$39,672
Asphalt		0	Asphalt pedestrian area above locker rooms, at east end of field area, is severely cracked and spalled. This creates leakage into locker rooms below.	Remove existing asphalt, install waterproof membrane, and replace asphalt. Unit price increased due to accessibility and membrane application.	10,400.00	\$11.60	SF	\$120,640
Site Development								
Asphalt		2	Areas of asphalt at southeast entrance to players room, west end of south grandstand, and at steep pathway at southwest corner are badly cracked and spalled. Pathway has severe root damage.	Remove and replace damaged asphalt areas, including subgrade repair.	1,400.00	\$5.22	SF	\$7,308
Retaining walls		2	Most retaining walls are in fair condition with minor cracking and surface wear. Concrete caps on wall at parking lot has broken off.	Replace concrete caps on retaining wall.	110.00	\$29.00	SF	\$3,190
Seal coat		4	All asphalt within stadium, at field level, is showing signs of wear and should be seal coated.	Seal coat all field level asphalt.	39,000.00	\$0.87	SF	\$33,930
Landscaping								
Plant material		3	Most trees and shrubs are in good condition. West end of site is overgrown with blackberries.	Remove blackberries to allow ground cover growth.	12,000.00	\$0.58	SF	\$6,960

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Memorial Stadium

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure								
System: Site Electrical utilities Total Cost: \$96,280								
Exterior Lighting								
Exterior lighting		4	Fixtures and pole are old, broken past useful life.	Replace wall mount and pole mount fixtures.	1.00	\$87,000.00	LS	\$87,000
Site lighting		2	Pole mounted flood lights in parking lot are in poor condition.	Replace flood lights and poles.	2.00	\$4,640.00	EA	\$9,280
Facility: Stadium								
System: Superstructure Total Cost: \$394,400								
Floor Construction								
Concrete		5	Floor slabs, stairs, seating risers, and walls have a significant number of cracks that could affect the integrity of the structure.	Chip out deteriorated concrete and epoxy inject cracks as required to restore the integrity of the structure. At areas where concrete has spalled and fallen away, prepare surface and replace with new.	1.00	\$278,400.00	LS	\$278,400
Roof Construction								
Concrete		5	Roof slabs and bearing walls have a significant number of cracks that could affect the integrity of the structure.	Chip out deteriorated concrete and epoxy inject as needed to restore the integrity of the structure. At areas where concrete has spalled and fallen away, prepare surface and replace with new concrete per industry standards.	1.00	\$116,000.00	LS	\$116,000
Facility: Stadium								
System: Exterior Closure Total Cost: \$348,000								
Exterior Windows								
Exterior windows		4	Single pane exterior windows are not energy efficient. They are in poor condition.	Remove metal window and replace with modern double pane metal window system.	2,700.00	\$69.60	SF	\$187,920
Exterior Doors								

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Memorial Stadium

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Exterior doors		4	Exterior doors are in poor condition. The frames are corroding and doors are swollen.	Remove doors, prep for new hollow metal frames, hollow metal doors and ADA compliant hardware. Install frames, doors, and hardware.	60.00	\$2,668.00	EA	\$160,080
Facility: Stadium System: Roofing Total Cost: \$16,704								
Roof Coverings								
Roofing		0	Management office roof is in terrible condition. It is leaking, cracked, blistered, peeling up and so on. Even the plywood cover boards are rotting.	Remove cover boards and roofing and replace with rolled granular roofing.	800.00	\$20.88	SF	\$16,704
Facility: Stadium System: Interior Construction Total Cost: \$83,520								
Interior Doors								
Interior doors		4	Doors are rotting from the base up. Some are swollen shut. The hardware is not ADA compliant.	Remove doors and replace with modern hollow metal frames, hollow metal doors (due to use) and modern ADA compliant hardware (openings will require some work for new frames).	40.00	\$2,088.00	EA	\$83,520
Facility: Stadium System: Interior Finishes Total Cost: \$8,120								
Floor Finishes								
Flooring		4	Carpet at Management office and VAT at Custodian office are in poor condition. They are discolored, seams are opening, lifting and so on.	Remove and replace with flooring VCT.	1,400.00	\$5.80	SF	\$8,120
Facility: Stadium System: Plumbing Total Cost: \$288,840								
Plumbing Fixtures								
Lavatories		1	The wall hung lavatories are older china type that are stained, cracked and worn out.	Install new lavatories.	35.00	\$2,320.00	EA	\$81,200
Showers		2	Showers appears to be mostly original 1950's vintage in questionable condition.	Install new shower heads and control valves.	36.00	\$1,740.00	EA	\$62,640

Domestic Water Distribution

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Memorial Stadium

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Galvanized pipe		1	1950's Vintage galvanized pipe is at the end of its life span.	Install a new copper piping system.	2,500.00	\$58.00	LF	\$145,000
Facility: Stadium System: HVAC Total Cost: \$150,800								
Distribution Systems								
Exhaust fans		1	The exhaust systems for the locker rooms and the restrooms are in poor condition or non existent.	Install exhaust fans and ductwork for each of the restrooms and locker rooms.	12.00	\$5,800.00	EA	\$69,600
Terminal and Package Units								
Unit heaters		1	The electric unit heaters are reaching the end of their life span.	Install new unit heaters.	35.00	\$2,320.00	EA	\$81,200
Facility: Stadium System: Electrical Total Cost: \$505,296								
Electrical Service and Distribution								
Electrical service and distribution system		1	Switchboards and distribution panels are old and near end of useful life.	Replace multiple services, feeder and panels.	1.00	\$232,000.00	LS	\$232,000
Lighting and Branch Wiring								
Branch wiring		1	75% of branch wiring is old and past useful life.	Replace selected branch wiring.	28,500.00	\$4.64	SF	\$132,240
Lighting fixtures		1	70% of fixtures are old, broken, beyond useful life.	Replace selected lighting fixtures.	26,600.00	\$4.06	SF	\$107,996
Special Electrical Systems								
Egress and exit lighting		1	Both egress and exit signage is minimal and in poor condition.	Add egress and exit fixtures	38,000.00	\$0.87	SF	\$33,060
Facility: Stadium System: Equipment Total Cost: \$56,840								
Fixed Furnishings and Equipment								
Casework		1	Casework is wood original at Management and Custodian office. It is in poor condition - "dinged", with failing hardware, discolored and so on.	Remove casework and replace with modern plastic laminate type casework.	30.00	\$348.00	LF	\$10,440
Kitchen equipment		1	The kitchen sink and counter in the concession stand is old galvanized steel in poor condition.	Install new stainless steel counter and 3 - compartment sink, about fifteen feet long.	2.00	\$23,200.00	EA	\$46,400

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Facility Summary

Seattle School District
Mercer
Gym Building

Facility Size - Gross	60,086	Construction Type	Heavy
Year Of Original Construction	1957	Year Of Last Renovation	2009
Facility Use Type	Middle School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components	Scores	Surveyor/ Date Done	Comments	
Systems				
A Substructure	3.0			
Foundations				
Standard Foundations	3	LKS	02/26/14	Continuous cast-in-place concrete foundation.
Slab On Grade	3	LKS	02/26/14	Standard concrete slab-on-grade.
Basements				
Basement Walls	3	LKS	02/26/14	Cast-in-place concrete basement walls at boiler and tunnels.
B Shell	3.0			
Superstructure				
Floor Construction	2	LKS	02/26/14	Standard concrete slab on grade.
Roof Construction	3	LKS	02/26/14	Concrete shell roof structure supported by concrete beams and concrete and masonry walls.
Exterior Closure				
Exterior Walls	3	LKS	02/26/14	A combination of concrete, CMU and brick masonry exterior walls.
Exterior Windows	5	LKS	02/26/14	Exterior windows are single glazed metal window system. It is not energy efficient.
Exterior Doors	4	LKS	02/26/14	Exterior doors are hollow metal framed, hollow metal doors with panic hardware.
Roofing				
Roof Coverings	4	LKS	02/26/14	Roofing is rolled granular roofing with Kynar type coated metal flashings. Soffits are concrete.

Facility Summary

Seattle School District Mercer Gym Building

C Interiors		3.6			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	02/26/14	Walls are mainly masonry throughout building. A few areas have stud walls that were added in a recent upgrade. The Gym and Music room stage area have operable walls.	
Interior Doors	5	LKS	02/26/14	Interior doors are hollow metal framed, solid core wood doors with non - ADA compliant hardware. Recently renovated areas have ADA compliant hardware.	
Interior Finishes					
Wall Finishes	3	LKS	02/26/14	Interior wall finishes are mainly exposed or painted masonry with painted GWB in a few recently renovated areas. Music rooms have 12" acoustic tile on upper walls.	
Floor Finishes	4	LKS	02/26/14	Gym and Stage floors are wood. The halls and some office areas have VCT. Most classrooms and some office areas are VAT. Utility areas, locker rooms, the Auditorium and upper areas of stage rooms have concrete floors.	
Ceiling Finishes	3	LKS	02/26/14	Interior ceilings are mainly tectum except 12" acoustic in halls and Auditorium.	
D Services		3.5			
Plumbing					
Plumbing Fixtures	3	TAL	02/26/14	Plumbing fixtures are mostly original china type.	
Domestic Water Distribution	3	TAL	02/26/14	Water piping appears to be the original 1957 galvanized type.	
HVAC					
Distribution Systems	4	TAL	02/26/14	Steam for this buildings heating equipment is distributed in steel pipes from the main buildings boilers in a tunnel system.	
Terminal and Package Units	4	TAL	02/26/14	Most of the building is heated by cast iron radiators or classroom unit ventilators.	
Controls and Instrumentation	4	TAL	02/26/14	Controls are the original 1957 pneumatic type.	
Fire Protection					
Fire Protection Sprinkler Systems	5	TAL	02/26/14	There are no fire sprinklers in this building.	
Electrical					
Electrical Service and Distribution	4	TAL	02/26/14	The service is 800A @ 480V, yielding 10.9 watts per square foot. The service was new in 2005, but the branch panels are generally original and past their useful life.	
Lighting and Branch Wiring	3	TAL	02/26/14	Lighting is generally 1x4 district standard, in good condition. Auditorium down lights are old and past useful life. Stage lighting controls/dimmer bank are upgraded. Outlets and branch circuits are old, and near the end of useful life.	
Communication and Security Systems	3	TAL	02/26/14	Communication and security systems are extensions of the main building systems (via a utility tunnel) and are in fair condition.	
Special Electrical Systems	3	TAL	02/26/14	Egress end exit signage are battery - backed and in fair/functional condition.	
E Equipment and Furnishings		4.0			
Equipment					
Fixed Furnishings and Equipment	4	TAL	02/26/14	Casework is wood style original casework with linoleum countertops in all classrooms but one that has been uparaded.	

Facility Summary

Seattle School District
Mercer
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	4.0		
Site Improvements			
Roadways	5	LKS 02/26/14	Asphalt driveway entrances, and asphalt fire lane with concrete curbs on east side of building.
Parking	5	LKS 02/26/14	Asphalt surface with concrete wheel stops. Driveway from street to loading zone needs replacing.
Pedestrian Paving	3	LKS 02/26/14	Concrete walks (some asphalt), concrete steps with steel pipe handrails. Concrete perimeter sidewalks.
Site Development	4	LKS 02/26/14	Asphalt hard surface play, grass playfield with baseball backstops, concrete/brick retaining walls, chain link fencing.
Landscaping	3	LKS 02/26/14	Shrubs, ground cover, and trees.
Site Electrical utilities			
Exterior Lighting	2	TAL 02/26/14	Gym building exterior lighting is roof mounted flood lights, and soffit mounted HID fixtures, in fair condition.

Facility Summary

Seattle School District
Mercer
Main Building

Facility Size - Gross	62,227	Construction Type	Heavy
Year Of Original Construction	1957	Year Of Last Renovation	2009
Facility Use Type	Middle School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.1		
Foundations				
Standard Foundations	3	LKS	02/26/14	Continuous cast-in-place concrete foundation system.
Slab On Grade	3	LKS	02/26/14	Standard cast-in-place, slab-on-grade.
Basements				
Basement Walls	4	LKS	02/26/14	Cast-in-place concrete basement walls at boiler room.
B Shell		3.7		
Superstructure				
Roof Construction	3	LKS	02/26/14	Concrete shell roof structure supported by concrete beams and concrete and masonry interior walls.
Exterior Closure				
Exterior Walls	4	LKS	02/26/14	A combination of cast-in-place concrete, CMU, and brick masonry exterior walls.
Exterior Windows	4	LKS	02/26/14	Exterior windows are new double pane metal frame system on west side. Remaining building windows are original single pane metal windows system. They are not energy efficient.
Exterior Doors	4	LKS	02/26/14	Exterior doors are hollow metal framed, hollow metal doors with panic hardware.
Roofing				
Roof Coverings	4	LKS	02/26/14	Roof covering is rolled granular with Kynar coated metal flashings. Soffits are poured in place concrete.

Facility Summary

Seattle School District Mercer Main Building

C Interiors		3.4			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	02/26/14	Interior walls are masonry. Some hall entries are brick. Bathrooms and main halls are glazed CMU. Other walls are CMU. A few office areas are stud walls with GWB surface.	
Interior Doors	4	LKS	02/26/14	Interior doors are hollow metal framed, solid core wood doors. Hardware is not ADA compliant.	
Interior Finishes					
Wall Finishes	3	LKS	02/26/14	Interior wall finishes are exposed brick, glazed CMU or painted CMU. A few office areas have painted GWB.	
Floor Finishes	4	LKS	02/26/14	Floors are VCT in halls, Science classrooms and most staff areas, VAT in remaining classrooms, utility areas, and Cafeteria, quarry tile in Kitchen and concrete in utility areas. The Library has carpet.	
Ceiling Finishes	3	LKS	02/26/14	Ceilings are generally tectum throughout building. Non entry areas of hallways have 12" acoustic tile ceilings.	
D Services		3.7			
Plumbing					
Plumbing Fixtures	3	TAL	02/26/14	Restroom fixtures are institutional china type of various vintages. Classroom sinks are a mix of enameled iron and stainless steel.	
Domestic Water Distribution	2	TAL	02/26/14	Replaced remaining galvanized pipe with copper pipe in 2009.	
HVAC					
Heat Generating Systems	4	TAL	02/26/14	The building is heated by two gas fired steam boilers.	
Distribution Systems	4	TAL	02/26/14	Steam is distributed around the building in steel pipes located in the perimeter tunnels.	
Terminal and Package Units	4	TAL	02/26/14	Individual rooms are heated by classroom unit ventilators with cast iron radiators in some spaces.	
Controls and Instrumentation	4	TAL	02/26/14	Controls are mostly the original 1957 pneumatic type.	
Fire Protection					
Fire Protection Sprinkler Systems	5	TAL	02/26/14	There are no fire sprinklers in this building.	
Electrical					
Electrical Service and Distribution	4	TAL	02/26/14	The service is 400A @ 480V, yielding 5.3 watts per square foot. The entire distribution system is original, is 50 years old, and is past its useful life.	
Lighting and Branch Wiring	4	TAL	02/26/14	Classroom lighting is 1x4 district standard, in good condition. Corridor lighting is single lamp T8 wraparound, in poor condition. Only minor deficiencies were noted in the branch circuiting.	
Communication and Security Systems	3	TAL	02/26/14	Fire alarm and voice/data systems are recent upgrades. Clock/bell system has had a Latham upgrade. Security system is older but still functional.	
Special Electrical Systems	3	TAL	02/26/14	Corridor egress lighting and exit signs are newer, battery backed, and in good condition.	
E Equipment and Furnishings		4.0			
Equipment					
Fixed Furnishings and Equipment	4	TAL	02/26/14	Casework, except in Science rooms updated in 2001 is original wood casework and shelving.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Mercer

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Gym Building System: Exterior ClosureTotal Cost: \$139,200								
Exterior Windows								
Exterior windows		4	Exterior windows are original single pane metal window system. It is not energy efficient.	Remove existing single pane metal window system and replace with modern double pane metal window system.	2,000.00	\$69.60	SF	\$139,200
Facility: Gym Building System: Interior ConstructionTotal Cost: \$15,660								
Interior Doors								
Interior doors		4	Interior doors are ADA compliant in only a few locations.	Remove door locksets and install ADA compliant locksets.	30.00	\$522.00	EA	\$15,660
Facility: Gym Building System: Interior FinishesTotal Cost: \$46,400								
Floor Finishes								
VAT flooring		4	VAT flooring is original, in poor condition, delaminating and has popped up in certain areas.	Remove VAT flooring and replace with VCT.	8,000.00	\$5.80	SF	\$46,400
Facility: Gym Building System: HVACTotal Cost: \$1,627,480								
Terminal and Package Units								
Radiators		2	The heating system is 52 years old and at the end of its life span.	Install a modern HVAC system.	61,000.00	\$21.46	SF	#####
Controls and Instrumentation								
Pneumatic controls		1	The pneumatic control system is antiquated and past its life span.	Install a modern "DDC" type control system.	61,000.00	\$5.22	SF	\$318,420
Facility: Gym Building System: Fire ProtectionTotal Cost: \$353,800								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There are no fire sprinklers in this building.	Install a complete fire protection sprinkler system.	61,000.00	\$5.80	SF	\$353,800

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Mercer

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Gym Building System: Electrical								
Total Cost: \$432,100								
Electrical Service and Distribution								
Electrical branch panels		1	Although the service switchboard was recently upgraded, the majority of the branch panels are original, and past their useful life.	Replace branch panels and feeders.	1.00	\$81,200.00	SL	\$81,200
Lighting and Branch Wiring								
Lighting systems		4	Approximately 40% of the lighting is old and near the end of useful life.	Replace 40% of lighting.	25,000.00	\$6.96	SF	\$174,000
Branch wiring and devices		1	Branch wiring is old and near the end of useful life.	Replace branch wiring and wiring devices.	61,000.00	\$2.90	SF	\$176,900
Facility: Gym Building System: Equipment								
Total Cost: \$41,760								
Fixed Furnishings and Equipment								
Wood casework		4	Wood casework is original wood casework in most locations. It is in poor condition - "dinged", tops delaminating, hardware not fully functional and so on.	Remove casework and replace with modern plastic laminate casework.	120.00	\$348.00	LF	\$41,760
Facility: Infrastructure System: Site Improvements								
Total Cost: \$618,860								
Roadways								
Concrete curbs		0	Curbs along fire lane are broken, displaced, and settled.	Remove and replace concrete curbs along fire lane.	1,500.00	\$13.92	LF	\$20,880
Asphalt		0	Asphalt driveway entrances are badly spalled with potholes. Asphalt fire lane is completely deteriorated with large potholes.	Remove and replace asphalt driveways and asphalt fire lane.	14,000.00	\$5.80	SF	\$81,200
Parking								
Asphalt		0	Asphalt surface is badly spalled with many potholes.	Remove and replace asphalt, including pavement markings.	38,000.00	\$5.22	SF	\$198,360
Wheel stops		5	Wheel stops are badly worn and some are out of position.	Remove and install new wheel stops after pavement replacement.	40.00	\$87.00	EA	\$3,480
Pedestrian Paving								
Concrete		5	Concrete at loading dock is deteriorated. Many on-site sidewalks are cracked and broken. Perimeter sidewalks on Columbian Way and S.16th Ave. are deteriorated. Concrete near the flag pole has also cracked.	Remove and replace cracked and deteriorated concrete walkways.	9,500.00	\$9.28	SF	\$88,160
Pipe handrails		5	All pipe handrails are rusting.	Clean and paint all pipe handrails.	1.00	\$2,320.00	LS	\$2,320
Site Development								

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Mercer

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Asphalt		2	Asphalt play area is badly spalled with many settlement areas, and potholes. Subgrade repair appears warranted in settlement areas.	Remove and replace asphalt including subgrade repair and pavement markings.	43,000.00	\$5.22	SF	\$224,460
Facility: Main Building System: Exterior Closure Total Cost: \$222,720								
Exterior Windows								
Windows		4	Exterior windows are single pane on building North, South and East side. They are original and not energy efficient.	Remove single pane windows and replace with modern double pane metal window system.	3,200.00	\$69.60	SF	\$222,720
Facility: Main Building System: Interior Construction Total Cost: \$41,760								
Interior Doors								
Door hardware		5	Interior door hardware is not ADA compliant.	Remove existing interior door hardware and replace with modern ADA compliant hardware.	80.00	\$522.00	EA	\$41,760
Facility: Main Building System: Interior Finishes Total Cost: \$150,800								
Floor Finishes								
VAT flooring		4	VAT flooring is old and in poor condition. It has delaminated in some areas.	Replace VAT flooring with VCT flooring.	26,000.00	\$5.80	SF	\$150,800
Facility: Main Building System: Plumbing Total Cost: \$69,600								
Plumbing Fixtures								
Sinks		2	Many of the classroom sinks are very stained and worn and are still served by galvanized pipe.	Install a new sink and copper water pipe.	20.00	\$3,480.00	EA	\$69,600
Facility: Main Building System: HVAC Total Cost: \$1,680,840								
Terminal and Package Units								
Unit ventilators		1	The heating system is 52 years old and at the end of its life span.	Install a modern HVAC system	63,000.00	\$21.46	SF	#####
Controls and Instrumentation								

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Mercer

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Pneumatic controls		1	The control system is mostly the antiquated 1957 pneumatic type.	Install a modern "DDC" type control system.	63,000.00	\$5.22	SF	\$328,860
Facility: Main Building System: Fire ProtectionTotal Cost: \$365,400								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There are no fire sprinklers in this building.	Install a complete fire protection sprinkler system.	63,000.00	\$5.80	SF	\$365,400
Facility: Main Building System: ElectricalTotal Cost: \$185,600								
Electrical Service and Distribution								
Electrical distribution system		1	Distribution system is over 50 years old and in poor condition.	Replace switchboard, panel boards, transformers and feeders.	1.00	\$139,200.00	LS	\$139,200
Lighting and Branch Wiring								
Corridor lighting		1	Corridor lighting is old and at the end of useful life.	Replace corridor lighting.	8,000.00	\$5.80	SF	\$46,400
Facility: Main Building System: EquipmentTotal Cost: \$208,800								
Fixed Furnishings and Equipment								
Wood casework		5	Casework and Library shelving is original casework and in poor condition. Countertops are original linoleum that is in poor condition.	Remove casework and shelving and replace with modern plastic laminate casework.	600.00	\$348.00	LF	\$208,800

Facility Summary

Seattle School District
Montlake
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	3.1		
Site Improvements			
Pedestrian Paving	4	JWB 03/26/14	On-site: concrete with some cracking and concrete pavers. Small area of brick pavers. Off-site: concrete sidewalks (severely cracked and broken). Concrete steps - broken and separated from sidewalks. Ornamental railings rusting.
Site Development	3	JWB 03/26/14	Chain link fencing and ornamental fencing/railings. Asphalt play area. Play equipment surrounded by wood chips and timber containment. Concrete and modular block retaining walls. Backboards in need of paint, <\$5K.
Landscaping	3	JWB 03/26/14	Grass, shrubs and trees.
Site Electrical utilities			
Exterior Lighting	3	DCS 03/26/14	Somewhat newer HID lamps at flag pole; several newer HID lamps on Bldg. Recessed fixtures at front entries is water damaged (<\$5K). Otherwise minimal site lighting, but perimeter grounds illumination appears provided by City street lights.

Facility Summary

Seattle School District
Montlake
Main Building

Facility Size - Gross	22,447	Construction Type	Medium
Year Of Original Construction	1924	Year Of Last Renovation	2012
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components	Scores	Surveyor/ Date Done	Comments	
Systems				
A Substructure	3.0			
Foundations				
Standard Foundations	3	JWB	03/26/14	Conventional reinforced concrete spread footings.
Slab On Grade	3	JWB	03/26/14	Conventional reinforced concrete floor slab.
B Shell	3.4			
Superstructure				
Floor Construction	3	JWB	03/26/14	Consists of reinforced concrete slab, which is supported by concrete beams and columns and concrete bearing walls. At main building, consists of 2x6 roof joists with 1x6 tongue and groove wood decking, which are supported by attic wood cripple walls, wood beams and posts, and reinforced concrete walls at the Gym.
Roof Construction	3	JWB	03/26/14	
Exterior Closure				
Exterior Walls	4	JWB	03/26/14	Reinforced concrete walls with clay brick veneer. Wood siding in areas of Gym. Soffit at SE entry has water damage, needs repair, <\$5K. Exterior windows are wood with single pane glazing. They are not energy efficient. Exterior doors are mainly original wood framed, wood doors with original hardware.
Exterior Windows	5	JWB	03/26/14	
Exterior Doors	5	JWB	03/26/14	
Roofing				
Roof Coverings	2	JWB	03/26/14	Lower flat roof is rolled granular, replaced in 2006. Upper flat roof is black membrane with silver topping. It is cracked. Flashing is Kynar coated metal. Skylights are Kalwall skylights. Smoke vents are galvanized metal. Covered play area roof wood framed on wood timber columns, columns need repairs, <\$5K.
Roof Openings	2	JWB	03/26/14	
Projections	3	JWB	03/26/14	

Facility Summary

Seattle School District Montlake Main Building

C Interiors

3.6

Interior Construction

Fixed and Moveable Partitions	3	JWB	03/26/14	Walls are "clayall" masonry with lath and plaster cover in most areas. Some areas such as the play area have cast-in-place walls.
Interior Doors	5	JWB	03/26/14	Interior doors are mainly original wood framed, wood doors with original hardware. They are not ADA compliant.
Specialties	4	JWB	03/26/14	Original wood restroom partitions, poor. Restroom accessories fair. Newer marker boards in classrooms.

Staircases

Stair Construction	3	JWB	03/26/14	Stair systems are cast-in-place concrete.
Stair Finishes	4	JWB	03/26/14	Stair finishes are tile tread/nosing with wood rails.

Interior Finishes

Wall Finishes	3	JWB	03/26/14	Interior wall finishes are mainly painted lath and plaster or painted concrete. Tackable panels in Library.
Floor Finishes	4	JWB	03/26/14	Hall stair, and utility floors are concrete. Classroom floors are wood. Office area VAT and linoleum floors were replaced with VCT, cafeteria received new VCT, Gym floor was replaced with rubber Mondo flooring and the wood floor in room 5 was replaced. (2009)
Ceiling Finishes	3	JWB	03/26/14	Ceilings are 12" acoustic tile in most areas. Other areas are hard lid. The Gym and covered play area have wood plank ceilings. Replaced ceiling tiles as necessary on 1st and 2nd floor corridors and cafeteria and installed new ACT ceilings in P-1,2,3,4 & CDSA (2009).

Facility Summary

Seattle School District Montlake Main Building

D Services		3.3			
Plumbing					
Plumbing Fixtures	4	DCS	03/26/14	Very old urinals in poor condition; old inefficient water closet; old gang lavatories; some newer drinking fountains, very few classroom sinks.	
Domestic Water Distribution	2	DCS	03/26/14	A new copper water piping system was installed in 2006; with 90 psig city water pressure and PRV reducing to 50 psig at boiler room; pressure is weak at some top floor fixtures. Piping is surface mounted; awkward in some places. DHW from newer A.O. Smith gas-fired tank-type heater in boiler room.	
Sanitary Waste	3	DCS	03/26/14	Old bell & spigot waste piping with galvanized drain and vent piping to roof; no issues reported and most tested fixtures flush & drain well; excepting a few on the lower level (<\$5K).	
Rain Water Drainage	2	DCS	03/26/14	New high roof cast iron roof drains and overflow roof drains with recent high-roof re-roof; all draining well with no reported issues. However the low roof gutter & downspout is older with some gutter blockage to south from vines and branches on roof, and several types of downspout material; loose in places (<\$5K).	
HVAC					
Energy Supply	3	DCS	03/26/14	Natural gas from PSE rotary meter in cage north of covered play with estimated 5 kcfh capacity; seismic shutoff valve is present. Natural gas piping to boiler room, with small line over low roof to gas-fired heater in the Greenhouse to south. Large underground fuel oil storage tank is NW of boiler room and north of the Lunchroom portable. The Lunchroom has a separate gas meter for the kitchen equipment. Reportedly two of the portables (P1 and CDSA) were changed from oil to electric heat in 2009.	
Heat Generating Systems	3	DCS	03/26/14	One (1) low pressure (10 psig) fire-tube boiler; General Boiler installed in 1924 and re-tubed about 2006; it appears safeties and controls were upgraded at the same time to provide a 15 to 20 year life extension. Auxiliaries are less clear, and should be checked regularly for proper function along with annual boiler testing. Asbestos insulation should be remediated.	
Cooling Generating Systems	3	DCS	03/26/14	One (1) roof top split Dx condensing unit serving the MDF room forced air cooling system.	
Distribution Systems	4	DCS	03/26/14	Steam & condensate distributed throughout the building in mostly insulated steel pipe via tunnels, chases, and shafts to heating coils and terminal units (radiators); older piping needs work. Central station tempered supply air system with combination of building structure and sheet metal duct distribution to corridors and classrooms; this system needs work. Somewhat newer dedicated air handing unit for the Gym in fair condition.	
Terminal and Package Units	3	DCS	03/26/14	Classrooms, corridors, offices, and toilet rooms are heated by cast iron radiators; some with heat deflectors above; others with anti-burn screens; some fully enclosed by cabinetry with convection venting.	
Controls and Instrumentation	4	DCS	03/26/14	Controls are original 1924 pneumatic type; it appears some systems are not working properly, such as the tempered ventilation air system, due to controls issues.	
Special HVAC Systems and Equipment	4	DCS	03/26/14	Art kiln is located in the boiler room; should be relocated to a proper kiln room with proper ventilation. No kitchen in this Bldg.	

Facility Summary

Seattle School District Montlake Main Building

Fire Protection

Fire Protection Sprinkler Systems	4	DCS	03/26/14	Three-inch sprinkler riser at SE stairwell with FDC immediately outside in fenced garden area. Fire sprinkler system serves corridors and storage rooms only; should be expanded to cover classrooms and other unprotected spaces such as Gym.
Fire Protection Specialties	3	DCS	03/26/14	Old pressurized water fire extinguishers on wall, no cabinets (<\$5K); but with current inspection tags where observed. New AEDs in cabinets.

Electrical

Electrical Service and Distribution	4	DCS	03/26/14	The current electrical service is overhead to a very old Skyline 120/240V/1-phase 400A service panel; then feeders up to old panels in corridors.
Lighting and Branch Wiring	3	DCS	03/26/14	Lighting is mix of somewhat older 1x4 surface mount with T-8 lamps and electronic ballasts and newer 1x4 linear pendant also with T-8. Most of the convenience outlets are old and poorly located.
Communication and Security Systems	3	DCS	03/26/14	A new fire alarm system was installed in 2004. Intercom is integrated with the telephone system. Master clock system has old clocks, but new digital front-end. Data includes a newer MDF.
Special Electrical Systems	4	DCS	03/26/14	There is no emergency lighting system in this building; however Exit signs are installed. No standby generator.

E Equipment and Furnishings	4.0
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Equipment

Fixed Furnishings and Equipment	4	JWB	03/26/14	Casework is old original wood casework with wood shelves in Library. Replaced window shades in P-1,2,3,4,5, Gym and Lunchroom. (2009) Remaining classroom blinds, <\$5K.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Montlake

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$122,322								
Pedestrian Paving								
Steps		0	Concrete steps at main entrance are broken with loose concrete on treads. Steps and walks have separated from sidewalks.	Remove and replace main entry steps and damaged portions of concrete walks/parapets.	1.00	\$46,400.00	LS	\$46,400
Concrete		0	Substantial portions of perimeter sidewalks are broken and displaced.	Remove and replace portions of perimeter sidewalks.	2,400.00	\$6.96	SF	\$16,704
Site Development								
Chain link fencing		2	Chain link fence fabric is rusted, including backstop.	Replace chain link fence fabric, including backstop. Clean paint posts as required.	600.00	\$29.00	LF	\$17,400
Seal coat		5	Hard surface play area is showing wear and should be seal coated to prolong life of asphalt.	Seal coat hard surface play are and restripe.	23,400.00	\$0.87	SF	\$20,358
Paint		1	Paint on metal railings is worn and rust is beginning to be apparent.	Clean and paint all metal railings.	1.00	\$5,800.00	LS	\$5,800
Asphalt		2	Perimeter area of hard surface play is cracked, settled, and damaged by root intrusion.	Remove and replace asphalt around hard surface play area.	3,000.00	\$5.22	SF	\$15,660
Facility: Main Building System: Exterior Closure								
Total Cost: \$223,280								
Exterior Walls								
Wood siding		0	Wood siding has water damage and penetration	Remove old wood siding, replace with new and paint to match.	1,500.00	\$12.00	SF	\$18,000
Brick grout		4	Grout is missing and or cracked at several joint locations.	Re-point grout at affected locations	1.00	\$22,000.00	LS	\$22,000
Exterior Windows								
Wood windows		1	Wood windows are in poor condition. They are single pane and not energy efficient.	Remove wood windows and replace with modern double pane metal window system.	2,300.00	\$69.60	SF	\$160,080
Exterior Doors								
Wood doors		1	Exterior wood doors are original and in poor condition.	Remove wood doors and replace with modern hollow metal framed, hollow metal doors and modern hardware.	5.00	\$4,640.00	PAIR	\$23,200

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Montlake

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Interior ConstructionTotal Cost: \$83,992								
Interior Doors								
Wood doors		4	Interior wood doors are original and in poor condition. They are not ADA compliant.	Remove doors and replace with hollow metal frames, solid core wood doors and ADA compliant hardware.	34.00	\$2,088.00	EA	\$70,992
Specialties								
Restroom partitions		1	Restroom partitions are old and worn	Replace with new metal partitions	1.00	\$13,000.00	LS	\$13,000
Facility: Main Building System: StaircasesTotal Cost: \$8,000								
Stair Finishes								
Rubber Stair Treads		2	Concrete treads of stairs are worn, anti-slip strip worn.	Clean and prep stairs, install new rubber treads	1.00	\$8,000.00	LS	\$8,000
Facility: Main Building System: Interior FinishesTotal Cost: \$107,880								
Floor Finishes								
Flooring		2	Wood flooring is old and in poor condition.	Remove all wood flooring and replace with VCT. Provide proper underlayment for new flooring.	8,000.00	\$11.60	SF	\$92,800
VAT flooring		2	VAT/linoleum flooring is old and in poor condition.	Remove VAT/linoleum and replace with VCT.	2,600.00	\$5.80	SF	\$15,080
Facility: Main Building System: PlumbingTotal Cost: \$145,700								
Plumbing Fixtures								
Lavatories		3	Trough lavatories are old and stained.	Install new single basin lavatories.	20.00	\$2,900.00	EA	\$58,000
Urinals		2	Urinals are old, stained, and cracked.	Install new urinals.	13.00	\$2,900.00	EA	\$37,700
Water closets		5	Old water closets aging with some stains and chips; some with weak flush; worn seats.	Replace with high-efficiency water closets.	20.00	\$2,500.00	ea	\$50,000

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Montlake

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: HVAC Total Cost: \$246,376								
Heat Generating Systems								
Asbestos Insulation		0	1000 linear feet ACM pipe insulation, 200 ea ACM fittings and 200 square feet boiler insulation.	Remove and replace asbestos pipe insulation	1.00	\$37,120.00	LS	\$37,120
Distribution Systems								
Steam & condensate piping		5	Aged steam & condensate piping has had piece-meal repair work.	Fully survey and renew or replace as needed.	21,129.00	\$1.17	sf	\$24,721
Central station ventilation system		3	Reportedly occupants can not tell if system is operating or not; the system was off at time of survey.	System should be renewed and operated during hours of occupancy.	21,129.00	\$1.17	sf	\$24,721
Terminal and Package Units								
Radiators		5	Radiators are aged, but appear functional; however should be schedule for pro-active refurbishment, especially associated steam traps.	Inspect, test, and renew radiator and associated valves and steam traps as needed.	21,129.00	\$1.16	SF	\$24,510
Controls and Instrumentation								
HVAC controls		3	Obsolete pneumatic controls; with some equipment apparently adequately controlled, specifically the ventilation supply air system.	Replace with DDC including interface with District EMCS for remote control & monitoring.	21,129.00	\$5.85		\$123,605
Special HVAC Systems and Equipment								
Kiln exhaust		2	Art kiln is located next to boiler in boiler room.	Relocate to a proper kiln room with proper ventilation.	1.00	\$11,700.00	lot	\$11,700
Facility: Main Building System: Fire Protection Total Cost: \$130,193								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	The existing fire sprinkler system only serves the corridors and storage rooms.	Install a complete fire sprinkler system, including classrooms.	22,447.00	\$5.80	SF	\$130,193
Facility: Main Building System: Electrical Total Cost: \$177,695								
Electrical Service and Distribution								
Service panel		2	The service panel, branch panels and wiring are very old and at the end of their life span.	Install new service panel, wiring and branch panels.	21,129.00	\$5.22	SF	\$110,293
Lighting and Branch Wiring								

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Montlake

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Branch wiring and devices		3	Most of the convenience outlets are old and poorly located. Circuit wiring and other devices are aged.	Remove, replace and add new outlets and wiring; replace older switches.	21,129.00	\$2.32	SF	\$49,019
Special Electrical Systems								
Egress lighting		0	There is no emergency lighting system in this building.	Install an emergency lighting system.	21,129.00	\$0.87	SF	\$18,382
Facility: Main Building								
System: Equipment								
Total Cost: \$83,520								
Fixed Furnishings and Equipment								
Casework		2	Casework is original wood casework and in poor condition.	Remove casework and replace with modern plastic laminate casework.	240.00	\$348.00	LF	\$83,520

Facility Summary

Seattle School District
Muir
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	3.0		
Site Improvements			
Parking	3	LKS 02/24/14	Asphalt surface with concrete curbs.
Pedestrian Paving	3	LKS 02/24/14	Concrete walkways on-site, with some asphalt walkways. Concrete steps with steel pipe handrails.
Site Development	3	LKS 02/24/14	Chain link fencing, concrete retaining walls, asphalt and grass play areas, play equipment surrounded by wood chips and contained by concrete curbing, backstops in grass play areas, benches and tables.
Landscaping	3	LKS 02/24/14	Grass, ground cover, shrubs and trees.
Site Electrical utilities			
Exterior Lighting	3	TAL 02/24/14	Exterior lighting is HID wallpacks, in fair condition.

Facility Summary

Seattle School District
Muir
Main Building

Facility Size - Gross	60,031	Construction Type	Medium
Year Of Original Construction	1991	Year Of Last Renovation	2008
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done		Comments
Systems					
A Substructure		2.4			
Foundations					
Standard Foundations		2	LKS	02/24/14	Continuous concrete foundation system.
Slab On Grade		3	LKS	02/24/14	Standard concrete slab-on-grade.
B Shell		3.2			
Superstructure					
Floor Construction		3	LKS	02/24/14	1960 Original Building: Concrete waffle slab floor supported by concrete beams and concrete columns. 1991 Addition: Composite metal deck and concrete topping slab supported by open web steel floor joists, steel beams and columns and masonry bearing walls.
Roof Construction		3	LKS	02/24/14	1960 Original Building: steel roof beams and joists with metal roof deck. 1991 Addition: wood roof trusses and plywood sheathing supported by steel beams and columns and masonry bearing walls.
Exterior Closure					
Exterior Walls		3	LKS	02/24/14	1960 Building: Concrete walls with brick veneer in some areas. 1991 Building: Masonry bearing walls with brick veneer. Replace metal mesh panels over windows at play area, <\$5K.
Exterior Windows		3	LKS	02/24/14	Exterior windows are modern double pane metal system.
Exterior Doors		3	LKS	02/24/14	Exterior doors are hollow metal framed, hollow metal doors with modern hardware.
Roofing					
Roof Coverings		5	LKS	02/24/14	Roofing is original 1991 roofing. It is 3 - tab in pitched areas throughout building except a few small flat areas. The flat areas are a silver coated membrane roof. Flashings are Kynar type coated metal.

Facility Summary

Seattle School District

Muir

Main Building

C Interiors		3.0			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	02/24/14	Interior walls are CMU or stud wall with GWB surface.	
Interior Doors	3	LKS	02/24/14	Interior doors are hollow metal framed, solid core wood doors with modern ADA hardware.	
Staircases					
Stair Construction	3	LKS	02/24/14	Stair construction is metal pan with concrete treads.	
Stair Finishes	3	LKS	02/24/14	Stair finishes are radial rubber treads. Rails are metal.	
Interior Finishes					
Wall Finishes	3	LKS	02/24/14	Interior wall finishes are either painted CMU or painted GWB. Painted wood panels on Boys and Girls restrooms - The restrooms walls need new coats of paint.	
Floor Finishes	3	LKS	02/24/14	Floor finishes are mainly VCT throughout building. The Gym has a wood floor. The Library and floor 3 open classroom are carpeted.	
Ceiling Finishes	3	LKS	02/24/14	Ceilings are mainly 2'x4' suspended acoustic. Once the roof is replaced, there are a few stained ceiling panels that need to be replaced.	
D Services		2.6			
Vertical Transportation					
Elevators and Lifts	2	TAL	02/24/14	The building is served by a 3 - stop hydraulic elevator.	
Plumbing					
Plumbing Fixtures	2	TAL	02/24/14	Restroom fixtures are mostly modern china type. Drinking fountains and classroom sinks are stainless steel.	
Domestic Water Distribution	2	TAL	02/24/14	All water piping is copper.	
HVAC					
Heat Generating Systems	2	TAL	02/24/14	A single electric boiler provides supplemental heat to the hydronic heat pump loop.	
Cooling Generating Systems	2	TAL	02/24/14	A single evaporative cooling tower provides supplemental cooling to the hydronic heat pump loop.	
Distribution Systems	3	TAL	02/24/14	The hydronic heat pump loop piping system is mostly PVC plastic. Distribution ductwork is sheet metal.	
Terminal and Package Units	3	TAL	02/24/14	Individual rooms and zones are conditioned by water source heat pumps.	
Controls and Instrumentation	3	TAL	02/24/14	The control system is the early "DDC" type.	
Fire Protection					
Fire Protection Sprinkler Systems	2	TAL	02/24/14	The building is served by a complete fire protection sprinkler system	
Electrical					
Electrical Service and Distribution	3	TAL	02/24/14	The service is 1600A @ 480V, yielding 23 watts per square foot. The switchboard, branch panels and transformers are all 1991 vintage and in good condition. No deficiencies noted.	
Lighting and Branch Wiring	3	TAL	02/24/14	Classroom lighting is typically 2x4 acrylic lensed troffers, with some bladed louvered lighting. Lighting and branch wiring is all in good condition, with no deficiencies noted.	
Communication and Security Systems	3	TAL	02/24/14	Clock/bell system is Rauland, fire alarm is non-addressable Honeywell, security panel is Radionics. All systems in fair to good condition, with no deficiencies noted.	
Special Electrical Systems	3	TAL	02/24/14	Egress lighting and exit signs are both battery - backed and both in good condition, with no deficiencies noted.	

Facility Summary

Seattle School District
Muir
Main Building

E Equipment and Furnishings		3.0			
Equipment					
Fixed Furnishings and Equipment		3	TAL	02/24/14	Casework is modern plastic laminate style casework.

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Muir

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure								
System: Site Improvements								
Total Cost: \$10,440								
Pedestrian Paving								
Concrete		2	Perimeter concrete sidewalk along Horton St. is badly cracked, as well as the concrete around the flag pole. Sidewalk at steps to parking area does not match steps.	Remove and replace damaged concrete walkway areas. Remove and replace sidewalk approaching steps to parking area so the tripping condition is eliminated.	500.00	\$6.96	SF	\$3,480
Site Development								
Retaining wall		1	Concrete retaining wall between covered play area and steps is being cracked by large tree.	Remove and reconstruct retaining wall approximately 3' South of current location.	40.00	\$174.00	LF	\$6,960
Facility: Main Building								
System: Roofing								
Total Cost: \$220,400								
Roof Coverings								
Roofing coverings		0	Roofing was new in 1991 and is reaching end of useful life. Moss is growing on north areas. Flat areas are cracked and have actual holes in them.	Remove existing 3 - tab and flat roof coverings and replace with new 3 tab and rolled granular roof coverings.	38,000.00	\$5.80	SF	\$220,400
Facility: Main Building								
System: HVAC								
Total Cost: \$203,000								
Terminal and Package Units								
Heat pumps		3	The heat pump units are 23 years old and are approaching the end of their life span.	Install new heat pump units.	35.00	\$5,800.00	EA	\$203,000

Facility Summary

Seattle School District
Nathan Hale
Concessions Building

Facility Size - Gross	2,038	Construction Type	Light
Year Of Original Construction	2005	Year Of Last Renovation	n/a
Facility Use Type	High School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		2.0		
Foundations				
Standard Foundations	2	JWB	02/11/14	Concrete spread footing foundation.
Slab On Grade	2	JWB	02/11/14	Concrete slab on grade.
B Shell		2.3		
Superstructure				
Roof Construction	2	JWB	02/11/14	Pre-engineered roof trusses with plywood diaphragm.
Exterior Closure				
Exterior Walls	2	JWB	02/11/14	Reinforced CMU bearing walls.
Exterior Windows	3	JWB	02/11/14	Building has overhead coiling doors at concession openings.
Exterior Doors	3	JWB	02/11/14	Exterior doors are hollow metal framed hollow metal doors with modern lever locksets.
Roofing				
Roof Coverings	3	JWB	02/11/14	Roofing is standing seam metal with metal fascia and soffits.
C Interiors		2.1		
Interior Construction				
Fixed and Moveable Partitions	2	JWB	02/11/14	Interior walls are CMU.
Interior Doors	2	JWB	02/11/14	There are two interior overhead doors and three service doors
Specialties	3	JWB	02/11/14	Toilet partitions are in fair condition
Interior Finishes				
Wall Finishes	2	JWB	02/11/14	Interior finishes are painted CMU.
Floor Finishes	2	JWB	02/11/14	Flooring is sealed concrete.
Ceiling Finishes	2	JWB	02/11/14	Ceilings are painted plywood.

Facility Summary

Seattle School District
Nathan Hale
Concessions Building

D Services

2.9

Plumbing

Plumbing Fixtures	3	DCS	02/11/14	Stainless steel fixtures with chrome trim; some are damaged from abuse or vandalism.
Domestic Water Distribution	3	DCS	02/11/14	Copper piping; unknown source of warm/hot water, but reportedly marginal performance. No apparent or reported heat trace or other freeze protection. Possible freeze damage (<\$5K).
Rain Water Drainage	3	DCS	02/11/14	Perimeter gutter & downspout; beginning to show age, but in fair to good condition.

HVAC

Distribution Systems	3	DCS	02/11/14	Exhaust fan(s); no issues reported.
Terminal and Package Units	5	DCS	02/11/14	Reportedly no heating system, except for grounds maintenance office, resulting in no freeze protection for plumbing fixtures and distribution.

Fire Protection

Fire Protection Specialties	4	DCS	02/11/14	AED cabinet(s), but AED equipment is missing (<\$5K).
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Electrical

Electrical Service and Distribution	2	DCS	02/11/14	Separately metered service from SCL at 480/277V 3-phase; assume primarily for field lighting. No issues reported.
Lighting and Branch Wiring	3	DCS	02/11/14	Exterior and interior light fixtures; some damaged due to abuse and/or vandalism (<\$5K).

Facility Summary

Seattle School District
Nathan Hale
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/ Date Done		Comments
G Sitework	2.0			
Site Improvements				
Parking	2	JWB	02/11/14	Northwest and East parking lots are in good condition
Pedestrian Paving	2	JWB	02/11/14	Concrete walks are newer and in good condition. Slope is causing some flooding under the main entry doors. Recommend trench drain or other solution <\$5k.
Site Development	2	JWB	02/11/14	Chain link fencing is in good condition. Football/ soccer fields are artificial turf (good). Bleachers and track are good.
Landscaping	2	JWB	02/11/14	Landscaping is in good condition
Site Electrical utilities				
Exterior Lighting	2	DCS	02/11/14	All new exterior lighting from 2005 PAC and 2009 Main Bldg renovation; all in good condition, except many outside lights on during daylight hours (<\$5K); and recessed at grade fixtures leaking and failing. Lighting includes parking lot pole mount, pedestrian walk pedestal mount, recessed, and others.

Facility Summary

Seattle School District
Nathan Hale
Main Building

Facility Size - Gross	216,947	Construction Type	Medium
Year Of Original Construction	1963	Year Of Last Renovation	2012
Facility Use Type	High School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	JWB	02/11/14	Concrete spread footing foundation.
Slab On Grade	3	JWB	02/11/14	Concrete slab on grade.
B Shell		2.8		
Superstructure				
Floor Construction	3	JWB	02/11/14	Concrete walls, beams, and columns supporting concrete floor diaphragm
Roof Construction	3	JWB	02/11/14	Concrete walls, beams, and columns supporting concrete diaphragm. Library is concrete and steel columns with both concrete diaphragm at one half and steel joists for the other.
Exterior Closure				
Exterior Walls	3	JWB	02/11/14	Unreinforced concrete infill panels between columns with some painted aggregate finish, clay and brick veneer.
Exterior Windows	2	JWB	02/11/14	New storefront dual glazing systems throughout except Teen center at SE corner of main building.
Exterior Doors	2	JWB	02/11/14	Mostly storefront dual glazed door systems with some HM doors and Frames. All hardware is ADA compliant.
Roofing				
Roof Coverings	3	JWB	02/11/14	Granular rolled roofing on main building, newer Library has membrane roof. Overall material in good condition but area above Gym has ponding.
Roof Openings	2	JWB	02/11/14	Skylights in good condition

Facility Summary

Seattle School District Nathan Hale Main Building

C Interiors

2.3

Interior Construction

Fixed and Moveable Partitions	3	JWB	02/11/14	Painted framed walls and CMU. HM relites through out most areas
Interior Doors	2	JWB	02/11/14	Mostly HM frames with wood doors. Some storefront systems. All hardware ADA compliant.
Specialties	2	JWB	02/11/14	Restroom partitions are new, classroom marker boards new, lockers in good condition.

Staircases

Stair Construction	2	JWB	02/11/14	Stair systems are poured-in-place concrete.
Stair Finishes	3	JWB	02/11/14	Sealed concrete finish

Interior Finishes

Wall Finishes	2	JWB	02/11/14	Paint on GWB, exposed CMU, wood panels, metal siding near PAC, acoustic panels at high roof areas. Ceramic tile in restrooms
Floor Finishes	2	JWB	02/11/14	Sealed concrete, carpet in classrooms and Library, VCT in science, wood in gym. Ceramic tile in restrooms.
Ceiling Finishes	2	JWB	02/11/14	Open ceilings with paint, tectum panels at 2nd floor corridors, acoustic panels in classrooms, 2x4 in office spaces and 1st floor corridors.

Facility Summary

Seattle School District Nathan Hale Main Building

D Services

2.3

Vertical Transportation

Elevators and Lifts

3	DCS	02/11/14	Two-stop hydraulic elevator; stainless steel finish heavily worn, but still functional. Handicap lift up stair to south upper gym; appears functional.
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Plumbing

Plumbing Fixtures

3	DCS	02/11/14	Porcelain toilet room fixtures with dual-flush toilets, and auto-off lavatory faucets. Many special fixtures in art rooms, labs, and kitchen. Some faucets failing prematurely; some dual flush valves installed upside-down. Excessive wear for fixtures & trim only a few years old.
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Domestic Water Distribution

2	DCS	02/11/14	Six-inch city water service with backflow preventer in boiler room. Copper cold & hot water piping. Multiple gas-fired tank-type A.O. Smith domestic hot water heaters with recirc pumps.
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Sanitary Waste

3	DCS	02/11/14	Apparent mix of original cast iron drain, waste & vent piping and newer non-metallic DW&V piping with no issues reported; however strong odors were noted at some vents-to-roof (VTRs) near several air handling units.
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Rain Water Drainage

2	DCS	02/11/14	Most the original structurally sloped roof drains to perimeter gutter and metallic downspout to site storm water system; all in good condition. Mix of older and newer roof has interior roof drains and overflow roof drains, and some scuppers; several ORDs are active indicating work is needed (<\$5K). Excessive ponding on main gym roof (see B30 above).
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Special Plumbing Systems

2	DCS	02/11/14	Art solids; lab water, acid waste, & gases; dark room chemistry; kitchen grease interceptor, and other specialty plumbing systems; no major issues reported or observed. A lift station is present just outside the boiler room.
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Facility Summary

Seattle School District Nathan Hale Main Building

HVAC

Energy Supply	2	DCS	02/11/14	Natural gas service from PSE with 16,000 cfh rotary meter; seismic shut-off valve not observed (<\$5K); highly audible gas flow pulsing should be investigated and corrected if needed. While a ground source heat pump is reported for the art, library and radio station wing; this system was not observed.
Heat Generating Systems	2	DCS	02/11/14	Eight (8) Cleaver Brooks Clearfire high-efficiency condensing hot water boilers with 1.75 mmhb capacity each. Three (3) high temperature heating hot water pumps and two (2) low temperature for natural ventilation units. Plate & frame heat exchangers and auxiliaries.
Cooling Generating Systems	3	DCS	02/11/14	Multiple rooftop condensing units for split systems with evaporator coils in both spaces below and at selected roof top air handling units (such as computer lab). Approximately one ceiling fan per classroom. Ventilation cooling for most classrooms. Many "too hot" complaints from regular classroom staff & students.
Distribution Systems	2	DCS	02/11/14	Heat hot water (high temp) and classroom natural ventilation box hot water (medium temp) distribution systems. Numerous roof top units with hot water heating coils; some with heat recovery. Many exhaust fans. Extensive sheet metal ductwork throughout; including common and specialty grills, registers & diffusers. Extensive comfort complaints in classrooms - see Controls & Instrumentation.
Terminal and Package Units	3	DCS	02/11/14	Packaged roof top units serving Admin, and certain other air conditioned spaces. Unit heaters for selected utility spaces. Classroom natural ventilation boxes with integral fin tube units to heat and ventilate classrooms - there are extensive complaints regarding this system.
Controls and Instrumentation	3	DCS	02/11/14	Siemens DDC control system installed during 2009 BEX III major renovation; includes interface with district-wide EMCS, and advanced controls including CO2 monitoring and/or demand control ventilation. Wide-spread thermal comfort complaints, especially in non-science classrooms. Staff reportedly place wet towels on t-stats to force the system into cooling classrooms that are too hot.
Special HVAC Systems and Equipment	2	DCS	02/11/14	Laboratory fume hood exhaust and make-up. Commercial kitchen hood exhaust and make-up. No issues reported; but fume hood exhaust observed upwind (west) of several roof top air handling units.

Fire Protection

Fire Protection Sprinkler Systems	2	DCS	02/11/14	Fire sprinkler throughout with fire department connection outside boiler room. Sprinkler heads in many locations are concealed-type.
Fire Protection Specialties	2	DCS	02/11/14	Fire extinguishers in cabinets throughout. AEDs cabinets in several corridor locations.
Special Fire Protection Systems	2	DCS	02/11/14	Assumed special fire suppression per code at kitchen grease hood, labs, and other special hazard locations.

Facility Summary

Seattle School District Nathan Hale Main Building

Electrical

Electrical Service and Distribution	2	DCS	02/11/14	Power from Seattle City Light at 480V/3-phase to Main Swbd No. 1 in custodian office with 1,600A capacity; Swbd is Square D installed in 2004. Swbd No. 2 is at Gym Lower Level (not observed). No issues reported; but Swbd access is partially blocked by storage materials. Feeders to panels throughout the school; many panels have TVSS devices; but no sub-metering.
Lighting and Branch Wiring	2	DCS	02/11/14	Lighting is a mix of T-5 and T-8 fluorescent; compact fluorescent can lights, and variety of specialty lighting; most general lighting in daylit zones has active dimming or switching controls; some spaces have low voltage scene lighting controls. Some spaces have motorized window shades. Distribution and devices were all new in the BEX III modernization.
Communication and Security Systems	3	DCS	02/11/14	GE fire alarm control panel in good condition. Both Bosch and Sony security cameras - reportedly incompatible; some cameras missing or damaged. Security monitoring system not observed, but no issues reported. Interior reader board displays/monitors at both entries reportedly failed (<\$5K). Outside reader-board at east entry appears failed (<\$5K). NEC hard-wired phone system in good condition. Cat 5 Ethernet throughout with MDF & IDF; upgrade to wireless throughout in 2013 under special grant program. Electrocom integrated clock & PA system in good condition, but does not keep proper time (<\$5K). Sound reinforcement system in many classrooms. Specialty systems at black-box theater, music program, radio station, and other areas.
Special Electrical Systems	2	DCS	02/11/14	Appears to be two Cummins standby generators in a locked service yard to the east; with associated control panel(s) and ATS's in custodian office; no issues reported. Egress lighting appears to be integral to selected fixtures. Exit signs are LED; some with failed batteries (<\$5K).

E Equipment and Furnishings 2.0

Equipment

Fixed Furnishings and Equipment	2	JWB	02/11/14	New casework throughout. Gym bleachers in good condition. Newer circulation counter in Library. Gym wall pads in good condition. Window blinds are newer, black box curtains in good shape.
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Facility Summary

Seattle School District
Nathan Hale
Maintenance Building

Facility Size - Gross	600	Construction Type	Light
Year Of Original Construction	2005	Year Of Last Renovation	n/a
Facility Use Type	High School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
D Services	2.0		
Plumbing			
Rain Water Drainage	3	DCS 02/11/14	Perimeter gutter & downspout; beginning to show age, but in fair to good condition.
Electrical			
Electrical Service and Distribution	2	DCS 02/11/14	Assume sub-fed from Concessions.
Lighting and Branch Wiring	2	DCS 02/11/14	Exterior and interior lighting in fair to good condition, with no issues reported.

Facility Summary

Seattle School District
Nathan Hale
Performing Arts

Facility Size - Gross	15,493	Construction Type	Medium
Year Of Original Construction	2005	Year Of Last Renovation	n/a
Facility Use Type	High School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		2.0		
Foundations				
Standard Foundations	2	JWB	02/11/14	Conventional reinforced concrete spread footings.
Slab On Grade	2	JWB	02/11/14	Conventional concrete floor slab.
B Shell		2.0		
Superstructure				
Floor Construction	2	JWB	02/11/14	Consists of formed concrete diaphragm that is supported by concrete columns, and CMU bearing walls.
Roof Construction	2	JWB	02/11/14	Consists of metal deck that is supported by steel truss joists, which are supported by steel beams and concrete columns, and cold-formed (light gauge) steel and CMU bearing walls.
Exterior Closure				
Exterior Walls	2	JWB	02/11/14	Consists of cold-formed (light gauge) steel stud bearing walls with metal siding and CMU.
Exterior Windows	2	JWB	02/11/14	Storefront system with dual glazed panes
Exterior Doors	2	JWB	02/11/14	Exterior doors are some storefront and hollow metal frames, hollow metal doors and modern ADA hardware.
Roofing				
Roof Coverings	2	JWB	02/11/14	Membrane roofing

Facility Summary

Seattle School District Nathan Hale Performing Arts

C Interiors		2.0			
Interior Construction					
Fixed and Moveable Partitions	2	JWB	02/11/14	CMU and metal framed GWB walls	
Interior Doors	2	JWB	02/11/14	Wood doors in hollow metal frames. All hardware is ADA compliant.	
Specialties	2	JWB	02/11/14	Restroom partitions are newer in good condition.	
Staircases					
Stair Construction	2	JWB	02/11/14	Stair systems are poured-in-place concrete with steel handrails	
Stair Finishes	2	JWB	02/11/14	Sealed concrete	
Interior Finishes					
Wall Finishes	2	JWB	02/11/14	Exposed CMU, painted CMU in auditorium, wood panels, metal siding and acoustic panels. Paint on GWB surfaces. Ceramic tile in restrooms.	
Floor Finishes	2	JWB	02/11/14	Sealed concrete at lobby and auditorium aisles, carpet at seating, wood stage, ceramic tile in restrooms.	
Ceiling Finishes	2	JWB	02/11/14	Painted GWB at soffits, exposed structure in most areas, acoustic panels in auditorium.	
D Services		2.0			
Plumbing					
Plumbing Fixtures	2	DCS	02/11/14	Mens & Womens toilet room fixtures; no issues reported.	
Domestic Water Distribution	2	DCS	02/11/14	Water distribution to toilets rooms and miscellaneous; no issues reported.	
Rain Water Drainage	3	DCS	02/11/14	ORDs flowing when raining, indicating work is needed on RDs (<\$5K).	
HVAC					
Cooling Generating Systems	3	DCS	02/11/14	DX cooling integral to large roof top air handling unit. No issues reported.	
Distribution Systems	2	DCS	02/11/14	Ducted supply & return between large roof top air handling unit and GRDs in space. No issues reported.	
Controls and Instrumentation	2	DCS	02/11/14	No issues reported.	
Fire Protection					
Fire Protection Sprinkler Systems	2	DCS	02/11/14	No issues reported.	
Fire Protection Specialties	2	DCS	02/11/14	Several fire extinguishers.	
Electrical					
Electrical Service and Distribution	2	DCS	02/11/14	Assume power from Main Swbd No. 1; no issues reported.	
Lighting and Branch Wiring	2	DCS	02/11/14	General and specialty (stage) lighting; all appears operable, with no reported issues.	
Communication and Security Systems	2	DCS	02/11/14	General and specialty low voltage systems with no issues reported.	
Special Electrical Systems	2	DCS	02/11/14	Special theater systems; with no issues reported.	
E Equipment and Furnishings		2.0			
Equipment					
Fixed Furnishings and Equipment	2	JWB	02/11/14	Moveable stage appears in good condition, stage rigging and curtains in good condition. Seating in good condition.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Nathan Hale

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Concessions Building System: Plumbing Total Cost: \$5,850								
Plumbing Fixtures								
Stainless steel plumbing fixtures & trim (flush valves & faucets)		5	Damaged fixtures and trim due to heavy use, abuse, and/o vandalism.	Replace or repair as needed.	10.00	\$585.00	ea	\$5,850
Facility: Concessions Building System: HVAC Total Cost: \$7,153								
Terminal and Package Units								
Unit heater		1	No freeze protection heating results at best in no service to users, and at worst to damaged/failed plumbing fixtures & piping.	Install electric resistance unit heaters to provide freeze protection heat to plumbed spaces.	2,038.00	\$3.51		\$7,153
Facility: Infrastructure System: Site Electrical utilities Total Cost: \$5,850								
Exterior Lighting								
Recessed fixtures (in ground)		0	Many failed fixtures due to flooding and water leakage near main entry and PAC.	See pedestrian paving for flooding. Repair or replace failed fixtures and/or lamps & ballasts.	10.00	\$585.00	ea	\$5,850
Facility: Main Building System: Roofing Total Cost: \$140,400								
Roof Coverings								
Roofing		5	Gym area has extensive ponding.	Remove granular roofing, slope roof to drains, replace roofing	10,000.00	\$14.04	SF	\$140,400
Facility: Main Building System: Plumbing Total Cost: \$5,850								
Plumbing Fixtures								
Toilet room fixtures & trim		5	Lavatory auto-off faucets either not turning on, or too long to turn-off. Some or many dual flush toilet valves installed upside-down.	Repair or replace malfunctioning faucets; reinstall dual flush valves correctly.	50.00	\$117.00		\$5,850

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Nathan Hale

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: HVAC								
Total Cost: \$193,187								
Cooling Generating Systems								
Ventilation cooling system; ceiling fans		3	Excessive and widespread classroom "too hot" complaints, with the hottest classrooms being shutdown during warm weather (students & staff are moved to other portions of the building).	Install additional ceiling fans to reduce operative temperature during "too hot" conditions; see Controls for Retro-Cx to optimize performance of existing system.	90.00	\$585.00	ea	\$52,650
Controls and Instrumentation								
DDC controls; TAB; Commissioning		1	Widespread too hot, too cold, and to a lesser degree poor indoor air quality complaints for many or most classrooms, excepting the science rooms and computer lab(s). Reportedly the HVAC has never worked correctly since completion in 2009. This is the No.	Retro-commission HVAC system to identify deficient equipment and/or systems, and optimize DDC controls, sequences, and set points to balance thermal comfort, indoor air quality, and energy performance.	242,306.00	\$0.58	sf	\$140,537
Facility: Main Building System: Electrical								
Total Cost: \$24,231								
Communication and Security Systems								
Security monitoring (CCTV) system		1	Reportedly the Bosch and Sony cameras or sub-systems do no interface and frequently crash when needed most; creating a variety of school supervision and control issues. This is the No. 2 concern from school staff, after the HVAC too hot/too cold issue.	Troubleshoot and integrate, repair, or replace as needed for a fully functioning security monitoring system.	242,306.00	\$0.10		\$24,231
Facility: Main Building System: Equipment								
Total Cost: \$307,500								
Fixed Furnishings and Equipment								
Auditorium seating		2	Auditorium seating is wood, older and worn.	Remove and replace wood seating with new modern seating	750.00	\$410.00	EA	\$307,500

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Facility Summary

Seattle School District
North Beach
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/ Date Done		Comments
G Sitework	3.0			
Site Improvements				
Roadways	5	JWB	02/12/14	Service drive is asphalt.
Parking	1	JWB	02/12/14	Parking is asphalt, with concrete curbs and painted stripes
Pedestrian Paving	4	JWB	02/12/14	Pedestrian paving is concrete. Steps are concrete with steel pipe rails.
Site Development	3	JWB	02/12/14	Hard surface play area is asphalt. Playfields are grass, surrounded by chain link fencing and concrete retaining walls. Play structures are new. Basketball backboards are wood. Ball field has chain link back stop. Concrete pony wall at covered play has several places where concrete is cracked at the chain-link posts, <\$5K
Landscaping	3	JWB	02/12/14	Site landscaping consists of grass, shrubs and trees.
Site Electrical utilities				
Exterior Lighting	3	DCS	02/12/14	Exterior flood lights, wall-packs and soffit lighting is in poor to fair condition with damaged, yellowed, and missing lenses; dirty fixtures, some with water stains; and many outside lights on during daylight hours; but base fixtures appear to be in fair to good condition, <\$5K estimated to correct all issues.

Facility Summary

Seattle School District North Beach Main Building

Facility Size - Gross	37,439	Construction Type	Medium
Year Of Original Construction	1957	Year Of Last Renovation	2008
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	3.0		
Foundations			
Standard Foundations	3	JWB 02/12/14	Standard concrete spread footing foundation system.
Slab On Grade	3	JWB 02/12/14	Standard concrete slab on grade.
Basements			
Basement Walls	3	JWB 02/12/14	Concrete walls, concrete spread footings and slab on grade at boiler room. Upper portion of walls (above grade) comprised of laminated 2x studs.
B Shell	3.2		
Superstructure			
Floor Construction	3	JWB 02/12/14	Wood floor and beams supported by load bearing concrete wall at mezzanine adjacent to Gym.
Roof Construction	3	JWB 02/12/14	Gym and Cafeteria - Load bearing concrete walls with concrete columns supporting glu-lam beams and diagonal 4" T&G planks. Classroom wings - wood stud bearing walls at corridors, steel columns supporting wood beams and girders.
Exterior Closure			
Exterior Walls	3	JWB 02/12/14	Concrete panel infill below windows, brick veneer at tilt-up concrete panels. Seismic upgrades include stucco finish panels. Roof soffits are painted 2" T&G decking. Exposed concrete panels are painted.
Exterior Windows	5	JWB 02/12/14	The exterior window system is single pane aluminum in most areas. The eastern window walls have had the single pane glazing replaced with double pane inserts. The single pane glazing is not energy efficient.
Exterior Doors	5	JWB 02/12/14	Exterior doors and relites are wood framed with clear varnish solid core doors and non compliant hardware.
Roofing			
Roof Coverings	2	JWB 02/12/14	Roofing system is granular rolled roofing installed in 2008. The flashing and gutters are painted metal. Soffits are painted plank wood. The fascia is painted wood. The downspouts are painted metal. Parapet cap and flashing at north side of gym is separating. Remove and reattach <\$5K.
Roof Openings	2	JWB 02/12/14	The painted metal roof hatches and flashings are in very good condition. The smoke vents are unpainted galvanized metal.
Projections	3	JWB 02/12/14	Steel column supported wood beams and wood decking.

Facility Summary

Seattle School District North Beach Main Building

C Interiors

3.9

Interior Construction

Fixed and Moveable Partitions	3	JWB	02/12/14	The interior walls are wood stud with GWB surfacing.
Interior Doors	5	JWB	02/12/14	Interior doors are solid core clear varnished wood with hollow metal frames and non ADA compliant hardware.
Specialties	5	JWBS	02/12/14	Metal restroom partitions are in poor condition with missing or poorly working hardware. Restroom accessories are outdated and worn. Corridor lockers are original and in fair condition

Interior Finishes

Wall Finishes	4	JWB	02/12/14	Interior wall finishes are painted GWB. The drinking fountains have ceramic tile surrounds. Auditorium and Gym walls are painted concrete. Restrooms have ceramic tile. Painted GWB worn and showing minor scuffs/ damage.
Floor Finishes	4	JWB	02/12/14	The hallways, Library, one classroom and Kindergarten have new VCT. Other areas are VAT. The school has wood base throughout.
Ceiling Finishes	4	JWB	02/12/14	Ceiling finishes are 12" acoustical tile. Some are sagging/ falling, most are stained. Utility areas have hard lid GWB painted ceiling.

Facility Summary

Seattle School District North Beach Main Building

D Services		3.6			
Plumbing					
Plumbing Fixtures	4	DCS	02/12/14	Restroom flushing fixtures are original porcelain with some water newer trim, including three-fixture gang-control for urinals, wasting water. Restroom lavatories are original gang-type enameled iron with newer trim in fair condition. Older classroom sinks with new trim in 2008.	
Domestic Water Distribution	3	DCS	02/12/14	Three-inch city water service with RPBP in boiler room. While most accessible galvanized water piping was replaced in 2008 with copper and stainless steel tubing, reportedly some galvanized piping remains. "Do not drink" signs in many locations. Water taste at DF's is good. Assume less than \$5K to replace remaining original galvanized piping. Newer DHW heater in boiler room - A.O. Smith.	
Rain Water Drainage	4	DCS	02/12/14	Perimeter sloped roof gutter & downspout to site storm drain system. Original vertical DSs are 2 to 4 inch cast iron with clean-outs at grade. Smaller round sheet metal tubes connect gutters to DS's; many appear poorly attached and may be undersized.	
HVAC					
Energy Supply	3	DCS	02/12/14	Newer PSE NG rotary meter in cage, with roughly estimated 5 kcfh capacity; older NG piping to boiler room.	
Heat Generating Systems	4	DCS	02/12/14	Original Birchfield gas-burner fired steam boiler, condensate receiver, and related auxiliaries; all old and needing renewal, but still functional.	
Cooling Generating Systems	2	DCS	02/12/14	One newer roof top condensing unit serving newer MDF forced air conditioning unit below.	
Distribution Systems	4	DCS	02/12/14	Steam is distributed to forced air heating coils and classroom fin tube units by un-insulated black iron pipe in the attic. While some condensate piping was replaced in 2008, reportedly more remains to be replaced in a covered small utilidor under the main corridor floor. Classrooms are ventilated by a central fan with a steam coil. Staff complains of excessive noise from the steam & condensate	
Terminal and Package Units	4	DCS	02/12/14	Individual classrooms are heated by original steam radiators, with increasing complaints regarding noise from these units making teaching difficult at times. Original Trane steam unit heaters are installed in many utility and smaller spaces; most in fair condition.	
Controls and Instrumentation	3	DCS	02/12/14	Controls are a mix of somewhat newer (~2000) classroom temperature sensors and new (2008) Siemens DDC with main panel in the boiler room and reportedly connected to the District EMCS system.	
Fire Protection					
Fire Protection Sprinkler Systems	5	DCS	02/12/14	There is no fire protection sprinkler system in this building. While the fire alarm system indicates one zone of sprinkler, no sprinklers were observed.	
Fire Protection Specialties	4	DCS	02/12/14	Original fire extinguishers without cabinets and newer AEDs; inspections current. Warning signs indicate extinguishers are installed too high. New code compliant extinguishers and cabinets should be provided (<\$5K).	

Facility Summary

Seattle School District North Beach Main Building

Electrical

Electrical Service and Distribution	4	DCS	02/12/14	Electrical service from SCL, Meter No. 713118 at 208V/3-phase to original main switchboard with 400A capacity yielding 4.2 watts /sf for the school appears undersized. Distribution feeders and panels all original. All past useful life.
Lighting and Branch Wiring	3	DCS	02/12/14	Lighting is typically 1x4 fluorescent, 2 lamp T-8 wrap-around fixtures in good condition; a few lenses cracked, damaged, or lightly discolored (<\$5K). Branch wiring is old, but was augmented by the 2001 technology upgrade but appears to be insufficient notably in library.
Communication and Security Systems	3	DCS	02/12/14	The fire alarm system is Honeywell Notifier replaced about 2003, in good condition. The voice/data system was new in 2001 and is aging. The old master antenna TV system is abandoned in place, rusting & corroding on the roof (<\$5K). CATV replaced the old TV system, but reportedly is little used. The middle-aged PA system is in fair condition. The original punch-tape clock & bell system is still operable, but long past its useful life. The NEC hard-wired phone system is dated but operational. The Bosch security system is reportedly operable. Overall the staff report relatively good satisfaction with the low voltage systems.
Special Electrical Systems	3	DCS	02/12/14	There is an "x" panel; it serves battery pack "bug-eye" lighting in the corridors; battery test is awkward due to the acrylic protective covering. LED exit signs are present in the corridors, batteries should be checked and replaced as needed (<\$5K).

E Equipment and Furnishings

4.0

Equipment

Fixed Furnishings and Equipment	4	JWB	02/12/14	Classrooms have clear varnished solid wood casework with Formica counter tops in need of replacement. The Library has clear wood shelving. One classroom has a clear wood bench along the window wall. Kitchen equipment is all stainless steel in good condition.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: North Beach

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$388,345								
Roadways								
Asphalt		0	Asphalt service drive is severely alligatored with evidence of subgrade failure. Tripping hazard exists at sidewalk.	Remove and replace asphalt service drive.	500.00	\$5.22	SF	\$2,610
Pedestrian Paving								
Concrete		5	Concrete walk at entrance to building is badly cracked.	Remove and replace concrete walk at building entrance.	880.00	\$6.96	SF	\$6,125
Site Development								
Chain link fencing and backstop		1	Chain link fence fabric and backstop fabric is badly rusted. Some posts are bent and need replacement. Other posts need cleaning and recoating.	Replace chain link fabric on fence and backstop. Repair posts as required, and clean and recoat all posts. Unit cost is adjusted to include backstop.	800.00	\$29.00	LF	\$23,200
Asphalt		0	North end of asphalt play area, and asphalt drainage swale is badly deteriorated, with severe cracking and weed growth.	Remove and replace asphalt play area and drainage swale, including pavement markings.	51,500.00	\$5.22	SF	\$268,830
Wood basketball backboards		1	Wood basketball backboards are deteriorating and should be replaced.	Replace basketball backboards.	6.00	\$580.00	EA	\$3,480
Grass		1	Grass in playfield is extremely worn with low spots which will pond water, and become muddy.	Strip existing grass, regrade and hydro seed field area.	58,000.00	\$1.45	SF	\$84,100
Facility: Main Building System: Exterior Closure								
Total Cost: \$438,944								
Exterior Windows								
Aluminum windows		4	Aluminum window system even with new double pane inserts in eastern wall is not energy efficient. Transite panels that are also a part at this system are not energy efficient.	Remove existing aluminum window system and replace with new modern double pane system throughout.	6,000.00	\$69.60	SF	\$417,600
Exterior Doors								
Wood doors		4	Wood doors, frames and hardware are old and in poor condition.	Remove wood doors, frames and hardware and replace with modern hollow metal frames, doors and hardware.	8.00	\$2,668.00	EA	\$21,344

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: North Beach

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Interior Construction								
Total Cost: \$32,100								
Interior Doors								
Door hardware (locksets)		4	Hardware is old and not ADA compliant locksets.	Remove original locksets and replace with ADA compliant locksets.	50.00	\$522.00	EA	\$26,100
Specialties								
Restroom partitions, accessories		2	Restroom partitions and accessories are old and worn	Replace with new metal partitions, and accessories	1.00	\$6,000.00	LS	\$6,000
Facility: Main Building System: Interior Finishes								
Total Cost: \$309,874								
Wall Finishes								
Paint		3	GWB wall paint worn and shows scuffs and chipping	Prep and repaint interior GWB walls and concrete walls.	35,619.00	\$2.32	SF	\$82,636
Floor Finishes								
VAT flooring		2	VAT flooring is old and in poor conditions.	Remove VAT flooring and replace with new VCT.	14,000.00	\$5.80	SF	\$81,200
Ceiling Finishes								
Ceiling Tile		3	Ceiling finishes are 12" acoustical tile. Some are sagging/ falling, most are stained.	Remove existing 12x12 glue on tiles and replace with new 12x12 ceiling tiles	35,619.00	\$4.10	SF	\$146,038
Facility: Main Building System: Plumbing								
Total Cost: \$52,650								
Plumbing Fixtures								
Toilet room plumbing fixtures - water closets, urinals, & lavatories, and associated trim (flush valves & faucets)		5	Chipped, cracked, and stained; past useful life.	Replace.	20.00	\$2,340.00		\$46,800
Rain Water Drainage								
Metal gutters and horizontal drainage tubing		5	Some gutters are bent and contain debris; some are pulling away from the roof structure. Horizontal connecting tubing is loose or under-sized. Classroom Nos. 3 and 12 have recently flooded reportedly from these gutter & DS issues.	Clean, repair, or replace as needed.	1,000.00	\$5.85	ft	\$5,850

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: North Beach

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: HVAC Total Cost: \$773,335								
Heat Generating Systems								
Steam boiler, condensate receiver, and auxiliaries		5	Original boiler and equipment is at end of life.	Schedule refurbishment or replacement before complete failure.	1.00	\$200,000.00	lot	\$200,000
Distribution Systems								
Steam & condensate piping		3	Original un-insulated steam piping at end of useful life. Condensate piping largely inaccessible and past useful live; with excessive system leaks. Extensive complaints from staff regarding steam & condensate system noises.	Clean, inspect, test, repair or replace as needed, and insulate pipe per energy code.	35,619.00	\$5.85	sf	\$208,371
Air handlers, ductwork, and GRDs		5	Original fans, coils, ductwork, and grills, registers & diffusers; with questionable performance in some locations.	Clean, inspect, test, repair or replace as needed, and insulate duct per energy code.	35,619.00	\$4.68	sf	\$166,697
Terminal and Package Units								
Radiators		3	Radiators past end of life with extension complaints regarding noise from these units and associated piping.	Renew radiators and associated pipe, valves, and controls.	34,184.00	\$5.80	SF	\$198,267
Facility: Main Building System: Fire Protection Total Cost: \$217,146								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There is no fire protection sprinkler system in this building.	Install a complete wet pipe fire protection sprinkler system for the whole building.	37,439.00	\$5.80	SF	\$217,146
Facility: Main Building System: Electrical Total Cost: \$271,072								
Electrical Service and Distribution								
Electrical distribution system		3	The 400A service is undersized, and the switchboard and panel-boards are 50 years old.	Replace 400A switchboard with 800A, replace panels and associated feeders.	1.00	\$83,520.00	LOT	\$83,520
Lighting and Branch Wiring								
Branch wiring and devices (receptacles and switches)		5	The 2001 technology upgrade no longer supports the technology program. Distribution wiring is past useful life.	Replace and expand circuits and devices.	35,619.00	\$3.51		\$125,023
Communication and Security Systems								

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: North Beach

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Clock/bell system		1	Clock/bell is circa 1957, is not keeping accurate time.	Replace clock/bell system.	1.00	\$52,200.00	LOT	\$52,200
Data pathways and devices		3	Various collection of switches, jacks, splitters, cables, and drop hardware, especially at the LRC computer lab.	Reorganize to more reliability and safety distribute network hardware service.	35,619.00	\$0.29		\$10,330
Facility:	Main Building		Total Cost: \$17,550					
System:	Equipment							
Fixed Furnishings and Equipment								
Casework		5	Casework is wood and in poor condition in north classroom.	Remove and replace with modern casework	50.00	\$351.00	LF	\$17,550

Facility Summary

Seattle School District
North Queen Anne
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/ Date Done	Comments	
G Sitework	3.8			
Site Improvements				
Roadways	4	LKS	04/01/14	Asphalt surface drive and service area at south side of building.
Parking	3	LKS	04/01/14	Parking is asphalt, with concrete curbs and painted stripes
Pedestrian Paving	4	LKS	04/01/14	Concrete pads and walks, concrete ramps and concrete steps.
Site Development	4	LKS	04/01/14	Chain link fencing, concrete walls with pipe rails, asphalt hard surface play area, play equipment surrounded by rubber cushioning for fall protection.
Landscaping	3	LKS	04/01/14	Shrubs and ground cover.
Site Electrical utilities				
Exterior Lighting	4	TAL	04/01/14	Exterior lighting is HID wallpack, in poor condition.

Facility Summary

Seattle School District North Queen Anne Main Building

Facility Size - Gross	22,975	Construction Type	Medium
Year Of Original Construction	1914	Year Of Last Renovation	1923
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	LKS	04/01/14	Concrete strip and spread footings.
Slab On Grade	3	LKS	04/01/14	Concrete slab on grade.
Basements				
Basement Walls	3	LKS	04/01/14	Concrete retaining walls at boiler room.
B Shell		3.6		
Superstructure				
Roof Construction	3	LKS	04/01/14	Concrete columns, beams, and roof diaphragm with unreinforced masonry walls at 1914 portion of structure. Timber walls, beams, joists, and diaphragm at 1922 addition.
Exterior Closure				
Exterior Walls	3	LKS	04/01/14	Concrete walls with brick veneer at 1914 building and timber studs with brick veneer at 1922 addition.
Exterior Windows	5	LKS	04/01/14	Exterior windows are 1914 original single pane glazed wood sash windows. They are not energy efficient.
Exterior Doors	5	LKS	04/01/14	Exterior doors are wood framed wood with original hardware.
Roofing				
Roof Coverings	4	LKS	04/01/14	West area of building has recent hypalon type roof. The east area of building has a hot mop built up with original metal skylights. Flashings are painted metal. Soffits are terracotta and concrete.
Roof Openings	5	LKS	04/01/14	Skylights are building original metal skylights with wire glass glazing.

Facility Summary

Seattle School District North Queen Anne Main Building

C Interiors		3.2			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	04/01/14	Interior walls are concrete/masonry construction.	
Interior Doors	3	LKS	04/01/14	Interior doors are wood framed, solid core wood doors with modern ADA hardware.	
Interior Finishes					
Wall Finishes	4	LKS	04/01/14	Wall finishes are painted plaster.	
Floor Finishes	3	LKS	04/01/14	Section of the main hall, the Kitchen and Cafeteria are VAT. VCT is used in some offices and a section of the main hall. Carpet is used in parts of 2 classrooms. Five classrooms have wood floors.	
Ceiling Finishes	3	LKS	04/01/14	Ceilings are 12" acoustic tile in hallway.	
D Services		4.0			
Plumbing					
Plumbing Fixtures	3	TAL	04/01/14	Gas water heater. Mixed vintage china fixtures. Newer stainless steel sinks in classrooms.	
Domestic Water Distribution	4	TAL	04/01/14	The majority of the domestic water pipe is older galvanized type.	
HVAC					
Heat Generating Systems	4	TAL	04/01/14	The building is heated by a single gas fired steam boiler installed in 1914. A second boiler is coal fired only and not in use.	
Distribution Systems	4	TAL	04/01/14	Steam is distributed throughout the building in steel pipes.	
Terminal and Package Units	4	TAL	04/01/14	Rooms are heated by cast iron radiators.	
Controls and Instrumentation	4	TAL	04/01/14	The old pneumatic controls appear to be abandoned. Radiators are controlled by manual valves.	
Fire Protection					
Fire Protection Sprinkler Systems	5	TAL	04/01/14	There is no fire sprinkler system in this building.	
Electrical					
Electrical Service and Distribution	5	TAL	04/01/14	The service is 400A @ 208 V, yielding 6.77 watts per sq. ft. The service switchboard and branch panels are very old and past their useful life.	
Lighting and Branch Wiring	4	TAL	04/01/14	Lighting is a variety of fluorescent types, some of which is old and broken. Branch wiring and devices are older and nearing the end of useful life.	
Communication and Security Systems	3	TAL	04/01/14	Communications systems are minimal. No security system is in place except electric door releases. Voice/data system is newer. Fire alarm system includes smoke detectors, horn/strobes and pull stations.	
Special Electrical Systems	3	TAL	04/01/14	Egress and exit signs are battery backed and in fair condition.	
E Equipment and Furnishings		3.0			
Equipment					
Fixed Furnishings and Equipment	3	TAL	04/01/14	Most classrooms have newer plastic laminate casework and countertops.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: North Queen Anne

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$82,940								
Pedestrian Paving								
Steps		2	Concrete steps at north side of site are cracked and badly spalled/broken. Very slippery.	Remove and replace concrete steps.	2.00	\$11,600.00	EA	\$23,200
Concrete		2	Concrete walks/ramps on north are badly spalled with settled areas and cracks. Very slippery condition on ramps.	Remove and replace concrete walks and ramps on North end of site.	2,000.00	\$6.96	SF	\$13,920
Site Development								
Retaining walls		2	Tops of most retaining walls are badly cracked and spalled with loose/damaged railing. Some railing supports are complete rusted out.	Repair retaining walls and railing.	1.00	\$23,200.00	LS	\$23,200
Rubber cushioning		0	Rubber cushioning for fall protection is loose, displaced, and some missing. Currently unsafe.	Remove and replace fall protection material around play	3,500.00	\$5.80	SF	\$20,300
Landscaping								
Plants		5	Shrubs and ground cover are very overgrown and have large growth of blackberries.	Remove blackberries and perform maintenance on remaining plant materials.	1.00	\$2,320.00	LS	\$2,320
Facility: Infrastructure System: Site Electrical utilities								
Total Cost: \$8,352								
Exterior Lighting								
Exterior lighting		2	Exterior wallpack fixtures are old and broken.	Replace exterior fixtures.	12.00	\$696.00	EA	\$8,352
Facility: Main Building System: Exterior Closure								
Total Cost: \$99,760								
Exterior Windows								
Exterior windows		1	Exterior windows are not energy efficient. The wood is old and rotting in some areas.	Remove existing windows and replace with modern double pane metal window system.	1,100.00	\$69.60	SF	\$76,560
Exterior Doors								
Exterior doors		1	Exterior wood doors are "dinged" and "scuffed" with hardware not fully functioning.	Remove wood doors and replace with modern hollow metal frames, hollow metal doors and modern panic hardware.	5.00	\$4,640.00	PAIR	\$23,200

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: North Queen Anne

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Roofing Total Cost: \$135,050								
Roof Coverings								
Roof covering		2	East area roof covering is cracked, bubbled and in poor condition.	Remove roofing and replace with new rolled granular.	10,000.00	\$9.28	SF	\$92,800
Roof Openings								
Skylights		2	Skylights are building original and in poor condition. The metal is corroding and glazing has cracks.	Remove existing skylights and replace with modern Kalwall type skylights.	250.00	\$75.40	SF	\$18,850
Sheet Metal		0	All the HVAC fresh air intake and exhaust sheet metal works are rusted, have holes, and in very bad condition.	Remove and replace all the HVAC sheet metal works on the roof.	1.00	\$23,400.00	LS	\$23,400
Facility: Main Building System: Plumbing Total Cost: \$87,000								
Domestic Water Distribution								
Galvanized pipe		1	The galvanized water pipe is very old and at the end of its life span.	Install a new copper piping system.	1,500.00	\$58.00	LF	\$87,000
Facility: Main Building System: HVAC Total Cost: \$718,620								
Terminal and Package Units								
Radiators		1	Most of the heating system is 1914 vintage and barely works.	Install a modern HVAC system.	21,000.00	\$34.22	SF	\$718,620
Facility: Main Building System: Fire Protection Total Cost: \$133,400								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There are no fire sprinklers in this building.	Install a complete fire protection sprinkler system.	23,000.00	\$5.80	SF	\$133,400
Facility: Main Building System: Electrical Total Cost: \$272,632								
Electrical Service and Distribution								
Electrical service and distribution system		3	Entire distribution system is old and past useful life.	Replace entire distribution system.	21,257.00	\$4.64	SF	\$98,632
Lighting and Branch Wiring								

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: North Queen Anne

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Lighting and branch wiring		3	Lighting is 75% past useful life, branch wiring is old and in poor condition.	Replace 75% of lighting and all branch wiring.	1.00	\$174,000.00	LS	\$174,000

Facility Summary

Seattle School District
Northgate
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	4.0		
Site Improvements			
Parking	5	JWB 02/05/14	Asphalt in parking areas is in poor condition with significant alligating, cracks, and signs of subgrade failure. Curbs are in fair condition. Restriping of parking will be necessary after pavement restoration.
Pedestrian Paving	4	JWB 02/05/14	Concrete walks are in fair condition with no remediation required. Asphalt walk along west side of the building is in poor condition and should be replaced due to uneven conditions. Exterior steps are in fair condition. Asphalt in play areas is poor.
Site Development	4	JWB 02/05/14	Chain link fencing is in poor condition with bent posts and stretched fabric. Retaining walls, and furnishings are in fair condition. Grass playfields are in fair condition and in need of remediation. CIP concrete walls at South play area show multiple cracks that are need of repair. <\$5K
Landscaping	3	JWB 02/05/14	All landscaping, including grass, shrubs and trees are in fair condition.
Site Electrical utilities			
Exterior Lighting	3	DCS 02/05/14	Soffit mounted lighting is HID, and in good condition with no deficiencies noted.

Facility Summary

Seattle School District Northgate Main Building

Facility Size - Gross	44,422	Construction Type	Medium
Year Of Original Construction	1955	Year Of Last Renovation	2010
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		2.0		
Foundations				
Standard Foundations	2	JWB	02/05/14	Conventional concrete spread footing foundation.
Slab On Grade	2	JWB	02/05/14	Conventional concrete floor slab.
B Shell		3.3		
Superstructure				
Roof Construction	3	JWB	02/05/14	Roof framing consists of pre-cast concrete roof panel, which are supported by pre-cast concrete frames. Structural interior walls consists of infill reinforced concrete walls and wood framed stud walls. Cracks at East Wing at the South entrance observed in the support column and beam need repair <\$5K
Exterior Closure				
Exterior Walls	3	JWB	02/05/14	The exterior walls consist of reinforced concrete infill panels. They have exposed pea gravel finish. Painted surfaces are in need of new paint.
Exterior Windows	5	JWB	02/05/14	Replaced all but one elevation of exterior windows 2010 with dual glazed aluminum windows. Restrooms are translucent panels, Gymnasium are single glazed translucent panes. Remaining single CR wing windows are black painted steel sash with single pane glazing. They are not energy efficient and are in poor condition.
Exterior Doors	3	JWB	02/05/14	Exterior doors are wood in a hollow metal frame. The hardware includes closers and panic bars. Doors in need of touchup paint.
Roofing				
Roof Coverings	3	JWB	02/05/14	Roofing is a coated membrane system without gravel or ballast though it dates to 1987 it is in fair condition. Gutters and downspout are painted metal.
Projections	3	JWB	02/05/14	Roof overhang at entrance canopy is in fair condition and should have new roofing when overall roof is replaced. Structure is sound.

Facility Summary

Seattle School District Northgate Main Building

C Interiors

4.1

Interior Construction

Fixed and Moveable Partitions	3	JWB	02/05/14	Interior walls are structural concrete in most locations. Areas by the kitchen, gym and auditorium have CMU walls. There are some stud and GWB walls in office and miscellaneous other areas.
Interior Doors	5	JWB	02/05/14	Interior doors are wood solid core with a clear finish. They have hollow metal frames. The door hardware is in fair condition with closers at most doors. Hardware is not ADA complaint.
Specialties	4	JWB	02/05/14	Lockers are original metal lockers in fair to poor condition. Age may affect available repair parts. Display boards are mix of older tack surface and newer marker boards with some Smart boards. Restroom accessories are outdated.

Interior Finishes

Wall Finishes	4	JWB	02/05/14	Interior walls are primarily painted concrete. Some are painted CMU or GWB. Some concrete walls in the hallway by the Gym are have the same black metal window system as the exterior walls. Student restrooms are tile walls, staff are paint with failing surface finish. Touch up paint and repair needed throughout.
Floor Finishes	5	JWB	02/05/14	Hallway, classroom, office and some other areas are VCT. The Gym and stage floor is 12" wood strips. Both floors are beginning to cup and show age. The Library has new carpet. The kitchen and student restrooms have quarry tile.
Ceiling Finishes	4	JWB	02/05/14	Ceilings are primarily 12"x12" glue-on acoustical tile. One hallway has a surface mounted modern acoustical tile 2x4 system with cement plaster in a few locations that are damaged. Some ceiling areas are the exposed concrete roof structure.

Facility Summary

Seattle School District Northgate Main Building

D Services		3.2			
Vertical Transportation					
Elevators and Lifts	2	DCS	02/05/14	Newer ADA lift at stage in commons in good condition.	
Plumbing					
Plumbing Fixtures	3	DCS	02/05/14	Water closets, urinals, and lavatories are porcelain with chrome trim; all in poor to fair condition; reportedly 60% of the flushing fixtures back-up or fail regularly. Enameled steel classroom sinks and trim are mostly in poor condition. Staff bathroom facilities are not adequate. Student drinking fountains are unacceptably low.	
Domestic Water Distribution	2	DCS	02/05/14	The original galvanized piping system was replaced with copper tubing in 2006. Water taste is fair to good. Gas-fired domestic hot water heater replaced perhaps early 2000s in fair condition.	
Sanitary Waste	4	DCS	02/05/14	Assume cast iron drain, waste, & vent (DW&V). Increasing frequency of flushing fixture back-ups suggests main and/or side-sewer blockage or damage.	
Rain Water Drainage	4	DCS	02/05/14	Original gutters are filled with dirt & debris, are rusted & corroded, with failing supports in many locations. Mix of original metal and newer PVC downspouts to original cast iron storm connections with cleanouts. Gutters overflow around perimeter of school during medium to heavy rain.	
HVAC					
Energy Supply	3	DCS	02/05/14	Natural gas service from Puget Sound Energy with estimated 4,000 cfm rotary gas meter in locked enclosure outside boiler room. Natural gas odor is present in boiler room.	
Heat Generating Systems	2	DCS	02/05/14	Two new high-efficiency "Benchmark" boilers installed in 2011 including new VFD-driven hot water circulating pumps and associated boiler room piping and controls.	
Cooling Generating Systems	4	DCS	02/05/14	No permanent mechanical cooling system observed; cooling is by operable windows and some exhaust fans; plus a variety of portable fans.	
Distribution Systems	3	DCS	02/05/14	Heating water is distributed throughout the building by an aging, but functional overhead piping system. Several aging air handling units and fan coil units serve the commons, gym, office, and other non-classroom spaces. Toilet room exhaust is failing throughout.	
Terminal and Package Units	4	DCS	02/05/14	Classrooms and offices are heated and ventilated by individual classroom unit ventilators, perimeter fin-tube units , and a system of exhaust fans, transfer grills, and other unclear means. Complaints abound from staff. Outside air flow observed to vary widely between UVs. About half the FTUs seem to work, the other half do not work.	
Controls and Instrumentation	3	DCS	02/05/14	Partial new Siemens DDC controls were installed in 2010, but performance is marginal at best - widespread comfort complaints exist throughout the school. Retro-commissioning should be conducted to optimize system performance and clearly identify why there is so much discomfort, despite mostly new controls.	
Special HVAC Systems and Equipment	4	DCS	02/05/14	Kitchen hood in questionable condition; clean, test, adjust, and refurbish as needed (<\$5K).	
Fire Protection					
Fire Protection Sprinkler Systems	5	DCS	02/05/14	There is no fire protection sprinklers system in this building.	
Fire Protection Specialties	4	DCS	02/05/14	Original pressurized-water wall-hung fire extinguishers, some need new hangers. Current inspection tags. AEDs in corridor.	

Facility Summary

Seattle School District

Northgate

Main Building

Electrical

Electrical Service and Distribution	4	DCS	02/05/14	The main switchboard is 600A, 120/208V replaced in 1989; in fair condition, but provides less than 5 watts/sf - not enough power for this school. Distribution panels are a mix of original 1956 and newer, but aging 1989 panels. Some newer panels have TVSS devices. There are complaints throughout regarding inadequate power. Several original 1956 distribution panels are still installed.
Lighting and Branch Wiring	4	DCS	02/05/14	Lighting was updated in 1989, and is in poor to fair condition, with increasing failures. While convenience outlets were augmented in 2001, these are no longer adequate for new technology, appliances and equipment being added throughout the school.
Communication and Security Systems	4	DCS	02/05/14	The clock/bell system is an old Edwards system, possibly original, in poor to fair condition. The fire alarm system is an older Gamewell, also in poor to fair condition. Telephone and data systems were upgraded in 2001, but are nearing end of life. New sound reinforcement systems were added to the classrooms in 2011. Some classrooms were retrofitted with smart boards; others have new student presentation systems. An old Airphone intercom system is no longer used. An older Bosch security system is installed. A middle aged PA system appears functional.
Special Electrical Systems	3	DCS	02/05/14	Battery "bug-eyes" provide egress lighting, and no deficiencies were noted. Some newer Exit signs were observed; specifically in assembly occupancy spaces, but were not tested.

E Equipment and Furnishings

3.7

Equipment

Fixed Furnishings and Equipment	4	DCS	02/05/14	Kitchen equipment is in fair condition. Casework is original wood casework with linoleum countertops. Most casework is in poor condition except Library. Library has new casework and bookshelves. Most window coverings are not working and need to be replaced. Auditorium stage curtain is heavy fabric that is in good condition. Kitchen tables are older and worn, height is not to standard. Cafeteria tables are worn.
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Furnishings

Moveable Furnishings (Capital Funded	3	DCS	02/05/14	
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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Northgate

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$279,305								
Parking								
Paint (striping)		1	Restriping will be required after pavement restoration.	Restripe parking areas.	1.00	\$3,480.00	LS	\$3,480
Asphalt		1	All asphalt parking areas are in poor condition, with significant cracks, alligating, and signs of subgrade failure. Restriping will be necessary.	Remove and replace all asphalt pavement in parking areas.	12,340.00	\$5.22	SF	\$64,415
Pedestrian Paving								
Paint (striping)		1	Painted symbols will need repainting after pavement restoration.	Repaint play area markings.	1.00	\$3,480.00	LS	\$3,480
Asphalt		1	Asphalt walk along west side of building is cracked and uneven. Asphalt play areas on north and southeast side of building are extremely deteriorated. Asphalt play area on south end of building should be overlayed.	Remove and replace asphalt on North and Southeast of building.	35,500.00	\$5.22	SF	\$185,310
Asphalt overlay		2	Play areas south of building have numerous cracks.	Repair cracks and overlay existing asphalt surface.	7,800.00	\$2.90	SF	\$22,620
Facility: Infrastructure System: Site Electrical utilities								
Total Cost: \$5,850								
Exterior Lighting								
Light fixtures & controls		3	Several light fixtures have cracked, damaged, and/or yellowed lenses. Controls for many fixtures are not working (lights are on during the day).	Replaced damaged lenses. Clean, inspect, test, adjust, and repair controls as needed.	10.00	\$585.00		\$5,850
Facility: Main Building System: Exterior Closure								
Total Cost: \$115,640								
Exterior Walls								
Paint		3	Paint worn and peeling in most areas, both field color and trim	Prep, scrape and repaint exterior wood and concrete walls	11,000.00	\$2.92	SF	\$32,120
Exterior Windows								
Steel windows		0	Steel windows are single pane and not energy efficient.	Remove steel windows and replace with a modern double pane window system.	1,200.00	\$69.60	sf	\$83,520

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Northgate

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Interior Construction								
Total Cost: \$33,782								
Interior Doors								
Locksets		0	Door hardware in not ADA compliant	Remove existing hardware and replace with ADA compliant hardware.	49.00	\$522.00	EA	\$25,578
Specialties								
Lockers	2	5	The lockers are original and are worn out.	Remove and replace locaers.	400.00	\$1.76	ea	\$704
Restroom Partitions	2	5	Restroom partitions and accessories are old and worn.	Replace with new metal partitions and accessories.	1.00	\$7,500.00	ls	\$7,500
Facility: Main Building System: Interior Finishes								
Total Cost: \$329,165								
Wall Finishes								
Paint	3	5	GWB wall paint is worn and shows scuffs and chipping.	Prep and repaint interior GWB walls and concrete walls.	42,614.00	\$2.34	sf	\$99,717
Floor Finishes								
Wood floor		3	Gym and stage wood floor is beginning to cup and shows signs of deterioration.	Remove wood Gym and stage floor and replace with new wood.	4,100.00	\$16.24	SF	\$66,584
VAT		2	VAT in classrooms most likely contains asbestos. The VAT is old and has many small patch areas and is generally in poor condition.	Remove and abate existing VAT. Replace VAT with VCT flooring.	15,480.00	\$5.80	sf	\$89,784
Ceiling Finishes								
Acoustical tile		2	Some of the 12" sq. tiles are stained and damaged, some have fallen off, others are loose. Some newer 2x4 tiles are damaged or broken	Remove damaged tiles and replace. Place new tiles in areas where tiles are missing or have fallen.	18,000.00	\$4.06	SF	\$73,080
Facility: Main Building System: Plumbing								
Total Cost: \$253,400								
Plumbing Fixtures								
Classroom sinks		3	The sinks and drinking fountains are stained and worn out.	Replace with new sinks and drinking fountains.	22.00	\$2,900.00	EA	\$63,800
Water closets, urinals, lavatories; and trim		5	Mix of old and older fixtures and trim; reportedly 60% fail regularly.	Replace.	40.00	\$2,340.00	ea	\$93,600
Sanitary Waste								

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Northgate

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Drain, waste, & vent (DW&V) piping		2	Increasing frequency of blocked and slow draining flushing fixtures, and some lavatories and sinks.	Video inspect main waste line and side-sewer; clean & repair as needed.	800.00	\$58.50	ft	\$46,800
Rain Water Drainage								
Gutters & downspouts		2	Gutters failing in many locations; downspouts (DSs) in marginal condition.	Replace entire gutter & DS system.	1,200.00	\$41.00	ft	\$49,200
Facility: Main Building System: HVAC								
Total Cost: \$842,250								
Energy Supply								
Natural gas piping		0	Natural gas odor in boiler room.	Investigate, located, and repair or replace gas piping, boiler flue, and/or boiler room ventilation as needed.	500.00	\$11.70	sf	\$5,850
Distribution Systems								
Toilet room exhaust fans		0	Failed exhaust fans resulting in offensive odors in several areas.	Repair or replace failed exhaust fans.	10.00	\$1,170.00	ea	\$11,700
Air handling units and fan coil units		5	Nearing end of life with intermittent problems, and inadequate ventilation to some spaces.	Schedule refurbishment or replacement before complete failure.	5.00	\$11,700.00	ea	\$58,500
Terminal and Package Units								
Unit ventilators		3	Unit Ventilators and FTUs are past end of life with marginal performance (some are failed).	Refurbish or replace the FTUs, ensuring adequate outside air is provided to each classroom	42,614.00	\$17.40	SF	\$741,484
Controls and Instrumentation								
Controls - DDC, pneumatic, and manual		1	Excessive comfort complaints for new (2010) DDC control system.	Retro-commission HVAC system to optimize new DDC controls and identify failed systems and equipment.	42,614.00	\$0.58	sf	\$24,716

Facility: Main Building System: Fire Protection								
Total Cost: \$254,181								

Fire Protection Sprinkler Systems

Fire sprinklers		0	There is no fire protection sprinkler system in this building.	Install a complete wet pipe fire sprinklers system for the whole building.	42,614.00	\$5.80	SF	\$247,161
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Fire Protection Specialties

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Northgate

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Fire extinguishers and cabinets		5	Pressurized-water fire extinguishers past useful life, wall-hung (not in cabinets).	Install new fire extinguisher cabinets and furnish with modern fire extinguishers.	12.00	\$585.00	ea	\$7,020
Facility: Main Building System: Electrical								
Total Cost: \$1,642,720								

Electrical Service and Distribution

Branch panel boards		1	Many of the branch panel-boards are old, some are original, and need to be replaced.	Replace panel-boards and associated feeders.	10.00	\$4,640.00	EA	\$46,400
Main electrical panel, and distribution panels and feeders.		5	New technology, appliance, and equipment loads throughout the school are exceeding current capacity with poor power quality, circuit trips, and limits on additional loads.	Upgrade the main electrical service, replace the main switchboard, and distribution panels to meet current educational program requirements.	42,614.00	\$17.60	sf	\$750,006

Lighting and Branch Wiring

Distribution wiring and devices (receptacles and switches)		1	Inadequate circuits and undersized, aged distribution wiring. Site reports voltage droops.	Replace distribution wiring and devices; and increase the number of circuits and devices.	42,614.00	\$11.70	sf	\$498,584
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Communication and Security Systems

Clock/bell system		3	Existing system is a very old Edwards system, it's past useful life.	Remove and replace clock/bell system.	42,614.00	\$1.16	SF	\$49,432
Fire alarm system		4	Existing system is an old Gamewell, and is past it's useful life.	Replace with new fire alarm system.	42,614.00	\$2.32	SF	\$98,864
Voice (telephone), data (internet and server), security, CATV, and intercom systems		3	Aging systems. Equipment obsolete. Some systems abandoned in place.	Replace aged systems with modern systems as required. Demolish abandoned systems and equipment.	42,614.00	\$4.68	sf	\$199,434

Facility: Main Building System: Equipment								
Total Cost: \$164,010								

Fixed Furnishings and Equipment

Casework		2	Casework and counters are in poor condition. Hardware does not function well. Linoleum counters are peeling.	Remove casework and counters and replace with modern casework.	450.00	\$348.00	LF	\$156,600
Window Coverings		0	Window blinds not functioning	Remove existing and replace with new roller shades	114.00	\$65.00	EA	\$7,410

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Facility Summary

Seattle School District
Olympic Hills
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.8		
Site Improvements			
Parking	2	JWB 02/04/14	Asphalt parking area and service drive at southwest corner of site, with concrete wheel stops.
Pedestrian Paving	3	JWB 02/04/14	Southeast asphalt play surface is in poor condition and needs replacement. Northeast asphalt play area is in fair condition with some cracking that needs repair and sealcoating. Asphalt at north end of the building is in poor condition. All areas should be restriped.
Site Development	3	JWB 02/04/14	Fences and walls are in relatively fair condition. Basketball backboards need replacement and pipe guardrail at service drive is damaged. Grass playfields are in fair condition, with some apparent low areas, but restoration is not warranted.
Landscaping	3	JWB 02/04/14	Site landscaping consists of grass, shrubs and trees. All are in fair condition.
Site Electrical utilities			
Exterior Lighting	3	DCS 02/04/14	The site lighting is a mixture of wall-packs, floodlights and soffit lights. All are in "fair" condition; lighting controls not working, with many outside lights are "on" during daylight hours (<\$5K to correct).

Facility Summary

Seattle School District Olympic Hills Main Building

Facility Size - Gross	38,440	Construction Type	Medium
Year Of Original Construction	1953	Year Of Last Renovation	2010
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		2.1		
Foundations				
Standard Foundations	2	JWB	02/04/14	Conventional concrete spread footing foundation.
Slab On Grade	2	JWB	02/04/14	Conventional concrete floor slab.
Basements				
Basement Walls	3	JWB	02/04/14	At boiler room only, reinforced concrete walls.
B Shell		3.4		
Superstructure				
Roof Construction	2	JWB	02/04/14	Wood framed roof with sheathing, which is supported by steel beams and columns, and reinforced concrete walls. Wood beams are used to support the Gym roof.
Exterior Closure				
Exterior Walls	4	JWB	02/04/14	Reinforced concrete walls with clay brick veneer. Fascia is peeling painted wood. Parapet is concrete. Entry area has a wood paneling system.
Exterior Windows	4	JWB	02/04/14	Exterior windows are combination, dual glazed and steel sash with single pane glazing. Single glazed are not energy efficient. Monitors have same window system. All ground floor windows were replaced in (2010)
Exterior Doors	5	JWB	02/04/14	Exterior doors are wood with wood frames from original construction or replacement hollow metal frames and doors. Hardware function and condition is fair.
Roofing				
Roof Coverings	4	JWB	02/04/14	Granular roof membrane is reaching end of useful life. Heavy aluminum foiled membrane at monitors is beginning to peel. Painted wood cap and downspouts are in fair condition.
Roof Openings	3	JWB	02/04/14	Roof monitors, painted metal flashing, roof hatches and roof vents are in fair condition.
Projections	3	JWB	02/04/14	Painted concrete parapet at classroom wing is in fair condition.

Facility Summary

Seattle School District Olympic Hills Main Building

C Interiors

3.7

Interior Construction

Fixed and Moveable Partitions	3	JWB	02/04/14	Interior walls are painted and wood framing with GWB skin. Gym and Auditorium walls are painted concrete.
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Interior Doors	5	JWB	02/04/14	Wood doors, wood frames and door hardware are original and in poor condition. Classroom doors have closers no ADA hardware throughout.
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Specialties	3	JWB	02/04/14	Chalkboards and tackboards are original and in poor condition. Some classrooms have a melamine board being used as a whiteboard.
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Interior Finishes

Wall Finishes	4	JWB	02/04/14	Interior wall finishes are painted concrete, painted CMU and painted GWB. Hallways have a 1950's vinyl wainscot. Paint peeling in most areas, restroom paint peeling.
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Floor Finishes	4	JWB	02/04/14	Floors are VCT in hallways. Most classrooms are VAT. Gym floor is new "sport court" type. Auditorium floor is VCT. Wood base is used in most areas. The Library is carpet is stained with wood base.
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Ceiling Finishes	3	JWB	02/04/14	Ceiling are 12" acoustical glue on tile in most locations. Monitor areas are painted GWB. Gym and Auditorium have dark stained timbers structure with 12" acoustical tile infills.
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Facility Summary

Seattle School District Olympic Hills Main Building

D Services		3.5			
Plumbing					
Plumbing Fixtures	4	DCS	02/04/14	Plumbing fixtures are porcelain with chrome trim, with condition ranging from poor to fair. Some trim loose with marginal function.	
Domestic Water Distribution	3	DCS	02/04/14	Appears the original accessible galvanized steel pipe was replaced with a combination of stainless steel and copper tubing in 1993, but some concealed galvanized pipe remains. Water filters in use. Two high-efficiency gas-fired A.O. Smith 120 mbh water heaters with circulation pumps replaced in 2011.	
Sanitary Waste	3	DCS	02/04/14	Mostly cast iron and some galvanized drain, waste, & vent piping. In fair condition; no issues reported or observed.	
Rain Water Drainage	4	DCS	02/04/14	Many roof drains backing-up, may not be located at low points. No overflow roof drains.	
HVAC					
Energy Supply	3	DCS	02/04/14	Natural gas service from Puget Sound Energy (PSE) with 2,300 cfh capacity diaphragm-type gas meter in fenced enclosure. Galvanized and/or black iron pipe to boiler room in fair condition.	
Heat Generating Systems	3	DCS	02/04/14	The building is heated by a single gas-fired steam boiler; refurbished with new burner in 2011. Condensate receiver and pump needs refurbishment. Steam & condensate piping needs inspection and repair as needed; some pipe hangers loose or missing, <\$5K.	
Cooling Generating Systems	3	DCS	02/04/14	Air conditioning for limited spaces with newer condensing units on roof. But no air conditioning for overheating computer lab.	
Distribution Systems	3	DCS	02/04/14	Metallic steam & condensate piping distributed via below grade half-height tunnel/utilidor; unknown condition of hidden piping - should be inspected, tested, and repaired or replaced as needed. No mechanical ventilation for gym & commons. Insufficient ventilation for toilet rooms.	
Terminal and Package Units	3	DCS	02/04/14	Individual rooms are heated and ventilated by classroom unit ventilators installed in 1993; little or no apparent ventilation/cooling air flow path for some spaces.	
Controls and Instrumentation	4	DCS	02/04/14	Controls are a mix of older pneumatic, mid-life EMCS controls installed in 1989 for central plant, and more recent (2010) Honeywell programmable t-stats.	
Special HVAC Systems and Equipment	4	DCS	02/04/14	Kitchen grease hood in fair condition with old, corroded rooftop exhaust fan (<\$5K to replace).	
Fire Protection					
Fire Protection Sprinkler Systems	5	DCS	02/04/14	There are no fire sprinklers in this building.	
Fire Protection Specialties	3	DCS	02/04/14	Wall-mounted pressurized-water type fire extinguishers with current inspection tags throughout. Several recently installed wall-mounted AEDs.	
Special Fire Protection Systems	5	DCS	02/04/14	No apparent fire suppression system for kitchen grease hood.	

Facility Summary

Seattle School District Olympic Hills Main Building

Electrical

Electrical Service and Distribution	4	DCS	02/04/14	The switchboard is a 800A, 120/208V switchboard, which yields 8 watts/sf - somewhat low by today's standards. The system is past end of life. TVSS for panel in library; assumed for MDF/IDF.
Lighting and Branch Wiring	4	DCS	02/04/14	The lighting was replaced in 1991, fair condition. Convenience outlets were augmented by the 2001 technology upgrade; but are not keeping pace with the increased number of computers and other powered equipment in some spaces.
Communication and Security Systems	4	DCS	02/04/14	The clock/bell system has had the head-end replaced with Latham equipment and is in good condition, but the clocks are old. Guardian security system with older, but functional corridor motion detectors. The old intercom system is rarely used, if at all. The old phone system is marginal. The PA system is mid-life, and has outside wall-mounted all-weather speakers in fair condition. CATV is unclear. Notifier fire alarm system in fair condition. Stage equipment is outdated (<\$5 to replace).
Special Electrical Systems	3	DCS	02/04/14	The egress lighting is via corridor "bug-eyes", which are in fair condition. Exit signs unclear. No standby generator.

E Equipment and Furnishings 3.7

Equipment

Fixed Furnishings and Equipment	4	JWB	02/04/14	Original wood casework with linoleum tops is reaching end useful life. Linoleum tops are starting to peel. Casework hardware is not fully functional. Stainless steel kitchen casework and equipment is in fair condition. Flooring is recent epoxy type flooring in good condition. The kitchen equipment is poorly arranged. It should be rearranged for better function.
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Furnishings

Moveable Furnishings (Capital Funded	3	JWB	02/04/14	
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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Olympic Hills

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$134,618								
Parking								
Concrete (wheel stops)		3	Some wheel stops are cracked, and out of position.	Remove and replace with extended concrete curbs.	400.00	\$11.60	LF	\$4,640
Paint (striping)		1	Striping of parking spaces is virtually non-existent.	Restripe parking area for 23 spaces.	1.00	\$1,160.00	LS	\$1,160
Pedestrian Paving								
Asphalt sealcoating		2	Asphalt is in fair condition, with some cracking. Cracks should be cleaned, patched with emulsified asphalt and seal coated.	Repair cracks and sealcoat asphalt.	28,000.00	\$0.87	SF	\$24,360
Paint (pavement markings)		1	All play area pavement markings are faded and should be repainted.	Repaint all play area markings.	1.00	\$2,900.00	LS	\$2,900
Asphalt north end		1	Asphalt at north end of building is in poor condition, with cracking and multiple patches.	Remove and replace asphalt at north end of building.	5,500.00	\$5.22	SF	\$28,710
Asphalt southeast		1	Paving in southeast play area is badly deteriorated and need replacement.	Remove and replace asphalt in Southeast play area.	13,300.00	\$5.22	SF	\$69,426
Site Development								
Basketball backboards		2	Backboard are wood and are deteriorating. Should be replaced with durable backboard.	Replace basketball backboards.	2.00	\$580.00	EA	\$1,160
Pipe guardrail		2	Pipe guardrail at service drive is bent and out of position.	Replace pipe guardrail.	65.00	\$34.80	LF	\$2,262
Facility: Main Building System: Exterior Closure								
Total Cost: \$384,948								
Exterior Walls								
Steel lintel angles supporting veneer.		2	The steel lintel angles exhibit severe rusting which leads to a reduction of strength that may cause the lintels to be unable to support veneer.	Remove veneer and angles above exterior windows and replace with new exterior siding material.	3,500.00	\$29.00	SF	\$101,500
Paint		3	Paint worn, peeling at wood roof fascia and faded, at concrete walls, some graffiti	Prep, scrape and repaint exterior wood and concrete walls	3,000.00	\$2.92	SF	\$8,760
Brick veneer		4	Grout is deteriorating in the brick veneer below the windows.	Tuck point masonry and reseal veneer.	4,000.00	\$5.80	SF	\$23,200
Exterior Windows								
Single pane windows		0	Single pane windows are the steel frame not energy efficient and their condition is poor.	Remove existing windows. Replace with modern double pane windows at classroom walls and monitors.	3,000.00	\$69.60	SF	\$208,800

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Olympic Hills

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Exterior Doors								
Doors		5	The doors, frames and hardware are in poor condition. Exterior hardware not ADA	Remove doors and replace with modern hollow metal doors and frames.	16.00	\$2,668.00	EA	\$42,688
Facility: Main Building System: Roofing Total Cost: \$723,840								
Roof Coverings								
Roofing		2	Flat roof areas are in poor condition. Monitor areas have peeling aluminum covering in some areas.	Remove existing roofing and replace with modern roof system.	39,000.00	\$18.56	SF	\$723,840
Facility: Main Building System: Interior Construction Total Cost: \$73,080								
Interior Doors								
Wood doors		1	Wood doors and hardware are in poor condition.	Remove wood doors and frames and replace with modern hollow metal frames and wood doors.	35.00	\$2,088.00	EA	\$73,080
Facility: Main Building System: Interior Finishes Total Cost: \$189,286								
Wall Finishes								
Paint	3	5	GWB wall paint worn and shows scuffs and chipping.	Prep and repaint interior GWB walls and concrete walls.	36,276.00	\$2.34	sf	\$84,886
Floor Finishes								
VAT floor		1	VAT flooring wearing out, probably contains asbestos.	Remove/Abate VAT flooring. Replace with VCT.	18,000.00	\$5.80	SF	\$104,400
Facility: Main Building System: Plumbing Total Cost: \$136,980								
Plumbing Fixtures								
Fixtures		3	Classroom sinks and bubblers stained, chipped and heavily worn, with marginal trim.	Replace with new sinks and trim, including bubblers.	30.00	\$2,320.00	EA	\$69,600
Domestic Water Distribution								
Galvanized pipe		2	Galvanized pipe cold & hot water mains past end of life resulting in poor tasting water, and increasing potential for failure.	Replace original galvanized steel piping with copper tubing.	800.00	\$69.60	LF	\$55,680
Rain Water Drainage								

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Olympic Hills

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Roof drains and rain leaders		3	Many roof drains backing-up, may not be located at low points. No overflow roof drains.	Relocate and/or add new RDs; add ORDs where needed.	10.00	\$1,170.00	ea	\$11,700
Facility: Main Building System: HVAC								
Total Cost: \$570,164								
Cooling Generating Systems								
Space cooling systems		2	Heavy computer and technology use spaces, such as the computer lab and resource center do not have cooling; these spaces overheat on warm days. Current use of limited operable windows and/or portable fans is insufficient.	Install forced air mechanical cooling for high-load spaces including technology classrooms and/or resource center.	3.00	\$11,700.00	ea	\$35,100
Distribution Systems								
Exhaust system		1	Little or no ventilation for several toilet rooms, resulting in odors in toilet rooms, corridor, and some classrooms.	Refurbish and/or install toilet room exhaust.	1,500.00	\$9.36	sf	\$14,040
Ventilation system		1	No ventilation, other than high operable windows for gym and commons.	Provide ventilation systems for gym & commons.	5,000.00	\$11.70	sf	\$58,500
Terminal and Package Units								
Unit ventilators		3	Classroom unit ventilators are late in life and need refurbishment or replacement for continued long term use. Alternately the entire HVAC system could be replaced with a modern system.	Refurbish classroom unit ventilators, gym and commons unit heaters, and other terminal units.	34,672.00	\$8.12	SF	\$281,537
Controls and Instrumentation								
Temperature controls		5	While a newer boiler EMCS control panel has been installed, and programmable t-stats installed in classrooms, the control system is a piece-meal system with marginal performance.	Install a modern DDC control system with full EMCS interface to District office.	34,672.00	\$5.22	SF	\$180,988
Facility: Main Building System: Fire Protection								
Total Cost: \$201,098								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There is no fire protection sprinkler system in this building.	Install a wet pipe fire sprinkler system for the whole building; including dry heads or dry pipe system for covered play and roof projections.	34,672.00	\$5.80	SF	\$201,098

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Olympic Hills

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Electrical Total Cost: \$560,776								
Electrical Service and Distribution								
Main service switchboard		1	The 800A service and switchboard is past useful life with questionable power quality, reliability, and safety.	Replace the service and the switchboard with a new 1200A, 208V service (yielding 12 watts/sf capacity)	1.00	\$52,200.00	LOT	\$52,200
Branch panel boards and feeders.		4	Branch panels are past end of life with lower power quality, reliability, and safety; Insufficient circuits for new building loads.	Replace branch panels and associated feeders; install several new panels.	12.00	\$4,060.00	EA	\$48,720
Lighting and Branch Wiring								
Branch circuits and devices (receptacles & switches)		2	Insufficient circuits and devices. Branch wiring also past useful life.	Replace existing branch circuits and devices; add new circuits and devices to support current and near future teaching program loads.	131,013.00	\$3.51	sf	\$459,856
Facility: Main Building System: Equipment Total Cost: \$101,070								
Fixed Furnishings and Equipment								
Casework		1	Casework is deteriorated, reaching end of life. Countertops are peeling.	Remove casework and replace with modern casework (15 LF of upper and lower per classroom).	240.00	\$348.00	LF	\$83,520
Restroom partitions.		3	Metallic dividers are corroded, scratched, bent, and damaged; and marginal hardware operation.	Replace with new.	1,500.00	\$11.70	sf	\$17,550

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Facility Summary

Seattle School District
Olympic View
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.7		
Site Improvements			
Parking	2	JWB 02/11/14	Asphalt parking area with concrete curbs. Restriping is suggested. Area is well drained.
Pedestrian Paving	2	JWB 02/11/14	Concrete sidewalks and stairs with steel pipe handrails. Concrete at SE corner of Childcare program is lifting. Replacement is <\$5K
Site Development	3	JWB 02/11/14	Chain link fencing, asphalt hard surface play area, grass field, concrete retaining walls, good play equipment surrounded by timber edge walls. Hard surfaces are well drained. Concrete access ramp to field.
Landscaping	3	JWB 02/11/14	Grass areas, with shrubs and trees. Grass is sparse in some areas due to use. Playfield has many areas where settlement is occurring from ground source heat pump field was installed including trenching.
Site Electrical utilities			
Exterior Lighting	3	DCS 02/11/14	Exterior lighting is high pressure sodium wall-packs, shoeboxes and pole mounted flood lights; most in fair to good condition; with many lenses beginning to yellow, and some cracked or damaged (<\$5K).

Facility Summary

Seattle School District Olympic View Main Building

Facility Size - Gross	52,792	Construction Type	Medium
Year Of Original Construction	1989	Year Of Last Renovation	2011
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		2.0		
Foundations				
Standard Foundations	2	JWB	02/11/14	Conventional reinforced concrete spread footings.
Slab On Grade	2	JWB	02/11/14	Conventional concrete floor slab.
B Shell		2.4		
Superstructure				
Floor Construction	2	JWB	02/11/14	Consists of metal deck with concrete topping that is supported by steel truss joists, which are supported by steel beams and columns, and cold-formed (light gauge) steel bearing walls.
Roof Construction	3	JWB	02/11/14	Consists of metal deck that is supported by steel truss joists, which are supported by steel beams and columns, and cold-formed (light gauge) steel bearing walls.
Exterior Closure				
Exterior Walls	2	JWB	02/11/14	Consists of cold-formed (light gauge) steel stud bearing walls with clay brick veneer.
Exterior Windows	3	JWB	02/11/14	Exterior windows are double pane aluminum windows.
Exterior Doors	3	JWB	02/11/14	Exterior doors are hollow metal frames, hollow metal doors and modern ADA hardware.
Roofing				
Roof Coverings	2	JWB	02/11/14	Roofing is newer (2012) 3 - tab composition shingle with insulation beneath the deck. Flashings are Kynar coated metal. Staff reports despite newer roof, still having issues with occasional leaks.
Projections	4	JWB	02/11/14	Covered walkway at south from gym shows rust at metal beam. Prep and paint of beam and column <\$5K

Facility Summary

Seattle School District Olympic View Main Building

C Interiors

3.0

Interior Construction

Fixed and Moveable Partitions

3

JWB

02/11/14

Interior walls are metal stud with GWB surface.

Interior Doors

3

JWB

02/11/14

Interior doors are hollow metal frame, solid core wood doors and modern ADA hardware. Operable wall between Gym and Cafeteria.

Staircases

Stair Construction

3

JWB

02/11/14

Stair systems are steel pre-fab metal pan that is concrete filled.

Stair Finishes

3

JWB

02/11/14

Stair finishes are rubber tread. Handrails are painted metal.

Interior Finishes

Wall Finishes

3

JWB

02/11/14

Wall finishes are painted GWB and vinyl wall covering in the halls and some classrooms. Ceramic tile in restrooms.

Floor Finishes

3

JWB

02/11/14

Floors are primarily VCT in most areas. The Library, Computer Lab, some classrooms and Copy room have carpet. Ceramic tile in restrooms.

Ceiling Finishes

3

JWB

02/11/14

Ceilings in most areas are suspended acoustical ceiling tile. Most areas starting to show wear and staining. The Gym and Auditorium are to structure.

Facility Summary

Seattle School District Olympic View Main Building

D Services		3.0			
Vertical Transportation					
Elevators and Lifts	3	DCS	02/11/14	2 - Stop hydraulic elevator in fair condition.	
Plumbing					
Plumbing Fixtures	3	DCS	02/11/14	Porcelain fixtures in the restrooms. Stainless steel sinks in the classroom. Chrome trim throughout; some aging (<\$5K). Minor problems in Daycare area (<\$5K).	
Domestic Water Distribution	3	DCS	02/11/14	All domestic water piping is copper. New A.O. Smith electric (45 kW) tank-type domestic hot water heater (DHW) in boiler room in 2012.	
Rain Water Drainage	2	DCS	02/11/14	Exterior gutter & downspout to site storm drain system; in good condition, excepting at butterfly roof between Kindergarten & Daycare wing and main corridor where active leakage has recently occurred (<\$5K).	
HVAC					
Heat Generating Systems	3	DCS	02/11/14	The heat pump condenser water loop was upgraded in 2012 to a ground source heat pump ground exchanger system; with the original electric CB 360 kW boiler remaining as back-up and/or supplemental heat.	
Cooling Generating Systems	3	DCS	02/11/14	The heat pump condenser water loop was upgraded in 2012 to a ground source heat pump ground exchanger system; with the original Evapco cooling tower remaining as back-up and/or supplemental cooling.	
Distribution Systems	3	DCS	02/11/14	Ventilation air is distributed in sheet metal ducts. Water source heat pumps are served by copper pipes. Poor ventilation in some areas, such as library, resulting in strong odors.	
Terminal and Package Units	3	DCS	02/11/14	Classrooms and zones are served by individual water source heat pumps; about half have reportedly been replaced; with the remainder reportedly to be replaced in the final phase of the upgrade to GSHP technology. Some classrooms chronically cold; supplemental electric wall heaters have been retrofitted in at least one classroom (No. 213).	
Controls and Instrumentation	2	DCS	02/11/14	Mix of new central Siemens DDC controls with older DDC controls (t-stats) distributed throughout the school. EMCS interface to District offices.	
Fire Protection					
Fire Protection Sprinkler Systems	3	DCS	02/11/14	All of the classroom areas are fully sprinkled. There are no sprinklers in the Gym or Cafeteria, nor in the Daycare area (adjacent Kindergarten rooms not observed).	

Facility Summary

Seattle School District Olympic View Main Building

Electrical

Electrical Service and Distribution	3	DCS	02/11/14	The service is 1600A @ 480V, yielding 25.2 watts per square foot capacity. The switchboard, panel-boards, transformers and feeders are in good condition.
Lighting and Branch Wiring	3	DCS	02/11/14	Building standard fixture is 2x4 fluorescent troffer with acrylic lenses. The fixtures are in fair condition with many cracked, yellowed, or past roof leak stained lenses (<\$5K). Cafeteria and gym lighting replaced under 2012 ESCO upgrade to T5HO, but Daycare reports cafeteria fixtures fail to comply with lamp fall protection regulations (<\$5K). Insufficient circuits for technology intensive areas, such as learning resource center and some classrooms.
Communication and Security Systems	3	DCS	02/11/14	Voice/data was updated in 2001, but is now aging and does not support increased technology use in many spaces. Honeywell fire alarm in fair to good condition. Original clock/bell/PA system in fair to good condition. Partially renewed security systems in good condition. All original low voltage systems are aging, but functional with no reported issues, excepting increased need for data jacks. ""Frontrow"" sound reinforcement system installed in many/most classrooms approximately 2008. Wireless teaching technology in many classrooms. Audio system at stage in commons.
Special Electrical Systems	4	DCS	02/11/14	There is a 6.0 kW Onan generator feeding an "x" panel via an Onan transfer switch; the generator is rusted, corroded, and has failed - no longer operable. Exit signs are battery backed, but some batteries are dead (<\$5K).

E Equipment and Furnishings

3.0

Equipment

Fixed Furnishings and Equipment	3	JWB	02/11/14	Casework is modern plastic laminate with plastic laminate counter tops and plastic laminate window stools. All of the kitchen equipment is stainless steel.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Olympic View

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure								
System: Site Improvements Total Cost: \$13,050								
Site Development								
Chain link fencing fabric.		1	Fence fabric on north and west side of playfield is rusted.	Replace chain link fence fabric.	450.00	\$29.00	LS	\$13,050
Facility: Main Building								
System: HVAC Total Cost: \$157,100								
Heat Generating Systems								
Electric boiler		5	Electric boiler is nearing end of life.	Replace or refurbish as needed.	1.00	\$23,400.00	ea	\$23,400
Cooling Generating Systems								
Cooling tower		5	Cooling tower is nearing end of life.	Replace or refurbish as needed.	1.00	\$35,100.00	ea	\$35,100
Terminal and Package Units								
Heat pumps		5	The individual heat pumps are 20 years old and are nearing the end of their expected life span.	Replace remaining heat pumps with new units.	17.00	\$5,800.00	EA	\$98,600
Facility: Main Building								
System: Electrical Total Cost: \$43,825								
Lighting and Branch Wiring								
Circuits and receptacles		2	Insufficient circuits and devices (receptacles) to support current technology equipment.	Install additional circuits and receptacles.	25.00	\$585.00	ea	\$14,625
Special Electrical Systems								
Standby generator		0	Rusted, corroded, and failed - not operable.	Renew or replace.	1.00	\$29,200.00		\$29,200

Facility Summary

Seattle School District
Pinehurst
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	3.2		
Site Improvements			
Parking	4	JWB 02/04/14	Asphalt parking areas with concrete curbs stops and concrete curb. All are in poor condition.
Pedestrian Paving	3	JWB 02/04/14	Concrete sidewalks, mostly in fair condition. Exterior steps are concrete in fair condition. Handrails are steel pipe rails in fair condition.
Site Development	3	JWB 02/04/14	Chain link fence around site and play areas, rusted. Retaining walls are concrete and play areas are asphalt.
Landscaping	3	JWB 02/04/14	Landscaping consists of some grass and fairly dense shrubs and trees. Shrubs are overgrown
Site Electrical utilities			
Exterior Lighting	3	DCS 02/04/14	Original exterior lighting was replaced, but some fixtures are damaged with cracked and/or yellowing lenses. Lighting controls not working correctly.

Facility Summary

Seattle School District Pinehurst Main Building

Facility Size - Gross	34,340	Construction Type	Medium
Year Of Original Construction	1949	Year Of Last Renovation	1958
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		2.4		
Foundations				
Standard Foundations	2	JWB	02/04/14	Conventional concrete spread footing foundation.
Slab On Grade	3	JWB	02/04/14	Conventional concrete floor slabs.
Basements				
Basement Walls	3	JWB	02/04/14	At the boiler room and utility service tunnel, there are reinforced concrete basement/foundation walls.
B Shell		3.3		
Superstructure				
Floor Construction	3	JWB	02/04/14	Wood framed storage mezzanines at stage areas, stage floor support structure - fair condition
Roof Construction	3	JWB	02/04/14	Wood framed roof, which is supported by wood and/or steel beams and columns. At the Gym and multi-purpose rooms, the roof is supported by reinforced masonry pilasters. At the boiler room, the roof consists of reinforced concrete slab supported by reinforced concrete walls.
Exterior Closure				
Exterior Walls	3	JWB	02/04/14	Mostly wood framed stud walls with clay brick veneer. At the Gym and multi-purpose room the walls are unreinforced masonry with pilasters. Brick veneer is in fair condition as is wood fascia.
Exterior Windows	5	JWB	02/04/14	Exterior window system is steel sash with puttied single pane glazing. It is in poor condition and is not energy efficient. Some classrooms have high windows above the central hall. Some classroom have glass block above the steel windows.
Exterior Doors	5	JWB	02/04/14	Exterior door are original wood doors and frames with some hardware modifications. Most have old closers and panic hardware, none are ADA compliant. The wood is painted.
Roofing				
Roof Coverings	4	JWB	02/04/14	Granular membrane roofing is in poor condition. Metal flashings are painted. Miscellaneous eaves and soffits are wood plank or plywood with newer paint.
Roof Openings	3	JWB	02/04/14	Kalwall roof monitor runs the length of the central hallway. It was a part of the 1994 roof replacement and is in fair condition. Vents are in fair condition.
Projections	2	JWB	02/04/14	Covered walkways connecting east-west classroom wings to main building area, wood construction, good condition

Facility Summary

Seattle School District Pinehurst Main Building

C Interiors		3.8			
Interior Construction					
Fixed and Moveable Partitions	3	JWB	02/04/14	Interior walls are painted CMU and wood framed walls with GWB. Main hallways have painted wainscot. Some areas have Roman brick painted interior walls, that were exterior walls at one point.	
Interior Doors	5	JWB	02/04/14	Interior doors are wood frame, wood solid core door with mostly original hardware that is not ADA compliant. Doors and frames are painted.	
Specialties	3	JWB	02/04/14	Marker boards, signs, display panels are worn and dated	
Staircases					
Stair Construction	3	JWB	02/04/14	The central hallway has a 8" riser concrete stair system with metal handrail.	
Stair Finishes	3	JWB	02/04/14	The central hallway stairways has quarry tile treads and concrete risers that are in fair condition.	
Interior Finishes					
Wall Finishes	3	JWB	02/04/14	Interior wall finishes are painted GWB, painted CMU and painted Roman brick. The Gym has painted GWB over CMU. Base is cement plaster.	
Floor Finishes	5	JWB	02/04/14	Most interior flooring is VAT in very poor condition. Some offices have had the VAT replaced with VCT. Some classrooms have carpeting that is in poor condition. The Science rooms have sheet vinyl. Gym floor is 12" wood strips.	
Ceiling Finishes	4	JWB	02/04/14	Most ceilings are 12"x12" glu-on acoustical tile. The Gym and Auditorium have tectum painted ceilings. Most 12"x12" glue-on acoustical tile are sagging. Some have fallen off.	

Facility Summary

Seattle School District Pinehurst Main Building

D Services		3.3			
Vertical Transportation					
Elevators and Lifts	3	DCS	02/04/14	Wall-mounted rail lift at mid-corridor stair. Reportedly tested monthly with no issues reported or observed.	
Plumbing					
Plumbing Fixtures	4	DCS	02/04/14	Restroom fixtures are porcelain with chrome trim; many are aging with minor discoloration, some with marginal trim operation. Classroom sinks are older enameled iron type; many heavily stained. Corridor drinking fountains are newer dual-level ADA stainless steel type.	
Domestic Water Distribution	3	DCS	02/04/14	Most or all the original galvanized water piping was replaced with copper tubing and stainless steel piping in 2007; however there is still marginal taste at the drinking fountains, and warning signs not to drink the water at the lavatories. Kitchen domestic hot water (DHW) heat is by electric tank heater.	
Sanitary Waste	3	DCS	02/04/14	Original cast iron and galvanized drain, waste, & vent (DW&V) piping in fair condition with no reported or observed issues; but maturing trees and settling pavement and walks on-site suggest video inspection of mains and side-sewer(s).	
Rain Water Drainage	4	DCS	02/04/14	Roof drainage is primarily internal via roof drain (RD) bodies and cast iron piping to site storm system; some RDs at canopies are to exterior PVC downspouts to storm; a few locations have gutter & downspout. There are no overflow roof drains (ORDs). There is extensive ponding, damaging the roof covering.	
HVAC					
Energy Supply	3	DCS	02/04/14	Natural gas service from Puget Sound Energy with 2,300 cfh gas meter near boiler room; roof-top piping to roof top units. Trace natural gas odor in the boiler rooms suggests a gas leak, improper flue gas venting, and /or inadequate ventilation.	
Heat Generating Systems	4	DCS	02/04/14	The building is heated by a single Kewanee gas-fired steam boiler installed in 1949; it appears the original oil-fired burner was replaced in the 1990s with a gas-fired burner, in conjunction with a re-build.	
Cooling Generating Systems	4	DCS	02/04/14	Steam & condensate is distributed via a near-full height walking tunnel underneath the original school building. Much of this piping appears to have been replaced over the last 5 to 10 years; but portions of the original piping remain, particularly at the boiler room, where the condensate systems is leaking, partially flooding the basement. Marginal toilet room exhaust. Old roof top unit(s).	
Distribution Systems	2	DCS	02/04/14		
Terminal and Package Units	4	DCS	02/04/14	Individual classrooms are heated and ventilated by classroom unit ventilators; many of these older units need refurbishment or replacement and some are literally "falling apart", and may injure students or staff. Several types of unit heaters serve the gym, commons, and other spaces. Corridors and other common areas are served by cast-iron radiators, which have wooden covers reducing their effectiveness.	
Controls and Instrumentation	5	DCS	02/04/14	The temperature control system is mostly original pneumatic type; some newer unit ventilators have integral controls.	
Special HVAC Systems and Equipment	4	DCS	02/04/14	Both grease and heat & moisture hoods are located in the kitchen in marginal condition; the rooftop kitchen make-up air unit is past useful life; however as a warming-only kitchen these function are not critical.	

Facility Summary

Seattle School District

Pinehurst

Main Building

Fire Protection

Fire Protection Sprinkler Systems	5	DCS	02/04/14	Unable to locate fire sprinkler system.
Fire Protection Specialties	3	DCS	02/04/14	Old pressurized water-type fire extinguishers are wall-mounted, open-recess set, and a few in old, damaged cabinets. Newer AEDs are present in the main corridor. Inspection tags are current.
Special Fire Protection Systems	5	DCS	02/04/14	Fire doors between the original construction and additions do not appear to have current testing, and are partially blocked by signage, furniture, and other material. The boiler room fire doors are blocked by ladders and bulk storage materials. No apparent fire suppression system for kitchen grease hood.

Electrical

Electrical Service and Distribution	3	DCS	02/04/14	The service was replaced in 1987 and is 800A, 120/208V, yielding 8.4 watts/sf capacity - somewhat low, but adequate for the current use. The switchboard and branch panels are in good condition, and the computer power panels are good. Location in a corridor closet may not meet basic electrical safety requirements.
Lighting and Branch Wiring	3	DCS	02/04/14	Lighting system in general is 1x4 fluorescent fixtures in good condition with manual switching. The technology upgrade is no longer adequate to support program requirements in some spaces, such as computer lab and library; excessive numbers of extension cords with 6 to 8-plex plug strips creating electrical and tripping hazards.
Communication and Security Systems	3	DCS	02/04/14	Latham clock system was upgraded with new digital head-end, but the clocks are old, but operable. The Notifier fire alarm system was new in 2003, but some older devices remain. The PA system has a newer amplifier, and voice/data equipment was part of the technology upgrade. Classroom sound reinforcement systems were added to many classrooms about 2011. An old CATV is present. Wireless networking has been recently installed. Older intercom systems is used. An older phone system is also used. Significant wiring is surface or loose-mounted, with marginal appearance at best and safety hazard at worst.
Special Electrical Systems	4	DCS	02/04/14	While some egress lighting provided by a "feeder tap ahead of the main" x-panel; the main corridor, commons, and gym have been recently retrofitted with battery-backed Exit signs.

E Equipment and Furnishings

4.0

Equipment

Fixed Furnishings and Equipment	4	JWB	02/04/14	The original wood casework and linoleum tops are in poor condition. The wood shelving in the Library is in fair condition. The kitchen equipment is in fair condition, tables are unsturdy. Dishwasher does not work, but is not used anyway. Kitchen Equipment is poor, some not functioning, i.e. heating cabinet.
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Furnishings

Moveable Furnishings (Capital Funded)	4	JWB	02/04/14	Kitchen Equipment is poor, some not functioning, i.e. heating cabinet.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Pinehurst

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$214,165								
Parking								
Asphalt		2	All asphalt areas are cracked, with root intrusion, grass growth, patching. Service drive on west side of building is broken up in areas and does not match concrete slabs.	Remove and replace all asphalt parking areas, including service drive on west side of building.	15,000.00	\$5.22	SF	\$78,300
Pedestrian Paving								
Steel pipe handrails		3	All pipe handrails are beginning to rust due to lack of paint.	Remove all existing paint and rust. Repaint handrails.	1.00	\$5,800.00	LS	\$5,800
Site Development								
Chain link fencing		2	Chain link fencing is in poor condition. Some posts are bent, fabric is warped in some areas, and significant rust exists and staining concrete walls.	Remove and replace chain link fabric, clean and paint posts. Repair posts where necessary and replace gate on east side.	1,500.00	\$29.00	LF	\$43,500
Asphalt playfield		2	All asphalt play areas have significant cracks and weed growth in cracks. Areas around drainage structures are deteriorated.	Remove and replace all asphalt play areas on east side of school.	15,250.00	\$5.22	SF	\$79,605
Asphalt playfield on West side		4	Asphalt play area on west side of building has some cracks. An overlay is warranted in this area.	Provide asphalt overlay to prevent further deterioration.	3,000.00	\$2.32	SF	\$6,960
Facility: Infrastructure System: Site Electrical utilities								
Total Cost: \$5,850								
Exterior Lighting								
Light fixtures & controls		0	Several light fixtures have cracked, damaged, and/or yellowed lenses. Controls for many fixtures are not working.	Replaced damaged lenses. Clean, inspect, test, adjust, and repair controls as needed.	10.00	\$585.00	ea	\$5,850
Facility: Main Building System: Exterior Closure								
Total Cost: \$465,508								
Exterior Windows								
Steel windows		4	Steel windows with single pane glazing are in poor condition and are not energy efficient.	Remove steel windows and replace with modern double glazed system.	5,500.00	\$69.60	SF	\$382,800
Exterior Doors								
Doors		5	Wood doors, frames, and hardware at building exterior are old and in poor condition. Hardware is not ADA compliant	Remove old doors and frames and replace with modern hollow metal doors, frames and hardware.	31.00	\$2,668.00	EA	\$82,708

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Pinehurst

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Roofing Total Cost: \$346,320								
Roof Coverings								
Roofing		5	Granular roofing is worn, showing bare spots in granules	Remove and replace roofing with new granular roofing	37,000.00	\$9.36	SF	\$346,320
Facility: Main Building System: Interior Construction Total Cost: \$108,576								
Interior Doors								
Wood doors		5	Wood doors, frames and hardware are nearing the end of their serviceable life. They are in poor condition.	Remove wood doors and replace with modern hollow metal frames, solid core wood doors and modern ADA hardware.	52.00	\$2,088.00	EA	\$108,576
Facility: Main Building System: Interior Finishes Total Cost: \$249,400								
Floor Finishes								
Wood		3	Wood floor at Gym is old, beginning to cup and in poor condition.	Refinish wood flooring.	3,500.00	\$8.12	SF	\$28,420
VAT		3	VAT flooring is in poor condition.	Remove flooring and replace with VCT.	29,000.00	\$5.80	SF	\$168,200
Ceiling Finishes								
12"x12" acoustical tile		5	Many tiles are sagging and many have fallen off.	Remove sagging tile and replace with new 12" ceiling tile.	13,000.00	\$4.06	SF	\$52,780
Facility: Main Building System: Plumbing Total Cost: \$92,110								
Plumbing Fixtures								
Toilet room fixtures		5	Some older fixtures discolored, chipped, loose on wall. Some trim difficult to operate, loose, or discolored.	Replace with water conserving fixtures and trim.	12.00	\$1,170.00	ea	\$14,040
Classroom sinks		5	The classroom sinks are old enameled iron type that are stained and in poor condition.	Replace with new sinks.	16.00	\$2,320.00	EA	\$37,120
Domestic Water Distribution								
Domestic water piping		3	Water unsafe to drink from lavatories; presume due to remaining galvanized piping.	Replace all remaining original piping with stainless steel pipe and/or copper tubing.	100.00	\$58.50	ft	\$5,850

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Pinehurst

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Sanitary Waste								
Inspection		5	Original drain, waste & vent piping in conjunction with maturing trees and pavement & walk settlement increase risk of blockage.	Video inspect main waste line and side-sewer; clean & repair as needed.	500.00	\$11.70	ft	\$5,850
Rain Water Drainage								
Roof drains		2	Excessive ponding at many RD locations. No overflow roof drains.	Clean, inspect, repair, or replace damaged or corroded RDs. Install new RDs to fully drain roof. Install new ORDs for additional protection. Replace plastic downspouts with metallic downspouts, including clean-outs.	25.00	\$1,170.00	ea	\$29,250
Facility: Main Building System: HVAC								
Total Cost: \$824,811								
Energy Supply								
Natural gas piping		0	Gas odor in boiler room indicates gas leak, flue leak, or inadequate ventilation.	Investigate and repair, replace as needed to eliminate gas odor in boiler room.	500.00	\$11.70	sf	\$5,850
Distribution Systems								
Exhaust systems		0	Several toilet room exhaust systems appear failed.	Repair or replace as needed.	4.00	\$1,760.00	ea	\$7,040
Condensate equipment and piping at boiler room		1	Rusted, corroded condensate piping, receiver, and pump resulting in partial flooding of basement.	Repair or replace as needed.	1.00	\$5,850.00	lot	\$5,850
Terminal and Package Units								
Unit ventilators		3	The HVAC is a mix of old, middle-aged, and some newer equipment and distribution.	Refurbish the system to optimize comfort and energy performance.	34,340.00	\$17.40	SF	\$597,516
Rooftop air handling units		3	Several old RTUs are rusted and corroded with no apparent nameplate data and questionable performance.	Replace.	2.00	\$5,850.00	ea	\$11,700
Controls and Instrumentation								
Temperature controls		1	The pneumatic control system is antiquated and past useful life.	Install a modern DDC control system, including interface with District EMCS.	34,340.00	\$5.22	SF	\$179,255
Special HVAC Systems and Equipment								
Kitchen exhaust hood and make-up air unit		3	Old hoods, exhaust fans, and rusted make-up air unit at end of life.	Refurbish hoods; clean, inspect and repair or replace ductwork; replace exhaust fans and MAU.	1.00	\$17,600.00	lot	\$17,600

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Pinehurst

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building								
System: Fire Protection								
Total Cost: \$210,872								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There is no fire protection sprinkler system for the corridors, classrooms, and most other areas.	Provide fire protection for all spaces.	34,340.00	\$5.80	SF	\$199,172
Fire Protection Specialties								
Fire extinguisher cabinets		0	Some extinguisher cabinets damaged and missing doors. Some extinguishers sitting unrestrained in alcoves.	Replace damaged cabinets and secure extinguishers per code, Fire Marshall, and/or District insurer requirements.	10.00	\$585.00	ea	\$5,850
Special Fire Protection Systems								
Fire doors		0	Blocked and/or un-tested/in-operable fire doors.	Un-block and test all fire doors per code, Fire Marshall, and/or District insurer requirements.	5.00	\$1,170.00	ea	\$5,850
Facility: Main Building								
System: Electrical								
Total Cost: \$217,777								
Lighting and Branch Wiring								
Receptacle circuits		3	Intensive and semi-intensive technology use spaces use excessive extension cords and plug-strips.	Provide additional circuits and receptacles in technology intensive spaces, such as computer lab and library; plus one additional circuit in each classroom.	50.00	\$585.00	ea	\$29,250
Communication and Security Systems								
Distribution		2	Excessive obsolete equipment, devices and wiring, and improperly installed low voltage system wiring.	Remove obsolete equipment and abandoned wiring. Install needed wiring compliant with codes and technology performance requirements.	34,340.00	\$4.68	sf	\$160,711
Special Electrical Systems								
Egress lighting		0	There is no battery backed egress lighting (except exit signs) in the school.	Add corridor, gymnasium and cafeteria area battery backed egress fixtures and associated branch circuits.	34,340.00	\$0.81	SF	\$27,815

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Pinehurst

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
<div><div>Facility: Main Building</div><div>System: Equipment</div><div>Total Cost: \$83,520</div></div>								
Fixed Furnishings and Equipment								
Wood casework		5	Casework is old and in poor condition.	Remove casework and replace with modern casework.	240.00	\$348.00	LF	\$83,520

Facility Summary

Seattle School District
Queen Anne (Formerly Old Hay)
1903 Wood Building

Facility Size - Gross	23,576	Construction Type	Medium
Year Of Original Construction	1903	Year Of Last Renovation	2011
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/		Comments
Systems	Date Done				
A Substructure	3.0				
Foundations					
Standard Foundations	3	JWB	03/25/14	Concrete spread footing foundation.	
Slab On Grade	3	JWB	03/25/14	Concrete slab on grade.	
Basements					
Basement Walls	3	JWB	03/25/14	Concrete retaining walls at lower level of structure.	
B Shell	3.5				
Superstructure					
Floor Construction	3	JWB	03/25/14	Concrete bearing walls, steel beams, concrete floor at 1st floor. Timber bearing walls, timber joists, and wood sheathed diaphragm at 2nd and 3rd floors.	
Roof Construction	3	JWB	03/25/14	Timber trusses, timber bearing walls, and timber joists with a wood sheathed diaphragm.	
Exterior Closure					
Exterior Walls	4	JWB	03/25/14	Painted concrete walls at first floor, timber stud walls at 2nd and 3rd floors with lap siding.	
Exterior Windows	5	JWB	03/25/14	Exterior windows are single pane glazing with wooden sash. They are not energy efficient.	
Exterior Doors	4	JWB	03/25/14	Exterior doors are original wooden framed, wood doors. Hardware recently upgraded to new compliant hardware, wood doors still aged, some show signs of water penetration.	
Roofing					
Roof Coverings	3	JWB	03/25/14	Pitched areas have 3 - tab composition roof covering. Flat areas have rolled granular. They were replaced in 2004. Flashings are Kynar coated metal. Copolas have standing seam metal roofing.	

Facility Summary

Seattle School District
Queen Anne (Formerly Old Hay)
1903 Wood Building

C Interiors

3.1

Interior Construction

Fixed and Moveable Partitions	3	JWB	03/25/14	Interior walls are wood stud or "clayall" masonry with lath and plaster surface.
Interior Doors	3	JWB	03/25/14	Interior doors are wood framed, wood doors with original door hardware. The hardware is compliant.
Specialties	3	JWB	03/25/14	Marker boards are all newer, restroom partitions are painted original wood, accessories are good.

Staircases

Stair Construction	3	JWB	03/25/14	Stair systems are wood construction.
Stair Finishes	4	JWB	03/25/14	Stair finishes are wooden treads and risers with wooden rails and balustrades. Risers are showing age, some are loose, soft, <\$5K.

Interior Finishes

Wall Finishes	3	JWB	03/25/14	Wall finishes are mainly painted lath and plaster. The basement has painted concrete and the hallways have Masonite/burlap wainscot.
Floor Finishes	3	JWB	03/25/14	Floors are mainly wood strip flooring in halls and classrooms. The Staff Room is VCT over wood floor. Carpet in some areas and classrooms. Rubberized flooring in some restrooms. The basement is concrete.
Ceiling Finishes	4	JWB	03/25/14	Ceilings are mainly 12" acoustic tile.

Facility Summary

Seattle School District
Queen Anne (Formerly Old Hay)
1903 Wood Building

D Services		1.7			
Vertical Transportation					
Elevators and Lifts	2	DCS	03/25/14	One (1) three-stop hydraulic 2,100 lb elevator installed in 2011.	
Plumbing					
Plumbing Fixtures	3	DCS	03/25/14	Mostly older fixtures with somewhat newer trim; fixtures are aged and not water-efficient, but are functional; trim in fair to good condition.	
Domestic Water Distribution	2	DCS	03/25/14	Reportedly all old galvanized water pipe has been replaced with copper; but this was only directly observed at the basement (first floor) level; however water color, pressure, and taste is good at the drinking fountains. DHW heater not observed.	
Sanitary Waste	3	DCS	03/25/14	Mix of some older and mostly newer (where observed) hubless cast iron waste piping, with galvanized drain and vent piping. There are significant back-flow/flooding issues from basement (first floor) floor drains and at time flushing fixtures, especially during heavy rains.	
Rain Water Drainage	3	DCS	03/25/14	Largely integral gutters with exterior downspouts to storm and/or sewer; most DSs are PVC down to cast iron storm/sanitary piping. PVC is marginal for this application with will likely need replacement in 5 to 10 years.	
HVAC					
Energy Supply	1	DCS	03/25/14	Heating hot water from central plant at Brick Bldg via direct buried hot water supply & return lines.	
Cooling Generating Systems	2	DCS	03/25/14	Mitsubishi "Mr. Slim" ductless split Dx condensing units in attic; with no apparent ventilation. Units serve the Elevator Machinery Room (EMR) and MDF room. Attic houses significant radio repeater equipment. Move to special electrical equipment. Less than \$5K to add a simple attic ventilation cooling system with reverse acting t-stat.	
Distribution Systems	3	DCS	03/25/14	All new (2011) heating hot water supply and return piping. Old basement central station tempered ventilation air system with ducted supply to classrooms, but unclear return air path. Several new (2011) exhaust fans and/or hoods on roof. Some new ductwork in attic. Old hood on high flat roof.	
Terminal and Package Units	1	DCS	03/25/14	All new (2011) classroom and corridor hot water fin tube convector units.	
Controls and Instrumentation	1	DCS	03/25/14	All new (2011) DDC control system.	
Fire Protection					
Fire Protection Sprinkler Systems	1	DCS	03/25/14	All new (2011) fire sprinkler system; appears to be all dry pipe throughout; six-inch city service with four-inch dry-pipe riser; water pressure 45 psig at basement riser room, and 15 psig air pressure; these pressures seem low for a three-story building with sprinkled attic space.	
Fire Protection Specialties	2	DCS	03/25/14	Fire extinguishers and AEDs not observed.	

Facility Summary

Seattle School District
Queen Anne (Formerly Old Hay)
1903 Wood Building

Electrical

Electrical Service and Distribution	1	DCS	03/25/14	Power from street pole pot transformers down and underground to new electrical service; not observed, except for new 208V/3-phase meter No. 803286 to East. However new (2011) distribution panels were observed.
Lighting and Branch Wiring	1	DCS	03/25/14	Classroom lighting new (2011) typically 1x4 pendant linear fluorescent with double T-8 lamps. Hallway lighting new (2011) architectural pendant fixtures with unknown lamps. All new (2011) wiring and devices (switches & receptacles).
Communication and Security Systems	1	DCS	03/25/14	All new in 2011 including Wi-Fi, fire alarm, PA, clock & bell, security, wireless mic sound reinforcement, and overhead projectors.
Special Electrical Systems	2	DCS	03/25/14	Exit signs new in 2011. Egress lighting assumed incorporated into selected corridor fixtures. No standby generator.

E Equipment and Furnishings	3.0
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Equipment

Fixed Furnishings and Equipment	3	JWB	03/25/14	Most casework is original wood, some are new, modern, plastic laminate.
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Facility Summary

Seattle School District
Queen Anne (Formerly Old Hay)
1922 Brick Building

Facility Size - Gross	20,605	Construction Type	Medium
Year Of Original Construction	1922	Year Of Last Renovation	2011
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	JWB	03/25/14	Concrete spread footing foundation.
Slab On Grade	3	JWB	03/25/14	Concrete slab on grade.
Basements				
Basement Walls	3	JWB	03/25/14	Concrete retaining walls at boiler room.
B Shell		3.2		
Superstructure				
Floor Construction	3	JWB	03/25/14	Concrete posts, beams, and floor diaphragm typical at Auditorium/Cafeteria and at Locker/Bathrooms. Timber columns, beams, joists, and wood sheathed diaphragm typical at classrooms.
Roof Construction	3	JWB	03/25/14	Timber stud bearing walls with timber joists supporting a wood sheathed diaphragm (tongue and groove decking with plywood overlay).
Exterior Closure				
Exterior Walls	3	JWB	03/25/14	Clay brick masonry bearing walls. Wood panels at covered play are showing signs of water penetration, <\$5K. Upper wall area above roof line has metal panels.
Exterior Windows	5	JWB	03/25/14	Windows are not energy efficient, single pane.
Exterior Doors	3	JWB	03/25/14	Exterior doors are original wood framed, wood doors with newer compliant hardware.
Roofing				
Roof Coverings	3	JWB	03/25/14	Rolled granular roofing was replaced in 2004.
Roof Openings	3	JWB	03/25/14	Skylights are translucent and are new from 2004 when roof was replaced.
Projections	3	JWB	03/25/14	Covered play is wood framed, fair condition.

Facility Summary

Seattle School District
Queen Anne (Formerly Old Hay)
1922 Brick Building

C Interiors

3.0

Interior Construction

Fixed and Moveable Partitions	3	JWB	03/25/14	Interior walls are either "clayall" masonry or wood stud with lath and plaster surface.
Interior Doors	3	JWB	03/25/14	Interior doors are wood framed, wood doors with original hardware. Hardware is compliant. Stainless steel coiling doors at kitchen.
Specialties	3	JWB	03/25/14	Painted wood original restroom partitions, accessories are in good condition. Markerboards are newer.

Interior Finishes

Wall Finishes	3	JWB	03/25/14	Wall finishes are painted lath and plaster in most areas. The Assembly Room has 12" acoustic tile on the wall. Corridors have new vinyl covering.
Floor Finishes	3	JWB	03/25/14	Floors are wood strip in halls and some classrooms. Some classrooms have newer carpet as well as Library. The office area has carpet and linoleum. The Assembly Room has newer rubberized flooring with a wood stage floor.
Ceiling Finishes	3	JWB	03/25/14	Ceilings are either 12" acoustic in most areas or plank in Assembly Room.

Facility Summary

Seattle School District
Queen Anne (Formerly Old Hay)
1922 Brick Building

D Services		1.5			
Plumbing					
Plumbing Fixtures	3	DCS	03/25/14	Mix of older and newer fixtures with mostly newer trim; mostly in fair to good condition; the gang drinking fountains are historical.	
Domestic Water Distribution	1	DCS	03/25/14	Reportedly all old galvanized water pipe has been replaced with copper; but this was only directly observed at basement (boiler room) level; however water color, pressure, and taste is good at the drinking fountains. One (1) new (2011) A.O. Smith DHW tank-type heater with 250 mbh input rating.	
Sanitary Waste	3	DCS	03/25/14	Cast iron waste and galvanized drain and vent piping where observed; with no issues reported. DW&V piping appears to be a mix of mostly older and some newer (2011) piping.	
Rain Water Drainage	3	DCS	03/25/14	The flat roof is drained by older roof drains assumed to storm, but may be to sewer; and overflow roof drain to high outside wall tongues; observed piping is a mix of older bell & spigot and newer hubless cast iron; drains appear to be working well, despite their age and are relatively clean. There is little standing water.	
Special Plumbing Systems	3	DCS	03/25/14	Basement, tunnel, or crawl space sump pumps may be present, but were not observed. No grease interceptor for the warming-only kitchen.	
HVAC					
Energy Supply	2	DCS	03/25/14	Natural gas from PSE rotary meter in cage at SW corner with 5,000 cfh capacity. Underground fuel oil storage tank not observed; assumed removed or decommissioned during 2011 renovation work.	
Heat Generating Systems	1	DCS	03/25/14	Two (2) Cleaver Brooks Clearfire model No. CFC-700-2500-125HW high-efficiency heating hot water boilers with 2.5 mmbtuh input capacity. Two (2) heating hot water circulating pumps with 20 hp motors and VFDs. Two (2) large expansion tanks and other accessories. This central plant serves both the Brick and Wood Bldgs on-site.	
Cooling Generating Systems	3	DCS	03/25/14	Rooftop condensing unit assumed for MDF cooling.	
Distribution Systems	2	DCS	03/25/14	New (2011) insulated steel heating hot water supply and return piping distributed via tunnel and crawl space system. Central station supply air system in basement provides tempered ventilation air to classroom via galvanized sheet metal duct in the crawl space, then up to GRDs in classrooms and other spaces.	
Terminal and Package Units	1	DCS	03/25/14	All new (2011) classroom heating hot water fin tube convector units.	
Controls and Instrumentation	1	DCS	03/25/14	All new (2011) DDC control system.	
Special HVAC Systems and Equipment	2	DCS	03/25/14	New (2011) Type 2 hood in warming kitchen.	
Fire Protection					
Fire Protection Sprinkler Systems	1	DCS	03/25/14	Six-inch city service with FDC to ground level riser room with direct outside access; one four-inch dry pipe riser observed with 45 psig water pressure and 15 psig dry compressed air pressure. Sprinklers observed in classrooms, corridors, common areas, and ceiling plenum space. Assumed all new in 2011.	
Fire Protection Specialties	1	DCS	03/25/14	Chemical fire extinguishers in cabinets. AEDs in cabinets. Appears all new in 2011.	

Facility Summary

Seattle School District
Queen Anne (Formerly Old Hay)
1922 Brick Building

Electrical

Electrical Service and Distribution	1	DCS	03/25/14	SCL power from pole mounted pot transformers underground to new GE Spectra 208V/3-phase 800A main switchboard. All new (2011) distribution panels in corridors; some with TVSS.
Lighting and Branch Wiring	1	DCS	03/25/14	Lighting is typically 1x4, 2 lamp district standard lighting, in good condition. Outlets were added in a recent tech. upgrade, as well as some new panels.
Communication and Security Systems	1	DCS	03/25/14	Most or all replaced in 2011 including EST fire alarm with fire department wireless call, dual-technology security, Bogen digital clock & bell, Wi-Fi, sound reinforcement, and classroom overhead projectors. Small A/V system for stage in commons.
Special Electrical Systems	2	DCS	03/25/14	New (2011) Exit signs and battery packs for selected corridor light fixtures for egress lighting. No standby generator.

E Equipment and Furnishings	4.0
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Equipment

Fixed Furnishings and Equipment	4	JWB	03/25/14	Some casework is original wood, some are new, modern, plastic laminate. Climbing wall in covered play area. New blinds at windows.
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Facility Summary

Seattle School District
Queen Anne (Formerly Old Hay)
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.1		
Site Improvements			
Parking	2	JWB 03/25/14	Asphalt parking areas with synthetic wheel stops. Concrete access drive from street. Obscure striping.
Pedestrian Paving	2	JWB 03/25/14	Minimal concrete walks on site; Concrete steps; asphalt ramp at southwest corner of site; concrete perimeter sidewalks.
Site Development	2	JWB 03/25/14	Chain link fencing; concrete retaining walls; Play equipment; asphalt play surface.
Landscaping	2	JWB 03/25/14	Grass, groundcover, shrubs, and trees.
Site Electrical utilities			
Exterior Lighting	3	DCS 03/25/14	Exterior lighting limited to HID fixtures at soffits and entrances, and all in fair to good condition; excepting some outside lights on during daylight hours (<\$5K).

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Queen Anne (Formerly Old Hay)

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: 1903 Wood Building								
System: Exterior Closure								
Total Cost: \$1,870,400								
Exterior Walls								
Exterior siding		2	Exterior wood siding is aged and shows signs of water penetration in some areas and paint peeling in others.	Remove and replace existing wood siding and trim, replace with new siding and trim, paint.	120,000.00	\$14.04	SF	#####
Exterior Windows								
Wood windows		2	Wood windows are in poor condition. They are not energy efficient.	Remove wood windows and replace with modern double pane metal window system.	2,200.00	\$69.60	SF	\$153,120
Exterior Doors								
Wood doors		5	Exterior wood doors are old and in poor condition. They do include compliant hardware.	Remove wood doors and replace with modern hollow metal framed, hollow metal doors. Reuse newer existing hardware if possible.	7.00	\$4,640.00	PAIR	\$32,480
Facility: 1903 Wood Building								
System: Interior Construction								
Total Cost: \$65,484								
Interior Doors								
Wood doors		5	Wood doors are in poor condition. Hardware is compliant.	Remove wood doors and replace with modern hollow metal frames, solid core wood doors and ADA compliant hardware.	28.00	\$2,088.00	EA	\$58,464
Specialties								
Restroom partitions		1	Restroom partitions are old and worn	Replace with new metal partitions	1.00	\$7,020.00	LS	\$7,020
Facility: 1903 Wood Building								
System: Interior Finishes								
Total Cost: \$250,560								
Floor Finishes								
Wood floor		3	Wood floor is old and in poor condition.	Remove wood floor, install underlayment and new wood floor.	16,000.00	\$11.60	SF	\$185,600
Ceiling Finishes								
Acoustic ceiling		4	Acoustic ceiling tiles are sagging and some have fallen out. They are in poor condition.	Remove acoustic ceiling tile and replace with new.	16,000.00	\$4.06	SF	\$64,960

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Queen Anne (Formerly Old Hay)

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: 1903 Wood Building								
System: Plumbing								
Total Cost: \$11,700								
Sanitary Waste								
Waste piping		1	Periodic backflow from floor drains and/or some flushing fixtures, especially during heavy rain.	Troubleshoot and reconfigure DW&V and/or roof drain system to eliminate basement backflow and flooding.	1.00	\$11,700.00	lot	\$11,700
Facility: 1903 Wood Building								
System: Equipment								
Total Cost: \$41,760								
Fixed Furnishings and Equipment								
Casework		1	Wood casework is original and in poor condition.	Remove wood casework and replace with modern plastic laminate casework.	120.00	\$348.00	LF	\$41,760
Facility: 1922 Brick Building								
System: Exterior Closure								
Total Cost: \$134,560								
Exterior Windows								
Wood windows		5	Wood windows are in poor condition. They are not energy efficient.	Remove windows and replace with modern double pane metal window system.	1,600.00	\$69.60	SF	\$111,360
Exterior Doors								
Wood doors		5	Exterior wood doors are original and in poor condition.	Remove doors and replace with modern hollow metal frames, hollow metal doors and modern hardware.	5.00	\$4,640.00	PAIR	\$23,200
Facility: 1922 Brick Building								
System: Interior Construction								
Total Cost: \$104,238								
Interior Doors								
Wood doors		5	Wood doors are original and in fair condition. They have newer compliant hardware.	Remove wood doors and replace with modern hollow metal frames, solid core wood doors and ADA compliant hardware.	46.00	\$2,088.00	EA	\$96,048
Specialties								
Restroom partitions		1	Restroom partitions are old and worn	Replace with new metal partitions	1.00	\$8,190.00	LS	\$8,190

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Queen Anne (Formerly Old Hay)

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: 1922 Brick Building								
System: Interior Finishes								
Total Cost: \$223,740								
Floor Finishes								
Wood floor		4	Wood floors are in poor condition.	Remove flooring, install underlayment and install new wood floor.	11,000.00	\$16.24	SF	\$178,640
Ceiling Finishes								
Acoustic ceiling		5	Acoustic ceiling tiles have tears and holes. They are in fair condition.	Remove acoustic ceiling tile and replace with new.	11,000.00	\$4.10	SF	\$45,100
Facility: 1922 Brick Building								
System: Equipment								
Total Cost: \$29,580								
Fixed Furnishings and Equipment								
Casework		5	Casework is original and in poor condition.	Remove casework and replace with modern plastic laminate casework.	85.00	\$348.00	LF	\$29,580
Facility: Infrastructure								
System: Site Improvements								
Total Cost: \$34,800								
Pedestrian Paving								
Concrete		1	Perimeter concrete sidewalks are broken with many areas of panel displacement which are tripping hazards.	Remove and replace perimeter sidewalk areas.	5,000.00	\$6.96	SF	\$34,800

Facility Summary

Seattle School District
Rainier Beach
Auto Shop Building

Facility Size - Gross	5,467	Construction Type	Medium
Year Of Original Construction	1967	Year Of Last Renovation	1998
Facility Use Type	High School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	LKS	03/05/14	Concrete strip and spread footing foundation.
Slab On Grade	3	LKS	03/05/14	Concrete slab on grade.
B Shell		3.2		
Superstructure				
Roof Construction	3	LKS	03/05/14	Steel columns, glulam beams, and a wood sheathed diaphragm.
Exterior Closure				
Exterior Walls	3	LKS	03/05/14	Masonry infill, between steel columns, with brick veneer.
Exterior Windows	4	LKS	03/05/14	Exterior windows are single pane metal window system. They are not energy efficient.
Exterior Doors	3	LKS	03/05/14	Exterior doors are hollow metal framed, hollow metal doors. Automobile doors are metal overhead doors.
Roofing				
Roof Coverings	3	LKS	03/05/14	Roof coverings are rolled granular with stainless steel flashing.
C Interiors		3.0		
Interior Construction				
Fixed and Moveable Partitions	3	LKS	03/05/14	Interior walls are CMU.
Interior Doors	3	LKS	03/05/14	Interior doors are wood framed wood doors.
Staircases				
Stair Finishes	3	LKS	03/05/14	Wood
Interior Finishes				
Wall Finishes	3	LKS	03/05/14	Wall finishes are painted CMU.
Floor Finishes	3	LKS	03/05/14	Floor finishes are concrete in shop area and VCT in office area.
Ceiling Finishes	3	LKS	03/05/14	Ceilings finishes are 12" acoustic tile.

Facility Summary

Seattle School District
Rainier Beach
Auto Shop Building

D Services

3.2

Plumbing

Plumbing Fixtures	3	TAL	03/05/14	One small restroom with china fixtures.
Domestic Water Distribution	3	TAL	03/05/14	Appears to be a mix of copper and galvanized pipe.

HVAC

Terminal and Package Units	3	TAL	03/05/14	The building is heated by gas fired unit heaters.
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Electrical

Electrical Service and Distribution	3	TAL	03/05/14	The service is 120/240V, 200A, yielding 8.8 watts per square foot. The service panel is older but still in fair condition.
Lighting and Branch Wiring	4	TAL	03/05/14	The lighting is old style bladed louver, in poor condition. No deficiencies were noted in the branch wiring.
Communication and Security Systems	3	TAL	03/05/14	Comm and security systems are extensions of the main building systems. No deficiencies were noted.
Special Electrical Systems	3	TAL	03/05/14	Exit signs are egress lighting are battery backed, in fair condition.

Facility Summary

Seattle School District
Rainier Beach
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments	
Systems					
G Sitework		3.7			
Site Improvements					
Roadways		2	LKS	03/05/14	Asphalt surfaced access/fire drives.
Parking		4	LKS	03/05/14	Asphalt surface with concrete wheel stops, and mostly non-existent striping.
Pedestrian Paving		4	LKS	03/05/14	Concrete walkways on-site, and concrete perimeter sidewalks. Concrete steps with pipe handrails. Concrete ADA ramp.
Site Development		4	LKS	03/05/14	Southeast Sports Complex. Chain link fencing, concrete retaining walls, timber planter walls, turf and synthetic playfields, rubberized track, good athletic equipment, asphalt circulation/play areas.
Landscaping		3	LKS	03/05/14	Grass, shrubs, and trees. A few trees are very close to the building and have become a nuisance. Leaves on the roof clogging downspouts.
Site Electrical utilities					
Exterior Lighting		3	TAL	03/05/14	There main building has newer HID fixtures at the new entry, and older HID fixtures around the rest of the school. Auto shop exterior lighting is HID soffit and wall lights. Voc/Tech building exterior lighting is soffit and wall mounted HID. No deficiencies.

Facility Summary

Seattle School District Rainier Beach Main Building

Facility Size - Gross	171,173	Construction Type	Medium
Year Of Original Construction	1961	Year Of Last Renovation	1998
Facility Use Type	High School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	LKS	03/05/14	Concrete strip and spread footing foundation.
Slab On Grade	3	LKS	03/05/14	Concrete slab on grade.
Basements				
Basement Walls	3	LKS	03/05/14	Concrete retaining walls at boiler room.
B Shell		3.1		
Superstructure				
Floor Construction	3	LKS	03/05/14	Concrete columns, beams, and floor slab at classrooms. Concrete bearing walls typical.
Roof Construction	3	LKS	03/05/14	Concrete columns, beams, and bearing walls with a concrete roof diaphragm at classrooms and at locker rooms. Steel trusses with tectum panels and concrete walls at Gym. Steel beams, columns, and deck at Performing Arts Center.
Exterior Closure				
Exterior Walls	3	LKS	03/05/14	Concrete walls with brick veneer at classrooms, exposed concrete at Gym, light gauge walls with siding at Auditorium. The 1998 Auditorium has stucco and metal siding.
Exterior Windows	4	LKS	03/05/14	Exterior windows are original single pane metal window system throughout building except at renovated Library area and a number of classrooms, that have modern double pane metal windows system. Original windows are not energy efficient.
Exterior Doors	3	LKS	03/05/14	Exterior doors are hollow metal framed, hollow metal doors and original panic hardware.
Roofing				
Roof Coverings	3	LKS	03/05/14	Roof coverings are rolled granular with stainless steel flashings. The soffits are poured in place concrete.
Roof Openings	3	LKS	03/05/14	Frosted glass alum frame skylights at the Career Center.

Facility Summary

Seattle School District Rainier Beach Main Building

C Interiors		3.0			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	03/05/14	Walls are CMU or concrete throughout original building. The 1998 Auditorium has metal stud walls. One classroom has a "demountable" type wall. The Gym has a large operable wall.	
Interior Doors	3	LKS	03/05/14	Most interior doors are hollow metal framed, solid core wood. Only about half have modern ADA compliant hardware.	
Staircases					
Stair Construction	3	LKS	03/05/14	Original building stair systems are cast-in-place concrete as is the 1998 Auditorium.	
Stair Finishes	3	LKS	03/05/14	Original building stair finishes are terrazzo. The 1998 Auditorium has cast-in-place stair treads.	
Interior Finishes					
Wall Finishes	3	LKS	03/05/14	Interior wall finishes are painted CMU or painted concrete throughout building. The 1998 Auditorium has metal stud walls with painted GWB surface. The Music Room and Library have some sound panels on walls.	
Floor Finishes	3	LKS	03/05/14	Floor finishes vary throughout building. VAT is used in many older areas such as offices, conference rooms, some science rooms and about 10 classrooms. VCT is used in halls, about five classrooms, and remaining science rooms. Carpet in Library.	
Ceiling Finishes	3	LKS	03/05/14	Ceiling finishes are mainly suspended acoustical tile throughout building. The Auditorium, Kitchen, Stairs and some Science rooms have 12" acoustic tile. The 1998 Auditorium has "clouds". The Library has ventwood and tectum. The Gym has a tectum ceiling.	

Facility Summary

Seattle School District Rainier Beach Main Building

D Services		3.4		
Vertical Transportation				
Elevators and Lifts	4	TAL	03/05/14	The building has an old 2 - stop hydraulic elevator that is not ADA compliant.
Plumbing				
Plumbing Fixtures	3	TAL	03/05/14	Restroom fixtures are mostly institutional china type. Classrooms sinks are a mix of enameled iron and stainless steel.
Domestic Water Distribution	2	TAL	03/05/14	Replaced original 1961 galvanized pipe with copper and installed three new domestic hot water tanks. (2009)
HVAC				
Heat Generating Systems	4	TAL	03/05/14	The building is heated by two gas fired steam boilers installed in 1961.
Cooling Generating Systems	2	TAL	03/05/14	The Auditorium is cooled by two roof-top "DX" HVAC units.
Distribution Systems	4	TAL	03/05/14	Steam is distributed throughout the building in steel pipes.
Terminal and Package Units	4	TAL	03/05/14	Classrooms are conditioned by unit ventilators. Some rooms have cast iron radiators.
Controls and Instrumentation	4	TAL	03/05/14	Controls are mostly original 1961 pneumatic type.
Fire Protection				
Fire Protection Sprinkler Systems	5	TAL	03/05/14	There are no fire sprinklers in the main building except at the Auditorium.
Electrical				
Electrical Service and Distribution	3	TAL	03/05/14	The building has (2) services, one 1600A and one 1200A, both at 480V, yielding 13.6 watts per square foot. Switchboards are in good condition. Some older panelboards remain, which should be replaced.
Lighting and Branch Wiring	3	TAL	03/05/14	Lighting is generally newer 1x4 2 lamp fluorescent, in good condition. Newer outlets were provided as part of the tech upgrade, but the original outlets that remained are in poor condition. Dimmer board at the Little Theatre is in poor condition.
Communication and Security Systems	3	TAL	03/05/14	Fire alarm is a newer Notifier system, in very good condition. Security consists of corridor motion detection and closed circuits TV. Clock/bell system is upgraded Latham, in very good condition.
Special Electrical Systems	3	TAL	03/05/14	A 20KW Kohler genset feeds a series of "x" panels via a transfer switch. Exit signs are in fair condition, egress lighting is battery "bugeyes" in the Auditorium and "x" circuit in the main building. No deficiencies noted. Generator is starting to show
E Equipment and Furnishings		3.0		
Equipment				
Fixed Furnishings and Equipment	3	TAL	03/05/14	Casework is original wood in most rooms. Most Science rooms have been upgraded to a modern scientific casework and black epoxy countertops.

Facility Summary

Seattle School District
Rainier Beach
Voc/Tech Building

Facility Size - Gross	11,416	Construction Type	Medium
Year Of Original Construction	1967	Year Of Last Renovation	2010
Facility Use Type	High School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	LKS	03/05/14	Concrete strip and spread footing foundation.
Slab On Grade	3	LKS	03/05/14	Concrete slab on grade.
B Shell		3.2		
Superstructure				
Roof Construction	3	LKS	03/05/14	Steel columns, glulam beams, wood sheathed roof diaphragm.
Exterior Closure				
Exterior Walls	3	LKS	03/05/14	CMU infill, between steel columns, with brick veneer.
Exterior Windows	4	LKS	03/05/14	Exterior windows are single pane metal window system. It is not energy efficient.
Exterior Doors	3	LKS	03/05/14	Exterior doors are hollow metal framed with hollow metal doors.
Roofing				
Roof Coverings	3	LKS	03/05/14	Roofing is rolled granular with stainless metal flashings. Soffits are wood plank.
C Interiors		3.3		
Interior Construction				
Fixed and Moveable Partitions	3	LKS	03/05/14	Interior walls are mainly CMU or wood stud at one wall. One wall is demountable.
Interior Doors	3	LKS	03/05/14	Interior doors are mainly hollow metal with solid core wood doors. Most have ADA compliant hardware. A few doors are wood framed, wood doors.
Interior Finishes				
Wall Finishes	3	LKS	03/05/14	Walls finishes are painted CMU or painted GWB.
Floor Finishes	4	LKS	03/05/14	Floors are concrete in one classroom, wood in adjoining classroom and battleship red linoleum in wood and metal shops. One small room is VAT.
Ceiling Finishes	3	LKS	03/05/14	Ceiling finish is 12" acoustic.

Facility Summary

Seattle School District
Rainier Beach
Voc/Tech Building

D Services

3.2

Plumbing

Plumbing Fixtures	3	TAL	03/05/14	There are no restrooms in this building. Lavatories are wall hung enameled iron gang type.
Domestic Water Distribution	3	TAL	03/05/14	Piping is a mix of original galvanized and newer copper.

HVAC

Distribution Systems	3	TAL	03/05/14	Steam is distributed from the main building in steel pipes.
Terminal and Package Units	3	TAL	03/05/14	Heat is provided by steam unit heaters and unit ventilators.
Controls and Instrumentation	3	TAL	03/05/14	Very minimal pneumatic controls.

Electrical

Electrical Service and Distribution	4	TAL	03/05/14	A 400A panel serves the building, yielding 12.5 watts per square foot. The service panel is old and should be replaced.
Lighting and Branch Wiring	3	TAL	03/05/14	Lighting is typically 1x4, 2 lamp fluorescents, in good condition. Branch wiring and devices are older, but still test good. No major deficiencies noted.
Communication and Security Systems	3	TAL	03/05/14	All communications and security systems are extensions of the main building systems. No deficiencies noted.
Special Electrical Systems	3	TAL	03/05/14	Exit signs and egress lights are battery backed, and no deficiencies were noted.

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Rainier Beach

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Auto Shop Building System: Exterior Closure								
Total Cost: \$55,680								
Exterior Windows								
Exterior windows		3	Exterior windows are single pane glazing. They are not energy efficient.	Remove exterior windows and replace with modern double pane metal window system.	800.00	\$69.60	SF	\$55,680
Facility: Auto Shop Building System: Electrical								
Total Cost: \$38,050								
Lighting and Branch Wiring								
Lighting systems		2	Lighting fixtures are old blade type pendant, and are beyond useful life.	Replace lighting fixtures.	5,467.00	\$6.96	SF	\$38,050
Facility: Infrastructure System: Site Improvements								
Total Cost: \$253,286								
Parking								
Asphalt		3	Asphalt surface in east lot is extremely worn with settlement areas. Asphalt surface between Gymnasium and Votech., building is spalled, worn, and has potholes. Asphalt on south side of main building is cracked and deteriorated.	Remove and replace asphalt, including repair of subgrade in settlement areas.	14,500.00	\$5.22	SF	\$75,690
Pedestrian Paving								
Concrete		2	The south walkway along east side of building is deteriorated and should be concrete.	Remove and replace damaged concrete walkways.	600.00	\$6.96	SF	\$4,176
Site Development								
Asphalt		3	All asphalt, except drive lane, around north end of shop building and on west side of Shop/Votech building is badly cracked, spalled and has potholes.	Remove and replace asphalt around Shop/Votech buildings. (North and west sides), including subgrade repair.	32,000.00	\$5.22	Sf	\$167,040
Timber planter walls		2	Timbers are rotted and falling apart along planters at main entry to building. Suggest replacement with concrete, or modular block.	Remove timbers and construct concrete planter walls.	220.00	\$29.00	LF	\$6,380

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Rainier Beach

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Exterior Closure Total Cost: \$626,400								
Exterior Windows								
Exterior windows		3	Original windows are not energy efficient.	Remove original windows and replace with modern double pane metal window system.	9,000.00	\$69.60	SF	\$626,400
Facility: Main Building System: Interior Construction Total Cost: \$31,320								
Interior Doors								
Interior door hardware		3	Door hardware at many rooms is not ADA compliant.	Remove locksets and replace with modern ADA compliant locksets.	60.00	\$522.00	EA	\$31,320
Facility: Main Building System: Interior Finishes Total Cost: \$145,000								
Floor Finishes								
Floor finishes		1	VAT and carpet are original and in poor condition. Some VAT and carpet have lifted and seams are opening up.	Remove VAT and carpet and replace with modern VCT.	25,000.00	\$5.80	SF	\$145,000
Facility: Main Building System: Vertical Transportation Total Cost: \$92,800								
Elevators and Lifts								
Hydraulic elevator		3	The elevator was installed in 1961 - is past its expected life span and is not ADA compliant.	Install a new elevator.	1.00	\$92,800.00	EA	\$92,800
Facility: Main Building System: Fire Protection Total Cost: \$835,594								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There are no fire sprinklers in the main building except at the Auditorium.	Install a complete fire protection sprinkler system.	144,068.00	\$5.80	SF	\$835,594

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Rainier Beach

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Electrical								
Total Cost: \$307,400								
Electrical Service and Distribution								
Electrical branch panels and feeders		4	Original panels are past their useful life.	Replace selected panels.	8.00	\$5,800.00	EA	\$46,400
Lighting and Branch Wiring								
Branch circuit and devices		2	Original branch wiring and devices past their useful life.	Replace original devices and branch wiring.	144,000.00	\$1.45	SF	\$208,800
Dimmer rack and controls		1	The Little Theater dimmer board is past useful life.	Replace dimmer rack and controls.	1.00	\$52,200.00	LS	\$52,200
Facility: Voc/Tech Building System: Exterior Closure								
Total Cost: \$83,520								
Exterior Windows								
Exterior windows		3	Exterior windows are original single pane metal system. They are not energy efficient.	Remove original single pane windows and replace with modern double pane metal window system.	1,200.00	\$69.60	SF	\$83,520
Facility: Voc/Tech Building System: Interior Finishes								
Total Cost: \$20,300								
Floor Finishes								
Floor finishes		3	Linoleum flooring is original and is in poor condition. It has delaminated, is worn, scuffed and seams have opened.	Remove linoleum flooring and replace with VCT.	3,500.00	\$5.80	SF	\$20,300
Facility: Voc/Tech Building System: Electrical								
Total Cost: \$11,600								
Electrical Service and Distribution								
Electrical service panel		1	Service panel is past useful life.	Replace 400A service panels.	1.00	\$11,600.00	LOT	\$11,600

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Facility Summary

Seattle School District
Rainier View
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/ Date Done	Comments	
G Sitework	3.2			
Site Improvements				
Parking	4	LKS	03/06/14	Asphalt surface with concrete curbs.
Pedestrian Paving	3	LKS	03/06/14	Concrete and asphalt walks. Concrete stairs with steel pipe rails.
Site Development	3	LKS	03/06/14	Chain link fencing; asphalt hard surface play areas; grass fields with backstop; concrete retaining walls; play structures surrounded by wood chips and timber curbing.
Landscaping	3	LKS	03/06/14	Grass, shrubs, and trees - somewhat overgrown.
Site Electrical utilities				
Exterior Lighting	3	TAL	03/06/14	Exterior lighting has been upgraded with new wallpacks, no deficiencies noted.

Facility Summary

Seattle School District
Rainier View
Main Building

Facility Size - Gross	38,141	Construction Type	Medium
Year Of Original Construction	1961	Year Of Last Renovation	2011
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	3.0		
Foundations			
Standard Foundations	3	LKS	03/06/14 Reinforced concrete spread footing foundation.
Slab On Grade	3	LKS	03/06/14 Concrete slab on grade.
B Shell	2.8		
Superstructure			
Roof Construction	3	LKS	03/06/14 Steel columns, timber columns, glulam beams, with wood sheathed diaphragm - typical at main building. Steel and timber beams with metal deck diaphragm at covered entries.
Exterior Closure			
Exterior Walls	3	LKS	03/06/14 Timber columns with timber stud, clay brick veneer, aluminum window, and CMU infill. CMU walls at Auditorium and cavity brick walls at Gym.
Exterior Windows	2	LKS	03/06/14 Replaced exterior windows (single glazed metal system with transite board below) with new energy efficient windows.
Exterior Doors	2	LKS	03/06/14 Replaced exterior doors and original hardware with new doors and ADA hardware.
Roofing			
Roof Coverings	3	LKS	03/06/14 Roofing is rolled granular with painted wood fascia, plank eaves/soffits and Kynar coated metal.
Projections	2	LKS	03/06/14 Steel canopies with corrugated metal roof decking at Main and Back entries

Facility Summary

Seattle School District Rainier View Main Building

C Interiors		2.4			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	03/06/14	Interior walls are brick and wood stud with GWB surfacing in main areas. The Auditorium, Gym and covered play areas have painted CMU walls.	
Interior Doors	2	LKS	03/06/14	Interior doors are original hollow metal, solid core wood doors and hardware. The hardware is not ADA compliant.	
Interior Finishes					
Wall Finishes	2	LKS	03/06/14	Wall finishes are exposed brick in some areas or painted GWB/painted CMU in most areas. The Gym has wood slats on its walls. The Auditorium has 12" acoustic tiles on some portions of its walls.	
Floor Finishes	2	LKS	03/06/14	Replaced VAT throughout building with VCT in 2011. The old Library area has carpet. The Gym has a wood floor.	
Ceiling Finishes	3	LKS	03/06/14	Ceilings are mainly stained plank ceilings with section of 12" acoustic tile in inner locations. The Gym and Auditorium have 12" acoustic tile. Utility areas have hard lid ceilings.	
D Services		2.2			
Plumbing					
Plumbing Fixtures	3	TAL	03/06/14	Original 1961 china and enameled iron fixtures.	
Domestic Water Distribution	2	TAL	03/06/14	All water piping is copper.	
HVAC					
Heat Generating Systems	2	TAL	03/06/14	The building is heated by two fairly new gas fired hot water boilers.	
Distribution Systems	3	TAL	03/06/14	Air is distributed to the classrooms through a tunnel system. Heating water is distributed to the radiators in steel pipes.	
Terminal and Package Units	2	TAL	03/06/14	Classrooms are heated by baseboard radiators with ventilation air blown over them from the tunnel below.	
Controls and Instrumentation	2	TAL	03/06/14	Original 1961 pneumatic type controls were replaced with DDC in 2011.	
Fire Protection					
Fire Protection Sprinkler Systems	2	TAL	03/06/14	The building has a complete fire sprinkler system.	
Electrical					
Electrical Service and Distribution	2	TAL	03/06/14		
Lighting and Branch Wiring	2	TAL	03/06/14	Lighting is typically 1x4 wraparounds, in fair to poor condition. Classroom lighting is older 1x4 pendant, in poor condition. Gym lighting is metal halide highbay fixtures, in good condition.	
Communication and Security Systems	2	TAL	03/06/14	Voice/data, fire alarm, security all in fair to good condition, with no deficiencies noted. PA system is in fair condition.	
Special Electrical Systems	2	TAL	03/06/14	No egress lighting system present. Exit signs are in fair condition, but are not battery backed.	
E Equipment and Furnishings		2.0			
Equipment					
Fixed Furnishings and Equipment	2	TAL	03/06/14	Replaced casework in classrooms in 2011	

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Rainier View

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements Total Cost: \$154,860								
Parking								
Asphalt		2	Asphalt is worn, with cracking, and areas of subgrade failure. Striping is barely visible.	Remove and replace asphalt parking, including parking lot striping.	15,000.00	\$5.22	SF	\$78,300
Site Development								
Chain link fencing		2	All chain link fencing is severely rusted, including backstop.	Replace chain link fencing.	2,200.00	\$34.80	LF	\$76,560
Facility: Main Building System: Electrical Total Cost: \$174,000								
Lighting and Branch Wiring								
Lighting system		5	Lighting is in poor condition, 80% of building.	Replace lighting	30,000.00	\$5.80	SF	\$174,000

Facility Summary

Seattle School District
Rogers
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.7		
Site Improvements			
Parking	5	JWB 02/10/14	Asphalt in parking lots in poor condition and beyond useful life. Asphalt at north end and east side in poor condition, with significant root intrusion. Curb stops in lower parking area are broken and displaced. No curb stops exist in upper parking area.
Pedestrian Paving	3	JWB 02/10/14	Concrete sidewalk between parking lot is cracked, with some panel displacement. Some cracking exists in the concrete walk at the entrance to building.
Site Development	2	JWB 02/10/14	Fences, play area, and equipment are in good condition. Asphalt hardsurface play area is in poor condition.
Landscaping	3	JWB 02/10/14	Landscaping consists of some grass area, with shrubs and trees adjacent to building. Large perimeter trees (cottonwood) on north and east side are severely damaging the adjacent asphalt, and should be removed.
Site Electrical utilities			
Exterior Lighting	3	DCS 02/10/14	Exterior lighting in fair condition, with mix of older failing (<\$5K) and newer fixtures; some remain on during daylight hours. Failing fixtures are rusted, corroded, and have cracked or yellowing lenses.

Facility Summary

Seattle School District Rogers Main Building

Facility Size - Gross	37,814	Construction Type	Medium
Year Of Original Construction	1955	Year Of Last Renovation	2009
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/		Comments
Systems	Date Done				
A Substructure		3.0			
Foundations					
Standard Foundations	3	JWB	02/10/14	Continuous concrete foundation system with partial crawl space.	
Slab On Grade	3	JWB	02/10/14	Standard concrete slab on grade.	
Basements					
Basement Walls	3	JWB	02/10/14	Concrete walls and slab on grade at boiler room.	
B Shell		3.5			
Superstructure					
Floor Construction	3	JWB	02/10/14	Concrete piers and wood beams supporting a straight sheathing diaphragm - typical at crawl space.	
Roof Construction	3	JWB	02/10/14	Wood interior columns, wood girders, wood 2x joists, and diagonal wood sheathing.	
Exterior Closure					
Exterior Walls	3	JWB	02/10/14	Steel columns with wood wall and clay brick veneer infill. Upper areas have painted metal fascia. Various areas have CAB walls. The Gym has concrete walls.	
Exterior Windows	5	JWB	02/10/14	Windows are single pane aluminum with CAB board above the glazed section. The window system is not energy efficient. Some windows have recently been recaulked.	
Exterior Doors	5	JWB	02/10/14	Exterior doors are hollow metal with hollow metal frames. Some have panic hardware and closers. ADA complaint hardware missing on single exterior doors <\$5K	
Roofing					
Roof Coverings	5	JWB	02/10/14	Coated rolled roofing is cracking and has many large bubbles and cracks. Roofing is at end of life, needs replacement. Metal scuppers and downspouts are in fair condition.	
Roof Openings	4	JWB	02/10/14	2'x4' Dome type skylights are in poor condition. Most seals are failed, with some broken units. The metal flashing and smoke vents are painted.	
Projections	4	JWB	02/10/14	Gauge metal sunscreens run the full perimeter of the building.	

Facility Summary

Seattle School District Rogers Main Building

C Interiors		3.6			
Interior Construction					
Fixed and Moveable Partitions	3	JWB	02/10/14	Interior walls are brick at the entry area and painted wood stud with GWB surface in the hallways and classrooms. Gym walls are concrete. The kitchen has glazed tile walls in some areas.	
Interior Doors	5	JWB	02/10/14	Interior doors are wood doors, with frames and original hardware. Most doors to classrooms have closers. Non ADA compliant hardware	
Specialties	4	JWB	02/10/14	Classrooms have chalk boards, restrooms have outdated restroom accessories, <\$5K.	
Interior Finishes					
Wall Finishes	3	JWB	02/10/14	Interior walls are brick veneer at entry; painted GWB in halls and classroom. Gym walls are painted exposed concrete lower with painted Tectum panels in upper areas. Ceramic tile in restrooms	
Floor Finishes	4	JWB	02/10/14	The Library floor is carpeted. Most other areas are VCT of varying ages. Most classrooms and office/faculty areas have new VCT. The hallways are old VCT. The Gym and stage floor are wood in poor condition. One Kindergarten room has wood flooring. Restrooms have ceramic tile.	
Ceiling Finishes	3	JWB	02/10/14	Interior ceilings have 12" acoustical tile. Various other ceilings are painted GWB with need of some touch up, <\$5K.	

Facility Summary

Seattle School District Rogers Main Building

D Services		4.3		
Plumbing				
Plumbing Fixtures	3	DCS	02/10/14	The restroom fixtures are mostly institutional china type. Classroom sinks and restroom lavatories are enameled iron.
Domestic Water Distribution	4	DCS	02/10/14	The accessible galvanized water piping was replaced with copper in 1984, the concealed galvanized pipe remains. Newer gas-fired A.O. Smith 270 mbh domestic hot water heater.
HVAC				
Heat Generating Systems	5	DCS	02/10/14	Heat from one (1) original Birchfield dual fuel boiler. Boiler and associated equipment failing reportedly with lack of heat.
Distribution Systems	5	DCS	02/10/14	Hot water distribution piping in crawl space, asbestos insulated. Original HVAC classroom ventilation system is abandoned in place. No mechanical ventilation for classrooms. All other HVAC systems original and past useful life.
Terminal and Package Units	5	DCS	02/10/14	Individual rooms are heated by classroom unit ventilators. Other spaces heated by fin tube units. Many are damaged or failing.
Controls and Instrumentation	5	DCS	02/10/14	Original pneumatic controls failing throughout. Newer EMCS system appears to control central plant.
Special HVAC Systems and Equipment	3	DCS	02/10/14	Kitchen hood, little used.
Fire Protection				
Fire Protection Sprinkler Systems	5	DCS	02/10/14	There is no fire protection sprinkler system in this building.
Fire Protection Specialties	5	DCS	02/10/14	Fire Marshall has cited school for improper fire extinguisher installation (located too high - out of reach).
Electrical				
Electrical Service and Distribution	4	DCS	02/10/14	The switchboard and panel-boards are old and should be replaced except the tech upgrade panels which are in good condition. Risk of overhead line loss from leaning trees on slope east of main boiler/electrical room.
Lighting and Branch Wiring	4	DCS	02/10/14	Lighting is in fair condition throughout with most fixtures upgraded to T8 lamps and electronic ballasts. Some fixture lenses damaged. Original circuit wiring and devices; inadequate for current needs; increasing trips and failures.
Communication and Security Systems	4	DCS	02/10/14	PA speakers are in poor condition inside and outside, and should be replaced. The clock/bell system is also in poor condition. Voice/data system was updated in 2001; but is nearing end of life. New fire alarm system in 2008.
Special Electrical Systems	3	DCS	02/10/14	Egress lighting and exit signs are in fair condition; some batteries failed (<\$5K).
E Equipment and Furnishings		4.0		
Equipment				
Fixed Furnishings and Equipment	4	JWB	02/10/14	Casework is original wood construction with linoleum tops. Library shelving is original clear lacquered wood. Kitchen equipment all stainless steel. Corridor lockers older but functional. The framed skylights have new shades.

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Rogers

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$188,094								
Parking								
Asphalt circular drive		2	Circular drive is showing signs of distress and has some cracks.	Provide asphalt overlay on circular drive at entrance.	4,000.00	\$2.32	SF	\$9,280
Concrete (wheel stops)		1	Wheel stops are broken and displaced in lower parking lot. None exist in upper lot.	Remove and replace existing wheel stops in lower lot. Install wheel stops in upper lot.	38.00	\$87.00	EA	\$3,306
Asphalt		1	All asphalt in parking areas, and around the building, with the exception of the hard surface play area is severely deteriorated with cracks, potholes, and root intrusion.	Remove and replace asphalt parking areas and areas adjacent to building on north and east sides.	29,000.00	\$5.22	SF	\$151,380
Pedestrian Paving								
Concrete		4	Concrete walk at entrance has some cracks and portion needs replacement. Concrete walk between parking lots is cracked, broken and settlement has occurred.	Remove and replace concrete walk between parking lots and a portion of the concrete walk at the building entrance.	1,800.00	\$6.96	SF	\$12,528
Landscaping								
Trees		1	Large trees (cottonwood) on north and east perimeter of asphalt are severely damaging the pavement.	Remove large trees, including root structure.	1.00	\$11,600.00	LS	\$11,600
Facility: Main Building System: Exterior Closure								
Total Cost: \$382,800								
Exterior Windows								
Aluminum windows		1	Aluminum windows are single pane, not energy efficient and in poor condition.	Remove aluminum windows and upper CAB areas and replace with move double pane windows.	5,500.00	\$69.60	SF	\$382,800
Facility: Main Building System: Roofing								
Total Cost: \$746,091								
Roof Coverings								
Roofing		0	The existing roof was installed in 1987 and is near the end of its life span. The surface is cracking and has many large bubbles.	Remove the roofing system down to the decking and install new insulation and roofing system. (See seismic report)	37,800.00	\$18.56	SF	\$701,568
Roof Openings								

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Rogers

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Skylights		2	Skylights have broken seals and some are cracked, broken	Replace seals in all skylights, replace broken skylights with new	1.00	\$7,200.00	LS	\$7,200
Projections								
Sunscreens		5	The sunscreens are light gauge metal. They are bent, dirty and generally in poor condition.	Remove the sunscreens and replace with new sunscreens.	1,100.00	\$33.93	SF	\$37,323
Facility: Main Building System: Interior Construction Total Cost: \$96,020								
Interior Doors								
Wood doors		2	Interior wood doors are old and in poor condition. The hardware is old and beginning to fail.	Remove existing doors, frames and hardware and replace with new hollow metal frames, solid core wood doors and new modern hardware.	40.00	\$2,088.00	EA	\$83,520
Specialties								
Restroom Partitions, Accessories	2	5	Restroom partitions and accessories are old and worn.	Replace with new metal partitions and accessories.	1.00	\$12,500.00	ls	\$12,500
Facility: Main Building System: Interior Finishes Total Cost: \$160,340								
Floor Finishes								
Wood floor		2	The Gym, Kindergarten and Stage floor are beginning to cup, need refinishing and have water damage areas.	Remove existing wood flooring and replace with new wood flooring.	3,500.00	\$16.24	SF	\$56,840
VCT		3	VCT in hallways is old and in poor condition. It may have asbestos glue under it.	Remove old VCT and replace with new VCT.	3,000.00	\$5.80	SF	\$17,400
Ceiling Finishes								
Ceiling Tiles	2	5	Ceilings have old, worn, stained, or missing ceiling tiles.	Remove 12" tiles and replace with new ceiling tiles.	21,000.00	\$4.10	sf	\$86,100
Facility: Main Building System: Plumbing Total Cost: \$160,080								
Plumbing Fixtures								
Sinks		5	The classroom sinks and the restroom lavatories are very stained and the chrome components are in poor condition.	Replace all sinks and lavatories with new fixtures.	24.00	\$2,320.00	EA	\$55,680
Domestic Water Distribution								

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Rogers

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Galvanized pipe		3	Original concealed water piping and piping in crawl space is galvanized; past useful life.	Replace with stainless steel and/or copper piping.	1,800.00	\$58.00	LF	\$104,400
Facility: Main Building System: HVAC								
Total Cost: \$1,615,207								
Heat Generating Systems								
Boiler, hot water pumps, auxiliaries		1	Boiler and associated equipment failing; no heat in school on many days.	Renew or replace boiler, pumps, and auxiliaries.	1.00	\$100,000.00	lot	\$100,000
Distribution Systems								
Central classroom HVAC system; Gym & Commons HVAC systems		0	Central system failed and abandoned in place; unclear gym and commons HVAC. Odors and complaints.	Renew or replace.	37,814.00	\$5.85		\$221,212
Terminal and Package Units								
Unit ventilators.		3	Many classroom unit ventilators and other space fin tube units not operational; others damaged or failing.	Renew or replace.	37,814.00	\$29.00	SF	#####
Controls and Instrumentation								
Temperature controls		1	Original pneumatic controls failing - thermal comfort complaints throughout.	Install new DDC controls.	37,814.00	\$5.22	SF	\$197,389
Facility: Main Building System: Fire Protection								
Total Cost: \$226,341								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There is no fire protection sprinkler system in this building.	Install a complete fire protection sprinkler system.	37,814.00	\$5.80	SF	\$219,321
Fire Protection Specialties								
Fire extinguishers and cabinets		0	Fire Marshall has cited school for improper fire extinguisher location (too high).	Install code compliant fire extinguisher cabinets with new fire extinguishers and signage.	12.00	\$585.00	ea	\$7,020
Facility: Main Building System: Electrical								
Total Cost: \$310,370								
Electrical Service and Distribution								
Switchboard and panel boards		2	Except for the tech upgrade panel-boards, the switchboard panel-boards and feeders are all near the end of useful life.	Replace switchboard, panel and feeders.	1.00	\$81,200.00	LOT	\$81,200
Lighting and Branch Wiring								

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Rogers

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Branch wiring and devices (receptacles and switches)		3	Original wiring and devices obsolete and insufficient for current use.	Replace and add circuits and devices to meet current needs.	37,814.00	\$4.68		\$176,970
Communication and Security Systems								
Clock/bell system.		4	Clock/bell system is old, and near end of useful life.	Replace clock/bell system.	1.00	\$52,200.00	LOT	\$52,200
Facility: Main Building								
System: Equipment								
Total Cost: \$107,880								
Fixed Furnishings and Equipment								
Wood casework		5	Wood casework and shelving is old and in poor condition.	Remove wood casework and shelving and replace with modern casework.	310.00	\$348.00	LF	\$107,880

Facility Summary

Seattle School District
Roosevelt
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.0		
Site Improvements			
Roadways	2	JWB 03/11/14	Roadways to loading dock in good condition, AC paved.
Parking	2	JWB 03/11/14	AC paved parking area at northwest corner of site, with concrete curbs and precast wheel stops.
Pedestrian Paving	2	JWB 03/11/14	Concrete walks in good condition. Concrete stairs with steel handrails. Some areas have concrete pavers.
Site Development	2	JWB 03/11/14	Artificial turf athletic field with rubberized running track. Concrete bleachers with metal rails. CIP retaining walls, steel fencing and guard rails, some chain link. Concrete plaster walls and seat walls. Loading dock bumpers.
Landscaping	2	JWB 03/11/14	Some grass areas, mostly trees and shrubs.
Site Electrical utilities			
Exterior Lighting	3	DCS 03/11/14	Extensive site lighting with pole lamps, sconces, recessed can, walkway, and historical fixtures at main entry. Many sconce and walkway lights are failing due to water intrusion; many outside lights are on during daylight hours.

Facility Summary

Seattle School District
Roosevelt
Main Building

Facility Size - Gross	269,297	Construction Type	Medium
Year Of Original Construction	1922	Year Of Last Renovation	2006
Facility Use Type	High School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	2.9		
Foundations			
Standard Foundations	3	JWB 03/11/14	Original portion of building has original concrete spread footings and grade beams.
Slab On Grade	3	JWB 03/11/14	Concrete slab on grade.
Basements			
Basement Walls	2	JWB 03/11/14	Cast in place concrete and shotcrete retaining/bearing walls. Brick and CMU infill walls. All recently refinished.

Facility Summary

Seattle School District Roosevelt Main Building

B Shell		2.0			
Superstructure					
Floor Construction	2	JWB	03/11/14	CMU, CIP concrete and structural steel frame with pan deck and concrete floors throughout. Original portion of building was gutted and rebuilt, only the exterior brick and stonework remain.	
Roof Construction	2	JWB	03/11/14	Brick and structural steel columns and beams. 12" metal joists under metal deck and plywood diaphragm. Gym is large span open web metal truss under metal deck with plywood diaphragm and built-up roof system.	
Exterior Closure					
Exterior Walls	2	JWB	03/11/14	Original building structure has original brick and ornate block, new structure is brick and CMU. CMU is split face, fluted and glazed styles. Exterior wall assembly completed with metal framing, insulation and GWB. Some areas at south entry doors have metal panel. Upper mechanical penthouse is steel frame with metal siding and metal panel finish.	
Exterior Windows	2	JWB	03/11/14	Double aluminum framed windows were installed in original openings. New structure also received aluminum windows with Kynar paint coating.	
Exterior Doors	2	JWB	03/11/14	Exterior doors are new solid wood doors with steel frames and new compliant hardware.	
Roofing					
Roof Coverings	2	JWB	03/11/14	Building has white Soprema type membrane roofing system with a sheet metal parapet cap at new structure and existing block parapet at old structure. New flashing was installed to adhere existing block to new roof flashing. Mechanical penthouse has newer standing seam metal roofing. staff reports roof leak at south side of Gym, repairs ongoing, <\$5K.	
Roof Openings	2	JWB	03/11/14	Skylights are aluminum with double paned glass. Roof hatched are aluminum on sleeper system. Roof anchor points are throughout and are properly flashed.	
Projections	2	JWB	03/11/14	Steel framed entry canopies with metal panel soffits.	

Facility Summary

Seattle School District Roosevelt Main Building

C Interiors		2.0			
Interior Construction					
Fixed and Moveable Partitions	2	JWB	03/11/14	Walls are metal stud framed with GWB. Some interior walls are brick or CMU.	
Interior Doors	2	JWB	03/11/14	Interior doors are solid core wood doors with hollow metal frames and compliant hardware. Stainless steel overhead coiling doors at kitchen and misc. serving openings.	
Specialties	2	JWB	03/11/14	Restrooms have newer accessories and plastic partitions. Classrooms have newer visual display devices. Newer lockers in corridors and shower/ locker rooms. Some mirrors missing in restrooms, <\$5K.	
Staircases					
Stair Construction	2	JWB	03/11/14	Stairs are wood framed with concrete in original structure. New structure has structural steel framed stairs with concrete. Both painted metal and wood handrails.	
Stair Finishes	2	JWB	03/11/14	Stair finish is sealed concrete with rubber base and metal nosing. Library stairs are original marble.	
Interior Finishes					
Wall Finishes	2	JWB	03/11/14	Wall finishes are a mix of painted GWB, fabric display boards, exposed brick, exposed CMU and MDF panels. Some areas have acoustic panels, gym and Library. Plastic corner guards in most corridors. Gym has tectum panels, restrooms and shower/ Locker rooms have ceramic tile. Kitchen has FRP.	
Floor Finishes	2	JWB	03/11/14	Main entry is Terrazzo tile and the corridors are VCT with rubber base. Most classrooms and offices are carpeted along with Library. Theater is sealed concrete. The gym has a wood floor. The weight room has a rubber floor system, small PE has Mondo type flooring. Restrooms and showers are ceramic tile, kitchen is quarry tile. Finished wood is located at auditorium entry areas.	
Ceiling Finishes	2	JWB	03/11/14	Most ceilings are ACT, corridors have wood panel soffit areas. Gym is open exposed to structure. Auditorium includes acoustic wood panel assembly. other areas are GWB hard lid.me suspended ceilings have missing wood or ACT tiles need to be replaced, <\$5K.	

Facility Summary

Seattle School District Roosevelt Main Building

D Services		2.1			
Vertical Transportation					
Elevators and Lifts	3	DCS	03/11/14	Thyssen Krupp 4,000 lb hydraulic four-stop elevator; cab finishes are damaged (<\$5K). Two-stop elevator at stage/theater.	
Plumbing					
Plumbing Fixtures	3	DCS	03/11/14	New fixtures throughout in 2006 modernization in fair to good condition. Specialty fixtures in labs and shops including art sinks, chemical resistant sinks, and safety shower & eyewash fixtures. Access to some SSEWs blocked (<\$5K). Some fixture trim damaged or in need of service (<\$5K).	
Domestic Water Distribution	2	DCS	03/11/14	Four-inch domestic water service to basement riser room with RPBP and duplex variable speed Grundfos pressure booster package in good condition. Largely copper cold and hot water distribution all new in 2006 modernization. Two (2) large A.O. Smith 200 gal, 800 mbh gas-fired DHW heaters; four (4) medium A.O. Smith 150 gal, 540 mbh gas-fired DHW heaters; DHW expansion tanks and recirc pumps - trace gas odor in heater room (<\$5K).	
Sanitary Waste	2	DCS	03/11/14	Double-banded cast iron drain, waste, & vent piping throughout, with mains in basement tunnels exiting at SW corner of original Bldg. Separate acid waste system from science rooms also with mains in tunnel. No issues reported; some basement tunnel pipe supports are loose (<\$5K). HVAC condensate system with copper piping; appears to have a design and/or installation issue throughout - drains are not vented, resulting back-ups and overflows.	
Rain Water Drainage	2	DCS	03/11/14	Original building cast iron roof drain and overflow roof drains in well cricketed and slopped roof to CI rain-leaders down to CI drain mains in tunnel; exiting south; no issues reported for original building to south. New addition roof drain to perimeter scupper boxes and 6-inch metal pipe downspouts to site storm connections. Reported back-ups during heavy rain (<\$5K).	
Special Plumbing Systems	2	DCS	03/11/14	Quincy NW reciprocating 15 hp air compressor with Zeks refrigerated air dryer at service shops and science labs. Acid waste system for labs. Several basement mechanical/electrical room sumps with simplex sump pumps.	

Facility Summary

Seattle School District Roosevelt Main Building

HVAC

Energy Supply	2	DCS	03/11/14	Natural gas service from North to two PSE rotary meter No. 475387 with 16,000 cfh capacity, and No. 404720 with 7,000 cfh capacity. Underground diesel fuel oil storage tank in service yard with 391 gal day-tank in boiler room.
Heat Generating Systems	2	DCS	03/11/14	Two (2) Cleaver Brooks gas-fired, dual-fuel fire tube hot water boilers model No. ICB-200-200-030 rated at 8.165 mmbtuh capacity. Two heating hot water circulating pumps with 50 hp motors each. Three large expansion tanks in adjacent custodial room.
Cooling Generating Systems	2	DCS	03/11/14	One (1) York model VSD3521 water-cooled chiller. One (1) Evapco model LSWAP270U open cooling tower with outside condenser water recirculation pump. One small 20 hp and two large 50 hp chilled water circulating pumps. Condenser water chemistry system. No apparent water chemistry control for chilled water system (<\$5K).
Distribution Systems	2	DCS	03/11/14	Insulated steel heating hot water and chilled water distribution system. Galvanized sheet metal duct; insulated per code where visible. Numerous supply fans, return fans, exhaust fans, air handling units, heat recovery units, and others. SF & RF Penn Berry fan bearings have been failing. Staff & student complaints of excessive HVAC system noise.
Terminal and Package Units	2	DCS	03/11/14	Gas-fired unit heaters in utility spaces. Newer hot water cabinet unit heaters in stairwells and older steam cast iron radiators converted to hot water in entry lobbies. No significant issues reported or observed, but some unit heaters seem space constrained - clearances should be checked.
Controls and Instrumentation	2	DCS	03/11/14	Johnson Controls Metasys DDC control system with main panels and workstation in penthouse mechanical room. Staff & student complaints regarding thermal comfort - "too hot/too cold"; also in some areas complaints of excessive differential pressure across doors. Some advance control features appear present, including air flow monitoring and CO2-based demand control ventilation (DCV).
Special HVAC Systems and Equipment	3	DCS	03/11/14	Fume hood exhaust system for labs. Gaylord Type 1 - Grease, and Type 2 - Heat & Moisture for main kitchen. Kiln exhaust for 3-D art classroom, plus special outdoor hot shop exhaust hood. Unclear theater scene shop dust collection. Other special systems for STEM-type shops and labs. Conditions range from poor to good.

Fire Protection

Fire Protection Sprinkler Systems	2	DCS	03/11/14	6-inch city fire service enters basement riser room, as does the FDC line. No fire pump observed. Four (4) four-inch fire sprinkler risers; all appearing to be wet. All spaces observed are protected including mechanical penthouse, basement tunnel and exterior canopied area, such as entries and exits. No issues reported; however several areas were observed to have potentially excessive combustible area beyond design sprinkler density hazard rating - for example the theater storage room and scene shop (<\$5K); reportedly the Fire Marshall has identified some of these concerns
Fire Protection Specialties	2	DCS	03/11/14	Chemical-type fire extinguishers and cabinets. AEDs in cabinets. Extinguisher inspection tags are current where observed.
Special Fire Protection Systems	2	DCS	03/11/14	Kitchen grease hood has fire suppression sub-system, but hood appears unused, as kitchen is reportedly a warming kitchen only.

Facility Summary

Seattle School District Roosevelt Main Building

Electrical

Electrical Service and Distribution	2	DCS	03/11/14	SLC power from pole to east underground to vault also to east, with two meters (not closely observed), then underground to basement main electrical room including: 1) MDP-1 Siemens 2005 480V/3-phase 2,500A panel, 2) MDP-2 duplicate of MDP-1, 3) 500 kVA transformer supplying 208V panels located elsewhere; with only 1 apparent entry/exit the main electrical room may not meet current code safety requirements (for two exits).
Lighting and Branch Wiring	2	DCS	03/11/14	Most corridor and classroom light fixtures are linear pendant direct/indirect type with T8 lamp; fixture mesh is failing in many classrooms and corridor areas. Occupancy sensors are present in most classrooms and corridor areas. Can-type fixtures are in some locations. Newer LED lighting in commons. Utility areas are double 2x4 fluorescent fixtures. HID fixtures in gym. All new branch wiring and devices (switching and receptacles) throughout during 2006 renovations; all in good condition.
Communication and Security Systems	2	DCS	03/11/14	Fire alarm system includes detection, notification, and HVAC shutdown; smoke beam detection in library and gym(s). Building has a new public announcement and security system with both single and dual technology sensors. CAT 5 voice and data wiring. Linked digital clocks. Security cameras outside and inside. No issues reported, excepting "regular" false fire alarms from experiments in science rooms.
Special Electrical Systems	2	DCS	03/11/14	Standby diesel generator rated at 180 kW supplying emergency power panels, egress lighting and other life/safety loads. Battery-backed egress lighting in a few locations.

E Equipment and Furnishings

2.0

Equipment

Fixed Furnishings and Equipment	2	JWB	03/11/14	Casework is plastic laminate in the classrooms. Fixed wooden display cabinets throughout corridors. Stage curtain and rigging is all newer, auditorium seating is newer. Windows have coverings, shades or blinds. Wall padding in Gym and Fitness areas. Climbing wall in small PE room. Gym includes roll up divider curtain and telescoping bleacher systems. Kitchen equipment is stainless steel in good condition.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Roosevelt

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Electrical utilities Total Cost: \$8,775								
Exterior Lighting								
Sconce and walkway lighting		0	Many failed or failing lights due to water intrusion from unsealed conduit and site drainage.	Seal conduits and repair or replace failed fixtures, ballasts, or lamps.	25.00	\$351.00	ea	\$8,775
Facility: Main Building System: Plumbing Total Cost: \$11,700								
Sanitary Waste								
Condensate drains		0	Condensate drain piping not vented at drain traps; resulting in back-ups and overflows onto floor below.	Provide condensate drain venting and reconfiguration as needed to comply with code and manufacturers installation instructions.	100.00	\$117.00	ea	\$11,700
Facility: Main Building System: HVAC Total Cost: \$104,130								
Distribution Systems								
SF & RF bearings		1	Fan bearings failing throughout resulting in excessive noise.	Replace bearings.	18.00	\$585.00	ea	\$10,530
Special HVAC Systems and Equipment								
Science room ventilation		0	Reportedly science room ventilation is marginal.	Upgrade science room ventilation.	8.00	\$11,700.00	ea	\$93,600
Facility: Main Building System: Electrical Total Cost: \$58,500								
Lighting and Branch Wiring								
Linear pendant light fixtures		2	Mesh screen is failing in many or most the linear pendant fixtures.	Repair or retrofit as needed.	500.00	\$117.00		\$58,500

Facility Summary

Seattle School District
Roxhill
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/ Date Done	Comments	
G Sitework	4.6			
Site Improvements				
Parking	5	LKS	02/12/14	Asphalt surface with concrete curbs.
Pedestrian Paving	3	LKS	02/12/14	Concrete sidewalks with some asphalt infill areas.
Site Development	5	LKS	02/12/14	Chain link fencing, asphalt play area, grass play area, play equipment with wood chips and concrete curbing.
Landscaping	3	LKS	02/12/14	Grass, shrubs and trees.
Site Electrical utilities				
Exterior Lighting	3	TAL	02/12/14	Exterior lighting is HID floodlights, in good condition.

Facility Summary

Seattle School District
Roxhill
Main Building

Facility Size - Gross	42,102	Construction Type	Medium
Year Of Original Construction	1957	Year Of Last Renovation	2010
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/		Comments
Systems	Date Done				
A Substructure		3.0			
Foundations					
Standard Foundations	3	LKS	02/12/14	Concrete spread footing foundation.	
Slab On Grade	3	LKS	02/12/14	Concrete slab on grade.	
Basements					
Basement Walls	3	LKS	02/12/14	Concrete retaining walls at boiler room.	
B Shell		3.0			
Superstructure					
Roof Construction	3	LKS	02/12/14	Timber and steel columns with glulam beams, 2x8 joists, and a wood sheathed diaphragm. Timber stud bearing walls at corridor - typical at classrooms. Concrete walls and columns with glulam beams and timber purlins with a wood sheathed diaphragm at Auditorium.	
Exterior Closure					
Exterior Walls	3	LKS	02/12/14	Steel columns with metal window systems, timber studs and brick veneer at classrooms. Concrete walls at Gymnasium and Auditorium. Minor cracking at NW wall, <\$5K.	
Exterior Windows	3	LKS	02/12/14	Replaced all exterior windows except for cafeteria and gym.	
Exterior Doors	3	LKS	02/12/14	Exterior doors are wood framed, wood doors with original panic hardware at main entries. Other exterior doors are hollow metal framed, hollow metal doors with panic hardware.	
Roofing					
Roof Coverings	3	LKS	02/12/14	Roof covering is rolled granular. Fascia is wood. Flashings are Kynar type coated metal. Soffits are tongue and groove decking.	

Facility Summary

Seattle School District Roxhill Main Building

C Interiors		3.5			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	02/12/14	Interior walls are wood stud throughout building except at Gym/Cafeteria that have concrete walls.	
Interior Doors	4	LKS	02/12/14	Interior doors are wood framed, wood doors with original hardware. The hardware is not ADA compliant	
Interior Finishes					
Wall Finishes	3	LKS	02/12/14	Wall finishes are painted plaster/GWB or painted concrete.	
Floor Finishes	4	LKS	02/12/14	Replaced carpet in library, VAT in corridors and Cafeteria was replaced with VCT in 2010. Classrooms appears to be original flooring.Only 50% of VAT flooring was replaced.	
Ceiling Finishes	4	LKS	02/12/14	Ceiling finishes are 12" acoustic tile throughout building except utility areas that are hard lid.	
D Services		3.6			
Plumbing					
Plumbing Fixtures	3	TAL	02/12/14	Plumbing fixtures are mostly china type of mixed vintages. Classroom sinks are enameled iron.	
Domestic Water Distribution	4	TAL	02/12/14	Domestic water pipe is original 1957 galvanized type.	
HVAC					
Heat Generating Systems	4	TAL	02/12/14	The building is heated by a single gas fired steam boiler.	
Distribution Systems	4	TAL	02/12/14	Steam is distributed to the radiators in steel pipes.	
Terminal and Package Units	4	TAL	02/12/14	Individual rooms are heated by fin tube radiators. 2010 work: Replaced valves at radiators and steam traps, replaced condensate pump at boiler.	
Controls and Instrumentation	4	TAL	02/12/14	Controls are original 1957 pneumatic type.	
Fire Protection					
Fire Protection Sprinkler Systems	5	TAL	02/12/14	There are no fire sprinklers in this building.	
Electrical					
Electrical Service and Distribution	3	TAL	02/12/14	The service is 800A @ 208V, yielding 7.0 watts per sq. ft. The service switchboard is newer, but the branch panels are in poor condition.	
Lighting and Branch Wiring	3	TAL	02/12/14	Lighting is typically 1x4 surface wraparounds, in good condition. Branch circuiting was augmented by the 2000 tech upgrade, but some receptacles tested weak, and should be replaced.	
Communication and Security Systems	3	TAL	02/12/14	The fire alarm system is a newer Edwards system. The clock/bell system is very old, but still functional. The paging system is also very old, but has been augmented by the voice/data upgrade. Security system is corridor motion detectors, in fair condition.	
Special Electrical Systems	5	TAL	02/12/14	Exit signs are not battery backed, and there are no egress light fixtures.	
E Equipment and Furnishings		4.0			
Equipment					
Fixed Furnishings and Equipment	4	TAL	02/12/14	Casework is wood original with linoleum countertops. The Library has wood shelving. Kitchen walk-in refrigerator and freezer in poor condition. 2010 work included: replaced casework in Library, replaced window shades throughout building (except cafeteria).	

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Roxhill

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements Total Cost: \$207,468								
Parking								
Asphalt		2	Asphalt parking is cracked and extremely worn. Approaching end of useful life.	Remove and replace asphalt, including subgrade restoration and striping.	6,400.00	\$5.22	SF	\$33,408
Pedestrian Paving								
Asphalt		3	Asphalt infill along parking is in poor condition and uneven.	Remove and replace asphalt infill along parking lot.	1.00	\$7,020.00	LS	\$7,020
Site Development								
Asphalt		0	Asphalt play area is extremely deteriorated and beyond its useful life.	Remove and replace all asphalt play areas.	32,000.00	\$5.22	SF	\$167,040
Facility: Main Building System: Exterior Closure Total Cost: \$34,800								
Exterior Windows								
Exterior windows		5	Exterior windows are single glazing in the Gym and Cafeteria. They are not energy efficient.	Remove existing windows and replace with modern double pane metal window system.	500.00	\$69.60	SF	\$34,800
Facility: Main Building System: Interior Construction Total Cost: \$26,100								
Interior Doors								
Interior doors		4	Door hardware is not ADA compliant.	Remove door hardware and replace with modern ADA compliant locksets.	50.00	\$522.00	EA	\$26,100
Facility: Main Building System: Interior Finishes Total Cost: \$116,000								
Floor Finishes								
VAT flooring		4	VAT flooring is in poor condition. It is chipped, scuffed, cracked and some tile are gone.	Remove VAT flooring and replace with VCT flooring.	20,000.00	\$5.80	SF	\$116,000

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Roxhill

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building								
System: Plumbing								
Total Cost: \$126,440								
Plumbing Fixtures								
Classroom sinks		2	The enameled iron classroom sinks are old and stained.	Install new stainless steel sinks	17.00	\$2,320.00	EA	\$39,440
Domestic Water Distribution								
Galvanized pipe		3	The galvanized piping is 52 years old and nearing the end of its life span.	Install a new copper water piping system.	1,500.00	\$58.00	LF	\$87,000
Facility: Main Building								
System: HVAC								
Total Cost: \$1,067,200								
Terminal and Package Units								
Steam radiators		2	The entire heating system is 52 years old and nearing the end of its life span.	Install a modern HVAC system.	40,000.00	\$26.68	SF	#####
Facility: Main Building								
System: Fire Protection								
Total Cost: \$243,600								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There are no fire sprinklers in this building.	Install a complete fire protection sprinkler system.	42,000.00	\$5.80	SF	\$243,600
Facility: Main Building								
System: Electrical								
Total Cost: \$147,237								
Electrical Service and Distribution								
Branch panels		3	Branch panels are original 1958, and past their useful life.	Replace branch panels and feeders.	6.00	\$6,960.00	EA	\$41,760
Lighting and Branch Wiring								
Lighting		5	Outdated Lighting	Replace lighting	200.00	\$174.00	ea	\$34,800
Special Electrical Systems								
Exit signs and egress lighting		0	Exits are non-battery, no egress lighting in place.	Replace exit signs add egress fixtures.	40,619.00	\$1.74	SF	\$70,677

Facility Summary

Seattle School District
Sacajawea
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components		Scores	Surveyor/		Comments
Systems			Date Done		
G Sitework		3.9			
Site Improvements					
Parking	5	JWB	02/10/14		Asphalt parking areas are badly deteriorated, with cracking, spalling and show evidence of subgrade failure. Wheel stops are broken/displaced and striping is non-existent.
Pedestrian Paving	4	JWB	02/10/14		Concrete steps and walks are in good condition with some insignificant cracks in sidewalks. Stairs at south from gym are showing signs of significant settlement
Site Development	4	JWB	02/10/14		Asphalt hard surface play area at south side is in poor condition. Asphalt hard surface play area at north side is in fair condition. Concrete walls are in good condition. Play structures are good. Chain link fencing and posts are rusting around south play areas. Basketball and backstops are in poor condition
Landscaping	2	JWB	02/10/14		Shrubs and trees are in good condition. Grass areas are minimal and in fair condition.
Site Electrical utilities					
Exterior Lighting	3	DCS	02/10/14		Exterior lighting is in fair condition; fixtures under covered walks dirty with cracking and yellowing lenses (<\$5K).

Facility Summary

Seattle School District
Sacajawea
Main Building

Facility Size - Gross	38,957	Construction Type	Medium
Year Of Original Construction	1959	Year Of Last Renovation	2008
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	3.6		
Foundations			
Standard Foundations	4	JWB 02/10/14	Conventional concrete spread footing foundation. Foundation at south end of lower classroom wing shows +1" settlement from remaining building. This has also been seismically improved.
Slab On Grade	3	JWB 02/10/14	Conventional concrete floor slab. Slab at south end of lower classroom wing shows +1" settlement from remaining building.
Basements			
Basement Walls	3	JWB 02/10/14	Conventional reinforced basement walls.

Facility Summary

Seattle School District Sacajawea Main Building

B Shell

2.8

Superstructure

Floor Construction

2 JWB 02/10/14 At the corridors, floors are metal decks with concrete topping which are supported by concrete basement walls. At the classrooms, floors are wood frame construction, which are supported by steel columns, wood bearing walls, and concrete basement walls.

Roof Construction

2 JWB 02/10/14 Wood decking with sheathing that is supported by wood beams and girders, which are supported by wood and steel columns, as well as, wood bearing walls.

Exterior Closure

Exterior Walls

3 JWB 02/10/14 Unreinforced masonry walls and wood framed stud walls, both with clay brick veneer. Gym has fiberglass panels at upper openings. The north side of the building has marblecrete at its lower section.

Exterior Windows

5 JWB 02/10/14 Exterior windows are single pane aluminum windows. The north entry has a single pane aluminum storefront "clearstory".

Exterior Doors

5 JWB 02/10/14 Exterior doors are original hollow metal frames, hollow metal doors and hardware. Hardware has panic hardware but few closers.

Roofing

Roof Coverings

3 JWB 02/10/14 Roofing is granular rolled roofing. The monitor has a 3-tab roofing system. Roofing shows signs of some leaks reportedly repaired. The entry soffit is a textured plywood that has been painted.

Roof Openings

4 JWB 02/10/14 The roof hatch, monitor glazing and smoke vents are all in fair condition. Dome shaped skylights old and worn, recommend replacement

Projections

4 JWB 02/10/14 The covered walkway appears to be in fair condition from the underside but the top side is dirty and deteriorating. The covered walkway is metal structure with fiberglass panels that serve as the roof.

Facility Summary

Seattle School District Sacajawea Main Building

C Interiors

3.2

Interior Construction

Fixed and Moveable Partitions	3	JWB	02/10/14	Walls are primarily CMU and brick at the interior. The office area has some stud and GWB walls. Some interior walls have metal framed /wire glazed relites.
Interior Doors	5	JWB	02/10/14	Interior are hollow metal framed, solid core wood with a clear finish and non compliant hardware.
Specialties	3	JWB	02/10/14	Restrooms have metal partitions that are worn and aged, classrooms have a mix of marker boards and older chalkboards. Restroom accessories are outdated.

Staircases

Stair Construction	2	JWB	02/10/14	Interior stair construction is poured in place concrete.
Stair Finishes	3	JWB	02/10/14	Stair treads and risers are poured in place concrete. Treads have integral "wooster" type nosings. Rails and balustrades are a wood/steel assembly.

Interior Finishes

Wall Finishes	3	JWB	02/10/14	Interior wall finishes are brick or painted CMU. The office area has painted GWB. The Gym has tectum panels at the upper walls. The covered play area has a stucco wall on the north side. Restrooms have ceramic tile.
Floor Finishes	3	JWB	02/10/14	Most VAT has been replaced with carpet or VCT. The only remaining VAT is in utility areas. Most classrooms have newer carpet. The Gym and stage have wood flooring. The Library has carpet. Restrooms have newer ceramic tile.
Ceiling Finishes	3	JWB	02/10/14	Most ceiling finishes are 12"x12" acoustical tile. The office area has a 2'x4' ACT ceiling system with an upgraded tile. The Gym and covered play have a wood plank ceiling.

Facility Summary

Seattle School District Sacajawea Main Building

D Services		3.1			
Plumbing					
Plumbing Fixtures	3	DCS	02/10/14	Most of the restroom fixtures are porcelain with chrome trim. Lavatories and classroom sinks are enameled iron. Fixtures are dated and inefficient with normal wear & tear, but functional.	
Domestic Water Distribution	3	DCS	02/10/14	Domestic water piping in the boiler room is a mix of copper and galvanized. All of the piping visible in the service tunnels and plumbing chases are copper. Any remaining galvanized piping should be replaced with stainless steel or copper (\$<5K). New A.O. Smith 199 mbh DHW heaters in 2013; portions of associated new piping not insulated (<\$5K).	
Rain Water Drainage	4	DCS	02/10/14	Flat roof system with roof drains and galvanized pipe to a buried conveyance system.	
HVAC					
Heat Generating Systems	1	DCS	02/10/14	Two (2) new Cleaver-Brooks Clearfire 1 mmbh high-efficiency condensing boilers installed summer 2013, including all new hot water circulating pumps and related auxiliaries and boiler room piping.	
Cooling Generating Systems	3	DCS	02/10/14	Rooftop packaged unit serving MDF room below; no issues reported or observed.	
Distribution Systems	4	DCS	02/10/14	Heating water is distributed around the building in steel pipes. Classroom ventilation is provided by a single air handling unit with ductwork going to each classroom via the lower level tunnels. Large built-up AHUs for large spaces including gym and commons. Corridor heat is by two cabinet unit heaters. All original in poor to fair condition.	
Terminal and Package Units	3	DCS	02/10/14	Classrooms heated by original perimeter baseboard (fin tube unit) heaters. Front office areas gas-furnace heated and ventilation cooled by two (2) new (2013) roof top units (RTUs).	
Controls and Instrumentation	2	DCS	02/10/14	Mix of new (2013) and somewhat newer (reportedly 2008) DDC controls with all new main DDC panel in boiler room.	
Special HVAC Systems and Equipment	3	DCS	02/10/14	Little used grease hood in kitchen.	
Fire Protection					
Fire Protection Sprinkler Systems	5	DCS	02/10/14	There is no fire protection sprinkler system in this building.	
Fire Protection Specialties	3	DCS	02/10/14	Old fire extinguishers and new AEDs.	
Electrical					
Electrical Service and Distribution	4	DCS	02/10/14	The service is original 800A, 120/208V, which yields 8 watts per sf; marginal, but acceptable. The main switchboard, panel-boards, and feeder are all original past end of life, with signs of power quality and reliability issues in the building.	
Lighting and Branch Wiring	4	DCS	02/10/14	Most of the lighting is T-8 1x4 surface mounted in fair to good condition. Classroom, library, administrative and other areas have increasing frequency of circuit trips reported.	
Communication and Security Systems	3	DCS	02/10/14	Six-zone Notifier fire alarm with entry annunciator panel, and voice/data systems were new in 2001 and in fair condition; with insufficient comm outlets to support the current program. Corridor motion detection is old, but reportedly operable. The PA system is somewhat newer (~2000). The clock/bell system is the original "Standard" system and is past useful life. Sound reinforcement systems have been added to some classrooms (~2008). Newer Bosch security system is installed and reportedly operating properly.	
Special Electrical Systems	4	DCS	02/10/14	There is no egress lighting system except some fixtures and exit signs. Some exit signs are aged and should be replaced; others have failed batteries (<\$5K).	

Facility Summary

Seattle School District
Sacajawea
Main Building

E Equipment and Furnishings		4.0		
Equipment				
Fixed Furnishings and Equipment	4	JWB	02/10/14	Casework is wood with formica counter tops. The Library has the same style clear varnished wood shelving. All of the kitchen equipment is stainless steel. Corridor lockers are newer and in good condition.

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Sacajawea

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$446,183								
Parking								
Concrete (wheel stops)		2	Some wheel stops are broken and have been displaced.	Remove and replace concrete wheel stops.	21.00	\$87.00	EA	\$1,827
Asphalt		0	Asphalt is badly cracked, alligatored, and shows signs of subgrade failure.	Remove all asphalt, repair subgrade and install new asphalt paving.	13,300.00	\$5.22	SF	\$69,426
Paint		0	Paint striping for parking spaces is completely obliterated.	Stripe parking spaces.	1.00	\$1,160.00	LS	\$1,160
Pedestrian Paving								
Concrete Stairs		3	Concrete stairs at west leading away from Gym show signs of settlement	Remove and replace concrete stairs and handrail	1.00	\$7,500.00	LS	\$7,500
Site Development								
Wood		1	Wood backboards (4) and wood/fence backstops are in poor condition.	Replace backboards and backstops with more durable facilities.	1.00	\$3,480.00	LS	\$3,480
Chain link fencing		2	Chain link fencing and posts are rusting.	Clean and paint posts. Remove and replace chain link fabric.	1,000.00	\$29.00	LF	\$29,000
Paint		3	All striping of play areas will be required after pavement restoration.	Repaint hard surface play areas.	1.00	\$2,320.00	LS	\$2,320
Asphalt at North play area.		3	Asphalt in north play area is beginning to show signs of wear. Seal coat will prolong life.	Seal coat asphalt in North play area.	15,000.00	\$0.87	SF	\$13,050
Asphalt		1	Asphalt hard surface play on south side of the site is poor, with significant cracks, alligatored and weed growth. Some possible subgrade failure	Remove and replace hard surface play area.	61,000.00	\$5.22	SF	\$318,420
Facility: Main Building System: Foundations								
Total Cost: \$25,000								
Standard Foundations								
Concrete Foundation		3	Northwest corner of the building is showing signs of settlement	Investigate and structurally support portions that are affected by settlement	1.00	\$25,000.00	LS	\$25,000

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Sacajawea

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Exterior ClosureTotal Cost: \$302,296								
Exterior Windows								
Aluminum windows		4	Single pane aluminum windows are not energy efficient.	Remove single pane aluminum windows and replace with a modern double pane system.	3,500.00	\$69.60	SF	\$243,600
Exterior Doors								
Exterior metal doors.		4	Metal doors are old and in poor condition.	Remove existing doors and replace with modern hollow metal frames, doors and hardware.	22.00	\$2,668.00	EA	\$58,696
Facility: Main Building System: RoofingTotal Cost: \$34,420								
Roof Openings								
Skylights		2	Dome shaped skylights older and failing seals	Replace skylights with new	128.00	\$65.00	SF	\$8,320
Projections								
Fiberglass panels		5	Covered walkway fiberglass panels are dirty and deteriorating.	Remove fiberglass panels and replace with Kynar/factory finished metal panels.	1,500.00	\$17.40	SF	\$26,100
Facility: Main Building System: Interior ConstructionTotal Cost: \$15,660								
Interior Doors								
Door hardware		3	Door hardware needs ADA locksets. Door locksets are in poor condition.	Remove existing door locksets and replace with new lever locksets.	30.00	\$522.00	EA	\$15,660
Facility: Main Building System: PlumbingTotal Cost: \$55,760								
Plumbing Fixtures								
Sinks		5	Classroom sinks and lavatories are stained and chipped.	Install new sinks and lavatories.	20.00	\$2,320.00	EA	\$46,400
Rain Water Drainage								
Roof drains, overflow roof drains, downspouts, and scuppers		2	Excessive standing water in many locations.	Clean, test, repair, and/or relocate RDs, ORDs, & scuppers as needed to fully drain the roof.	16.00	\$585.00	ea	\$9,360

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Sacajawea

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: HVAC Total Cost: \$601,260								
Distribution Systems								
Air handling units; ductwork; grills, registers, & diffusers		5	All original HVAC equipment and ductwork and aged and past useful life.	Clean, inspect, and renew or replace.	34,397.00	\$9.36	ea	\$321,956
Terminal and Package Units								
Baseboard radiators		5	Baseboard heat (fin-tube units) are aged and near end of life.	Clean, test, and repair or replace fin tube units and associated piping.	34,397.00	\$8.12	SF	\$279,304
Facility: Main Building System: Fire Protection Total Cost: \$199,503								
Fire Protection Sprinkler Systems								
Fire sprinkler		0	There is no fire protection sprinkler system in this building.	Install a complete wet pipe fire sprinkler system for the entire building.	34,397.00	\$5.80	SF	\$199,503
Facility: Main Building System: Electrical Total Cost: \$364,548								
Electrical Service and Distribution								
Electrical distribution system.		3	The switchboard and most panel-boards are older, and past their expected life.	Replace switchboards, and all associated feeders.	1.00	\$81,200.00	LOT	\$81,200
Lighting and Branch Wiring								
Electrical circuits and devices (receptacles & switches)		3	Original circuits and branch wiring at end of life with too few circuits and devices.	Replace circuits and devices; add additional to meet demand.	34,397.00	\$5.85	ea	\$201,222
Communication and Security Systems								
Clock/bell system		3	The clock/bell system is original and past useful life.	Remove and replace clock/bell system	1.00	\$52,200.00	LOT	\$52,200
Special Electrical Systems								
Egress lighting and exit signs.		2	No egress lighting.	Add egress lighting.	34,397.00	\$0.87	sf	\$29,925

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Sacajawea

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
<div><div>Facility: Main Building</div><div>System: Equipment</div><div>Total Cost: \$157,950</div></div>								
Fixed Furnishings and Equipment								
Casework	5	5	Casework is wood and in poor condition in classrooms.	Remove and replace with modern casework, except in science rooms.	450.00	\$351.00	If	\$157,950

Facility Summary

Seattle School District
Salmon Bay
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	3.9		
Site Improvements			
Pedestrian Paving	4	JWB 02/20/14	Concrete pavement between building and elevated play area. Concrete perimeter sidewalks and entrances to building. Concrete stairs, some with steel pipe rails.
Site Development	4	JWB 02/20/14	Asphalt hard surface play area. Chain link fencing. Good play equipment concrete retaining walls - some with apparent brick facing. Backstops are wood.
Landscaping	3	JWB 02/20/14	Grass, ground cover, shrubs and trees.
Site Electrical utilities			
Exterior Lighting	4	DCS 02/20/14	Exterior lighting is wall mounted floods and wall-packs; yellowing and cracked lenses; many lights (especially at north alley) are on at mid-day in broad daylight.

Facility Summary

Seattle School District Salmon Bay Main Building

Facility Size - Gross	117,116	Construction Type	Medium
Year Of Original Construction	1930	Year Of Last Renovation	1970
Facility Use Type	Middle School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	3.1		
Foundations			
Standard Foundations	3	JWB 02/20/14	Reinforced concrete spread footing foundation.
Slab On Grade	3	JWB 02/20/14	Concrete slab on grade.
Basements			
Basement Walls	4	JWB 02/20/14	Reinforced concrete retaining walls at boiler room.
B Shell	3.7		
Superstructure			
Floor Construction	3	JWB 02/20/14	Reinforced concrete columns, beam, walls and floor slabs at 1929 portion of structure. Steel columns, beam metal deck, and concrete slab at 1970 addition.
Roof Construction	4	JWB 02/20/14	Timber posts and beams with straight sheathed wood diaphragm at roof of 1929 portion of structure. Timber at shops classrooms severely checked and water damaged. Steel columns, steel trusses, and metal deck at 1970 addition.
Exterior Closure			
Exterior Walls	4	JWB 02/20/14	Reinforced concrete exterior walls with brick veneer at (3) story portion of 1929 structure. Unreinforced masonry at single story portion.
Exterior Windows	4	JWB 02/20/14	East and West classroom windows have been replaced with modern double glazed metal windows. North and South windows were replaced in (2010). Windows at corridors and stair ways original single glazed windows.
Exterior Doors	5	JWB 02/20/14	Exterior doors are wood framed, wood door with non compliant hardware.
Roofing			
Roof Coverings	4	JWB 02/20/14	Roof coverings are granular rolled roofing, newer at Library. Kynar coated metal flashing recently installed. The central area above the LRC has a gravel ballasted membrane roof in poor condition.
Roof Openings	5	JWB 02/20/14	Skylights, roof ladders and roof vents are original painted metal or galvanized in very poor condition with plastic panels broken and rusted frames. North "shop" area has monitors that have been recently reroofed with 3-tab shingles.

Facility Summary

Seattle School District Salmon Bay Main Building

C Interiors

4.3

Interior Construction

Fixed and Moveable Partitions	4	JWB	02/20/14	Interior walls are primarily lath and plaster on hollow clay block. Some walls are CMU or poured-in-place. The Cafeteria has an operable wall. The old Library has been refitted with framed walls. Some areas have allegedly non-permitted wood walls constructed i.e. east shower/locker room areas.
Interior Doors	5	JWB	02/20/14	Interior doors are both original wood frame, wood door and non compliant hardware and later hollow metal frame, hollow metal door and later hardware.
Specialties	5	JWB	02/20/14	Metal lockers are in poor condition, restroom partitions are mix of p-lam and wood, most in bad condition. Ocker room has old broken and outdated lockers.

Staircases

Stair Construction	3	JWB	02/20/14	Stairways are cast-in-place concrete.
Stair Finishes	3	JWB	02/20/14	Stair finishes are colored concrete cast-in-place. Building entry stairs are terrazzo. Rails are dark stained wood.

Interior Finishes

Wall Finishes	3	JWB	02/20/14	Interior wall finishes are primarily painted lath and plaster. The Gym has glazed CMU and some MDO wall. Ceramic tile in shower/locker rooms. Acoustical panels in cafeteria.
Floor Finishes	5	JWB	02/20/14	Floors are terrazzo at entry and bathrooms. Wood in some classrooms and Gyms. Some classrooms and hallways are original linoleum. Carpet is used in some offices, the Library, the Stage area and some floor 1 classrooms. The Auditorium, Cafeteria and some floor 1 classrooms. the auditorium is newer carpet and Cafeteria has newer VCT.
Ceiling Finishes	5	JWB	02/20/14	Ceiling are 12" acoustic tile, 2'x4' ACT and 1'x2' tectum style tiles. Their usage varies throughout building, most areas are stained and falling off ceiling. Few classrooms have newer 2x4 ACT, newer 2x2 ACT in Cafeteria.

Facility Summary

Seattle School District Salmon Bay Main Building

D Services		3.2			
Vertical Transportation					
Elevators and Lifts	3	DCS	02/20/14	Elevator appears to have been modified in recent years; ranging from 1996 to even more recent; a full investigation should be made if this is a District concern.	
Plumbing					
Plumbing Fixtures	3	DCS	02/20/14	Mix of original urinals and lavatories and somewhat newer water closets; with variety of trim, including vandal-resistant remote pneumatic controls for urinals; some trim needs adjustment (<\$5K). Mix of original porcelain and newer stainless steel DFs with fair water taste. Mix of older and newer sinks throughout classrooms and other areas. Locker room gang showers abandoned in place.	
Domestic Water Distribution	3	DCS	02/20/14	Old four-inch city water service at boiler room with check valve and PRV; no RPBP (<\$5K). Most original galvanized water piping replaced with copper. DHW from new 2010 A.O. Smith gas-fired 1 mmbh, 300 gal tank-type heater; multiple steam-to-hot-water converters are abandoned in place in interstitial spaces, along with remote hand-soap reservoirs.	
Sanitary Waste	3	DCS	02/20/14	Cast iron drain, waste & vent; with some galvanized vent; Cast iron is bell & spigot with lead seals. Reported increase in sanitary back-ups to west.	
Rain Water Drainage	4	DCS	02/20/14	Cast iron drain bodies to mix of cast iron and copper downspout to storm. Many drains not at roof low-points resulting in extensive ponding, leading to roof damage and leaks in some areas.	
HVAC					
Energy Supply	3	DCS	02/20/14	Natural gas service from PSE with 5,000 cfm diaphragm meter No. 604817; with seismic shut-off valve; piping to boiler room rusty (<\$5K). Original coal and clinker material handling systems partially in place; could be repurposed or demolished to simplify maintenance and housekeeping (<\$5K). Back-up fuel oil not observed, but may be present.	
Heat Generating Systems	2	DCS	02/20/14	Large basement mechanical space with two (2) original PSMB coal-fired boilers, appear to have once been retrofitted with fuel oil burners, but are now abandoned in place, and are deteriorating - should be laid-up or decommissioned (<\$5K). Two (2) new 2010 Smith cast iron steam boilers with 5.5 mmbh capacity each; both with Power Flame burners. New 2010 condensate receiver and feed-water tanks, each with integral pump packages.	
Cooling Generating Systems	2	DCS	02/20/14	One (1) condensing unit on library roof; assumed for MDF. Library and commons air conditioning appears to have been removed during the 2010 upgrade.	
Distribution Systems	3	DCS	02/20/14	Recently renewed 2010 steam & condensate piping distributed in black iron pipe in service tunnels, crawl spaces, shafts, and interstitial spaces; most steam piping is insulated, but much condensate piping is not insulated. Large central station air handling system with very large equipment in large basement mechanical fan room - only a portion of which appears operable. Mix of mostly older and a very small amount of newer galvanized sheet metal ductwork with mostly original GRDs throughout.	
Terminal and Package Units	3	DCS	02/20/14	Individual rooms are heated by cast iron radiators; most in fair condition, but some poor and some good - all should be cleaned, tested, inspected, and refurbished or replaced as needed.	
Controls and Instrumentation	4	DCS	02/20/14	Temperature controls are mix of original outdated pneumatic and aged but functional electro-pneumatic; newer EMCS boiler controls in conjunction with 2010 boiler replacement	
Special HVAC Systems and Equipment	3	DCS	02/20/14	Older kitchen hood(s); assume service is needed (<\$5K). Kitchen refrigeration system condensing unit is in plumbing tunnel under kitchen.	

Facility Summary

Seattle School District Salmon Bay Main Building

Fire Protection

Fire Protection Sprinkler Systems	5	DCS	02/20/14	There is no fire protection sprinkler system in this building.
Fire Protection Specialties	3	DCS	02/20/14	Older pressurized water fire extinguishers in older cabinets; some damaged (<\$5K). AEDs not observed.

Electrical

Electrical Service and Distribution	4	DCS	02/20/14	SCL power underground to vault north of boiler room under alley with corroded metal bus duct to older 1974 Square D 208V/3-phase 2,000A main switchgear, yielding 6.1 watts per square foot; functional, but at end of useful life; SLC newer meter No. 757655 and older No. 69932. Mix of very old, original wiring boxes, older, but "modern" (with circuit breaker) panels, and a few newer panels; overall in poor to fair condition; needing full evaluation. The metal bus-duct from the vault to the gear is heavily rusted.
Lighting and Branch Wiring	4	DCS	02/20/14	Corridor lighting is old pendant fixtures, in poor condition, and lighting levels are very low. Approximately half the remaining lighting is past its useful life, and should be replaced. Some older area lighting is switched at the aging breaker panels. Insufficient circuits and capacity in some technology and appliance use areas.
Communication and Security Systems	4	DCS	02/20/14	The original 1956 fire alarm system was updated in 1997 to Notifier, and in fair condition. The PA system is old and past its useful life. Clock/bell system is original "International Time Recording Company" with some 1960's-era IBM clocks, but assumed functional. Sound reinforcement in some classrooms. NEC telephone system. Data service present in most classrooms; some with wireless service. Somewhat newer corridor motion detection monitored by modern Radionic main panel with remote keypads at major entries.
Special Electrical Systems	4	DCS	02/20/14	Egress lighting is old bug-eyes; most with failed or failing batteries. Somewhat newer exit lighting; some with failing batteries (<\$5K). No standby generator reported or observed.

E Equipment and Furnishings	5.0
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Equipment

Fixed Furnishings and Equipment	5	JWB	02/20/14	Most casework is original wood dark stained. Wood trim at walls, window sills and floor base is similar dark stained material. Library has later plastic laminate casework.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Salmon Bay

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$318,130								
Pedestrian Paving								
Concrete stairs		2	Exterior stairs on east, west and north sides of school are cracked (5). Steps on north side of hard surface play area are cracked and have tripping hazard at top of steps.	Remove and replace concrete stairs.	7.00	\$9,280.00	EA	\$64,960
Concrete		0	Concrete perimeter sidewalks are broken and very uneven, creating tripping hazards.	Remove and replace all concrete perimeter sidewalks.	8,000.00	\$6.96	SF	\$55,680
Concrete area severely cracked.		0	Concrete area between building and hard surface play is severely cracked with possible subgrade failure and significant ponding.	Remove and replace concrete between building and hard surface play area.	4,000.00	\$6.96	SF	\$27,840
Concrete at front entry.		3	Concrete at front entry is cracked.	Remove and replace concrete at front entry.	750.00	\$6.96	SF	\$5,220
Site Development								
Concrete		0	Pedestrian walkway/covered area at south end of playfield has significant cracking and exposed/rusting rebar.	Demolish existing pedestrian walkway/storage area, fences, and stairs and replace with new structure as needed to meet the requirements of the area.	2,000.00	\$52.20	SF	\$104,400
Concrete walls		2	Numerous cracks exist in concrete walls around play area.	Clean cracks and inject epoxy grout.	1.00	\$33,930.00	LS	\$33,930
Chain link fencing.		2	Chain link fencing around play area is badly rusted.	Remove and replace chain link fencing.	900.00	\$29.00	LF	\$26,100
Facility: Infrastructure System: Site Civil / Mechanical Utilities								
Total Cost: \$8,120								
Storm Sewer Systems								
Catch basins and pipe.		2	Drainage in area between building and play area is unsatisfactory and significant ponding exists.	Install 2 area drains and approximately 100 feet of pipe to connect to existing drainage system. Area drains @ \$1500.00 each and pipe @ \$40.00 per foot.	1.00	\$8,120.00	LS	\$8,120

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Salmon Bay

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: BasementsTotal Cost: \$11,600								
Basement Walls								
Concrete		3	Cracks noted at multiple areas with signs of water infiltration and deterioration of the concrete.	Remove deteriorated concrete and epoxy inject cracks.	1.00	\$11,600.00	LS	\$11,600
Facility: Main Building System: SuperstructureTotal Cost: \$23,400								
Roof Construction								
Wood beams		2	Timber beams water damaged	Repair beams in-place if possible	1.00	\$23,400.00	LS	\$23,400
Facility: Main Building System: Exterior ClosureTotal Cost: \$185,700								
Exterior Walls								
Paint		0	Many places, mostly the inside exterior wall face above the Kitchen and Library the paint has failed, large sections pealed off wall, flaking.	Prep and repaint exterior walls	5,000.00	\$2.34	SF	\$11,700
Concrete		3	Cracks in exposed exterior concrete walls with some signs of local deterioration at roof over Learning Resource Center.	Remove deteriorated concrete and epoxy inject cracks.	1.00	\$17,400.00	LS	\$17,400
Exterior Windows								
Wood windows		2	Wood windows are in terrible condition and single pane. They are not energy efficient.	Remove existing windows and replace with modern double pane metal windows.	1,000.00	\$69.60	SF	\$69,600
Exterior Doors								
Wood door		2	Wood doors, frames and hardware are original and in poor condition.	Remove wood doors, frames and hardware and replace with modern hollow metal frames, doors and ADA hardware.	15.00	\$5,800.00	PR	\$87,000
Facility: Main Building System: RoofingTotal Cost: \$412,360								
Roof Coverings								
Gravel Ballasted Membrane Roofing	5	5	Gravel ballasted roofing is worn.	Remove and replace roofing with new gravel ballasted roofing.	32,000.00	\$10.53	sf	\$336,960
Roof Openings								

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Salmon Bay

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Skylights		0	Skylights are old and in terrible condition.	Remove existing skylights and replace with modern skylights.	1,000.00	\$75.40	SF	\$75,400
Facility: Main Building System: Interior Construction								
Total Cost: \$503,960								
Fixed and Moveable Partitions								
Wood Framing	5	1	Shower/locker rooms appear to have non-permitted wood constructed walls.	Remove or permit walls.	1.00	\$23,400.00	ls	\$23,400
Interior Doors								
Doors - wood and hollow metal.		2	Doors are old and in poor condition. They are not ADA standard.	Remove doors and replace with modern hollow metal frames, hollow metal doors and ADA hardware.	120.00	\$2,088.00	EA	\$250,560
Specialties								
Student Lockers, Shower Room Lockers		0	Metal lockers are worn, outdated and need replacement	Remove and replace lockers with new modern lockers in both corridors and shower locker rooms.	1.00	\$230,000.00	LS	\$230,000
Facility: Main Building System: Interior Finishes								
Total Cost: \$1,240,620								
Floor Finishes								
Flooring		5	Flooring is old and in poor condition in all areas.	Remove existing flooring and replace with new flooring in all areas.	110,000.00	\$6.96	SF	\$765,600
Ceiling Finishes								
Acoustic ceiling tiles.		1	Acoustic tiles are old and in poor condition, some are sagging and some have fallen to the floor.	Remove existing ceiling tiles and replace with new ceiling finishes.	117,000.00	\$4.06	SF	\$475,020
Facility: Main Building System: Vertical Transportation								
Total Cost: \$17,600								
Elevators and Lifts								
Boiler room lift		1	Lift is corroded with significant water damage to shaft walls and sump pit.	Refurbish shaft and lift.	1.00	\$17,600.00	lot	\$17,600

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Salmon Bay

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Plumbing Total Cost: \$133,800								
Plumbing Fixtures								
Fixtures		3	Original urinals, drinking fountains and miscellaneous sinks are stained, cracked and worn.	Replace original fixtures with modern fixtures.	30.00	\$2,900.00	EA	\$87,000
Sanitary Waste								
Waste piping		2	Increasing frequency of back-ups on west side; requiring snake-out service.	Inspect all waste mains; repair or replace as needed.	500.00	\$23.40	lf	\$11,700
Rain Water Drainage								
Roof drains and down spouts		0	Many roof drains not a low point, resulting in standing water, leading to a variety of problems on the roof and in spaces below (due to leaks). Few or no overflow roof drains and/or overflow scuppers.	Reconfigure roof drainage system and provide overflow per code to protect roof from structural damage.	30.00	\$1,170.00	ea	\$35,100
Facility: Main Building System: HVAC Total Cost: \$1,645,474								
Distribution Systems								
Central station fans, coils, dampers, and housings		2	Two of three main systems not fully functioning (fans not running). Steam coils appear to have blocked passages. Rust & corrosion suggests pipe and/or coil failure. Ducts leak air at many locations.	Clean, inspect, test, and repair or replace as needed.	117,116.00	\$3.51	sf	\$411,077
Condensate piping insulation		3	Significant portions of condensate piping not insulated.	Insulate per current energy code.	1,000.00	\$5.85	ft	\$5,850
Terminal and Package Units								
Radiators		3	Some radiators showing signs of age with discolored paint, light corrosion, and minor leakage.	Refurbish steam radiators and associated piping and accessories.	117,116.00	\$4.64	SF	\$543,418
Controls and Instrumentation								
Pneumatic Controls	3	5	Obsolete pneumatic controls.	Replace with District standard DDC system.	117,116.00	\$5.85	sf	\$685,129
Facility: Main Building System: Fire Protection Total Cost: \$679,273								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There is no fire protection sprinkler system in this building.	Install a complete fire protection sprinkler system.	117,116.00	\$5.80	SF	\$679,273

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Salmon Bay

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building								
System: Electrical Total Cost: \$1,115,639								
Electrical Service and Distribution								
Main electrical service panel and distribution		5	Assume at end of life.	Replace.	117,116.00	\$1.75	sf	\$204,953
Branch panel board and feeders.		5	Branch panels are old and past their useful life.	Replace selected panel-boards and feeders.	16.00	\$4,060.00	EA	\$64,960
Lighting and Branch Wiring								
Branch wiring and devices (receptacles and switches)		2	Some lighting controlled direct by breakers, not switched. Insufficient circuits and receptacles in high appliance and/or technology use areas. Some original wiring.	Add switched lighting controls. Replace outdated circuits. Add new circuits and devices where needed.	117,116.00	\$2.34	sf	\$274,051
Lighting		4	Corridor lighting and selected classroom/office lighting is old and past its useful life.	Replace corridor and select classroom/office lighting.	60,000.00	\$5.80	SF	\$348,000
Communication and Security Systems								
Low voltage systems		3	Mix of aged, aging, obsolete and abandoned systems.	Evaluate and remove, upgrade, or replace as needed.	117,116.00	\$1.76	sf	\$206,124
Special Electrical Systems								
Egress lighting		2	Old egress lighting; many with failing or failed batteries.	Replace.	50.00	\$351.00	ea	\$17,550
Facility: Main Building								
System: Equipment Total Cost: \$208,800								
Fixed Furnishings and Equipment								
Wood casework		5	Original wood casework is old and in poor condition.	Remove casework and replace with modern plastic laminate casework.	600.00	\$348.00	LF	\$208,800

Facility Summary

Seattle School District
Sand Point
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	3.0		
Site Improvements			
Roadways	4	JWB 03/18/14	Concrete access drive to loading dock.
Pedestrian Paving	3	JWB 03/18/14	Concrete sidewalks at entrance doors.
Site Development	3	JWB 03/18/14	Chain link fencing, concrete retaining walls, newer surfaced asphalt play areas on north and south side of building, chain link backstop. Some cracking observed at brick wall at NW corner of Cafeteria, <\$5K. Perimeter chain link in poor condition.
Landscaping	2	JWB 03/18/14	Landscaping, Trees, Shrubs and grass in good condition.
Site Electrical utilities			
Exterior Lighting	2	DCS 03/18/14	Mix of mostly newer and some older exterior fixtures including soffit compact fluorescent, wall mount HID, and others; older in fair condition; newer in good condition; lighting controls appear to work properly.

Facility Summary

Seattle School District Sand Point Main Building

Facility Size - Gross	33,899	Construction Type	Medium
Year Of Original Construction	1957	Year Of Last Renovation	2011
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	JWB	03/18/14	Conventional concrete spread footings.
Slab On Grade	3	JWB	03/18/14	Conventional concrete floor slabs.
B Shell		3.4		
Superstructure				
Roof Construction	3	JWB	03/18/14	Consists of steel bar joist with metal deck, which are supported by steel beams and columns.
Exterior Closure				
Exterior Walls	3	JWB	03/18/14	Clay brick masonry walls. Area above covered play has metal panel finish.
Exterior Windows	5	JWB	03/18/14	Exterior windows are single pane metal window system, original to building. The windows are not energy efficient.
Exterior Doors	3	JWB	03/18/14	Exterior doors are aluminum, in a hollow metal frame with compliant hardware. Exterior doors to main entry, north hall and play court were replaced. The rest were repainted.
Roofing				
Roof Coverings	4	JWB	03/18/14	Roofing is rolled granular roofing with Kynar type coated metal flashing.
Roof Openings	3	JWB	03/18/14	Skylights are dome type. Fair condition.
Projections	3	JWB	03/18/14	Entry canopy is metal framed and metal soffit, covered play is steel framed.

Facility Summary

Seattle School District Sand Point Main Building

C Interiors

3.3

Interior Construction

Fixed and Moveable Partitions	3	JWB	03/18/14	Interior walls are mainly brick with some stud walls at partition areas.
Interior Doors	3	JWB	03/18/14	Interior doors are hollow metal framed, solid core wood doors with original hardware. Lever locks installed to make them ADA compliant (2010)
Specialties	4	JWB	03/18/14	Restroom partitions are original metal in poor condition, accessories are mixed between newer soap dispensers and older towel dispensers. Lockers in corridors in fair condition.

Interior Finishes

Wall Finishes	3	JWB	03/18/14	Interior wall finishes are brick or painted plaster. Restrooms and Kitchen have ceramic tile. Textured plaster in Cafeteria.
Floor Finishes	4	JWB	03/18/14	VCT in halls, classrooms. Gym and stage floor is wood. Ceramic tile in restrooms, quarry in Kitchen. Newer walk-off mat at main entry. Older VAT in Book Room, <\$5K. Carpet in Admin and Library.
Ceiling Finishes	3	JWB	03/18/14	Ceiling finishes are 12" acoustic tile with a batten board at joints. Several areas have been replaced with new. The Auditorium ceiling is 12" acoustic tile that has a spray texture surface. Gym has 12" acoustic batten boards. The entry is newer 2x4 ACT, utility areas are hard lid.

Facility Summary

Seattle School District Sand Point Main Building

D Services		2.3			
Vertical Transportation					
Elevators and Lifts	2	DCS	03/18/14	New (2010) stage ADA lift - Ascension Virtuoso; reportedly operable; appears to be in good condition.	
Plumbing					
Plumbing Fixtures	3	DCS	03/18/14	Mix of many new (2010) but some original (1957) fixtures (specifically gang lavatories and drinking fountains), but with newer trim. Many bubblers not working correctly (<\$5K). Porcelain flushing fixtures; enameled steel gang lavs & DFs; stainless steel classroom sinks.	
Domestic Water Distribution	2	DCS	03/18/14	Approximately four-inch service from City in flooded vault with corroding piping to west (<\$5K). Newer domestic cold water service entry at boiler room with duplex check valve & PRV; approximately 2-inch. All new (2010) copper distribution routed overhead fully insulated and jacketed. Two (2) new (2010) DHW high-efficiency gas-fired A.O. Smith heaters - large 199 kbtuh, medium 120 kbtuh. Water leak is partially flooding boiler room (<\$5K).	
Sanitary Waste	3	DCS	03/18/14	Mostly original (1957) cast iron waste and galvanized drain & vent; with no reported issues; piping in plumbing walls looks fair to good for age.	
Rain Water Drainage	3	DCS	03/18/14	Original (1957) interior cast iron roof drains with inconsistent scupper overflow. Signs of significant ponding on roof during moderate to heavy rain, but mostly dry at time of site visit. Most RDs partially covered by long standing organic material (<\$5K).	
HVAC					
Energy Supply	3	DCS	03/18/14	Natural gas service from North from unknown PSE rotary meter with estimated 5 to 10 kcfh capacity and old-type seismic shut-off valve; short run of older outside gas piping to new piping in boiler room. Gas is sub-metered to the two heating boilers and DHW heaters. No observed fuel oil system. Meter train is located at boiler room and combustion air intake and near non-rated light fixtures and other powered devices (<\$5K to reconfigure).	
Heat Generating Systems	2	DCS	03/18/14	Two (2) new (2010) Benchmark 3.0 high-efficiency heating hot water boilers of unknown capacity; no issues reported. Two (2) new (2010) heating hot water circ pumps on VFD with 5 hp motors. New (2010) expansion tank and other auxiliaries. All new (2010) boiler room piping.	
Cooling Generating Systems	2	DCS	03/18/14	One (1) split Dx condensing unit on roof assumed to serve the un-observed MDF.	
Distribution Systems	3	DCS	03/18/14	Assumed new (2010) heating hot water distribution piping. Bldg has a modest central station-type supply air system, with 7.5 hp central fan room supplying network through half-height tunnels along Bldg spines, with what appears to be underground sheet metal duct to classroom & office perimeter double brick cavity wall with supply air to space at window sill height. Return air is via louvers in classroom storage closet to corridor than back to central fan room. The system seems to work well.	
Terminal and Package Units	3	DCS	03/18/14	Terminal heat/re-heat assumed at classroom/office outside wall cavities. Cabinet unit heaters at entries.	
Controls and Instrumentation	2	DCS	03/18/14	Newer Johnson Controls DDC system in 2010 partial renovation; no major issues reported. Report of unusually loud CO2-based control noise during events in the commons (<\$5K).	
Special HVAC Systems and Equipment	4	DCS	03/18/14	Original (1957) kitchen hood provided marginal service; no heat & moisture exhaust for defacto scullery area. Partial refurbishment of kitchen HVAC is suggested (<\$5K).	

Facility Summary

Seattle School District Sand Point Main Building

Fire Protection

Fire Protection Sprinkler Systems	2	DCS	03/18/14	Six-inch city fire service to new (2010) sprinkler riser room with one wet and one dry pipe four-inch riser. Wet at 90 psig; dry at 30 psig. FDC at NW corner of kitchen. Flammable liquid (gas) storage containers should be removed from the riser room (<\$5K).
Fire Protection Specialties	2	DCS	03/18/14	Modern chemical fire extinguishers in cabinets. AEDs also in cabinets. Extinguisher inspection tags observed were current.

Electrical

Electrical Service and Distribution	2	DCS	03/18/14	New SCL service from pole underground to pad mounted transformer, then underground to service entry at boiler room; SCL meter No. 803363. New (2010) GE Spectra main switchboard 208V/3-phase 1,200A rated; includes digital power quality meter and TVSS. New feeders to new GE distribution panels with Eaton TVSS throughout.
Lighting and Branch Wiring	2	DCS	03/18/14	Lighting and wiring (including devices - switches and receptacles) were replaced in 2010. Lighting is linear pendant direct/indirect T-8 in classrooms, library, and corridors. Special pendant fixtures in commons with unknown lamp-type; occupancy sensors observed in some areas.
Communication and Security Systems	2	DCS	03/18/14	New data cabling, public address system, clock and bell system and telephone cabling installed in 2010. Also new security monitoring with both single and dual sensing technology. No CCTV.
Special Electrical Systems	2	DCS	03/18/14	No standby generator or central UPS. Egress lighting is new (2010) battery-backed bug-eye type in some areas/spaces, such as Gym. Exit signs replaced in 2010.

E Equipment and Furnishings

3.0

Equipment

Fixed Furnishings and Equipment	3	JWB	03/18/14	Casework is wood original casework, with newer countertops. Kitchen equipment in fair condition. Newer window coverings in classrooms.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Sand Point

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$47,836								
Roadways								
Concrete		1	Concrete access drive to loading dock is cracked and has been patched with asphalt.	Remove and replace concrete access drive to loading dock, including replacement of dock bumper.	1,280.00	\$11.60	SF	\$14,848
Pedestrian Paving								
Concrete		5	Perimeter sidewalks are cracked and broken with displaced panels. Entry concrete slab is badly broken.	Remove and replace damaged concrete.	2,800.00	\$6.96	sf	\$19,488
Site Development								
Fencing		2	Chain link fencing, including posts and rails are badly rusted and damaged along northwest portion of site.	Remove and replace chain link fencing and install new fencing .	450.00	\$30.00	LF	\$13,500
Facility: Main Building System: Exterior Closure								
Total Cost: \$454,720								
Exterior Windows								
Exterior windows		3	Exterior windows are original metal window system. It is single pane and not energy efficient.	Remove existing windows and replace with modern double pane metal window system.	6,000.00	\$69.60	Sf	\$417,600
Exterior Doors								
Exterior doors		5	Exterior doors are original. The hardware is not fully functional. They are in poor condition and not a standard design door.	Remove doors and replace with modern hollow metal framed, hollow metal doors and modern panic hardware.	8.00	\$4,640.00	pair	\$37,120
Facility: Main Building System: Roofing								
Total Cost: \$318,240								
Roof Coverings								
Roofing		3	Roofing has bubbles and material is showing age and wear.	Remove and replace roofing with new granular roofing	34,000.00	\$9.36	SF	\$318,240

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Sand Point

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Interior Construction								
Total Cost: \$9,000								
Specialties								
Restroom partitions, accessories		1	Restroom partitions and accessories are old and worn	Replace with new metal partitions, and accessories	1.00	\$9,000.00	LS	\$9,000
Facility: Main Building System: Interior Finishes								
Total Cost: \$208,800								
Floor Finishes								
VAT flooring		1	VAT in Classrooms is in poor condition	Replace with carpet	30,000.00	\$6.96	sf	\$208,800
Facility: Main Building System: Plumbing								
Total Cost: \$11,700								
Rain Water Drainage								
Roof drain and overflow roof drain		3	Apparent ponding in some areas; no apparent ORD or scupper overflow from some areas.	Coordinate with roof replacement to add and/or relocate RDs and add scuppers and/or ORDs as needed.	10.00	\$1,170.00	ea	\$11,700
Facility: Main Building System: Fire Protection								
Total Cost: \$11,700								
Fire Protection Specialties								
Fire door controls		1	Antiquated fusible link control of fire doors; fire door near main entry is locked in the open position.	Upgrade doors to magnetic hold-open type, tied into the new (2010) fire alarm system.	5.00	\$2,340.00	ea	\$11,700

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Facility Summary

Seattle School District
Sanislo
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	3.2		
Site Improvements			
Roadways	3	LKS 02/11/14	Asphalt drive with concrete curbs at entry.
Parking	4	LKS 02/11/14	Asphalt surface with concrete curbs and wheel stops.
Pedestrian Paving	4	LKS 02/11/14	Pedestrian paving is combination of concrete, asphalt and brick pavers (at entry).
Site Development	3	LKS 02/11/14	Chain link fencing, concrete walls, asphalt play area and equipment turf field. Concrete ramp installed for playground accessibility. (2009)
Landscaping	3	LKS 02/11/14	Grass, ground cover, shrubs and trees.
Site Electrical utilities			
Exterior Lighting	3	TAL 02/11/14	Exterior lighting is building mounted flood lights and pole mounted flood lights.

Facility Summary

Seattle School District
Sanislo
Main Building

Facility Size - Gross	40,574	Construction Type	Light
Year Of Original Construction	1972	Year Of Last Renovation	1998
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components	Scores	Surveyor/ Date Done	Comments	
Systems				
A Substructure	3.0			
Foundations				
Standard Foundations	3	LKS	02/11/14	Concrete strip and footing foundation.
Slab On Grade	3	LKS	02/11/14	Concrete slab on grade.
B Shell	3.2			
Superstructure				
Roof Construction	3	LKS	02/11/14	Steel columns, beams, space frames, and bar joists with metal deck or tectum sheathed diaphragms.
Exterior Closure				
Exterior Walls	3	LKS	02/11/14	Stud walls with brick veneer or metal siding. Replaced brick flashings. (2009)
Exterior Windows	4	LKS	02/11/14	Exterior windows are mainly single pane wood window system at clerestories and in original building and double pane metal window system at 1998 addition. Single pane windows are not energy efficient.
Exterior Doors	3	LKS	02/11/14	Exterior doors are hollow metal framed with hollow metal doors and panic hardware.
Roofing				
Roof Coverings	3	LKS	02/11/14	Roof covering is rolled granular with Kynar type coated metal flashings. Roof was new in 2003.

Facility Summary

Seattle School District Sanislo Main Building

C Interiors		3.0			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	02/11/14	Interior walls are either exposed brick or stud walls with GWB surface. The Gym has CMU walls. The Performance Center has operable walls.	
Interior Doors	3	LKS	02/11/14	Interior doors are mainly hollow metal framed, plastic laminate surface solid core wood doors. The hardware is not ADA compliant.	
Interior Finishes					
Wall Finishes	3	LKS	02/11/14	Wall finishes are either exposed brick veneer or painted GWB. The main hall has a system of wood relites. The Gym has ventwood at its upper walls.	
Floor Finishes	3	LKS	02/11/14	Floor finishes are mainly carpet throughout hall, office and classroom area. The Art room and classroom wet areas are VCT. The Kitchen and some utility areas are VAT. The Gym has a wood floor. Replaced carpet in auditorium. (2009)	
Ceiling Finishes	3	LKS	02/11/14	Ceiling finishes are tectum at classroom, Gym and Library areas and to structure in office areas and remaining building areas.	
D Services		2.8			
Plumbing					
Plumbing Fixtures	3	TAL	02/11/14	Restroom fixtures are institutional china type. Classroom sinks are enameled iron.	
Domestic Water Distribution	3	TAL	02/11/14	Water piping in 37 years old galvanized.	
HVAC					
Heat Generating Systems	3	TAL	02/11/14	The building is heated by a single gas fired hot water boiler.	
Distribution Systems	3	TAL	02/11/14	Heating water is distributed to zone coils in steel pipes. Conditioned air is distributed around the building in exposed metal ducts.	
Terminal and Package Units	2	TAL	02/11/14	The building is conditioned by a series of roof-top heat and vent units with hot water pre-heat coils. Replaced five rooftop units complete with economizers. (2009)	
Controls and Instrumentation	2	TAL	02/11/14	Replaced 1972 pneumatic type controls with DDC controls and performed air balance testing. (2009)	
Fire Protection					
Fire Protection Sprinkler Systems	2	TAL	02/11/14	The building has a complete fire protection sprinkler system.	
Electrical					
Electrical Service and Distribution	2	TAL	02/11/14	The service is 1000A @ 208V, yielding 8.9 watts per sq. ft. The switchboard and distribution panels are circa 1998, and are in very good condition.	
Lighting and Branch Wiring	3	TAL	02/11/14	The lighting is typically 1x4 recessed, flushed into the acoustical deck, but some pendant 1x4, some modular 2x4, some parabolics are also in use. No branch circuiting deficiencies were noted, but the devices are showing their age.	
Communication and Security Systems	3	TAL	02/11/14	The clock/bell is a Latham upgrade. The fire alarm system is Notifier addressable. Voice/data is upgraded in 2000 and uses NEC handsets. Security is corridor and classroom motion detection security headend panel is DTI, and nearing end of useful life.	
Special Electrical Systems	3	TAL	02/11/14	Exits are battery type, and egress lighting is via battery pack in the standard fixtures. Components are older with no deficiencies noted.	

Facility Summary

Seattle School District
Sanislo
Main Building

E Equipment and Furnishings		3.0		
Equipment				
Fixed Furnishings and Equipment	3	TAL	02/11/14	Casework is mainly plastic laminate style casework throughout building. Countertops are plastic laminate/early Formica. The Library shelves are wood type, with some laminate sections.

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Sanislo

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$124,149								
Parking								
Asphalt		2	Asphalt is spalled, cracked, and extremely worn. Striping is obscure.	Remove and replace asphalt, including striping.	13,000.00	\$5.22	SF	\$67,860
Wheel Stops		4	Wheel stops are worn. Some are out of position and some are missing.	Remove and replace concrete wheel stops.	15.00	\$87.00	EA	\$1,305
Pedestrian Paving								
Asphalt		0	All asphalt walkways are cracked, buckled, and have severe red damage.	Remove and replace all asphalt walkways.	6,000.00	\$5.22	SF	\$31,320
Brick Pavers		2	Many of the brick pavers are cracked and/or broken.	Remove and replace brick pavers at entry.	1,050.00	\$13.92	SF	\$14,616
Concrete		2	Many areas of concrete walks around school are cracked and broken.	Remove and replace damaged sections of concrete, including necessary sawcutting.	1,300.00	\$6.96	SF	\$9,048
Facility: Main Building System: Exterior Closure								
Total Cost: \$139,200								
Exterior Windows								
Exterior Windows		5	Clerestory and original building single pane windows are not energy efficient.	Remove windows and replace with modern double pane window system at clerestory and original building areas.	2,000.00	\$69.60	SF	\$139,200
Facility: Main Building System: Interior Construction								
Total Cost: \$15,660								
Interior Doors								
Interior Doors		5	Interior door hardware is not ADA compliant.	Remove door locksets and replace with modern ADA compliant lever locksets.	30.00	\$522.00	EA	\$15,660

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Sanislo

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building								
System: Interior Finishes								
Total Cost: \$43,500								
Floor Finishes								
Wood Floor		4	Gym wood floor finish is showing wear, discoloration and beginning to cup.	Sand, fill and refinish wood floor. Restripe.	2,500.00	\$8.12	SF	\$20,300
VAT, VCT Flooring		5	Existing VAT at kitchen & some utility areas.	Replace VAT with VCT flooring.	4,000.00	\$5.80	SF	\$23,200
Facility: Main Building								
System: Plumbing								
Total Cost: \$98,600								
Plumbing Fixtures								
Sinks		5	Classroom sinks are stained and worn.	Install new classroom sinks.	20.00	\$2,320.00	EA	\$46,400
Domestic Water Distribution								
Galvanized Pipe		5	The galvanized water pipe is 37 years old and approaching the end of its life span.	Install a new copper piping system.	900.00	\$58.00	LF	\$52,200

Facility Summary

Seattle School District
Schmitz Park
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	3.4		
Site Improvements			
Parking	2	LKS 02/06/14	Asphalt surface with concrete curbs and integral concrete curb/sidewalk.
Pedestrian Paving	4	LKS 02/06/14	Concrete sidewalks, and plaza area at main entry. Concrete steps with pipe handrails.
Site Development	4	LKS 02/06/14	Chain link fencing, CMU planter walls, play equipment surrounded by wood chips and timber edging, asphalt play surface.
Landscaping	2	LKS 02/06/14	Grass, shrubs and trees.
Site Electrical utilities			
Exterior Lighting	3	TAL 02/06/14	Exterior lighting surface mounted HID at the entry and at covered play.

Facility Summary

Seattle School District Schmitz Park Main Building

Facility Size - Gross	37,009	Construction Type	Medium
Year Of Original Construction	1962	Year Of Last Renovation	2008
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments	
Systems					
A Substructure		3.0			
Foundations					
Standard Foundations		3	LKS	02/06/14	Conventional concrete spread footings.
Slab On Grade		3	LKS	02/06/14	Conventional concrete floor slab.
B Shell		3.2			
Superstructure					
Roof Construction		3	LKS	02/06/14	Glulam beams with straight tongue and groove decking which are supported by glulam columns and built up columns (steel columns at east end of building).
Exterior Closure					
Exterior Walls		3	LKS	02/06/14	Wood - framed stud walls with clay brick veneer.
Exterior Windows		4	LKS	02/06/14	Exterior windows are single pane metal window system. They are not energy efficient.
Exterior Doors		3	LKS	02/06/14	Exterior doors are hollow metal framed, hollow metal doors with panic hardware.
Roofing					
Roof Coverings		3	LKS	02/06/14	Roofing is rolled granular with Kynar type metal flashing. It was new in 2001. Soffits and fascia are painted wood.
C Interiors		3.4			
Interior Construction					
Fixed and Moveable Partitions		3	LKS	02/06/14	Interior walls are brick veneer, CMU, or wood stud with plaster veneer.
Interior Doors		4	LKS	02/06/14	Interior doors are hollow metal framed with solid core wood doors and original hardware. Hardware is not ADA compliant.
Interior Finishes					
Wall Finishes		3	LKS	02/06/14	Wall finishes are painted plaster or painted CMU. Upper classroom, and Library walls have acoustic pegboard. The Gym has tectum/ventwood at upper walls. The Cafeteria has small sound panels on upper walls.
Floor Finishes		4	LKS	02/06/14	Floors are VCT in halls and Cafeteria, wood at Gym and VAT at classrooms and Library.
Ceiling Finishes		3	LKS	02/06/14	Ceiling finishes are wood plank with 12" acoustic clouds between beams.

Facility Summary

Seattle School District Schmitz Park Main Building

D Services		3.7			
Plumbing					
Plumbing Fixtures	3	TAL	02/06/14	Restroom fixtures are mostly institutional china type. Sinks and lavatories are enameled iron.	
Domestic Water Distribution	2	TAL	02/06/14	The original galvanized pipe was replaced with copper pipe in 2004.	
Sanitary Waste	3	TAL	02/06/14		
HVAC					
Energy Supply	3	TAL	02/06/14	The building is heated by a single gas fired hot water boiler installed in 1962.	
Heat Generating Systems	4	TAL	02/06/14		
Distribution Systems	4	TAL	02/06/14	Air is distributed to the classrooms from a central fan via an underground tunnel then up to custom radiators located below the windows.	
Terminal and Package Units	4	TAL	02/06/14	Hot water radiators located in custom enclosures below the windows heat the classroom.	
Controls and Instrumentation	4	TAL	02/06/14	Control are original pneumatic type.	
Fire Protection					
Fire Protection Sprinkler Systems	5	TAL	02/06/14	There are no fire sprinklers in this building.	
Fire Protection Specialties	3	TAL	02/06/14		
Electrical					
Electrical Service and Distribution	4	TAL	02/06/14	The service is 800A @ 208V, yielding 8.2 watts per square foot. The switchboard and branch panels are original 1962 vintage (except the tech upgrade com panels) are need replacement.	
Lighting and Branch Wiring	4	TAL	02/06/14		
Communication and Security Systems	4	TAL	02/06/14	The clock/bell system is original 1962. Fire alarm system was upgraded in 2002 to an addressable system. Voice/data was upgraded as part of the 2001 tech upgrade.	
Special Electrical Systems	3	TAL	02/06/14	Egress lighting is new, exit signs are in good condition.	
E Equipment and Furnishings		4.0			
Equipment					
Fixed Furnishings and Equipment	4	TAL	02/06/14	Casework is wood original with linoleum countertops.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Schmitz Park

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$27,318								
Pedestrian Paving								
Concrete		3	Concrete slab at top of steps to entry is cracked and broken. Concrete at main entry has significant cracking. Concrete walks along east and west sides of parking have significant cracking.	Remove and replace cracked and damaged areas of concrete walkways, including sawcutting where required.	3,800.00	\$6.96	SF	\$26,448
Landscaping								
Slope Drain		3	Storm drain discharges to slope.	Dig new discharge line to redirect drain.	50.00	\$17.40	If	\$870
Facility: Main Building System: Exterior Closure								
Total Cost: \$313,200								
Exterior Windows								
Exterior windows		5	Exterior windows are original system. They are not energy efficient.	Remove metal windows and replace with modern double pane glazed metal window system.	4,500.00	\$69.60	SF	\$313,200
Facility: Main Building System: Interior Construction								
Total Cost: \$19,836								
Interior Doors								
Interior doors		5	Interior doors do not have ADA compliant hardware.	Remove existing door locksets and replace with modern ADA compliant lever locksets.	38.00	\$522.00	EA	\$19,836
Facility: Main Building System: Interior Finishes								
Total Cost: \$156,020								
Floor Finishes								
Wood flooring		5	Gym wood flooring is discolored, beginning to cup and in need of refinishing.	Sand, fill and refinish Gym floor.	3,500.00	\$8.12	SF	\$28,420
VAT flooring		4	VAT flooring is in poor condition. It is scuffed and delaminating in some areas.	Remove VAT and replace with VCT.	22,000.00	\$5.80	SF	\$127,600

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Schmitz Park

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Plumbing Total Cost: \$46,400								
Plumbing Fixtures								
Sinks		5	Classroom sinks and restroom lavatories are very stained and worn.	Install new sinks and lavatories.	20.00	\$2,320.00	EA	\$46,400
Facility: Main Building System: HVAC Total Cost: \$960,480								
Heat Generating Systems								
Boiler		5	The heating system is 57 years old and past it's expected life span.	Install a modern HVAC system.	36,000.00	\$26.68	SF	\$960,480
Facility: Main Building System: Fire Protection Total Cost: \$214,600								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There are no fire sprinklers in this building.	Install a complete fire protection sprinkler system.	37,000.00	\$5.80	SF	\$214,600
Facility: Main Building System: Electrical Total Cost: \$445,168								
Electrical Service and Distribution								
Electrical service and distribution		3	Switchboard and panel boards are original 1962, and past their useful life.	Replace switchboard, panel boards and feeders.	35,258.00	\$3.77	SF	\$132,923
Lighting and Branch Wiring								
Lighting and branch wiring		3	Lighting is original, and in poor condition.	Replace lighting system.	35,258.00	\$7.54	SF	\$265,845
Communication and Security Systems								
Clock/bell system		1	Clock/bell system is original, not accurate and beyond useful life.	Replace clock/bell system.	1.00	\$46,400.00	LS	\$46,400
Facility: Main Building System: Equipment Total Cost: \$114,840								
Fixed Furnishings and Equipment								
Casework		5	Casework is original in poor condition. It has dings, the hardware does not function properly and the linoleum tops are lifting.	Remove casework and replace with modern plastic laminate casework and shelving.	330.00	\$348.00	LF	\$114,840

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Facility Summary

Seattle School District
Seward (TOPS)
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.8		
Site Improvements			
Parking	2	JWB 03/25/14	Asphalt parking and service drive with concrete curbs and wheel stops.
Pedestrian Paving	3	JWB 03/25/14	Concrete walkways and concrete steps. Metal handrails for all steps have chipped and worn paint.
Site Development	3	JWB 03/25/14	Ornamental metal and chain link fencing. Concrete and modular stone retaining walls. Playground equipment with rubberized surface.
Landscaping	3	JWB 03/25/14	Grass, ground cover, shrubs and tress.
Site Electrical utilities			
Exterior Lighting	3	DCS 03/25/14	Pole mounted fixtures; most in good condition, but a few are damaged by vandalism and/or ball-hits (<\$5K). Up-lights at historic wood pergola; many or most lenses missing (<\$5K). Historic sconce fixtures at entries in good condition.

Facility Summary

Seattle School District
Seward (TOPS)
Main Building

Facility Size - Gross	84,067	Construction Type	Medium
Year Of Original Construction	1893	Year Of Last Renovation	2001
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components	Scores	Surveyor/ Date Done	Comments	
Systems				
A Substructure	2.0			
Foundations				
Standard Foundations	2	JWB	03/25/14	Reinforced concrete stem walls, strip and spread footing foundation.
Slab On Grade	2	JWB	03/25/14	Some portions of newer construction have concrete slab on grade.
B Shell	3.2			
Superstructure				
Floor Construction	3	JWB	03/25/14	Concrete stem walls, slab on grade, steel beam, and metal deck with concrete topping.
Roof Construction	3	JWB	03/25/14	Steel beam and tube steel framing with metal deck.
Exterior Closure				
Exterior Walls	4	JWB	03/25/14	Steel framed with brick veneer. Some wood siding. Trim wood badly chipped and peeling.
Exterior Windows	3	JWB	03/25/14	Aluminum clad wood windows. Original windows at west entry.
Exterior Doors	3	JWB	03/25/14	Painted hollow metal doors and painted hollow metal frames.
Roofing				
Roof Coverings	2	JWB	03/25/14	3 - Tab composition shingle, painted wood eaves and fascia.
Roof Openings	3	JWB	03/25/14	Some translucent type skylights.
Projections	3	JWB	03/25/14	Wood framed trellis entry. Metal canopy at south side.

Facility Summary

Seattle School District Seward (TOPS) Main Building

C Interiors

2.5

Interior Construction

Fixed and Moveable Partitions	2	JWB	03/25/14	Framed interior partitions with GWB. Some CMU walls.
Interior Doors	2	JWB	03/25/14	Wood veneer doors in painted hollow metal frames. Stainless steel coiling door at kitchen.
Specialties	2	JWB	03/25/14	Newer plastic restroom partitions, steel lockers in corridors, restroom accessories are newer.

Staircases

Stair Construction	2	JWB	03/25/14	Steel framed metal pan stair. Wood framed at east portion of building.
Stair Finishes	3	JWB	03/25/14	Rubber treads and risers with paint. Steel handrails. Wood treads at east portion of building.

Interior Finishes

Wall Finishes	3	JWB	03/25/14	Painted GWB and painted MDF. Ceramic tile in toilet rooms. FRP in some restrooms, tectum panels at upper Gym walls, wood siding at café and Library.
Floor Finishes	3	JWB	03/25/14	VCT and athletic wood floor at Gym. Ceramic tile in toilet rooms. Walk-off mats. Sheet vinyl in Kitchen, carpet in Library. Wood floor at west side corridor.
Ceiling Finishes	3	JWB	03/25/14	Painted GWB and suspended acoustical ceiling tile. Acoustic panels in Gym.

Facility Summary

Seattle School District Seward (TOPS) Main Building

D Services		2.3			
Vertical Transportation					
Elevators and Lifts	2	DCS	03/25/14	Two (2) three-stop U.S. Elevator 2,100 lb hydraulic elevators in good condition; installed during 1999 renovation; one each in the East and West Wings.	
Plumbing					
Plumbing Fixtures	2	DCS	03/25/14	Porcelain flushing fixtures; stainless steel gang lavatories, classroom sinks, and dual-height drinking fountains. All in good condition, with minor trim wear.	
Domestic Water Distribution	2	DCS	03/25/14	Three-inch city water service at boiler room with back flow prevention and PRV; mostly copper piping. All copper at newer Gym Wing addition. One (1) PVI gas-fired tank-type DHW heater with 400 gal tank and 800 mbh heat input in fair to good condition.	
Sanitary Waste	2	DCS	03/25/14	DW&V piping is cast iron. No issues reported. West Wing attic wood floor - water on floor leaks to classrooms below.	
Rain Water Drainage	4	DCS	03/25/14	Integral and attached gutters with mix of PVC, old copper, and some metal downspouts; internal roof drains in a few locations. Problems with drainage are damaging other systems. Most issues are at East and West Wings. North Wing is similar construction, should be inspected.	
Special Plumbing Systems	2	DCS	03/25/14	Acid waste system for science rooms. No grease interceptor for kitchen (warming kitchen only). Possible sump pumps for tunnel system, but not observed.	
HVAC					
Energy Supply	2	DCS	03/25/14	Natural gas service from PSE rotary meter No. 953651 with 7,000 cfh capacity, serving boilers and DHW heater. Underground fuel oil storage tank to west of boiler room for dual-fuel boilers.	
Heat Generating Systems	3	DCS	03/25/14	Two (2) 1998 Burnham heating hot water boilers with Power Flame dual-fuel burners of 2.396 mmbtuh capacity each. Boilers are aging but functional; one boiler under repairs. Two (2) 15 hp hot water circulating pumps on VFD drives. Associated auxiliaries in fair to good condition.	
Cooling Generating Systems	3	DCS	03/25/14	One (1) air cooled chilled in fenced service yard to SE; aging but appears operable. One (1) 20 hp chilled water circulating pump and accessories. In good condition. Several outside spilt Dx condensing units to west assumed for MDF and kitchen cooler & freezer.	
Distribution Systems	2	DCS	03/25/14	Insulated steel pipe for heating hot water and chilled water four-pipe distribution system; piping runs from central plant to West Wing and Gym Wing (north) via tunnel system. Forced air heating & cooling throughout from four-pipe Trane modular air handling units in large attics of East & West Wings. Two-pipe heat & vent AHUs at Gym Wing mezzanine, with galvanized sheet metal duct up to large attic, then down to gym ceiling GRDs. Visible duct is galvanized sheet metal. Classroom GRDS are largely lay-in 2x2. Some under-floor air distribution at Library in-fill. All in fair to good condition, just beginning to age.	
Terminal and Package Units	2	DCS	03/25/14	Unit heaters for smaller spaces in fair to good condition.	
Controls and Instrumentation	3	DCS	03/25/14	Aging but functional Landis & Gyr DDC system.	
Special HVAC Systems and Equipment	2	DCS	03/25/14	Gaylord Type 1 grease hood at kitchen, but not used for grease cooking; Type 2 hood at dishwasher. Both in good condition.	

Facility Summary

Seattle School District Seward (TOPS) Main Building

Fire Protection

Fire Protection Sprinkler Systems	2	DCS	03/25/14	Six-inch city fire service to two (2) four-inch wet pipe fire sprinkler risers serving East & West wings; plus branch to Gym Wing with gym zone control valve in gym storage room. FDC is at street level to SE. Inspections appear current.
Fire Protection Specialties	2	DCS	03/25/14	Chemical fire extinguishers in cabinets. AEDs in cabinets. No stairwell evacuation assistance equipment observed (<\$5K).

Electrical

Electrical Service and Distribution	2	DCS	03/25/14	Electrical service from SCL to pad-mounted transformer in south service yard, underground to main electrical room; meter No. 953651. Main switchboard is Square D 480V/3-phase rated at 2,000A. Feeders to smaller electrical rooms with 480/208/120V transformers and distribution panels, some with TVSS protection. Gym Wing has 480V 440A panel fed from the main switchboard; then Gym 480V/208V transformer to Gym 208V panels. All in good condition.
Lighting and Branch Wiring	2	DCS	03/25/14	Classrooms are a mix of lay-in 2x4 T8 fluorescent and 1x4 pendant linear fluorescent. Corridors and common areas are a mix of lay-in 2x4 T8 fluorescent and numerous pendant fixtures with unknown lamp-type. Branch wiring and devices all new with 1999 renovation in good condition. Gym Wing lighting is recessed HID and fluorescent.
Communication and Security Systems	2	DCS	03/25/14	All replaced during 1999 renovation including fire alarm, high-speed data, NEC telephone, Bogen digital clock and bell, single & dual technology security motion detection, and classroom wireless sound reinforcement system.
Special Electrical Systems	3	DCS	03/25/14	Exit signs, some batteries are failed (<\$5K). Egress lighting, some batteries are failed (<\$5K). No standby generator.

E Equipment and Furnishings	3.0
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Equipment

Fixed Furnishings and Equipment	3	JWB	03/25/14	Casework is standard plastic laminate. Stainless steel kitchen counters and serving. Window blinds. Climbing wall in Gym. Stage curtain.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Seward (TOPS)

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure								
System: Site Improvements								
Total Cost: \$5,850								
Pedestrian Paving								
Steel Pipe Handrails		1	Pipe handrails are rusting due to lack of paint.	Clean and paint all steel pipe rails.	1.00	\$5,850.00	LS	\$5,850
Facility: Main Building								
System: Exterior Closure								
Total Cost: \$33,020								
Exterior Walls								
Paint		3	Paint at siding and trim is worn, peeling and faded.	Prep, scrape and repaint exterior wood surfaces and trim.	6,500.00	\$2.92	SF	\$18,980
Exterior Windows								
Exterior Windows		0	Exterior windows at west entry are old and in poor condition. The windows are not energy efficient.	Remove windows and replace with modern double pane metal window system.	200.00	\$70.20	SF	\$14,040
Facility: Main Building								
System: Plumbing								
Total Cost: \$11,700								
Rain Water Drainage								
Gutters & Downspouts; RDs, ORDs, and Specialties		1	Roof drain issues with water inside the building and dripping down the outside. Main concerns are at East and West Wings, plus Library in-fill; but newer Gym Wing to north should also be inspected as part of this work.	Survey the roof drainage system and repair or modify as needed. Concerns include: 1) Exterior downspouts disconnected from site storm system, east façade, 2) Library gutter & interior DS at west side of library, 3) Attic air intake roof wells which appear to have overflow roof drains capped-off, and leakage into attic space, 4) Possible flooding up from Level 1 floor drains during heavy rains, and 5) Minor PVC pipe deterioration.	20.00	\$585.00	ea	\$11,700

Facility Summary

Seattle School District
South Lake
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/ Date Done	Comments	
G Sitework	2.0			
Site Improvements				
Roadways	2	LKS	03/04/14	Roadways are asphalt paving with speed bumps, curbing and signage.
Parking	2	LKS	03/04/14	The parking is asphalt paving with curbing.
Pedestrian Paving	2	LKS	03/04/14	The pedestrian pathways are concrete slab on grade with control joints.
Site Development	2	LKS	03/04/14	CMU screen walls extend off building at the service area.
Site Electrical utilities				
Exterior Lighting	2	TAL	03/04/14	Wallpacks and soffit lights at each exit are battery backed. H.I.D. pole lighting in the parking lots.

Facility Summary

Seattle School District
South Lake
Main Building

Facility Size - Gross	29,525	Construction Type	Medium
Year Of Original Construction	2007	Year Of Last Renovation	n/a
Facility Use Type	High School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	2.0		
Foundations			
Standard Foundations	2	LKS	03/04/14 The foundation system is conventional concrete spread and continuous footings with concrete stem walls.
Slab On Grade	2	LKS	03/04/14 The slab is concrete slab on grade.
B Shell	2.1		
Superstructure			
Floor Construction	2	LKS	03/04/14 The floor structure consists of masonry bearing walls, steel post and beams with concrete composite metal deck.
Roof Construction	2	LKS	03/04/14 The roof consists of wood frame construction with plywood sheathing.
Exterior Closure			
Exterior Walls	2	LKS	03/04/14 Exterior walls are masonry veneer with painted cementitious lap siding, Nichiha panels, and metal flashing/trim. Exterior soffits are painted cementitious soffit boards and wood slats at some locations.
Exterior Windows	2	LKS	03/04/14 Exterior windows are aluminum framed with integral blinds. Main entries and commons area is aluminum framed storefront.
Exterior Doors	2	LKS	03/04/14 Exterior doors are mostly aluminum within aluminum storefront system. Exterior doors are painted hollow metal at receiving area.
Roofing			
Roof Coverings	3	LKS	03/04/14 Roofing materials are three-tab composition shingles at the upper roofs, membrane at lower roofs. There are a few leaks at locations where the HVAC ducts penetrate the roof above the mechanical attic.
Roof Openings	2	LKS	03/04/14 Roof openings are roof hatches for access.
Projections	2	LKS	03/04/14 Aluminum sun control devices at upper level.

Facility Summary

Seattle School District South Lake Main Building

C Interiors		2.0			
Interior Construction					
Fixed and Moveable Partitions	2	LKS	03/04/14	Fixed partitions are GWB frame walls and interior masonry walls. Operable partitions between misc. classrooms. Operable partitions are vinyl covered. Metal grille at servery.	
Interior Doors	2	LKS	03/04/14	Interior doors are wood veneer clear finish with painted hollow metal door frames.	
Specialties	2	LKS	03/04/14	Classrooms include interactive boards and whiteboards, metal lockers in hallways.	
Staircases					
Stair Construction	2	LKS	03/04/14	Stair construction is steel framed with steel deck poured in places concrete treads and landings.	
Stair Finishes	2	LKS	03/04/14	Stair treads and risers are rubber/vinyl with vinyl/rubber landings. Main stair from commons includes open grille risers (painted).	
Interior Finishes					
Wall Finishes	2	LKS	03/04/14	Interior wall finishes are painted GWB and MDF. Other interior finishes are exposed ground face masonry. 1 to 2 walls in classrooms vinyl covered. Remaining classroom walls are painted GWB.	
Floor Finishes	2	LKS	03/04/14	Floor finishes include: VCT in common spaces, sealed concrete in Art studio, VCT in science, and carpet in office areas and classrooms. Ceramic tile in toilet rooms and quarry tile in serving kitchen and serving area.	
Ceiling Finishes	2	LKS	03/04/14	Ceiling finishes are suspended ACT, painted GWB, exposed painted structure and wood ceiling in commons.	

Facility Summary

Seattle School District South Lake Main Building

D Services		2.0		
Vertical Transportation				
Elevators and Lifts	2	TAL	03/04/14	The building is served by a 2 - stop elevator.
Plumbing				
Plumbing Fixtures	2	TAL	03/04/14	Restroom fixtures are standard china type. Urinals are waterless.
Domestic Water Distribution	2	TAL	03/04/14	All domestic water piping is copper.
HVAC				
Cooling Generating Systems	2	TAL	03/04/14	The administration area and the commons are cooled by an air cooled condensing unit.
Distribution Systems	2	TAL	03/04/14	Distribution ductwork is galvanized steel.
Terminal and Package Units	2	TAL	03/04/14	Classrooms are conditioned by individual gas heat only air handling units. Administration and commons areas are conditioned a gas fired multi-zone unit with DX cooling.
Controls and Instrumentation	2	TAL	03/04/14	Controls are modern "DDC" type.
Fire Protection				
Fire Protection Sprinkler Systems	2	TAL	03/04/14	The building has a complete fire sprinkler system.
Electrical				
Electrical Service and Distribution	2	TAL	03/04/14	Service is 2500A, 208V, 3 phase. Equipment is Eaton.
Lighting and Branch Wiring	2	TAL	03/04/14	Lighting is typically pendant mounted fluorescent, with some direct/indirect troffers in use. The lobby and commons area use highbay compact fluorescent. There are also some bladed surface mount fluorescent. Branch wiring is in conduit, with 20A devices.
Communication and Security Systems	2	TAL	03/04/14	Fire alarm is a Siemens addressable type. There are dome type Bosch CCTU cameras in wide use. Occupancy sensors in use throughout CATV distribution is Blonder Tongue, by Electrocom. Paging and clock system is Rauland Telecenter. Clocks are Lowell digital.
Special Electrical Systems	2	TAL	03/04/14	Egress and exit lighting is battery type throughout.
E Equipment and Furnishings		2.0		
Equipment				
Fixed Furnishings and Equipment	2	TAL	03/04/14	Stainless kitchen equipment in warming kitchen area with plastic laminate serving caseworks at servery. Typical classroom casework is plastic laminate with plastic laminate counter tops. Epoxy counter tops in science and solid surface counter tops at serv

Facility Summary

Seattle School District
South Shore
Covered Play

Facility Size - Gross	4,000	Construction Type	Light
Year Of Original Construction	2009	Year Of Last Renovation	n/a
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	2.0		
Foundations			
Standard Foundations	2	LKS	03/05/14 Concrete spread footing foundation.
Slab On Grade	2	LKS	03/05/14 Asphalt paving.
B Shell	2.0		
Superstructure			
Roof Construction	2	LKS	03/05/14 Metal deck supported by open web steel joists and wide flange beams.
Exterior Closure			
Exterior Walls	2	LKS	03/05/14 CMU walls and black pvc coated chain-link fence.
Exterior Doors	2	LKS	03/05/14 Chain-link fence doors.
Roofing			
Roof Coverings	2	LKS	03/05/14 3-Tab asphalt shingles
C Interiors	2.0		
Interior Finishes			
Floor Finishes	2	LKS	03/05/14 Asphalt overlay
Ceiling Finishes	2	LKS	03/05/14 Exposed roof deck

Facility Summary

Seattle School District
South Shore
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/ Date Done	Comments	
G Sitework	2.1			
Site Improvements				
Parking	2	LKS	03/05/14	Asphalt paving with concrete curbs. Striping is in good condition.
Pedestrian Paving	2	LKS	03/05/14	Concrete walkways and concrete steps with pipe handrails.
Site Development	2	LKS	03/05/14	Chain-link fences in good condition.
Landscaping	3	LKS	03/05/14	Grass, shrubs and trees.
Site Electrical utilities				
Exterior Lighting	2	TAL	03/05/14	Newer HID type parking lot lighting with older high intensity directional lighting at tennis courts.

Facility Summary

Seattle School District South Shore Main Building

Facility Size - Gross	136,859	Construction Type	Medium
Year Of Original Construction	2009	Year Of Last Renovation	n/a
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	2.0		
Foundations			
Standard Foundations	2	LKS	03/05/14 The foundation system is concrete conventional spread and continuous footings with stem walls.
Slab On Grade	2	LKS	03/05/14 The slab is concrete slab on grade.
Basements			
Basement Walls	2	LKS	03/05/14 The basement is concrete construction with concrete crawl spaces.
B Shell	2.0		
Superstructure			
Floor Construction	2	LKS	03/05/14 The floor structure consists of concrete composite metal deck with steel post and beam support at the classroom wings and CMU bearing walls at the gym. The lateral system consists of braced framed and CMU shear walls.
Roof Construction	2	LKS	03/05/14 The roof structure is metal deck on steel bar joist and steel beams. The entry canopy is steel framed.
Exterior Closure			
Exterior Walls	2	LKS	03/05/14 Exterior walls are CMU veneer, and metal siding. Sun control devices and louvers are aluminum. Metal canopies are painted steel. Exterior soffits are cementitious soffit board.
Exterior Windows	2	LKS	03/05/14 Exterior windows and louvers are aluminum.
Exterior Doors	2	LKS	03/05/14 Exterior doors are aluminum with painted hollow metal frames. Aluminum doors are in aluminum storefront systems.
Roofing			
Roof Coverings	2	LKS	03/05/14 Roof systems include membrane and built-up with granular cap sheet and three-tab composition shingles on classroom wing high roofs.
Roof Openings	2	LKS	03/05/14 Roof openings are translucent panel skylights (Kalwal).
Projections	2	LKS	03/05/14 Sun control devices are aluminum integral with the aluminum window system

Facility Summary

Seattle School District South Shore Main Building

C Interiors

2.0

Interior Construction

Fixed and Moveable Partitions

2 LKS 03/05/14 Fixed partitions are framed steel stud GWB. Operable partition at the stage. Interior railings and guardrails are painted steel and stainless steel. Coiling doors at servery are stainless steel.

Interior Doors

2 LKS 03/05/14 Interior doors are clear finish wood veneer and painted hollow metal with painted hollow metal frames. Stainless steel roll up doors between Kitchen and Cafeteria

Staircases

Stair Construction

2 LKS 03/05/14 Stair structure at general classroom building stairs is steel framed with steel pan deck. Treads and landings are cast-in-place concrete. Monumental stair at the rotunda is pre-cast treads with painted metal mesh risers.

Stair Finishes

2 LKS 03/05/14 Stair finishes are rubber/vinyl treads and risers. Landings are VCT and rubber/vinyl.

Interior Finishes

Wall Finishes

2 LKS 03/05/14 Wall finishes include: Vinyl wall covering and painted GWB in classrooms and group learning areas. MDF in group learning areas and common areas. Painted CMU in gymnasium.

Floor Finishes

2 LKS 03/05/14 Floor finishes in classrooms and group instruction spaces is carpet, science rooms VCT, fitness area is synthetic athletic flooring, gymnasium floor is wood with sleeper system, common areas polished concrete and offices are carpet.

Ceiling Finishes

2 LKS 03/05/14 Ceiling finishes are suspended acoustical ceiling tile, GWB soffits, metal ceiling panels in common areas and exposed painted metal structure in rotunda and activities wing.

Facility Summary

Seattle School District South Shore Main Building

D Services		2.0			
Vertical Transportation					
Elevators and Lifts	2	TAL	03/05/14	The building is served by a 4 - stop elevator.	
Plumbing					
Plumbing Fixtures	2	TAL	03/05/14	Restroom fixtures are standard china type. Classroom sinks and drinking fountains are stainless steel.	
Domestic Water Distribution	2	TAL	03/05/14	All domestic water piping is copper.	
HVAC					
Heat Generating Systems	2	TAL	03/05/14	Two gas/oil fired hot water boilers provide heat to the fan coil units.	
Cooling Generating Systems	2	TAL	03/05/14	A single air cooled water chiller provides cooling water to the fan coil units.	
Distribution Systems	2	TAL	03/05/14	Distribution ductwork is galvanized steel. Hydronic piping is a mix of copper and black steel.	
Terminal and Package Units	2	TAL	03/05/14	Classrooms and zones are conditioned by incremental 4 - pipe fan coil units.	
Controls and Instrumentation	2	TAL	03/05/14	Modern "DDC" control system.	
Fire Protection					
Fire Protection Sprinkler Systems	2	TAL	03/05/14	The building has a complete fire sprinkler system.	
Electrical					
Electrical Service and Distribution	2	TAL	03/05/14	Electrical service is 2500A, 480V, 3 phase, located in a dedicated electrical room. Switchboards, transformers, distribution panels and branch panels are all square D.	
Lighting and Branch Wiring	2	TAL	03/05/14	Lighting is primarily direct/indirect fluorescent, with compact fluorescent highbays in the commons area. Some direct/indirect troffers are used, with some bladed liner fluorescents in the group learning. Branch wiring in conduit, with 20A devices.	
Communication and Security Systems	2	TAL	03/05/14	Fire alarm system is Siemens addressable type. Security system is CCTU and motion detection, with key pads at main entries. Stage dimmer is Strand, comm. rack is Dimensional Sound. Typical voice data cabling. Prometheus boards in use in classrooms	
Special Electrical Systems	2	TAL	03/05/14	Exit signs are battery type, egress lighting provided by a Generac diesel generator in a locked outdoor enclosure.	
E Equipment and Furnishings		2.0			
Equipment					
Fixed Furnishings and Equipment	2	TAL	03/05/14	Stainless steel kitchen equipment in warming kitchen and plastic laminate stainless steel serving equipment in the servery. Fixed casework is plastic laminate and plastic laminate counter tops throughout the facility.	

Facility Summary

Seattle School District
Stevens
Covered Play

Facility Size - Gross	4,229	Construction Type	Light
Year Of Original Construction	2001	Year Of Last Renovation	n/a
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	3.0		
Foundations			
Standard Foundations	3	JWB	03/26/14 Standard concrete spot footings
B Shell	2.0		
Superstructure			
Roof Construction	2	JWB	03/26/14 Steel truss and beams with metal deck supported by reinforced concrete columns
Roofing			
Roof Coverings	2	JWB	03/26/14 3-Tab composition shingle
D Services	2.2		
Plumbing			
Rain Water Drainage	2	DCS	03/26/14 Metal gutter & downspout to storm in good condition.
Fire Protection			
Fire Protection Sprinkler Systems	3	DCS	03/26/14 Dry pipe fire sprinkler protection with riser at Gym Bldg riser room. Sprinkler piping is excessively and prematurely rusty.
Electrical			
Lighting and Branch Wiring	2	DCS	03/26/14 1x4 sealed lens fluorescent; some lenses beginning to yellow lightly.

Facility Summary

Seattle School District
Stevens
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.7		
Site Improvements			
Parking	2	JWB 03/26/14	Asphalt surface with concrete curbs and wheel stops.
Pedestrian Paving	3	JWB 03/26/14	Concrete walkways with brick pavers, concrete steps and metal pipe rails.
Site Development	3	JWB 03/26/14	Mix of old and new chain link fencing, concrete walls, asphalt hard surface play area. Play equipment is newer. Modular stone and concrete retaining walls. NE retaining walls have some cracks in need of repair, <\$5K.
Landscaping	2	JWB 03/26/14	Grass, ground cover, shrubs and tress.
Site Electrical utilities			
Exterior Lighting	2	DCS 03/26/14	HID wall-packs; some entry soffit fixtures; all fair to good, excepting some lights on during daytime hours (<\$5K).

Facility Summary

Seattle School District
Stevens
Main Building

Facility Size - Gross	50,878	Construction Type	Medium
Year Of Original Construction	1906	Year Of Last Renovation	2001
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		2.0		
Foundations				
Standard Foundations	2	JWB	03/26/14	Reinforced concrete strip and spread footings.
Slab On Grade	2	JWB	03/26/14	Concrete slab on grade.
B Shell		2.6		
Superstructure				
Floor Construction	2	JWB	03/26/14	Concrete topping slab, engineered wood floor joists and sheathed diaphragm.
Roof Construction	2	JWB	03/26/14	Pre-engineered wood trusses and sheathed roof diaphragm.
Exterior Closure				
Exterior Walls	3	JWB	03/26/14	Steel columns and timber columns framed exterior walls wood sheathed with some walls CMU veneer and fiber cement lap siding, others with original wood siding.
Exterior Windows	5	JWB	03/26/14	Original single glazed windows in original building. Newer addition has aluminum clad wood windows with integral blinds.
Exterior Doors	3	JWB	03/26/14	Original wood doors with newer compliant hardware. Newer addition has painted hollow metal in painted hollow metal frames.
Roofing				
Roof Coverings	2	JWB	03/26/14	Single ply membrane roof at low slope areas and 3 - tab composition shingle at sloped roofs.
Roof Openings	2	JWB	03/26/14	Painted metal roof hatch.

Facility Summary

Seattle School District Stevens Main Building

C Interiors

2.4

Interior Construction

Fixed and Moveable Partitions	2	JWB	03/26/14	Interior partitions are light gauge steel stud with GWB.
Interior Doors	3	JWB	03/26/14	Doors are original wood doors in wood frames with newer compliant hardware. In newer addition, interior doors are wood veneer in painted hollow metal frames.
Specialties	2	JWB	03/26/14	Restrooms have newer plastic partitions and accessories. Classrooms have newer whiteboards.

Staircases

Stair Construction	3	JWB	03/26/14	Some stairs are wood framed, others original concrete stairs.
Stair Finishes	3	JWB	03/26/14	Stair treads and risers are rubber with wood handrails. Original stairs are concrete.

Interior Finishes

Wall Finishes	3	JWB	03/26/14	Painted GWB with wood trim. Stainless steel corner guards. Wood trim in Admin and Library. Restrooms are ceramic tile and tackable surface in some other locations.
Floor Finishes	2	JWB	03/26/14	Carpet and VCT in corridors and classrooms. Toilet rooms are ceramic tile. Entry area is tile, upper corridors are original wood floors, carpet in Library.
Ceiling Finishes	2	JWB	03/26/14	Suspended acoustical ceiling tile.

Facility Summary

Seattle School District Stevens Main Building

D Services		2.3			
Vertical Transportation					
Elevators and Lifts	2	DCS	03/26/14	One (1) Otis 3-stop hydraulic 2,100 lb rated elevator; Seattle #14186 in good condition.	
Plumbing					
Plumbing Fixtures	2	DCS	03/26/14	Porcelain fixtures in toilet rooms with manual chrome trim; stainless steel sinks in classrooms; stainless steel dual-height drinking fountains in corridors. All in good condition with no issues reported. Pressure is lower at some top floor fixtures.	
Domestic Water Distribution	2	DCS	03/26/14	Main Bldg appears sub-fed from Gym Bldg. Observed piping is copper, assumed all new in 2001 modernization. DHW from attic boiler room A.O. Smith 100 gal, 199 mbh gas-fired tank-type heater; possible flue-gas back-draft should be investigated and addressed (<\$5K).	
Sanitary Waste	2	DCS	03/26/14	Observed DW&V piping is cast iron, assumed all new in 2001 modernization. Most or all classroom sinks have solids traps requiring periodic cleaning.	
Rain Water Drainage	3	DCS	03/26/14	Integral gutters with exterior PVC downspouts; gutters are difficult to access and are filled with organic material and roof granules in some locations; PVC piping should be replaced with metal.	
HVAC					
Energy Supply	2	DCS	03/26/14	Natural gas assumed underground from Gym Bldg up to Main Bldg attic boiler room. Large underground fuel oil storage tank south of Main Bldg; 50 gallon fuel oil day-tank and transfer pump package in Main Bldg attic boiler room.	
Heat Generating Systems	3	DCS	03/26/14	Two (2) Burnham hot water boilers with Power Flame dual-fuel (oil & gas) burners rated at 1.308 mmbtuh input. Two (2) heating hot water circ pumps with 5 hp motors on VFD drives. Expansion tank and other accessories. Plant is aging, but functional.	
Distribution Systems	2	DCS	03/26/14	Four-pipe heating hot water and chilled water distribution; all insulated metallic piping; with hot water from Main Bldg attic boiler room and chilled water underground from Gym Bldg plant. Four-pipe Trane and Haakon AHUs at large attic; one for each classroom or space below with galvanized sheet metal duct to served spaces via shafts and plenum space with variety of GRDs.	
Terminal and Package Units	2	DCS	03/26/14	Hot water perimeter fin tube units in casings or integrated into cabinetry in original 1906 structure to south; none at north addition. Several hot water cabinet unit heaters at Bldg entries.	
Controls and Instrumentation	3	DCS	03/26/14	Controls are Siemens Apogee DDC, aging, but functional; some minor too hot/too cold complaints that should easily be addressed with minor Re/Retro TAB & Cx (<\$5K).	
Fire Protection					
Fire Protection Sprinkler Systems	2	DCS	03/26/14	Six-inch fire sprinkler riser from Gym Bldg with 70 psig at top floor.	
Fire Protection Specialties	2	DCS	03/26/14	Chemical fire extinguishers in cabinets. AEDs in cabinets. No stairwell evacuation assistance equipment observed (<\$5K).	

Facility Summary

Seattle School District

Stevens

Main Building

Electrical

Electrical Service and Distribution	2	DCS	03/26/14	Main electrical service from SLC vault to NW with meter No. 712451 to Square D 1600A, 277/480volt, 3ph, 4 wires main switchboard. The 277/480volt system is used for lighting and power for mechanical equipment. 480V to 120/208V 225 kVA transformer is provided for convenience outlets and smaller loads. The transformer is noticeably loud.
Lighting and Branch Wiring	2	DCS	03/26/14	Interior lighting is mix of 2x4 lay-in fluorescent and 1x4 linear fluorescent; both with T-8 lamps; plus architectural pendant fixtures in corridors. Exterior lighting consists of wall and ceiling HID light fixtures. Branch circuit wiring is copper conductors in rigid metal conduit.
Communication and Security Systems	2	DCS	03/26/14	Fire alarm system is an EST addressable system. Fire alarm system consist of smoke detection thru out, horn/strobes thru-out and pull stations at all exits. Security uses single and dual-technology detection with Radionics monitoring. Data is provided to all classrooms and offices. Classrooms include wireless mic sound reinforcement systems; also old CRT TVs and CATV distribution.
Special Electrical Systems	3	DCS	03/26/14	Exit and egress emergency lighting consists of battery back up in exits and corridor fluorescent lighting; but some tested batteries are weak or have failed (<\$5K).

E Equipment and Furnishings

3.0

Equipment

Fixed Furnishings and Equipment	3	JWB	03/26/14	Casework is standard plastic laminate. Window blinds and shades are a mix of older and newer coverings.
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Facility Summary

Seattle School District
Stevens
Northeast Building

Facility Size - Gross	4,040	Construction Type	Light
Year Of Original Construction	2001	Year Of Last Renovation	n/a
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	2.0		
Foundations			
Standard Foundations	2	JWB	03/26/14 Reinforced concrete stem walls and spread footing foundation.
B Shell	2.0		
Superstructure			
Floor Construction	2	JWB	03/26/14 Wood framed.
Roof Construction	2	JWB	03/26/14 Pre-engineered wood joists with sheathed diaphragm.
Exterior Closure			
Exterior Walls	2	JWB	03/26/14 Wood framed. Areas have cement siding, others with CMU veneer.
Exterior Windows	2	JWB	03/26/14 Doubled glazed aluminum.
Exterior Doors	2	JWB	03/26/14 Painted hollow metal in hollow metal frames.
Roofing			
Roof Coverings	2	JWB	03/26/14 3 - Tab composition shingle. Soffits/fascias are painted wood.
C Interiors	2.1		
Interior Construction			
Fixed and Moveable Partitions	2	JWB	03/26/14 Wood framed interior walls with GWB.
Interior Doors	2	JWB	03/26/14 Painted hollow metal doors and frames.
Specialties	2	JWB	03/26/14 restroom accessories in good condition.
Interior Finishes			
Wall Finishes	3	JWB	03/26/14 Painted GWB. Ceramic tile in restrooms. Stainless steel corner guards.
Floor Finishes	2	JWB	03/26/14 VCT and carpet. Toilet rooms are ceramic tile.
Ceiling Finishes	2	JWB	03/26/14 Painted GWB, tectum acoustical panels, and glued on acoustical tile.

Facility Summary

Seattle School District Stevens Northeast Building

D Services		2.2			
Plumbing					
Plumbing Fixtures	2	DCS	03/26/14	Porcelain toilet room fixtures with manual chrome trim. Stainless steel classroom sinks.	
Domestic Water Distribution	2	DCS	03/26/14	Assume water service from Gym Bldg. All of the domestic water piping is copper. Gas-fired DHW heater at mechanical mezzanine.	
Sanitary Waste	2	DCS	03/26/14	Assume cast iron DW&V piping; tested fixtures flush & drain well.	
Rain Water Drainage	2	DCS	03/26/14	Metal gutter & metal downspout to storm.	
Special Plumbing Systems	3	DCS	03/26/14	Small kitchen with residential grade appliances and fixtures in fair condition.	
HVAC					
Energy Supply	2	DCS	03/26/14	Natural gas assumed underground from Gym Bldg up to Daycare Bldg mechanical mezzanine for gas-fired appliance use.	
Cooling Generating Systems	3	DCS	03/26/14	Three (2) split Dx condensing units in partially fenced enclosure north of Daycare play yard. In fair to good condition, but subject to tree debris.	
Distribution Systems	2	DCS	03/26/14	Light commercial gas furnaces with split Dx cooling at attic mezzanine in fair condition; AHU surrounded by excessive combustible material that should be removed ASAP. Ductwork distribution system is galvanized steel; maybe flex duct in ceiling plenum space (not observed).	
Terminal and Package Units	3	DCS	03/26/14	The building is conditioned by gas furnace heat with split Dx cooling; furnaces are located at the mechanical mezzanine.	
Controls and Instrumentation	3	DCS	03/26/14	DDC controls appear extended from the Main Bldg; aging, but functional.	
Special HVAC Systems and Equipment	3	DCS	03/26/14	Kitchen hood; residential. Ceiling fans.	
Fire Protection					
Fire Protection Sprinkler Systems	2	DCS	03/26/14	The building has a complete fire sprinkler system.	
Fire Protection Specialties	3	DCS	03/26/14	Fire extinguishers assumed present, but were not observed - confirm.	
Electrical					
Electrical Service and Distribution	2	DCS	03/26/14	Electrical service consist of an extension of main electrical 277/480volt service from adjacent Main Bldg. 277/480volt service is used for lighting and mechanical equipment (confirm). 120/208volt system is used for convenience outlets and kitchen equipment.	
Lighting and Branch Wiring	2	DCS	03/26/14	Interior lighting is a combination pendant and surface mounted fluorescent light fixtures with T-8 lamps. Branch circuit wiring is copper conductors in rigid metal conduit.	
Communication and Security Systems	2	DCS	03/26/14	Fire alarm systems is an extension of main building system. Fire alarm system devices included smoke detection thru-out, horn/strobes and pull stations at exits. Communication system is an extension of main building system. Security is Radionics with motion detection. CATV distribution is provided. Clock is also present.	
Special Electrical Systems	3	DCS	03/26/14	Exit and emergency egress lighting consist of emergency back up batteries in exit lights and wall mounted egress battery units.	
E Equipment and Furnishings		3.0			
Equipment					
Fixed Furnishings and Equipment	3	JWB	03/26/14	Casework standard plastic laminate. Residential appliances.	

Facility Summary

Seattle School District
Stevens
South Building

Facility Size - Gross	14,274	Construction Type	Light
Year Of Original Construction	2001	Year Of Last Renovation	n/a
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	2.0		
Foundations			
Standard Foundations	2	JWB	03/26/14 Reinforced concrete strip and spread footings.
Slab On Grade	2	JWB	03/26/14 Concrete slab on grade.
B Shell	2.0		
Superstructure			
Floor Construction	2	JWB	03/26/14 Slab on grade, mech. mezzanine pre-engineered wood floor joists.
Roof Construction	2	JWB	03/26/14 Steel trusses and beams with pre-engineered timber trusses. Wood sheathed diaphragm.
Exterior Closure			
Exterior Walls	2	JWB	03/26/14 Wood framed with CMU veneer and fiber cement lap siding.
Exterior Windows	2	JWB	03/26/14 Dual glazed aluminum clad wood windows and aluminum storefront.
Exterior Doors	2	JWB	03/26/14 Painted hollow metal doors in hollow metal frames. Compliant hardware. Overhead sectional doors at south side of building.
Roofing			
Roof Coverings	2	JWB	03/26/14 3 - Tab composition shingle at sloped roofs and single ply membrane at low slope.
Roof Openings	2	JWB	03/26/14 Painted metal roof hatch.

Facility Summary

Seattle School District Stevens South Building

C Interiors

2.0

Interior Construction

Fixed and Moveable Partitions	2	JWB	03/26/14	Fixed partitions are framed stud walls with GWB. Operable partition at gym/cafeteria and music platform.
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Interior Doors	2	JWB	03/26/14	Interior doors are painted wood and painted hollow metal in painted hollow metal frames. Compliant hardware. Stainless steel coiling doors at kitchen. Door frames need paint, <\$5K.
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Specialties	2	JWB	03/26/14	Restroom partitions and accessories.
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Interior Finishes

Wall Finishes	2	JWB	03/26/14	MDF panels in gymnasium, painted GWB and ceramic tile in toilet rooms. Wood panel mural in corridor, FRP in kitchen.
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Floor Finishes	2	JWB	03/26/14	VCT in cafeteria and common spaces, gym is wood athletic floor and kitchen is quarry tile. Ceramic tile in restrooms. Stage has wood floor.
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Ceiling Finishes	2	JWB	03/26/14	Painted GWB, suspended acoustical ceiling tile and tectum panels.
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Facility Summary

Seattle School District Stevens South Building

D Services		2.1			
Plumbing					
Plumbing Fixtures	2	DCS	03/26/14	Standard porcelain restroom fixtures with manual chrome trim.	
Domestic Water Distribution	2	DCS	03/26/14	Four-inch city water campus service entry with RPBP and PRV to 70 psig, then out to loads and other Bldgs. Piping is copper. Two (2) gas-fired DHW heaters, one for toilet rooms (75 mbh) one for kitchen (120 mbh).	
Sanitary Waste	2	DCS	03/26/14	Assume largely CI DW&V.	
Rain Water Drainage	2	DCS	03/26/14	Metal gutter and downspout to storm.	
HVAC					
Energy Supply	2	DCS	03/26/14	Natural gas from PSE rotary meter No. 1164955 with 3,000 cfh capacity; 2 psig supply pressure; no seismic shut-off valve (<\$5K). Gas to boilers at Main Bldg and furnaces at Daycare Bldg.	
Cooling Generating Systems	3	DCS	03/26/14	One (1) air-cooled chiller in fenced yard south of Gym Bldg. Assume chilled water pumps and accessories in adjacent Gym Bldg, but not observed; assume condition is fair to good.	
Distribution Systems	2	DCS	03/26/14	Distribution ductwork is galvanized steel. Hydronic piping is metallic type.	
Terminal and Package Units	2	DCS	03/26/14	The building is conditioned two-pipe AHU (heat only) for Gym, and four-pipe AHU for Commons.	
Controls and Instrumentation	3	DCS	03/26/14	Controls are Siemens Apogee DDC, aging, but functional.	
Special HVAC Systems and Equipment	2	DCS	03/26/14	One Gaylord grease and one heat & moisture at kitchen, but working as warming kitchen only.	
Fire Protection					
Fire Protection Sprinkler Systems	2	DCS	03/26/14	The building has a complete fire sprinkler system.	
Fire Protection Specialties	2	DCS	03/26/14	Fire extinguishers and cabinets.	
Electrical					
Electrical Service and Distribution	2	DCS	03/26/14	Main electrical service is a 400A, 277/480V service with a 400A main breaker. 277/480V distribution is used for 277V lighting and 480V mechanical equipment. 480V to 120/208V step down transformer provides power for convenience outlets.	
Lighting and Branch Wiring	2	DCS	03/26/14	Lighting in gym is pendant mounted HID lighting and remaining spaces have surface and recessed fluorescents with T-8 lamps, both 2x4 and 4x4. Branch wiring is copper conductors in rigid metal conduit.	
Communication and Security Systems	2	DCS	03/26/14	Fire alarm system is an extension of main control panel in main building. Fire alarm devices consisted of smoke detection thru-out, horn/strobes and pull stations at all exits. Communications, clock/speaker is an extension of main control panels in Main Bldg.	
Special Electrical Systems	3	DCS	03/26/14	Emergency exit and egress lighting systems are battery back-up type.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Stevens

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Covered Play								
System: Fire Protection								
Total Cost: \$5,850								
Fire Protection Sprinkler Systems								
Sprinkler piping		2	Exposed piping is excessively rusty for its age; material and/or coating system may not be rated for exposed or unconditioned space application.	Clean, prime, and seal with all weather coating.	1.00	\$5,850.00	lot	\$5,850
Facility: Main Building								
System: Exterior Closure								
Total Cost: \$348,420								
Exterior Walls								
Wood siding		0	Wood siding has water damage and penetration at east facing elevation.	Remove old wood siding, replace with new and paint to match.	3,500.00	\$14.04	SF	\$49,140
Exterior Windows								
Exterior windows		0	Exterior windows are old and in poor condition. The double pane inserts are beginning to fail. The windows are not energy efficient.	Remove windows and replace with modern double pane metal window system.	4,300.00	\$69.60	SF	\$299,280
Facility: Main Building								
System: Plumbing								
Total Cost: \$5,850								
Rain Water Drainage								
Gutters and downspouts		5	Gutters backing-up with debris and PVC downspouts beginning to weather from exposure.	Clean and repair gutters ASAP; schedule long-term replacement of PVC downspouts with metal as they begin to fail.	10.00	\$585.00		\$5,850

Facility Summary

Seattle School District
T.T. Minor
Gym Building

Facility Size - Gross	3,215	Construction Type	Heavy
Year Of Original Construction	1960	Year Of Last Renovation	n/a
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments	
Systems					
A Substructure		3.0			
Foundations					
Standard Foundations		3	JWB	03/04/14	Conventional concrete spread footings.
Slab On Grade		3	JWB	03/04/14	Conventional concrete floor slabs.
B Shell		3.9			
Superstructure					
Roof Construction		3	JWB	03/04/14	Reinforced concrete slab, which is supported by concrete beams and columns.
Exterior Closure					
Exterior Walls		4	JWB	03/04/14	Unreinforced concrete masonry with clay brick veneer. Painted upper wall areas.
Exterior Windows		5	JWB	03/04/14	Exterior windows are corrugated fiberglass panels at top of Gym walls. They are not energy efficient.
Exterior Doors		4	JWB	03/04/14	Exterior doors are hollow metal framed, hollow metal doors and older push bar panic hardware. Doors need patch and re-paint <\$5K.
Roofing					
Roof Coverings		4	JWB	03/04/14	Roofing is built-up type roofing with silver coating top surface. Flashing is painted metal.
Projections		4	JWB	03/04/14	Metal canopy connecting to main building, needs repair and repaint, <\$5K.
C Interiors		3.5			
Interior Finishes					
Wall Finishes		3	JWB	03/04/14	Interior wall finishes are painted CMU.
Floor Finishes		4	JWB	03/04/14	Gym flooring is wood strip flooring.
Ceiling Finishes		3	JWB	03/04/14	Ceiling finishes are Tectum panels.

Facility Summary

Seattle School District T.T. Minor Gym Building

D Services		3.4			
Vertical Transportation					
Elevators and Lifts	4	DCS	03/04/14	Exterior permanent ladder to roof; ladder anchor bolts have pulled loose at top attachment point (<\$5K).	
Plumbing					
Plumbing Fixtures	3	DCS	03/04/14	Two drinking fountains; older but in fair condition.	
Domestic Water Distribution	4	DCS	03/04/14	Assumed poor water quality issues (<\$5K).	
Sanitary Waste	3	DCS	03/04/14	Not observed; no issues reported.	
Rain Water Drainage	4	DCS	03/04/14	Two interior roof drains located near east roof edge; where as a large pond is present in the middle of the roof (<\$5K).	
HVAC					
Energy Supply	3	DCS	03/04/14	Steam & condensate from Main Bldg.	
Distribution Systems	3	DCS	03/04/14	Limited to very short duct and associated GRDs at three mechanical closets. Short runs of steam & condensate piping. Piping, duct and GRD's should be renewed (<\$5K).	
Terminal and Package Units	3	DCS	03/04/14	Two (2) vertical fan coil steam heating make-up air units; one relief air system. Should be refurbished (<\$5K).	
Controls and Instrumentation	4	DCS	03/04/14	Controls are the original pneumatic type; should be replaced with modern DDC system.	
Fire Protection					
Fire Protection Sprinkler Systems	5	DCS	03/04/14	No fire sprinkler for Gym Bldg.	
Fire Protection Specialties	3	DCS	03/04/14	Fire extinguishers in cabinets; no AED (<\$5K).	
Electrical					
Electrical Service and Distribution	3	DCS	03/04/14	Service is to a Square D panel-board from the main building. Panel is in fair condition.	
Lighting and Branch Wiring	3	DCS	03/04/14	Lighting is 1x4 surface mounted fluorescent with wire guards, recently upgraded to T-8 ballasts & lamps, but with old wiring and switching. Few receptacles. Less than \$5K to upgrade wiring, switching, and receptacles.	
Communication and Security Systems	4	DCS	03/04/14	Telephone, fire alarm and PA are all part of the main building systems, and are in poor to fair condition; there is no detection for the FA system, only pull stations and notification (<\$5K).	
Special Electrical Systems	5	DCS	03/04/14	Egress lighting and exit signage are part of the main building feeder tap emergency distribution. Battery backed systems should be installed (<\$5K).	
E Equipment and Furnishings		4.0			
Equipment					
Fixed Furnishings and Equipment	4	JWB	03/04/14	East wall has tall storage cabinets, wood, older, worn. <\$5K	

Facility Summary

Seattle School District
T.T. Minor
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.1		
Site Improvements			
Parking	2	JWB 03/04/14	Asphalt surface with concrete curbs and wheel stops.
Pedestrian Paving	2	JWB 03/04/14	On-site: concrete walks/plaza/stage. Concrete steps with pipe hand rails. Off-site: Perimeter concrete sidewalks.
Site Development	2	JWB 03/04/14	Chain link fencing, concrete retaining walls, concrete seat walls, asphalt hard surface play, soft surface (wood chip) surrounding play structures, grass play field surrounded by cinder walking track. Benches and other furnishing appears fairly new. Rubber play surface tiles at south play area. Ornamental trellis along north play area.
Landscaping	3	JWB 03/04/14	Mostly shrubs, ground cover, and trees.
Site Electrical utilities			
Exterior Lighting	3	DCS 03/04/14	Main building exterior lighting is HID wall-pack, upgraded and in fair condition. Gym building exterior lighting is HID wall-pack, in poor condition (<\$5K).

Facility Summary

Seattle School District
T.T. Minor
Main Building

Facility Size - Gross	49,851	Construction Type	Medium
Year Of Original Construction	1940	Year Of Last Renovation	1967
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	JWB	03/04/14	Conventional concrete spread footings
Slab On Grade	3	JWB	03/04/14	At 1960 - reinforced concrete floor slab above crawl space.
Basements				
Basement Walls	3	JWB	03/04/14	Concrete basement retaining walls at boiler room.
B Shell		3.2		
Superstructure				
Floor Construction	3	JWB	03/04/14	Original construction: wood joist construction with sheathing, which is supported by wood posts and concrete stem wall. 1960: reinforced concrete floor slabs supported by reinforced concrete beams and columns. Floor at custodian office has soft spots, <\$5K.
Roof Construction	3	JWB	03/04/14	Original construction: wood joist construction with sheathing, which are supported by wood beams, posts, and wood framed stud walls. 1960 Reinforced concrete slab which is supported by reinforced concrete beams and columns.
Exterior Closure				
Exterior Walls	3	JWB	03/04/14	Original - wood stud framed walls with clay brick veneer, some wood siding across from Gym. Upper walls around perimeter have recently been painted, areas away from street view need exterior painting.
Exterior Windows	5	JWB	03/04/14	Exterior windows are wood in original building and aluminum single pane in 60's addition. Some of the west and south windows in the original building have been upgraded to double pane but they are beginning to fail. The single pane windows are not energy efficient.
Exterior Doors	5	JWB	03/04/14	Exterior doors are wood framed, wood doors with original hardware in old building. The 60's addition has hollow metal doors, hollow metal frames and original hardware.
Roofing				
Roof Coverings	2	JWB	03/04/14	Roof covering is built - up membrane with silver top coating. Flashing is painted metal.
Roof Openings	2	JWB	03/04/14	Skylights replaced in 2010
Projections	3	JWB	03/04/14	Concrete sun shades along west side of 2-story addition.

Facility Summary

Seattle School District T.T. Minor Main Building

C Interiors		3.9			
Interior Construction					
Fixed and Moveable Partitions	3	JWB	03/04/14	Interior walls are mainly wood stud with GWB surfacing in original building or masonry in 60's addition. The 60's addition has 2 bifold operable walls. Library includes wood framed glass partitions.	
Interior Doors	5	JWB	03/04/14	Interior doors are original wood framed, wood doors with original hardware in most locations. It is not ADA compliant.	
Specialties	5	JWB	03/04/14	Metal lockers in corridors in good condition, Restrooms have original partitions and accessories, need replacement. Display devices in classrooms are original blackboards, <\$5K.	
Staircases					
Stair Construction	3	JWB	03/04/14	Stairs are cast-in-place concrete.	
Stair Finishes	3	JWB	03/04/14	Stairs finishes are cast-in-place treads with metal rails.	
Interior Finishes					
Wall Finishes	3	JWB	03/04/14	Interior wall finishes are painted GWB in original building and painted CMU in 60's addition.	
Floor Finishes	5	JWB	03/04/14	Floor finishes are terrazzo at main entry, kitchen and bathroom entries, VAT at the Auditorium, some classrooms in 60's addition and some utility areas, carpet in the Library, offices, LRC and some classrooms, and wood in 2 classrooms. Wood floor at stag	
Ceiling Finishes	4	JWB	03/04/14	Ceilings are Tectum throughout except 12" acoustic in the 60's addition and newer ACT in Library.	

Facility Summary

Seattle School District T.T. Minor Main Building

D Services		3.6			
Vertical Transportation					
Elevators and Lifts	3	DCS	03/04/14	Two-stop Thyssen Krupp 2,100 lb hydraulic elevator installed in 2000. Approximately 1/2-ton manual jib-crane hoist on roof above covered play in good condition.	
Plumbing					
Plumbing Fixtures	4	DCS	03/04/14	Mix of mostly older and some newer fixtures, with similar variety of some older and mostly newer trim. Drinking fountains have point-of-use filters.	
Domestic Water Distribution	4	DCS	03/04/14	Three-inch service from SPU via boiler room riser. Mostly original domestic water piping includes a mix of galvanized steel, and bronze; a few section of copper where repairs have been made; all original piping, except bronze past end of life. DHW from gas-fired tank-type heater in boiler room with circ pump.	
Sanitary Waste	4	DCS	03/04/14	Observed original waste piping is cast iron; the original 1940 work is at end of life.	
Rain Water Drainage	4	DCS	03/04/14	Mostly interior roof drains with no overflow roof drains.	
HVAC					
Energy Supply	3	DCS	03/04/14	Main natural gas to central plant from PSE rotary meter No. 773353 with 5,000 cfh capacity; large piping up and over roof to boiler room. Second gas service to kitchen area from PSE diaphragm meter No. 783090 with 250 cfh capacity; small piping direct into building. An underground fuel oil storage tank may be located outside the boiler room, but this was not confirmed.	
Heat Generating Systems	4	DCS	03/04/14	Two (2) low pressure fire-tube steam boilers; one (1) 1940 FitzGibbons and one (1) American; both with Webster Cyclometric dual-fuel burners (natural gas and fuel oil).	
Cooling Generating Systems	3	DCS	03/04/14	Dedicated cooling system reportedly for MDF with condensing unit (CU) on roof in fair condition.	
Distribution Systems	4	DCS	03/04/14	Steam & condensate distributed to the heating units through steel pipes in crawl and ceiling plenum space. Metallic ductwork for limited number of spaces in fair condition.	
Terminal and Package Units	4	DCS	03/04/14	Corridors and some larger spaces heated by steam radiators. Classrooms heated by classroom unit ventilators.	
Controls and Instrumentation	4	DCS	03/04/14	Control system is mix of electric relay fan (ventilation) control and pneumatic steam (temperature) control.	
Special HVAC Systems and Equipment	3	DCS	03/04/14	Limited to one or two Type 2 heat & moisture hoods in kitchen.	
Fire Protection					
Fire Protection Sprinkler Systems	5	DCS	03/04/14	There are no fire sprinklers in this building.	
Fire Protection Specialties	2	DCS	03/04/14	Newer chemical fire extinguishers in cabinets. AEDs in cabinets with signage.	

Facility Summary

Seattle School District

T.T. Minor

Main Building

Electrical

Electrical Service and Distribution	3	DCS	03/04/14	The electrical service is 800A, 120/208V, yielding 5.6 watts per sq. ft. The majority of the electrical distribution system was upgraded at unknown, but recent date, and is in good condition. But some older panels are in poor to fair condition.
Lighting and Branch Wiring	3	DCS	03/04/14	Most of the lighting is 1x4, 2 lamp T-8 fluorescent, in fair to good condition. Branch circuiting was upgraded in 1988, and again in 2001 in good condition; except original switching devices and wiring.
Communication and Security Systems	3	DCS	03/04/14	PA, voice data, CCTV and clock/bell systems are all recent upgrades with no deficiencies noted. EST3 fire alarm system, but with no smoke detectors; pull-boxes and notification devices only. Bosch security system recently installed including card-key access and single technology motion detection.
Special Electrical Systems	5	DCS	03/04/14	Exit signs and egress lighting is supplied by a feeder tap ahead of the main. Stage lighting system has failed; temporary lighting is being used (<\$5K).

E Equipment and Furnishings	5.0
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Equipment

Fixed Furnishings and Equipment	5	JWB	03/04/14	Casework and Library shelving are wood type casework. Counter tops are either Formica or linoleum, most are outdated and need replacement. Stage curtain is showing wear, some windows includes blinds/ shades.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: T.T. Minor

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Gym Building System: Exterior ClosureTotal Cost: \$89,088								
Exterior Windows								
Exterior windows		0	Corrugated fiberglass panels at upper Gym walls are not energy efficient.	Remove corrugated fiberglass panels at upper Gym walls and replace with double pane metal window system.	1,280.00	\$69.60	SF	\$89,088
Facility: Gym Building System: RoofingTotal Cost: \$33,854								
Roof Coverings								
Roofing	5	1	Built up roofing is near end of useful life.	Remove and replace roofing with new roofing.	3,215.00	\$10.53	sf	\$33,854
Facility: Gym Building System: Interior FinishesTotal Cost: \$25,984								
Floor Finishes								
Wood floor		3	Gym wood floor is beginning to show signs of deterioration. It is dark and dirty and beginning to cup in some areas.	Sand and refinish wood floor.	3,200.00	\$8.12	SF	\$25,984
Facility: Gym Building System: HVACTotal Cost: \$17,400								
Distribution Systems								
Air handling unit		5	The two fan coils are near end of life, but functioning.	Refurbish handling units.	2.00	\$5,800.00	EA	\$11,600
Controls and Instrumentation								
Pneumatic controls		3	The pneumatic control system is antiquated and near the end of its life span.	Install a low voltage electronic control system.	10.00	\$580.00	PTS	\$5,800
Facility: Gym Building System: Fire ProtectionTotal Cost: \$26,331								
Fire Protection Sprinkler Systems								
Fire service, riser, piping, and heads		0	No fire sprinkler system.	Provide fire sprinkler.	3,215.00	\$8.19	sf	\$26,331

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: T.T. Minor

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Gym Building System: Electrical Total Cost: \$4,640								
Special Electrical Systems								
Egress lighting and exit signs.		0	No battery packs for exits or egress lighting.	Add battery packs and battery exit signs.	1.00	\$4,640.00	LOT	\$4,640
Facility: Gym Building System: Equipment Total Cost: \$26,325								
Fixed Furnishings and Equipment								
Casework	5	5	Tall cabinets are wood and in poor condition.	Remove and replace with modern cabinets.	75.00	\$351.00	If	\$26,325
Facility: Infrastructure System: Site Improvements Total Cost: \$10,440								
Pedestrian Paving								
Concrete		4	Some areas of perimeter sidewalks are cracked with some displaced panels.	Remove and replaced damaged sidewalks. Eliminate displaced pond problems.	1,500.00	\$6.96	SF	\$10,440
Facility: Main Building System: Exterior Closure Total Cost: \$373,789								
Exterior Walls								
Paint		1	Painted wall surfaces are worn and peeling at upper wall areas above roof and at parapets, away from street view.	Scape and repaint all exterior walls	25,000.00	\$2.34	SF	\$58,500
Wood siding		0	Wood siding has water damage and penetration	Remove old wood siding, replace with new and paint to match.	1,300.00	\$14.01	SF	\$18,213
Exterior Windows								
Windows		2	Exterior windows are old and in poor condition. The double pane inserts are beginning to fail. The windows are not energy efficient.	Remove windows and replace with modern double pane metal window system.	4,000.00	\$69.60	SF	\$278,400
Exterior Doors								
Doors		3	Exterior doors are original and in poor condition. They are not ADA compliant.	Remove doors and replace with modern hollow metal framed, hollow metal doors and ADA compliant hardware.	7.00	\$2,668.00	EA	\$18,676

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: T.T. Minor

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Interior Construction								
Total Cost: \$125,804								
Fixed and Moveable Partitions								
Operable walls		2	Bifold type operable walls are in poor condition. Their surface areas are worn.	Replace bifold type operable walls with new units.	2.00	\$9,280.00	EA	\$18,560
Interior Doors								
Wood doors		1	Interior wood doors are old and in poor condition. They are not ADA compliant.	Remove wood doors and replace with hollow metal frames, solid core wood doors and ADA compliant hardware.	48.00	\$2,088.00	EA	\$100,224
Specialties								
Restroom partitions, accessories		1	Restroom partitions and accessories are old and worn	Replace with new metal partitions, and accessories	1.00	\$7,020.00	LS	\$7,020
Facility: Main Building System: Interior Finishes								
Total Cost: \$449,996								
Floor Finishes								
Flooring		3	VAT, VCT and carpet flooring is old and in poor condition.	Remove flooring and replace with VCT flooring.	46,482.00	\$5.80	SF	\$269,596
Ceiling Finishes								
Tectum panels, 12x12 tiles		4	Ceiling finishes are tectum panels and 12" acoustical tile. Most are old, stained, discolored, worn.	Remove existing tectum panels and 12x12 glue on tiles and replace with new ACT system.	44,000.00	\$4.10	SF	\$180,400
Facility: Main Building System: Plumbing								
Total Cost: \$208,960								
Plumbing Fixtures								
Water closets, urinals, lavatories, sinks, drinking fountains		5	Some fixtures cracked, stained, or damaged, many with marginal trim.	Schedule replacement.	50.00	\$2,340.00	ea	\$117,000
Domestic Water Distribution								
Galvanized pipe		2	Original piping is past useful life resulting in non-potable water without point of use filtration.	Replace with new copper, stainless steel, and/or PEX tubing.	1,000.00	\$58.00	LF	\$58,000
Sanitary Waste								

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: T.T. Minor

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Drain, waste, & vent piping		2	Original 1940 waste piping past end of life; reportedly with tree root damage to east requiring annual service.	Replace or line.	100.00	\$234.00		\$23,400
Rain Water Drainage								
Roof drains and rain leaders		3	Ponding on roof, with attendant roof leaks, many roof drains not close to standing water.	Relocate and/or provide additional roof drains.	6.00	\$1,760.00	ea	\$10,560
Facility: Main Building								
System: HVAC								
Total Cost: \$485,338								
Heat Generating Systems								
Boilers, safeties, and auxiliaries.		2	Boilers at end of life; one working, one failed.	Renew boilers.	2.00	\$29,200.00	ea	\$58,400
Distribution Systems								
Steam & condensate piping		2	Original steam & condensate piping at end of life; with increasing piping leaks.	Inspect, test, and repair or replace steam & condensate piping.	1,000.00	\$58.50		\$58,500
Terminal and Package Units								
Steam radiators and unit ventilators		5	End of life with increasing leaks.	clean, inspect, test, adjust, and repair or replace as needed.	50.00	\$1,170.00	ea	\$58,500
Radiators and unit ventilators		2	Increasing difficulty reported with original 1940 unit ventilators; all other are aging.	Refurbish radiator and classroom unit ventilators.	100.00	\$580.00	SF	\$58,000
Controls and Instrumentation								
Central plant, temperature, and ventilation controls.		3	Old pneumatic and electric relay controls.	Replace with District standard.	53,833.00	\$4.68	ea	\$251,938
Facility: Main Building								
System: Fire Protection								
Total Cost: \$279,369								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There are no fire sprinklers in this building.	Install a complete fire sprinkler system.	48,167.00	\$5.80	SF	\$279,369
Facility: Main Building								
System: Electrical								
Total Cost: \$141,262								
Lighting and Branch Wiring								
Wiring and devices		2	Original or old/obsolete wiring and devices are failing in some locations.	Replace old or obsolete wiring and devices.	53,833.00	\$0.58	sf	\$31,223
Communication and Security Systems								
Fire alarm smoke detectors		0	There are no smoke detectors present.	Add smoke detectors and zoning.	46,482.00	\$0.87	SF	\$40,439

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: T.T. Minor

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Special Electrical Systems								
Egress lighting and exit signs		0	Egress lighting and exit signs are supplied by a feeder tap ahead of the main switchboard, which doesn't provide power in the event of a utility failure.	Provide new battery backed exit signs end egress lighting.	1.00	\$69,600.00	LS	\$69,600
Facility: Main Building								
System: Equipment								
Total Cost: \$104,400								
Fixed Furnishings and Equipment								
Casework		3	Casework and Library shelving are in poor condition.	Remove casework and replace with modern plastic laminate casework.	300.00	\$348.00	LF	\$104,400

Facility Summary

Seattle School District
Thornton Creek
Annex Building

Facility Size - Gross	5,606	Construction Type	Light
Year Of Original Construction	1940	Year Of Last Renovation	1966
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	3.0		
Foundations			
Standard Foundations	3	JWB	03/19/14 Continuous concrete foundation system with crawl space. Foundation vent in stem wall.
Slab On Grade	3	JWB	03/19/14 Standard concrete only at former boiler room.
B Shell	3.7		
Superstructure			
Floor Construction	4	JWB	03/19/14 Wood framed floor with wood floor decking and a crawl space. Some soft spots can be felt in floor, <\$5K for misc. repairs.
Roof Construction	3	JWB	03/19/14 Wood framed roof with wood roof decking.
Exterior Closure			
Exterior Walls	4	JWB	03/19/14 Stud wall construction with wood beveled siding. Double wyth brick wall at former boiler room. Reinsulated crawlspace, attic and walls. (2009) Exterior in need of paint.
Exterior Windows	5	JWB	03/19/14 Exterior windows are original wood with single pane glazing. They are not energy efficient.
Exterior Doors	5	JWB	03/19/14 Exterior doors are a mix of original wood doors, wood frames and original non-compliant hardware. More recent doors hollow metal frames, wood doors and compliant hardware.
Roofing			
Roof Coverings	2	JWB	03/19/14 Roof coverings are 3 - tab. Gutters are metal. Reroofed building. (2009)

Facility Summary

Seattle School District Thornton Creek Annex Building

C Interiors

3.7

Interior Construction

Fixed and Moveable Partitions	3	JWB	03/19/14	Walls are wood stud with GWB surface. IDF room appears to not comply with current building code.
Interior Doors	5	JWB	03/19/14	Interior doors are a mix of original wood doors, wood frames and hardware, and new hollow metal framed, solid core wood doors and ADA hardware.
Specialties	5	JWB	03/19/14	Restroom partitions and accessories are old and outdated, <\$5K.

Interior Finishes

Wall Finishes	3	JWB	03/19/14	Wall finishes are primarily painted GWB.
Floor Finishes	4	JWB	03/19/14	Floor finishes are oak strip in hallway with VCT in other areas and carpet in one classroom. Sheet vinyl in restrooms.
Ceiling Finishes	3	JWB	03/19/14	Ceilings are 12" acoustic in most areas with hard lid GWB in classrooms.

Facility Summary

Seattle School District Thornton Creek Annex Building

D Services		3.1			
Vertical Transportation					
Elevators and Lifts	4	DCS	03/19/14	No attic space or roof access; provide for less than \$5K to facilitate maintenance.	
Plumbing					
Plumbing Fixtures	4	DCS	03/19/14	Old plumbing fixtures with worn trim; but still functional; less than \$5K to replace the small number of fixtures.	
Domestic Water Distribution	4	DCS	03/19/14	All of the domestic water distribution piping is original galvanized type. Newer gas-fired DHW heater in old boiler room.	
Sanitary Waste	3	DCS	03/19/14	Assume CI DW&V - no issues reported.	
Rain Water Drainage	4	DCS	03/19/14	Gutter & DS, largely to grade; some full of organic material, with portions damages; less than \$5K to replace or repair.	
HVAC					
Energy Supply	3	DCS	03/19/14	Natural gas from PSE meter No. 799732 with 250 cfh capacity at east-end. Underground fuel oil storage tank to north, between Annex and Main Bldgs; but no apparent use associated fuel oil (the new furnace and water heater are both gas, not fuel oil).	
Distribution Systems	3	DCS	03/19/14	Appears to be mix of older and newer galvanized sheet metal duct and GRDs with unclear return air paths and performance (<\$5K to test, repair, and optimize).	
Terminal and Package Units	2	DCS	03/19/14	The building is heated by a single zone gas fired furnace connected to a ducted distribution system.	
Controls and Instrumentation	3	DCS	03/19/14	Assume stand-alone programmable t-stat (not directly observed).	
Fire Protection					
Fire Protection Sprinkler Systems	5	DCS	03/19/14	No fire sprinklers.	
Special Fire Protection Systems	3	DCS	03/19/14	Fire extinguisher(s) in fair condition.	
Electrical					
Electrical Service and Distribution	2	DCS	03/19/14	New service in conjunction with adjacent portable power/re-power. Older distribution feeds and panels should be replaced (<\$5K) New main panel in storage closet with access almost completely blocked (<\$5K).	
Lighting and Branch Wiring	3	DCS	03/19/14	Lighting is a mix of older 2x4 lay-in and newer 1x4 surface wrap fixtures; but most with T8 fluorescent regardless. Outlets are generally okay, but should be updated with new branch circuiting and devices; some original 1940's wiring is still present.	
Communication and Security Systems	3	DCS	03/19/14	Fire alarm system was replaced in 2013 along with Main Bldg. Voice/data is in good condition. Security system with motion detection recently installed. IDF in recently created computer labs does not have cooling (<\$5K). No clock system.	
Special Electrical Systems	3	DCS	03/19/14	LED egress lighting recently installed; some with combination Mix of older exit signs and newer combination Exit and mini-bug-eye egress lights. No standby generator.	

Facility Summary

Seattle School District
Thornton Creek
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	3.9		
Site Improvements			
Parking	4	JWB 03/19/14	Asphalt surface with concrete wheel stops.
Pedestrian Paving	3	JWB 03/19/14	Concrete perimeter and on-site walks. Some asphalt walkways. Concrete H/C ramps with steel pipe handrails. Wood ramps at Annex building need repair, <\$5K.
Site Development	4	JWB 03/19/14	Asphalt hard surface play area with 2 back stops and 3 basketball facilities. Grass playfield field with backstops and soccer goals. Good play structure. Concrete and modular block walls. Masonry screen walls.
Landscaping	4	JWB 03/19/14	Grass, shrubs and trees. Some areas of grass are bare.
Site Electrical utilities			
Exterior Lighting	3	DCS 03/19/14	Variety of exterior HID floodlights, incandescent flood lamps, older soffit, and newer fluorescent lighting in fair to good condition, and no issues reported.

Facility Summary

Seattle School District Thornton Creek Main Building

Facility Size - Gross	32,596	Construction Type	Medium
Year Of Original Construction	1961	Year Of Last Renovation	1966
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments	
Systems					
A Substructure		3.0			
Foundations					
Standard Foundations		3	JWB	03/19/14	Continuous concrete foundation system.
Slab On Grade		3	JWB	03/19/14	Standard concrete slab - on - grade.
B Shell		3.3			
Superstructure					
Roof Construction		3	JWB	03/19/14	Tongue and groove wood decking supported by glulam beams supported by wood and steel columns.
Exterior Closure					
Exterior Walls		3	JWB	03/19/14	Masonry infill walls, some with brick veneer and some with plastered painted surface.
Exterior Windows		5	JWB	03/19/14	Exterior windows are aluminum single pane. They are not energy efficient.
Exterior Doors		3	JWB	03/19/14	Exterior doors are wood framed, solid wood doors with mostly non compliant hardware. Replaced door hardware with ADA compliant materials (2009)
Roofing					
Roof Coverings		3	JWB	03/19/14	Roofing system is granular rolled roofing with "Kynar" coated gutters and metal flashing installed in 2002. Soffits are stained and sealed car deck.
Roof Openings		3	JWB	03/19/14	Skylights are dome plastic type. Smoke vents are galvanized metal.
Projections		3	JWB	03/19/14	Steel sun shade at Library. Steel canopy to south classroom wing needs repainting, <\$5K. Wood framed covered play has rust on steel columns, <\$5K.

Facility Summary

Seattle School District Thornton Creek Main Building

C Interiors

3.2

Interior Construction

Fixed and Moveable Partitions	3	JWB	03/19/14	Interior walls are stud with GWB in most areas. Bathrooms have glazed CMU walls. The old Special Education area has operable walls. The Gym and covered play have "Giant CMU block" walls.
Interior Doors	3	JWB	03/19/14	Interior doors are wood framed, wood doors. Installed ADA compliant door hardware. (2009) some classrooms have operable walls. Kitchen has fabric wrapped accordion door at counter in need of replacement, <\$5K.
Specialties	3	JWB	03/19/14	Lockers in corridors in fair condition. Restroom partitions are original wood, accessories are a mix of old and new.

Interior Finishes

Wall Finishes	3	JWB	03/19/14	Interior wall finishes are mainly painted GWB or painted CMU. The Auditorium has 12" acoustical tile on the walls and the Gym has wood wainscot. The bathrooms and kitchen have glazed CMU.
Floor Finishes	4	JWB	03/19/14	Floors are primarily VAT in the classrooms, auditorium, offices and miscellaneous areas. Some classrooms and the Library have carpet. The Gym has a wood floor. Replaced VAT in corridors with VCT. (2009) Ceramic tile in kitchen and restrooms. Stage is VCT.
Ceiling Finishes	3	JWB	03/19/14	Most interior ceilings are 12" acoustical tile. The 1966 addition has hard lid GWB ceilings. Utility areas, the Gym and the covered play areas have plank/card deck ceilings. Kitchen and auditorium both have 12x12 tiles.

Facility Summary

Seattle School District Thornton Creek Main Building

D Services		3.1			
Plumbing					
Plumbing Fixtures	4	DCS	03/19/14	Mostly original 1961 plumbing fixtures, some with newer trim; in poor to fair condition. Porcelain flushing fixtures. Enameled steel classroom sinks. Mostly older drinking fountains with point-of-use filtration in custom stainless steel cabinets. Classroom sink bubblers have filters under the cabinets.	
Domestic Water Distribution	3	DCS	03/19/14	While original galvanized pipe water mains have reportedly been replaced with copper, original galvanized city water service entry was observed at the central plant boiler room; branch lines to fixtures are reportedly mostly original galvanized pipe, with poor taste, except where filtered. DHW from newer boiler room A.O. Smith electric tank-type heater with circ pump.	
Sanitary Waste	3	DCS	03/19/14	Cast iron and galvanized DW&V with no reported issues.	
Rain Water Drainage	4	DCS	03/19/14	Combination of interior original cast iron roof drains and perimeter replaced metal gutters with PVC downspouts to storm.	
HVAC					
Energy Supply	3	DCS	03/19/14	Natural gas from PSE 2 psig meter No. 473289 large diaphragm meter with 2,300 cfh capacity and no seismic valve (<\$5K). Underground fuel oil storage tank adjacent to gas meter to north, outside boiler room.	
Heat Generating Systems	2	DCS	03/19/14	Two new (2009) Aerco Benchmark 2.0 low Knox high-efficiency hot water boilers with single-fuel (gas) burners; capacity unknown. Two (2) new (2009) heating hot water circulation pumps with 5 hp motors on VFDs.	
Cooling Generating Systems	3	DCS	03/19/14	One (1) roof top split Dx condensing unit, assume for MDF (not accessible); the CU is in an air flow restricted roof alcove surrounded by ponded water and organic material; service is needed to avoid premature failure (<\$5K).	
Distribution Systems	3	DCS	03/19/14	Heating water is distributed around the building in insulated steel pipe located primarily in the service tunnels; while central plant piping appears largely new in 2009, tunnel piping appears largely original, with some missing and damaged insulation (<\$5K). Built-up air handling for large spaces; smaller units for corridors; with older galvanized sheet metal duct, generally in fair condition.	
Terminal and Package Units	2	DCS	03/19/14	Classroom are heated by individual classroom unit ventilators with hot water heating coils; mix of mostly new in 2009 and some older/original units. Three new unit ventilators at outside wall of commons. Several hot water cabinet unit heaters and/or convectors in corridors and smaller spaces; plus several unit heaters; all in poor to fair condition (<\$5K to refurbish).	
Controls and Instrumentation	2	DCS	03/19/14	New Siemens DDC system with 2009 HVAC upgrade.	
Special HVAC Systems and Equipment	3	DCS	03/19/14	Original kitchen hood, not rated for grease cooking. No heat & moisture exhaust for scullery/dish-wash area (<\$5K).	
Fire Protection					
Fire Protection Sprinkler Systems	5	DCS	03/19/14	There is no fire protection sprinkler system in this building.	
Fire Protection Specialties	2	DCS	03/19/14	Newer chemical fire extinguishers in older cabinets. AEDs in cabinets in corridors.	

Facility Summary

Seattle School District Thornton Creek Main Building

Electrical

Electrical Service and Distribution	4	DCS	03/19/14	Utility power underground to pad-mounted transformer to north, then underground to small electrical alcove above boiler room, with SCL meter No. 763863. Main switchboard is original Square D 208V/3-phase, 800, yielding just 6.5 watt/sf. The switchboard and panel-boards are original (except the tech upgrade panels) and need to be replaced.
Lighting and Branch Wiring	4	DCS	03/19/14	Original old and worn corridor narrow 4 ft long fluorescent but upgraded to T8 ballast & lamps. Most classroom lighting upgraded to 1x4 T8 fluorescent, in fair condition. Outlets and branch wiring are original, and in poor condition.
Communication and Security Systems	3	DCS	03/19/14	Clock/bell system is older, and should be upgraded. Fire alarm replaced in 2013, but does not include classroom detection. PA system is via the telephone, and was new in 2001. Voice/data system in good condition. Separate original PA system still installed, but operability unknown.
Special Electrical Systems	2	DCS	03/19/14	New LED egress lights in good condition and mix of older and newer Exit signs; some are combination Exit signs with egress lights. No generator.

E Equipment and Furnishings

4.0

Equipment

Fixed Furnishings and Equipment	4	JWB	03/19/14	Casework is wood with Formica countertop. Library shelving is wood. The small kitchen has all stainless steel equipment. Replaced window shades in all classrooms. (2009) auditorium curtains are torn and not functioning. Climbing wall in Gym. Kitchen equipment in fair condition.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Thornton Creek

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
<div>Facility: Annex Building</div> <div>System: Exterior Closure</div> <div>Total Cost: \$56,492</div>								
Exterior Walls								
Paint		0	Exterior walls are peeling and paint is chipping off.	Prep and repaint exterior walls	5,000.00	\$2.32	SF	\$11,600
Exterior Windows								
Wood windows		1	Wood windows are original and in poor condition. They are not energy efficient.	Remove wood windows and replace with modern double pane windows.	300.00	\$69.60	SF	\$20,880
Exterior Doors								
Wood doors		0	Doors are original and in poor condition.	Remove existing frames, doors and hardware and replace with hollow metal frames, hollow metal doors and ADA hardware.	9.00	\$2,668.00	EA	\$24,012
<div>Facility: Annex Building</div> <div>System: Interior Construction</div> <div>Total Cost: \$22,968</div>								
Interior Doors								
Wood doors		2	Doors are in poor condition. Most hardware is not ADA compliant.	Remove doors, frames and hardware and replace with new hollow metal frames, solid core wood doors and modern hardware.	11.00	\$2,088.00	EA	\$22,968
<div>Facility: Annex Building</div> <div>System: Interior Finishes</div> <div>Total Cost: \$29,000</div>								
Floor Finishes								
Flooring		1	Flooring is old and in poor condition.	Remove flooring and replace with VCT flooring.	5,000.00	\$5.80	SF	\$29,000
<div>Facility: Annex Building</div> <div>System: Plumbing</div> <div>Total Cost: \$52,200</div>								
Plumbing Fixtures								
Water closets, lavatories, and sinks		3	Most older plumbing fixtures past useful life and are inefficient.	Replace with new water-efficient fixtures.	10.00	\$2,900.00	EA	\$29,000
Domestic Water Distribution								
Galvanized pipe		3	The old galvanized pipe is at the end of it's life span.	Install new copper piping system.	500.00	\$46.40	LF	\$23,200

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Thornton Creek

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Annex Building System: Fire Protection								
Total Cost: \$30,560								
Fire Protection Sprinkler Systems								
Fire sprinkler		0	Missing from the Annex Bldg.	Install per NFPA 13.	5,224.00	\$5.85	sf	\$30,560
Facility: Annex Building System: Electrical								
Total Cost: \$15,080								
Lighting and Branch Wiring								
Receptacles and branch circuits.		3	Branch wiring is old and near end of useful life.	Replace branch wiring.	5,200.00	\$2.90	SF	\$15,080
Facility: Infrastructure System: Site Improvements								
Total Cost: \$513,039								
Parking								
Asphalt		1	Parking areas are cracked, spalled and exhibit subgrade failure.	Remove and replace asphalt. Restripe and install new wheel stops.	16,000.00	\$5.22	SF	\$83,520
Concrete		0	Concrete paving in service area is cracked and broken.	Remove and replace concrete paving in service area.	3,400.00	\$9.28	SF	\$31,552
Pedestrian Paving								
Concrete		3	Concrete sidewalks are cracked and broken in various areas around the perimeter and on-site.	Remove and replace damaged areas of concrete walks.	1,200.00	\$6.96	SF	\$8,352
Asphalt		2	Asphalt walk between play structure and parking is low with standing water.	Remove and replace walk. Regrade as required to eliminate standing water.	750.00	\$5.22	SF	\$3,915
Site Development								
Chain link fencing		3	Chain link fencing is rusted and in poor condition in many areas.	Remove and replace chain link fencing.	1,000.00	\$29.00	LF	\$29,000
Backstops		2	Backstops in hard surface play are rusted and should be replaced.	Remove and replace backstops.	2.00	\$3,480.00	EA	\$6,960
Backboards		2	Backboards are wood and in poor condition.	Replace backboards and rims.	3.00	\$580.00	EA	\$1,740
Topsoil/Grass		1	Area between play structure and North parking is depressed, bare and has significant ponding.	Import topsoil so that area is mounded instead of depressed. Reseed after grade revision.	12,000.00	\$2.90	SF	\$34,800

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Thornton Creek

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Asphalt		1	All asphalt surfaces in play areas are badly deteriorated, with cracks, potholes, and evidence of subgrade failure.	Remove and replace all asphalt play surfacing. Restripe after replacement.	60,000.00	\$5.22	SF	\$313,200
Facility: Main Building System: Exterior Closure Total Cost: \$348,000								
Exterior Windows								
Metal windows		2	Metal windows are single pane and not energy efficient.	Remove metal windows and replace with modern double pane metal windows system.	5,000.00	\$69.60	SF	\$348,000
Facility: Main Building System: Interior Construction Total Cost: \$17,000								
Specialties								
Restroom partitions, accessories		1	Restroom partitions and accessories are old and worn	Replace with new metal partitions, and accessories	1.00	\$17,000.00	LS	\$17,000
Facility: Main Building System: Interior Finishes Total Cost: \$208,800								
Floor Finishes								
Flooring		5	VAT is original and in poor condition. Gym floor needs resurface.	Remove flooring and replace with VCT.	36,000.00	\$5.80	SF	\$208,800
Facility: Main Building System: Plumbing Total Cost: \$234,393								
Plumbing Fixtures								
Flushing fixtures, lavatories, sinks and drinking fountains		4	Original 1961 fixtures are cracked, chipped, stained, inefficient, and increasingly difficult to maintain sanitary conditions.	Install new water-efficient plumbing fixtures.	50.00	\$2,900.00	EA	\$145,000
Domestic Water Distribution								
Cold & hot water piping; run-outs to fixtures		2	Original galvanized steel piping is corroded with poor taste, color, and pressure.	Replace with copper, stainless steel, and/or PEX tubing.	38,202.00	\$1.76	sf	\$67,236
Rain Water Drainage								
Roof drains; gutters & DSs		2	Corroded and marginally located RDs, plus build-up of organic material at RD pockets; resulting in modest ponding. No ORDs. Metal gutters have standing water, with weeping to varnished wood soffits below; PVC downspouts are short-lived.	Renew RDs; add ORDs; recondition gutters, and replace PVC DSs with metal.	38,202.00	\$0.58	sf	\$22,157

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Thornton Creek

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building								
System: Fire Protection Total Cost: \$212,541								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There is no fire protection sprinkler system in this building.	Install a complete fire sprinkler system.	36,645.00	\$5.80	SF	\$212,541
Facility: Main Building								
System: Electrical Total Cost: \$203,651								
Electrical Service and Distribution								
Electrical distribution		5	Electrical switchboard and panel-boards are original, and past their useful life.	Replace switchboard, panel-boards and feeders.	36,645.00	\$2.90	SF	\$106,271
Lighting and Branch Wiring								
Receptacles and their branch circuits.		3	Devices and branch circuits are original, and past useful life; also insufficient receptacles in some areas.	Replace receptacles and branch circuits, including switching.	36,645.00	\$1.74	SF	\$63,762
Communication and Security Systems								
Clock and bell system		3	Original clock & bell system is obsolete and does not appear to keep correct time at all clocks.	Replace with digital clock & bell system.	38,202.00	\$0.88		\$33,618
Facility: Main Building								
System: Equipment Total Cost: \$98,960								
Fixed Furnishings and Equipment								
Wood casework		2	Wood casework and shelving is original and in poor condition.	Remove wood casework and replace with new plastic laminate casework.	270.00	\$348.00	LF	\$93,960
Window Coverings		0	Window drapes in Auditorium are old and worn	Remove existing and replace with new roller shades	1.00	\$5,000.00	LS	\$5,000

Facility Summary

Seattle School District
Thurgood Marshall
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.7		
Site Improvements			
Parking	2	LKS 02/19/14	Asphalt surface with concrete curbs.
Pedestrian Paving	3	LKS 02/19/14	Concrete walkways and steps.
Site Development	3	LKS 02/19/14	Chain link and ornamental metal fencing, concrete retaining walls, metal benches and tables, asphalt and grass play areas, play equipment surrounded by wood chips and timber curbing, 4 basketball facilities. Asphalt play has longitudinal crack that need t
Landscaping	2	LKS 02/19/14	Grass, shrubs and trees.
Site Electrical utilities			
Exterior Lighting	3	TAL 02/19/14	Exterior lighting is HID wallpack, in good condition.

Facility Summary

Seattle School District
Thurgood Marshall
Main Building

Facility Size - Gross	60,793	Construction Type	Medium
Year Of Original Construction	1991	Year Of Last Renovation	2013
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments	
Systems					
A Substructure		2.0			
Foundations					
Standard Foundations		2	LKS	02/19/14	Standard concrete foundation system.
Slab On Grade		2	LKS	02/19/14	Standard reinforced concrete floor slab.
B Shell		2.6			
Superstructure					
Floor Construction		2	LKS	02/19/14	Steel joist framing system with metal decking and concrete.
Roof Construction		3	LKS	02/19/14	Steel joist framing system and plywood decking
Exterior Closure					
Exterior Walls		2	LKS	02/19/14	Steel posts supporting steel beams with metal stud infill and brick veneer.
Exterior Windows		3	LKS	02/19/14	Exterior windows are modern double pane glazed aluminum window system.
Exterior Doors		3	LKS	02/19/14	Exterior doors are hollow metal framed, hollow metal doors with modern hardware. Alum storefront doors and frames at the Main Entry.
Roofing					
Roof Coverings		5	LKS	02/19/14	Roofing is 3 - tab composition shingle with Kynar coated flashings. It was new in 1991.

Facility Summary

Seattle School District Thurgood Marshall Main Building

C Interiors		3.0			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	02/19/14	Interior walls are metal stud with GWB surface. Operable partition separating the Gym and Cafeteria.	
Interior Doors	3	LKS	02/19/14	Interior doors are hollow metal framed, solid core wood doors with modern ADA hardware.	
Staircases					
Stair Construction	3	LKS	02/19/14	Stairs are metal pan type stair system with concrete treads.	
Stair Finishes	3	LKS	02/19/14	Stair treads are radial rubber finishes with metal hand rails.	
Interior Finishes					
Wall Finishes	3	LKS	02/19/14	Interior wall finishes are metal stud with painted GWB surface. The Cafeteria/Gym and Stage have operable walls. The Gym has a "medite" type wainscot.	
Floor Finishes	3	LKS	02/19/14	Floors are VCT throughout the building except the Library with a carpet floor and the Gym with a wood floor. Replaced carpet in library and offices and replaced stair treads. (2009)	
Ceiling Finishes	3	LKS	02/19/14	Ceiling finishes are ACT throughout the building with hard lid ceilings in utility areas and bathrooms.	
D Services		2.5			
Vertical Transportation					
Elevators and Lifts	2	TAL	02/19/14	The building is served by a 2 - stop hydraulic elevator.	
Plumbing					
Plumbing Fixtures	2	TAL	02/19/14	All fixtures are modern china and stainless steel.	
Domestic Water Distribution	2	TAL	02/19/14	All domestic water piping is copper.	
HVAC					
Heat Generating Systems	2	TAL	02/19/14	A single electric boiler supplements the heat pump hydronic loop.	
Cooling Generating Systems	2	TAL	02/19/14	An evaporative cooling tower supplements the heat pump hydronic loop.	
Distribution Systems	2	TAL	02/19/14	Conditioned air is distributed to classrooms in sheet metal ducts. Conditioned water is supplied to the heat pumps in copper pipes. Installed new exhaust fans in restrooms. (2009)	
Terminal and Package Units	3	TAL	02/19/14	Individual rooms are conditioned by water source heat pumps.	
Controls and Instrumentation	3	TAL	02/19/14	Controls are the modern "DDC" type.	
Fire Protection					
Fire Protection Sprinkler Systems	2	TAL	02/19/14	The building has a complete fire protection sprinkler system.	
Electrical					
Electrical Service and Distribution	3	TAL	02/19/14	Service is 1600A @ 480V, yielding 22 watts per square foot. The distribution equipment is all GE, all in good condition.	
Lighting and Branch Wiring	3	TAL	02/19/14	Lighting is typically 2x4 acrylic lensed recessed troffer all in good condition. Modified stage lighting. (2009)	
Communication and Security Systems	3	TAL	02/19/14	Clock/bell, voice/data and fire alarm are all current technology and all in good condition.	
Special Electrical Systems	4	TAL	02/19/14	Egress and exit signage are all battery backed. Fixtures are nearing the end of useful life.	

Facility Summary

Seattle School District
Thurgood Marshall
Main Building

E Equipment and Furnishings		3.0			
Equipment					
Fixed Furnishings and Equipment		3	TAL	02/19/14	Casework is modern plastic laminate type casework as is Library shelving. Installed new window shades at all windows, auto shades in cafeteria and new drapes at stage. (2009)

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Thurgood Marshall

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements Total Cost: \$87,600								
Pedestrian Paving								
Seal Coat		5	There is a long crack on the asphalt at the playfield. The playfield is also due for a new seal coat	Repair crack and seal asphalt at the hard playfield, and restripe play surface.	30,000.00	\$2.92	SF	\$87,600
Facility: Main Building System: Roofing Total Cost: \$261,000								
Roof Coverings								
3 - Tab roofing		1	3 - Tab roofing is at the end of its usable life. Leaking appear throughout the building staining the ceiling tiles and buckling the wood floor at the gym.	Remove existing roofing and replace with new 3 - tab roofing. Ridge venting maybe required.	45,000.00	\$5.80	SF	\$261,000
Facility: Main Building System: Interior Finishes Total Cost: \$8,190								
Floor Finishes								
Gym wood floor		5	A section of wood floor at the SE corner of the gym has significant damage due to roof leak. The floor at this area is buckled.	Remove and replace damaged floor. Refinish of the entire gym floor and restriping may be required (3000 SF)	500.00	\$16.38	SF	\$8,190
Facility: Main Building System: HVAC Total Cost: \$203,000								
Terminal and Package Units								
Heat pumps		4	The heat pumps are 16 years old and nearing the end of their life span.	Install new heat pump units.	35.00	\$5,800.00	EA	\$203,000
Facility: Main Building System: Electrical Total Cost: \$18,560								
Special Electrical Systems								
Egress and exit signage		4	Fixtures are nearing the end of their useful life.	Replace fixtures.	20.00	\$928.00	EA	\$18,560

Facility Summary

Seattle School District
Van Asselt (old)
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.5		
Site Improvements			
Parking	4	LKS 03/10/14	Asphalt surface at 2 lots (one with concrete wheel stops) and gravel surface at south lot.
Pedestrian Paving	3	LKS 03/10/14	Concrete walks in most areas (minimal asphalt walks) on-site. Concrete steps with pipe hand rails. Concrete perimeter walks along Myrtle St. and Beacon Ave.
Site Development	2	LKS 03/10/14	Chain link fencing and gate, concrete/brick retaining walls, asphalt play surface, synthetic turf play field surrounded by rubberized tracks, play structures surrounded by wood chips contained by concrete and timber curbing.
Landscaping	2	LKS 03/10/14	Grass, shrubs, and tress.
Site Electrical utilities			
Exterior Lighting	3	TAL 03/10/14	Main building exterior lighting is soffit mounted HID surface mount fixtures, in good condition. Original building exterior lighting is HID, and no deficiencies were noted.

Facility Summary

Seattle School District
Van Asselt (old)
Main Building

Facility Size - Gross	58,081	Construction Type	Medium
Year Of Original Construction	1950	Year Of Last Renovation	n/a
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments	
Systems					
A Substructure		3.0			
Foundations					
Standard Foundations		3	LKS	03/10/14	Conventional concrete spread footings.
Slab On Grade		3	LKS	03/10/14	Conventional concrete floor slab.
B Shell		2.8			
Superstructure					
Roof Construction		3	LKS	03/10/14	2x Decking with straight sheathing which is supported by steel beams and columns, as well as, reinforced concrete walls.
Exterior Closure					
Exterior Walls		3	LKS	03/10/14	Consists of reinforced concrete walls and wood framed stud walls with brick veneer.
Exterior Windows		3	LKS	03/10/14	Classroom windows are new double pane glazed metal system. A few offices and entry areas have original single pane metal window system. They are not energy efficient.
Exterior Doors		3	LKS	03/10/14	Exterior doors are mainly storefront frame, solid wood doors with panic hardware.
Roofing					
Roof Coverings		2	LKS	03/10/14	South half of building has new 2007 rolled granular roof covering. North half of building has pea-gravel ballast hot mop roof. Flashings are Kynar type coated metal. Reroofed portion of roof with a 10 yr. roof, 30% left to be reroofed. (2009)
Roof Openings		2	LKS	03/10/14	Translucent (Kalwal type) panel with aluminum frame skylight at RRs.

Facility Summary

Seattle School District Van Asselt (old) Main Building

C Interiors		2.4			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	03/10/14	Interior walls are either wood stud or masonry/concrete construction.	
Interior Doors	2	LKS	03/10/14	Interior doors are original wood frame, wood doors with original hardware. They are not ADA compliant.	
Staircases					
Stair Construction	3	LKS	03/10/14	The one small stair system of eight risers in cast-in-place concrete.	
Stair Finishes	3	LKS	03/10/14	Stair finishes are terrazzo treads and risers with metal rails.	
Interior Finishes					
Wall Finishes	2	LKS	03/10/14	Interior wall finishes are mainly either painted GWB or painted CMU/concrete throughout building. One entry area has brick. The bathrooms are glazed block.	
Floor Finishes	2	LKS	03/10/14	Interior floor finishes are VCT in the halls, Library, Cafeteria and offices, wood in the Gym and stage, carpet in two classrooms and linoleum in eleven classrooms. Utility areas are concrete.	
Ceiling Finishes	2	LKS	03/10/14	Ceilings are 12" acoustic tile throughout building except some utility areas that are hard lid.	
D Services		3.6			
Plumbing					
Plumbing Fixtures	3	TAL	03/10/14	Restroom fixtures are institutional china type lavatories and classroom sinks are enameled iron.	
Domestic Water Distribution	4	TAL	03/10/14	The majority of the water distribution piping is galvanized. Localized piping at restrooms is newer copper pipe.	
HVAC					
Heat Generating Systems	4	TAL	03/10/14	The building is heated by two gas fired steam boilers installed in 1950.	
Distribution Systems	4	TAL	03/10/14	Steam is distributed to the unit ventilators in steel pipes.	
Terminal and Package Units	4	TAL	03/10/14	Individual rooms are heated by classroom unit ventilators.	
Controls and Instrumentation	4	TAL	03/10/14	Controls are mostly the original pneumatic type.	
Fire Protection					
Fire Protection Sprinkler Systems	5	TAL	03/10/14	There are no fire sprinklers in this building.	
Electrical					
Electrical Service and Distribution	3	TAL	03/10/14	The switchboard is 800A @ 208V, yielding 5.4 watts per square foot. The switchboard and panelboards are older, but in fair condition.	
Lighting and Branch Wiring	3	TAL	03/10/14	Lighting is typically 1x4 fluorescent wrap fixtures, in good condition. Some branch wiring and devices were added with the tech upgrade, but some old worn out devices are still in use.	
Communication and Security Systems	3	TAL	03/10/14	Voice/data cabling in 2001, clock/bell system has a Latham clock unit, but the bell system is old. Corridor motion detection is fair condition. Fire alarm has been updated and is in good condition.	
Special Electrical Systems	4	TAL	03/10/14	Egress fixtures and exit signs are both showing age, and are generally in poor condition. Most exit signs not battery backed, but powered by an "x-panel" with feeder tap.	
E Equipment and Furnishings		4.0			
Equipment					
Fixed Furnishings and Equipment	4	TAL	03/10/14	Casework and Library shelving is original wood casework. Most countertops are linoleum.	

Facility Summary

Seattle School District
Van Asselt (old)
Original Wood Building

Facility Size - Gross	14,559	Construction Type	Light
Year Of Original Construction	1907	Year Of Last Renovation	1950
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments	
Systems					
A Substructure		3.0			
Foundations					
Standard Foundations		3	LKS	03/10/14	Conventional concrete spread footings.
Slab On Grade		3	LKS	03/10/14	Conventional concrete floor slab.
Basements					
Basement Walls		3	LKS	03/10/14	Conventional reinforced concrete basement walls.
B Shell		3.7			
Superstructure					
Floor Construction		4	LKS	03/10/14	Wood framed joists with straight sheathing which are supported by wood beams and posts and wood framed bearing stud walls.
Roof Construction		3	LKS	03/10/14	Wood framed joist with straight sheathing, which are supported by wood beams and posts and wood framed bearing stud walls.
Exterior Closure					
Exterior Walls		4	LKS	03/10/14	Wood framed stud walls with wood siding and stucco enhancement areas.
Exterior Windows		4	LKS	03/10/14	Exterior windows are original single pane glazing with wood sash system. They are not energy efficient.
Exterior Doors		5	LKS	03/10/14	Exterior doors are wood framed, wood doors with original door hardware.
Roofing					
Roof Coverings		3	LKS	03/10/14	Roofing is 3 - tab at pitched roof areas and rolled granular at flat areas. It was new in 2003. Flashings are Kynar coated metal. Fascia is painted wood.

Facility Summary

Seattle School District Van Asselt (old) Original Wood Building

C Interiors		4.1			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	03/10/14	Interior walls are mainly wood stud with lath and plaster surface throughout building. The basement utility areas have masonry/concrete walls.	
Interior Doors	4	LKS	03/10/14	Interior doors are original wood framed, wood doors with original hardware. It is not ADA compliant.	
Staircases					
Stair Construction	4	LKS	03/10/14	Stairs are wood framed stair system.	
Stair Finishes	4	LKS	03/10/14	Stair treads are wood and rails are wood.	
Interior Finishes					
Wall Finishes	5	LKS	03/10/14	Interior wall finishes are painted lath and plaster throughout building or painted masonry/concrete in some basement areas.	
Floor Finishes	5	LKS	03/10/14	Floors are wood at upper floors and concrete in basement area. One classroom has a VCT floor.	
Ceiling Finishes	4	LKS	03/10/14	Ceilings are 12" acoustic tile in most areas. Stair and some halls have hard lids.	
D Services		3.1			
Vertical Transportation					
Elevators and Lifts	2	TAL	03/10/14	A 3 - stop hydraulic elevator was installed in 2003.	
Plumbing					
Plumbing Fixtures	3	TAL	03/10/14	Very few china fixtures.	
Domestic Water Distribution	4	TAL	03/10/14	Domestic water piping is very old galvanized type.	
HVAC					
Distribution Systems	4	TAL	03/10/14	Steam from the main building boilers is distributed to the cast iron radiators in steel pipes.	
Terminal and Package Units	4	TAL	03/10/14	Classrooms are heated by steam cast iron radiators.	
Controls and Instrumentation	4	TAL	03/10/14	Controls are very old pneumatic type.	
Fire Protection					
Fire Protection Sprinkler Systems	2	TAL	03/10/14	The building has a complete fire protection sprinkler system.	
Electrical					
Electrical Service and Distribution	2	TAL	03/10/14	The service is a new 400A, subfed from the main building. The switchboard and most panelboards are in very good condition.	
Lighting and Branch Wiring	3	TAL	03/10/14	Lighting is district standard 1x4 wraparounds, in good condition. No branch circuit deficiencies were noted.	
Communication and Security Systems	3	TAL	03/10/14	Communication systems are typically fed from the main building. A local fire alarm panel in the boiler room is in good condition.	
Special Electrical Systems	5	TAL	03/10/14	Some battery packs were noted in standard fixtures. No exit signs were noted.	
E Equipment and Furnishings		4.0			
Equipment					
Fixed Furnishings and Equipment	4	TAL	03/10/14	Casework is original wood style casework.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Van Asselt (old)

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$104,632								
Parking								
Asphalt		2	Asphalt surface are badly cracked and spalled with some potholes. Some wheel stops are displaced.	Remove and replace asphalt including striping and reinstalling wheel stops.	6,000.00	\$5.22	SF	\$31,320
Pedestrian Paving								
Concrete		2	Concrete tripping hazard at top of steps to field, concrete at northeast and southeast entry is badly cracked, perimeter walks along, Myrtle St. and Beacon Ave. are badly cracked with displaced panels, and concrete walks at old building are badly cracked.	Remove and replaced damaged concrete walkways.	5,200.00	\$6.96	SF	\$36,192
Steps		2	Concrete steps at old building entrance are cracked and spalled.	Replace concrete steps at old building entrance.	1.00	\$5,800.00	LS	\$5,800
Site Development								
Asphalt		2	All asphalt play areas are badly deteriorated with significant spalling and many potholes and weed growth.	Remove and replace asphalt pavement.	6,000.00	\$5.22	SF	\$31,320
Facility: Main Building System: Exterior Closure								
Total Cost: \$83,520								
Exterior Windows								
Exterior windows		5	Remaining single pane window system is building original and is not energy efficient.	Remove single pane window system and replace with modern double pane metal system.	1,200.00	\$69.60	SF	\$83,520
Facility: Main Building System: Plumbing								
Total Cost: \$209,960								
Plumbing Fixtures								
Sinks		3	Lavatories and classrooms sinks are very stained and worn.	Install new classroom sinks and restroom lavatories.	28.00	\$2,320.00	EA	\$64,960
Domestic Water Distribution								
Galvanized pipe		3	Galvanized piping is 1950 vintage and past its expected life span.	Install new copper pipe distribution system..	2,500.00	\$58.00	LF	\$145,000

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Van Asselt (old)

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: HVAC Total Cost: \$1,481,941								
Terminal and Package Units								
Unit ventilators		2	The entire heating system is 59 years old and at the end of its expected life span.	Install a modern HVAC system.	55,545.00	\$26.68	SF	#####
Facility: Main Building System: Fire Protection Total Cost: \$322,161								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There are no fire sprinklers in this building.	Install a complete fire protection sprinkler system.	55,545.00	\$5.80	SF	\$322,161
Facility: Main Building System: Electrical Total Cost: \$203,000								
Lighting and Branch Wiring								
Branch circuits and devices		3	Some old branch circuiting and old devices remain, and are past useful life.	Replace selected devices and branch wiring.	1.00	\$87,000.00	LS	\$87,000
Communication and Security Systems								
Clock/bell system		2	Old bell system still in use, past useful life.	Replace clock/bell system with new integrated system.	1.00	\$63,800.00	LS	\$63,800
Special Electrical Systems								
Egress and exit lights		1	Egress and exit signs are old, exits not battery - backed.	Replace with new battery exit signs and egress lights.	1.00	\$52,200.00	LOT	\$52,200
Facility: Main Building System: Equipment Total Cost: \$114,840								
Fixed Furnishings and Equipment								
Casework		5	Casework is original wood casework. It has "dings" and the hardware is beginning to fail. Linoleum countertops in some areas is lifting.	Remove casework and replace with modern plastic laminate type casework and shelving.	330.00	\$348.00	LF	\$114,840

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Van Asselt (old)

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Original Wood Building System: Exterior Closure Total Cost: \$155,208								
Exterior Windows								
Exterior windows		1	Exterior windows are original single pane wood sash in poor condition. They are not fully functional. They are not energy efficient.	Remove original windows and replace with modern double pane metal window system.	2,000.00	\$69.60	SF	\$139,200
Exterior Doors								
Exterior doors		2	Exterior doors are original wood doors. They are in poor condition and not fully functional. They do not have modern ADA/panic hardware.	Remove wood doors and replace with hollow metal framed, hollow metal doors and modern ADA/panic hardware.	6.00	\$2,668.00	EA	\$16,008
Facility: Original Wood Building System: Interior Construction Total Cost: \$54,288								
Interior Doors								
Interior doors		4	Interior wood doors are original, in poor condition. They are "dinged" and hardware is not fully functional. Hardware is not ADA compliant.	Remove doors and replace with modern hollow metal framed, solid core wood doors and ADA compliant hardware.	26.00	\$2,088.00	EA	\$54,288
Facility: Original Wood Building System: Interior Finishes Total Cost: \$81,200								
Floor Finishes								
Flooring		2	Wood flooring is capped, stained, has lost "filling" in some areas and is in need of refinishing.	Sand, fill and refinish wood floors.	10,000.00	\$8.12	SF	\$81,200
Facility: Original Wood Building System: Plumbing Total Cost: \$40,600								
Domestic Water Distribution								
Galvanized pipe		1	Piping and fixtures are very old and past their expected life span.	Install new copper piping system and new fixtures.	10.00	\$4,060.00	EA	\$40,600

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Van Asselt (old)

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Original Wood Building System: HVAC Total Cost: \$400,200								
Terminal and Package Units								
Radiators		1	The majority of the heating system is very old and past its expected life span.	Install a modern "HVAC" system	15,000.00	\$26.68	SF	\$400,200
Facility: Original Wood Building System: Electrical Total Cost: \$18,560								
Special Electrical Systems								
Egress lighting and exit signage.		0	No egress lighting or exit signs presents.	Add combination exit/egress lights.	1.00	\$18,560.00	LS	\$18,560
Facility: Original Wood Building System: Equipment Total Cost: \$41,760								
Fixed Furnishings and Equipment								
Casework		3	Casework is original wood casework in poor condition. It is missing parts and not fully functional.	Remove existing casework and replace with modern plastic laminate casework.	120.00	\$348.00	LF	\$41,760

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Facility Summary

Seattle School District
Van Asselt
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.9		
Site Improvements			
Parking	3	LKS 02/25/14	Asphalt surface with concrete curbs.
Pedestrian Paving	3	LKS 02/25/14	Concrete walkways and plaza areas. Concrete steps with pipe handrails.
Site Development	3	LKS 02/25/14	Chain link and metal fencing, asphalt and turf play areas, concrete retaining and seat walls, softball and baseball backstops, play equipment surrounded by wood chips, basketball standard, large turf football/soccer/baseball field.
Landscaping	3	LKS 02/25/14	Grass, ground cover, shrubs and trees.
Site Electrical utilities			
Exterior Lighting	2	TAL 02/25/14	Exterior lighting is HID wallpack, sconces, and soffit lighting, all in very good condition.

Facility Summary

Seattle School District
Van Asselt
Main Building

Facility Size - Gross	106,370	Construction Type	Medium
Year Of Original Construction	2000	Year Of Last Renovation	2012
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components	Scores	Surveyor/ Date Done	Comments	
Systems				
A Substructure	2.1			
Foundations				
Standard Foundations	2	LKS	02/25/14	Concrete strip and spread footings.
Slab On Grade	2	LKS	02/25/14	Concrete slab on grade.
Basements				
Basement Walls	3	LKS	02/25/14	Concrete retaining walls at lower levels, such as the Gymnasium.
B Shell	2.5			
Superstructure				
Floor Construction	2	LKS	02/25/14	Steel beams, steel columns, and a metal deck with concrete diaphragm.
Roof Construction	2	LKS	02/25/14	Steel beams, steel columns, and bar joists with a metal deck roof diaphragm.
Exterior Closure				
Exterior Walls	3	LKS	02/25/14	Metal studs, concrete, and CMU walls with brick veneer and metal siding.
Exterior Windows	3	LKS	02/25/14	Window system is double pane metal window system with integral blinds.
Exterior Doors	3	LKS	02/25/14	Exterior doors are hollow metal framed, hollow metal doors with modern panic hardware.
Roofing				
Roof Coverings	3	LKS	02/25/14	Portions of roof are standing seam metal pan and other areas are 3 - tab composition shingle. Flashings are Kynar coated metal. Soffits are cementeous board.

Facility Summary

Seattle School District Van Asselt Main Building

C Interiors

3.1

Interior Construction

Fixed and Moveable Partitions	3	LKS	02/25/14	Interior walls are metal stud with GWB surface or CMU/concrete. The Stage has an operable wall.
Interior Doors	3	LKS	02/25/14	Interior doors are hollow metal framed. Utility areas have hollow metal doors. Other areas have solid core wood doors. Hardware is modern ADA compliant hardware.

Staircases

Stair Construction	3	LKS	02/25/14	Stair systems are metal pan with concrete treads.
Stair Finishes	3	LKS	02/25/14	Stair tread surface finish is radial rubber. Rails and balustrades are metal.

Interior Finishes

Wall Finishes	4	LKS	02/25/14	Interior wall finishes are painted GWB or painted masonry/concrete throughout building. Some classroom walls, most hall walls, and a curved entry wall segment have a vinyl wall covering. The Gym has some sound panels on walls.
Floor Finishes	3	LKS	02/25/14	Flooring is VCT at the entry, office, halls, Cafeteria/Stage, Science classrooms and wet classroom areas. Carpet is used at offices, conference rooms, dry classroom areas and Library. Sheet vinyl is used at Nurse's Room. The "Grand Entry Stair" has col
Ceiling Finishes	3	LKS	02/25/14	2x4 Suspended acoustic tile is used at classrooms, some halls, the Cafeteria and offices. The entry expanded hall areas, Lecture Hall, Library and utility areas are hard lid. The Gym has a spray on ceiling. A portion of the Lecture Hall has 12" acoustic

Facility Summary

Seattle School District Van Asselt Main Building

D Services		2.0			
Vertical Transportation					
Elevators and Lifts	2	TAL	02/25/14	The building is served by a 4 - stop hydraulic elevator.	
Plumbing					
Plumbing Fixtures	2	TAL	02/25/14	Restroom fixtures are mostly institutional china type. Classroom sinks and drinking fountains are stainless steel.	
Domestic Water Distribution	2	TAL	02/25/14	All of the domestic water piping is copper.	
HVAC					
Heat Generating Systems	2	TAL	02/25/14	The building is heated by two gas/oil fired hot water boilers.	
Cooling Generating Systems	2	TAL	02/25/14	The building is cooled by two water cooled chillers and one cooling tower.	
Distribution Systems	2	TAL	02/25/14	Heating and cooling water is distributed to the fan coil units in copper pipes. Conditioned air is distributed to the occupied spaces in sheet metal ducts.	
Terminal and Package Units	2	TAL	02/25/14	Individual classrooms and zones are conditioned by 4 - pipe fan coil units.	
Controls and Instrumentation	2	TAL	02/25/14	Controls are the modern "DDC" type.	
Fire Protection					
Fire Protection Sprinkler Systems	2	TAL	02/25/14	The building has a complete fire protection sprinkler system.	
Electrical					
Electrical Service and Distribution	2	TAL	02/25/14	The service is 2000A @ 480V, yielding 15.8 watts per sq. ft. The switchboard, transformers and panelboards are all in excellent condition.	
Lighting and Branch Wiring	2	TAL	02/25/14	Lighting is typically 2x4 parabolic lens recessed fluorescent, in very good condition. Some classes and spaces have pendant and decorative sconces, all in good condition. No branch circuiting deficiencies.	
Communication and Security Systems	2	TAL	02/25/14	Clock/bell/PA is an integrated unit in very good condition. Fire alarm is Notifier, in very good condition. Voice/data system is in very good condition.	
Special Electrical Systems	2	TAL	02/25/14	Exits are battery-backed, egress lighting is a combination of "bugeyes" and integral battery packs in the fixtures.	
E Equipment and Furnishings		3.0			
Equipment					
Fixed Furnishings and Equipment	3	TAL	02/25/14	Casework and Library shelving are modern plastic laminate type casework Science rooms have black epoxy "scientific" countertops.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Van Asselt

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$31,248								
Parking								
Striping		0	Striping in Northwest lot, adjacent to fields, is very worn.	Restripe parking lot.	1.00	\$1,160.00	LS	\$1,160
Paving		5	There is a pothole on the east end of the SW parking lot that has continuous underground water springing up to the surface. Asphalt pavement damage in front of the dumpsters in the receiving area. The concrete sidewalk at the top of the ramp, by the receiving area has a crack about 20 ft long. The sealants between concrete sidewalk or steps and the building walls have peeled off at various locations throughout the site. Mud is accumulating at the low area of the paved playfield south of the gym where the river rocks are. Organic debris are piling up in this area blocking storm water passage to the catch basins. Ivy started to grow on the NW exterior wall.	Open up the pothole area and add about 20 ft of drain-tile with gravels from this area to the catch basin SE of the pothole - Close up and patch the work area. Repair the damaged asphalt pavement in front of the dumpsters. Fill the 20 ft long crack with sealant. Repair all the damaged sealants at the concrete sidewalk or steps, around the perimeter of the building. Re-grade the areas where the river rocks are so these areas will be lower than the surface of the playfield. Clear up all organic debris and re-grade so it will have positive drainage to the closest catch basins. Remove ivy from the property.	1.00	\$12,000.00	LS	\$12,000
Striping		0	Parking stripes are barely visible on the SW parking lot		1.00	\$1,500.00	LS	\$1,500
Pedestrian Paving								
Concrete		1	Large crack in walkway @ top of ADA ramp (S.W. corner of building). Exterior walk above Gymnasium (in area of drainage problem) appears to slope toward building.	Remove and replace concrete walks. Provide greater slope away from building on walkway outside of Gymnasium. This walk will need to be removed to facilitate drainage improvements. (See comments) "Storm Sewer Systems".	1,300.00	\$12.76	SF	\$16,588

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Van Asselt

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Exterior Closure								
Total Cost: \$31,590								
Exterior Windows								
Window glazing		1	3 panels of windows in the Library have water stain inside the glazing due to sealant failure.	Remove and replace stained glazing with new panels. Inspect other panels for possible sealant failure, and apply new sealant.	450.00	\$70.20	SF	\$31,590
Facility: Main Building System: Plumbing								
Total Cost: \$7,020								
Rain Water Drainage								
Fall protection system and gutter/downspout.		0	The roof has individual fall protection hookup points spaced at about 12ft on center without a continuous cable. Downspouts may be clogged and sealants on gutter seams may have failed as well since there is continuous dripping of water from the gutters at a few locations. Rain water leaders do not have clean outs at the bottom.	Install a continuous cable along the fall protection hookup points to make it more practical to use. We believe this will make it easier to maintain the roof and clean the gutters. Clear clogged downspouts, repair any damaged sealants at the gutter seams and provide clean outs at all rain water leaders.	1.00	\$7,020.00	LS	\$7,020

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Facility Summary

Seattle School District
View Ridge
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	3.9		
Site Improvements			
Roadways	4	JWB 03/19/14	Concrete drive on South side of school.
Pedestrian Paving	3	JWB 03/19/14	Concrete walks and steps, with steel pipe rails. Handrails in poor condition.
Site Development	4	JWB 03/19/14	Chain link fencing, asphalt hard surface play areas, backstops, grass play fields with baseball backstop and soccer goals. Newer play chip area is flooded. Recommend installing a drain to playfield, <\$5K.
Landscaping	4	JWB 03/19/14	Grass, shrubs and trees. Grass in many places is bare.
Site Electrical utilities			
Exterior Lighting	3	DCS 03/19/14	Exterior lighting is mix of boxed HID and ceiling-mounted fluorescent wall packs in fair condition.

Facility Summary

Seattle School District View Ridge Main Building

Facility Size - Gross	63,983	Construction Type	Medium
Year Of Original Construction	1947	Year Of Last Renovation	1969
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/		Comments
Systems	Date Done				
A Substructure	3.0				
Foundations					
Standard Foundations	3	JWB	03/19/14	Reinforced concrete spread footing foundation.	
Slab On Grade	3	JWB	03/19/14	Concrete slab on grade.	
Basements					
Basement Walls	3	JWB	03/19/14	Reinforced concrete retaining walls at boiler room.	
B Shell	3.2				
Superstructure					
Floor Construction	3	JWB	03/19/14	Timber posts, beams, and joists with wood sheathed diaphragm. Reinforced concrete walls and timber stud bearing walls.	
Roof Construction	3	JWB	03/19/14	Steel columns and beams, timber columns and beams, with timber joists supporting a wood diaphragm.	
Exterior Closure					
Exterior Walls	3	JWB	03/19/14	Exterior walls are unreinforced masonry, reinforced concrete, and steel columns with metal window system infill. Paint on metal panels below windows fading and worn, trim areas also need paint. Concrete column at westerly covered play has exposed rebar and is cracked, <\$5K.	
Exterior Windows	5	JWB	03/19/14	Exterior windows are steel sash, single pane glazing. They are not energy efficient. Replaced windows at on 3 elevations in 2010	
Exterior Doors	5	JWB	03/19/14	Exterior doors are wood frames, wood doors and non compliant hardware.	
Roofing					
Roof Coverings	3	JWB	03/19/14	Roofing is granular rolled roofing. Flashing is coated metal.	
Roof Openings	2	JWB	03/19/14	Translucent skylights in good condition.	
Projections	3	JWB	03/19/14	Cast concrete overhangs at entries, wood framed covered play areas.	

Facility Summary

Seattle School District View Ridge Main Building

C Interiors

3.9

Interior Construction

Fixed and Moveable Partitions	3	JWB	03/19/14	Interior walls are wood with lath and plaster with brick veneer at some entry and other areas.
Interior Doors	5	JWB	03/19/14	Interior doors are original wood, with wood frame and original non - ADA compliant hardware.
Specialties	3	JWB	03/19/14	Painted all lockers with electro-bond paint. Restroom partitions are a mix of old and new, appears new modifications are for ADA. Accessories are ix of old and new.

Interior Finishes

Wall Finishes	3	JWB	03/19/14	Interior walls are painted concrete or lath and plaster. Brick veneer interiors are unfinished. Ceramic tile at playground entries, restrooms.
Floor Finishes	5	JWB	03/19/14	Gym, Assembly room and some classrooms are wood flooring. The halls and some classrooms are VCT. A few classrooms are carpet. Utility areas are concrete. Restrooms are terrazzo. Library has carpet.
Ceiling Finishes	4	JWB	03/19/14	Ceiling finishes are mainly 12' acoustic tile in most area. The covered play area is wood plank.

Facility Summary

Seattle School District View Ridge Main Building

D Services		3.2			
Plumbing					
Plumbing Fixtures	4	DCS	03/19/14	Restroom fixtures are largely original with somewhat newer trim. Classroom sinks are a mix of older enameled iron type and stainless steel. Original fixtures cracked and stained; inefficient and past useful life.	
Domestic Water Distribution	2	DCS	03/19/14	Newer approximately 4-inch city water service entry at boiler room condensate pit; appears to be large copper pipe with pressure fluctuating widely between 40 and 80 psig, which may be damaging downstream piping, fixtures, and equipment (<\$5K). DHW from newer A.O. Smith electric hot water heater.	
Sanitary Waste	3	DCS	03/19/14	Bell & Spigot cast iron waste, with screwed galvanized drain and vent piping. Bldg DW&V piping appears in fair condition.	
Rain Water Drainage	3	DCS	03/19/14	Cast iron roof drains with scupper overflows at original 1948 construction; same at the two 1960 additions to north and east, but adding piped overflow roof drains. Drains work well despite significant build-up of organic material (<\$5K).	
Special Plumbing Systems	4	DCS	03/19/14	Small sump pump in boiler room condensate pit; appears in need of replacement or service (<\$5K). No grease interceptor for warming kitchen (not required).	
HVAC					
Energy Supply	3	DCS	03/19/14	Old PSE diaphragm gas meter No. 326055 in cage at original south main entry, with pipe over roof to boiler room on north-side; pipe is lightly rusted in spots (<\$5K). Underground fuel oil storage tank north of boiler room.	
Heat Generating Systems	3	DCS	03/19/14	One (1) old (1948 or 1960) Birchfield fire-tube low pressure steam boiler with new Power Flame gas-only burner with 5.2 mmbtuh capacity. Old and failing condensate receiver and pump (<\$5K). Other boiler plant auxiliaries generally in fair condition.	
Distribution Systems	3	DCS	03/19/14	Steam & condensate distributed through insulated black-iron pipe in crawl space; piping appears to have been recently serviced and in fair to good condition. Galvanized sheet metal duct and built-up air handling systems service larger spaces; some not working correctly. Roof hoods are rusted and corroded. Three (3) 1993 York roof top air handling units; appear to be two-pipe with steam heating coils, in fair condition, but needing renewal. Bathroom skylight vents appear uncontrolled - add back-draft dampers (<\$5K).	
Terminal and Package Units	3	DCS	03/19/14	Older 1948 portion of school appears to have steam fin tube or steam convector heat; newer 1960 portion has a mix of mostly older and some newer classroom unit ventilators. Some spaces have steam radiators, convectors, or overhead steam units heaters.	
Controls and Instrumentation	4	DCS	03/19/14	Most controls are original pneumatic, and obsolete with variety of comfort complaints. The boiler plant is controlled by a 1990 Landis & Gyr digital control panel, assumed linked to the District EMCS for remote control & monitoring.	
Special HVAC Systems and Equipment	3	DCS	03/19/14	Old marginal non-grease hood over range; old moisture hood over dishwasher. Both marginal, but reportedly operable.	
Fire Protection					
Fire Protection Sprinkler Systems	5	DCS	03/19/14	Three-inch fire sprinkler riser taps-off the four-inch domestic water service entry, but unclear what space(s) are sprinkled. The vast majority of the school is not sprinkled.	
Fire Protection Specialties	3	DCS	03/19/14	Old pressurized water fire extinguishers in unprotected wall recesses, not in cabinets (<\$5K). Newer AEDs in cabinets.	

Facility Summary

Seattle School District

View Ridge

Main Building

Electrical

Electrical Service and Distribution	4	DCS	03/19/14	SCL power underground to vault under portion of east covered play, then to paper storage room outside wall, where there are four 240V meters: 1) 144564 to 1,000A Trumbull (T) switch to "Lighting", 2) 620873 to 400A T "Main Power", 3) 725907 100A T "Kitchen HW", and 4) 725906 T "Fire Alarm & Exit". These old Trumbull switches in turn supply old feeders, which power old panels throughout. The entire system is antiquated and should be replaced.
Lighting and Branch Wiring	3	DCS	03/19/14	Mix of mostly newer 1x4 ceiling surface mount wrap fluorescent and 1x4 linear fluorescent with T8 ballasts & lamps. But assume most original or old wiring and switches; and generally insufficient receptacles
Communication and Security Systems	3	DCS	03/19/14	NEC PBX is in fair condition, but aging. Fire alarm is in fair condition, corridor security and clock/bell system are all fair conditions. All 2001 technology upgrade equipment beginning to age; but still functional. Increasing need for modern approach to lock-down security; further study suggested (<\$5K for study).
Special Electrical Systems	2	DCS	03/19/14	No diesel generator. Mix of old and new battery-backed egress bug-eyes; newer units are LED typically. Many newer LED Exit signs.

E Equipment and Furnishings

3.0

Equipment

Fixed Furnishings and Equipment	3	JWB	03/19/14	Casework in original areas is original wood casework. Casework in 1969 addition is plastic laminate.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: View Ridge

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$510,052								
Roadways								
Concrete		1	Concrete drive on south side of school is badly cracked and should be replaced to avoid further deterioration.	Remove and replace concrete drive.	5,700.00	\$11.60	SF	\$66,120
Pedestrian Paving								
Concrete walks		2	Concrete walk at southeast entry and at Gym is badly cracked. Other areas have minor cracked and can be repaired by replacing panels.	Remove and replace concrete at southeast entry, and small areas where minor cracks are present.	2,200.00	\$6.96	SF	\$15,312
Pipe rails at stairs		0	All pipe rails at stairs are showing rust.	Clean and paint all rails at stairs.	1.00	\$5,800.00	LS	\$5,800
Site Development								
Asphalt		1	Asphalt hard surface play area on west side is badly cracked and very uneven. This is an indication of poor subgrade.	Remove and replace asphalt hard surface play area west of school.	42,000.00	\$5.22	SF	\$219,240
Asphalt overlay		1	Asphalt play areas on north and northeast side of building have some cracks and minor alligating. Overlay is recommended.	Grind and overlay asphalt play areas. Some repair may be needed prior to overlay.	64,000.00	\$2.90	SF	\$185,600
Chain link fencing		0	Various areas of fencing are rusted and should be replaced. Some support bars are damaged.	Replace chain link fence fabric that is rusted.	500.00	\$29.00	LF	\$14,500
Landscaping								
Grass		2	Many areas of grass around building, and in field are bare due to use.	Reseed all bare grass areas.	2,000.00	\$1.74	SF	\$3,480
Facility: Main Building System: Exterior Closure								
Total Cost: \$492,940								
Exterior Walls								
Exterior Paint		2	Exterior paint at metal panels, soffits and trim is faded, peeling and worn.	Prep and repaint exterior walls where painted surfaces occur	55,000.00	\$2.34	SF	\$128,700
Exterior Windows								
Steel windows		2	Windows are not energy efficient.	Remove windows and replace with modern double pane energy efficient windows.	4,300.00	\$69.60	sf	\$299,280
Exterior Doors								
Wood doors		2	Wood doors are original and in poor condition.	Remove existing wood doors and frames and replace with hollow metal frames, hollow metal doors and modern ADA hardware.	14.00	\$4,640.00	PAIR	\$64,960

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: View Ridge

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Interior Construction								
Total Cost: \$31,320								
Interior Doors								
Wood doors		4	Wood door hardware is not ADA compliant.	Remove wood door hardware and replace with ADA compliant locksets.	60.00	\$522.00	EA	\$31,320
Facility: Main Building System: Interior Finishes								
Total Cost: \$299,620								
Floor Finishes								
Wood flooring		5	Wood floors are in need of refinishing.	Sand and refinish wood floors. Restripe as necessary.	11,000.00	\$8.12	SF	\$89,320
Linoleum floors		2	Linoleum floors are old and in poor condition.	Remove linoleum floors and replace with new VCT.	20,000.00	\$5.80	sf	\$116,000
Ceiling Finishes								
Ceiling Tile		4	Corridors, some classrooms and the Gym have old, worn, stained or missing ceiling tiles	Remove 12" tiles and replace with new ceiling tiles	23,000.00	\$4.10	SF	\$94,300
Facility: Main Building System: Plumbing								
Total Cost: \$100,000								
Plumbing Fixtures								
Flushing fixtures, lavatories, classroom sinks, drinking fountains, and other fixtures		5	Original fixtures past useful life; cracked, stained, in-efficient, and increasingly unsanitary.	Replace with new water-efficient fixtures.	50.00	\$2,000.00	ea	\$100,000
Facility: Main Building System: HVAC								
Total Cost: \$585,863								
Distribution Systems								
Built-up air handling units; roof top AHUs; metal roof hoods		2	Portions of some systems do not appear operable, specifically heating coils. Many roof hoods are rusted and corroded. 1993 roof top air handling units in need of service life extension.	Clean, inspect, test, service, and repair or replace as needed.	10.00	\$3,000.00	ea	\$30,000
Terminal and Package Units								
Classroom convectors and unit ventilators		3	Operability of some steam convectors and unit ventilators unclear.	Service or replace as needed.	59,578.00	\$3.48	SF	\$207,331
Controls and Instrumentation								

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: View Ridge

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
HVAC Controls	3	5	Obsolete pneumatic controls, with many occupant comfort complaints.	Replace with District standard DDC system.	59,578.00	\$5.85	sf	\$348,531
Facility: Main Building System: Fire Protection Total Cost: \$345,552								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There are no fire sprinklers in this building.	Install a complete fire protection sprinkler system.	59,578.00	\$5.80	SF	\$345,552
Facility: Main Building System: Electrical Total Cost: \$381,299								
Electrical Service and Distribution								
Electrical service and distribution		3	Service and distribution is old and past its useful life.	Replace service and distribution equipment.	59,578.00	\$3.48	SF	\$207,331
Lighting and Branch Wiring								
Branch wiring and devices (receptacles and switches)		3	Original wiring and devices are obsolete with insufficient receptacles in some areas.	Replace and install additional circuits and receptacles as needed to support current program.	59,578.00	\$2.92	sf	\$173,968
Facility: Main Building System: Equipment Total Cost: \$17,875								
Fixed Furnishings and Equipment								
Window Coverings		1	Some window shades and curtains are older and not functioning.	Remove existing and replace with new roller shades	275.00	\$65.00	EA	\$17,875

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Facility Summary

Seattle School District
Viewlands
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.9		
Site Improvements			
Parking	2	JWB 02/12/14	Asphalt pavement with concrete curbs at small parking/service area on east side of building recently repaved
Pedestrian Paving	4	JWB 02/12/14	Combination of asphalt and concrete walkways, concrete steps with pipe handrails
Site Development	3	JWB 02/12/14	Chain link fencing, concrete retaining walls, asphalt and grassed play areas, play equipment (good) surrounded by wood chips and timber/log containment features.
Landscaping	3	JWB 02/12/14	Grass, shrubs and trees - all need maintenance.
Site Electrical utilities			
Exterior Lighting	2	DCS 02/12/14	Exterior lighting is newer, with many fixtures replaced during the 2010 renovation; however most outside lights are on during daylight hours (<\$5K).

Facility Summary

Seattle School District Viewlands Main Building

Facility Size - Gross	34,675	Construction Type	Medium
Year Of Original Construction	1953	Year Of Last Renovation	2011
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	JWB	02/12/14	Concrete spread footing foundation.
Slab On Grade	3	JWB	02/12/14	Concrete slab on grade.
Basements				
Basement Walls	3	JWB	02/12/14	Concrete retaining walls at boiler room.
B Shell		2.8		
Superstructure				
Roof Construction	3	JWB	02/12/14	Steel beams, timber beams, steel columns, and a wood sheathed diaphragm and unreinforced CMU bearing walls.
Exterior Closure				
Exterior Walls	3	JWB	02/12/14	Unreinforced CMU and reinforced concrete walls with brick veneer and some metal siding.
Exterior Windows	2	JWB	02/12/14	Aluminum framed high efficiency windows
Exterior Doors	2	JWB	02/12/14	Exterior doors are original wood framed, wood doors with newer compliant hardware
Roofing				
Roof Coverings	3	JWB	02/12/14	Roofing is rolled granular roofing with Kynar coated metal. It was replaced in 2004.
Projections	3	JWB	02/12/14	Covered walks connecting access to classrooms, painted wood deck supported by steel columns

Facility Summary

Seattle School District

Viewlands

Main Building

C Interiors

2.2

Interior Construction

Fixed and Moveable Partitions	2	JWB	02/12/14	Walls are mainly concrete cast-in-place or CMU. A few areas have stud walls. All recently repainted in 2011.
Interior Doors	2	JWB	02/12/14	Interior doors are wood framed, wood doors with newer compliant hardware.
Specialties	4	JWB	02/12/14	Restroom partitions in student areas, old, heavy wear hardware is deteriorating, Accessories are outdated and need replacement.

Interior Finishes

Wall Finishes	2	JWB	02/12/14	Wall finishes are primarily painted concrete or painted CMU.
Floor Finishes	2	JWB	02/12/14	Rubberized tile
Ceiling Finishes	2	JWB	02/12/14	Ceiling finishes throughout building are mainly tectum in the classrooms, corridors, offices and Auditorium. Hard lid in utility areas.

Facility Summary

Seattle School District Viewlands Main Building

D Services		2.2			
Plumbing					
Plumbing Fixtures	3	DCS	02/12/14	Restroom fixtures are mostly original porcelain WCs & Us and enameled gang Lavs in poor to fair condition, with some newer trim, mostly in fair condition. Classroom and other sinks are mostly newer stainless steel with chrome trim in good condition.	
Domestic Water Distribution	2	DCS	02/12/14	Most or all original domestic water piping replaced with copper during 2010 renovation. New 2010 Bradford White 399 mbh gas-fired DHW heater. Four-inch city water service with RPBP.	
Sanitary Waste	3	DCS	02/12/14	Mix of original cast iron drain waste & vent (DW&V) piping; some original visible DW&V piping is corroded and cracking; indications of some drainage issues at Boys & Girls and some sinks.	
Rain Water Drainage	3	DCS	02/12/14	Older gutters in poor to fair condition, but with new (2010) painted PVC downspouts with clean-outs to site storm drain system. Some gutters are bent with corroded supports; many are backed-up with debris and standing water accelerating corrosion - clean, seal, corrosion protect and repair & replace as needed (<\$5K).	
Special Plumbing Systems	4	DCS	02/12/14	Newer (2010) point of use grease interceptor in kitchen is problematic; awkward to access, with frequent back-ups (<\$5K). Utilidor under corridors with conveyance piping to small original lift station in partial basement below boiler room. Extensive manually controlled irrigation system with many control valves; appears largely abandoned in place.	
HVAC					
Energy Supply	2	DCS	02/12/14	Newer PSE rotary NG meter with 5,000 cfh capacity and seismic shut-off valve.	
Heat Generating Systems	2	DCS	02/12/14	Two (2) Cleaver Brooks Clearfire high-efficiency boilers installed in 2011 with 2.5 mmbh capacity with associated hot water heating pumps and auxiliaries.	
Cooling Generating Systems	2	DCS	02/12/14	Condensing unit (CU) on roof serving ductless split DX cooling for MDF room.	
Distribution Systems	2	DCS	02/12/14	Heating water piping replaced in 2011 from boiler room fan coil units (FCUs) in each classroom and new perimeter fin tube units (FTUs). One (1) new (2011) hot water heat roof top unit (RTU) which appears to serve the Admin area. Roof top air relief hoods for each classroom, in good condition. Staff reports some odor concerns, especially in staff lounge (may be due to improperly plumbed sink - <\$5K).	
Terminal and Package Units	2	DCS	02/12/14	FTUs in classrooms replaced in 2011 in good condition, but many are blocked by furniture and other material. Hot water unit heaters in some utility spaces. Ceiling fans in most or all classrooms.	
Controls and Instrumentation	2	DCS	02/12/14	Mix of middle-age t-stats in classrooms and new (2010) Siemens DDC main panel in boiler room; DDC appears to interface with District EMCS. Some classrooms running too hot, so staff are opening windows to relieve the heat (<\$5K).	
Fire Protection					
Fire Protection Sprinkler Systems	2	DCS	02/12/14	Fire sprinkler system throughout with FDC SE of service yard.	
Fire Protection Specialties	2	DCS	02/12/14	New fire extinguishers in new cabinets throughout; several AEDs in cabinets in corridors.	

Facility Summary

Seattle School District

Viewlands

Main Building

Electrical

Electrical Service and Distribution	2	DCS	02/12/14	Power from pole at street underground to SCL vault by boiler room; Meter No. 796942. All new main switchboard installed in 2010 is 208V/3-phase Square D rated at 1,600 Amps - a large service for this small gas-heated school with no air conditioning. All new main switchboard installed in 2010 is 208V/3-phase Square D rated at 1,600 Amps - a large service for this small gas-heated school with no air conditioning. All new feeders and Cutler Hammer panels, most or all with TVSS, but no sub-metering. Portables appear sub-fed from the main building system.
Lighting and Branch Wiring	2	DCS	02/12/14	All new in 2010 with low profile ceiling surface mount T-8 light fixtures in most locations including photo-sensor daylighting control.
Communication and Security Systems	2	DCS	02/12/14	Fire alarm is newer Honeywell Notifier in good condition. Security system is Bosch with a mix of older Radionics dual-technology corridor and newer Bosch classroom motion sensors. Newer clock, bell, & PA system. Newer telephone system. All new data MDF, wiring, and devices. Newer sound reinforcement system in most classrooms. New wireless teaching technology in most classrooms.
Special Electrical Systems	2	DCS	02/12/14	Battery backed LED exit signs. Assume egress lighting is from battery backed general light fixtures (no dedicated egress lighting). No standby generator.

E Equipment and Furnishings

3.0

Equipment

Fixed Furnishings and Equipment	3	JWB	02/12/14	Casework is original wood casework and has been refurbished and painted with new countertops. New casework in other locations, staff lounge, offices, Library. Stage curtain in fair condition
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F Special Construction

2.0

Special Construction

Integrated Constr. & Special Constr. S	2	JWB	02/12/14	External walk-in cooler attached to kitchen in good condition
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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Viewlands

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$273,296								
Pedestrian Paving								
Asphalt		2	Asphalt walkways at portables is cracked and displaced due to root intrusion.	Remove and replace asphalt walkways.	800.00	\$5.22	SF	\$4,176
Concrete		2	Concrete walks on south, east and west sides of building are cracked with displaced panels.	Remove and replace concrete walkways.	2,000.00	\$6.96	SF	\$13,920
Site Development								
Grass		3	Grass playfield is very bare with large mud areas and ponding.	Strip, till and reseed field area, including addition of topsoil where required.	90,000.00	\$2.32	SF	\$208,800
Chain link fencing		5	Posts are bent in some areas, fabric is rusted, gates are damaged, and backstops is rusted.	Remove and replace approximately 1400 l.f. of fencing, and replace backstop and gates.	1,400.00	\$29.00	LF	\$40,600
Wood chips		3	Wood chips need replacement and timber/log containment features are rotting.	Replace wood chips and containment features.	1.00	\$5,800.00	LS	\$5,800
Facility: Main Building System: Interior Construction								
Total Cost: \$8,190								
Specialties								
Restroom partitions, accessories		2	Restroom partitions and accessories are old and worn	Replace with new metal partitions, and accessories	1.00	\$8,190.00	LS	\$8,190
Facility: Main Building System: Plumbing								
Total Cost: \$65,963								
Plumbing Fixtures								
Plumbing fixtures - water closets, urinals, & lavatories		5	Original boys & girls room fixtures cracked, chipped, & stained.	Replace with new fixtures.	20.00	\$2,340.00		\$46,800
Sanitary Waste								
Cast iron drain, waste & vent		5	Original DW&V corroding or cracked piping and/or improper modifications resulting in slow draining fixtures and especially system "burp" noises in some areas (specifically staff lounge).	Clean, inspect, test, repair and replace as needed.	33,040.00	\$0.58		\$19,163

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Facility Summary

Seattle School District
Washington
Auto Shop Building

Facility Size - Gross	7,123	Construction Type	Medium
Year Of Original Construction	1970	Year Of Last Renovation	n/a
Facility Use Type	Middle School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	TAL	03/31/14	Conventional concrete spread footings.
Slab On Grade	3	TAL	03/31/14	Conventional concrete floor slab.
B Shell		3.0		
Superstructure				
Floor Construction	3	TAL	03/31/14	Mezzanine floor consists of metal deck with concrete topping, which is supported by masonry bearing walls.
Roof Construction	3	TAL	03/31/14	Pre-fabricated steel building - metal deck that is supported by steel beams, which are supported by steel frames.
Exterior Closure				
Exterior Walls	3	TAL	03/31/14	Corrugated metal panels.
Exterior Windows	3	TAL	03/31/14	Exterior windows are double pane glazing in metal units that are a part of the metal building system.
Exterior Doors	3	TAL	03/31/14	Exterior doors are hollow metal framed, hollow metal doors and modern hardware.
Roofing				
Roof Coverings	3	TAL	03/31/14	Roofing and flashings/gutters/downspouts are Kynar coated metal typical of metal buildings.

Facility Summary

Seattle School District Washington Auto Shop Building

C Interiors		3.0			
Interior Construction					
Fixed and Moveable Partitions	3	TAL	03/31/14	Interior walls are CMU or metal stud with GWB surface at classroom addition.	
Interior Doors	3	LKS	03/31/14	Interior doors are hollow metal framed, hollow metal doors with modern hardware. The classroom addition has a wood door.	
Staircases					
Stair Construction	3	LKS	03/31/14	Stairs are metal pan system with concrete treads.	
Stair Finishes	3	LKS	03/31/14	Stair treads are concrete. Rails are metal.	
Interior Finishes					
Wall Finishes	3	LKS	03/31/14	Wall finishes are either painted GWB, painted CMU or painted metal.	
Floor Finishes	3	LKS	03/31/14	Floors are VCT in offices and in classroom, concrete in the other areas.	
Ceiling Finishes	3	LKS	03/31/14	Ceilings are mostly to structure. The office areas have a concealed spline type suspended acoustic ceiling.	
D Services		3.0			
Plumbing					
Plumbing Fixtures	2	TAL	03/31/14	Modern china type.	
Domestic Water Distribution	2	TAL	03/31/14	Copper water pipe.	
HVAC					
Terminal and Package Units	3	TAL	03/31/14	Gas fired unit heaters.	
Electrical					
Electrical Service and Distribution	4	TAL	03/31/14	The service is 600A @ 208V, yielding 27 watts per sq. ft. The service switchboard is a square D unit, in fair condition (38 years old). The service and distribution equipment should probably be replaced.	
Lighting and Branch Wiring	3	TAL	03/31/14	Lighting is 2 lamp fluorescent shop fixtures, in fair condition. Classroom is 2 lamp strip fixtures, in very good condition.	
Communication and Security Systems	3	TAL	03/31/14	Voice/data, PA, fire alarms are all in good condition, and are extensions of the main building systems.	
Special Electrical Systems	3	TAL	03/31/14	Egress lighting is battery pack bugeyes, and exit signs are battery backed as well.	
E Equipment and Furnishings		3.0			
Equipment					
Fixed Furnishings and Equipment	3	TAL	03/31/14	Casework is modern plastic laminate.	

Facility Summary

Seattle School District
Washington
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/ Date Done	Comments	
G Sitework	3.9			
Site Improvements				
Parking	4	LKS	03/31/14	Asphalt surface with concrete curbs.
Pedestrian Paving	4	LKS	03/31/14	Concrete walks, and concrete steps with pipe handrails.
Site Development	4	LKS	03/31/14	Chain link fencing, concrete retaining walls, asphalt play area with wood backstops and standard basketball installations (3) concrete benches.
Landscaping	3	LKS	03/31/14	Grass, shrubs and trees.
Site Electrical utilities				
Exterior Lighting	4	TAL	03/31/14	Main building exterior lighting is floodlight and pole lights, both in poor condition. Auto shop exterior lighting is HID wallpack, in very good condition.

Facility Summary

Seattle School District
Washington
Main Building

Facility Size - Gross	129,030	Construction Type	Heavy
Year Of Original Construction	1964	Year Of Last Renovation	2010
Facility Use Type	Middle School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	LKS	03/31/14	Conventional concrete spread footing foundations.
Slab On Grade	3	LKS	03/31/14	Conventional concrete floor slab.
Basements				
Basement Walls	3	LKS	03/31/14	Conventional reinforced concrete basement walls.
B Shell		3.3		
Superstructure				
Floor Construction	3	LKS	03/31/14	Consists of pre-cast, pre-tensioned concrete T-beams, which are supported by pre-cast and cast-in-place concrete walls, and reinforced masonry bearing walls.
Roof Construction	3	LKS	03/31/14	Consists of pre-cast, pre-tensioned concrete T-beams, which are supported by pre-cast and cast-in-place concrete walls, and reinforced masonry bearing walls.
Exterior Closure				
Exterior Walls	3	LKS	03/31/14	Pre-cast and cast-in-place concrete walls.
Exterior Windows	5	LKS	03/31/14	Exterior windows are single glazed metal window system. They are not energy efficient.
Exterior Doors	5	LKS	03/31/14	Exterior doors are hollow metal framed, wood doors with original hardware. Some have hollow metal doors.
Roofing				
Roof Coverings	3	LKS	03/31/14	Roof covering are rolled granular with Kynar coated flashings. They were new in 2001 and 2005.

Facility Summary

Seattle School District Washington Main Building

C Interiors		3.2			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	03/31/14	Walls are concrete or CMU.	
Interior Doors	4	LKS	03/31/14	Interior doors are hollow metal framed, solid core wood doors with original hardware. They are not ADA compliant.	
Staircases					
Stair Construction	3	LKS	03/31/14	Stairs are cast-in-place concrete.	
Stair Finishes	4	LKS	03/31/14	Stair treads are cast-in-place concrete with metal nosings.	
Interior Finishes					
Wall Finishes	3	LKS	03/31/14	Wall finishes are mainly painted CMU or painted concrete. Upper classroom walls and Library upper walls are 12" acoustic.	
Floor Finishes	3	LKS	03/31/14	Floors are mainly VCT throughout building. Some utility areas back offices and small classrooms have VAT. Old shop areas have linoleum.	
Ceiling Finishes	3	LKS	03/31/14	Ceilings are mainly either 12" acoustic in halls or painted underside of structure (single T) in most classrooms.	
D Services		3.4			
Vertical Transportation					
Elevators and Lifts	3	TAL	03/31/14	The building is served by a 2 - stop hydraulic elevator.	
Plumbing					
Plumbing Fixtures	3	TAL	03/31/14	Fixtures are mostly original 1964 China type.	
Domestic Water Distribution	2	TAL	03/31/14	The original galvanized water pipe was replaced with copper pipe in 1992.	
HVAC					
Heat Generating Systems	2	TAL	03/31/14	The building is heated by four fairly new gas fired hot water boilers.	
Distribution Systems	4	TAL	03/31/14	Heating hot water is distributed to the unit ventilators in steel pipes.	
Terminal and Package Units	4	TAL	03/31/14	Individual classrooms are heated by unit ventilators.	
Controls and Instrumentation	4	TAL	03/31/14	Controls are the original pneumatic type.	
Fire Protection					
Fire Protection Sprinkler Systems	5	TAL	03/31/14	There is no fire sprinkler system in this building.	
Fire Protection Specialties	2	TAL	03/31/14	Installed an entirely new fire alarm system in 2010	
Electrical					
Electrical Service and Distribution	4	TAL	03/31/14	The service is 1200A @ 480V, yielding 7.3 watts per sq. ft. The entire distribution system, with the exception of the tech upgrade panels, is in poor condition and needs to be replaced.	
Lighting and Branch Wiring	4	TAL	03/31/14	The lighting is fluorescent troffer and original pendants, in very poor condition. Receptacles are very poor (except recent tech upgrade outlets) and need to be replaced.	
Communication and Security Systems	4	TAL	03/31/14	Clock/bell is an old original Simplex unit in very poor condition. Corridor motion detection is poor, and near end of useful life.	
Special Electrical Systems	4	TAL	03/31/14	Corridor egress and exit signage are in poor condition and in need of replacement.	

Facility Summary

Seattle School District
Washington
Main Building

E Equipment and Furnishings		4.0		
Equipment				
Fixed Furnishings and Equipment	4	TAL	03/31/14	Casework is original plastic laminate. Shelving in Library is original plastic laminate type. Bleachers in Gym are old wood style.
Furnishings				
Moveable Furnishings (Capital Funded	4	TAL	03/31/14	

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Washington

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Auto Shop Building System: Electrical Total Cost: \$63,800								
Electrical Service and Distribution								
Electrical service		4	Service is old and past useful life.	Replace distribution system.	1.00	\$63,800.00	LOT	\$63,800
Facility: Infrastructure System: Site Improvements Total Cost: \$766,470								
Parking								
Asphalt		2	All asphalt parking areas are badly cracked, spalled, and have many potholes. All areas are nearing the end of the useful life. Subgrade failure is evident.	Remove and replace all asphalt parking and drive surfaces, including restriping and subgrade repair.	61,000.00	\$5.22	SF	\$318,420
Pedestrian Paving								
Concrete		3	Many concrete walkways throughout the site area badly cracked and broken. Some panels are displaced which create tripping hazards.	Remove and replace all damaged and displaced sidewalks, including entrance driveway cut at dumpster access.	6,000.00	\$6.96	SF	\$41,760
Site Development								
Pipe railings		5	Pipe railings are badly worn and beginning to rust.	Clean and paint all railings.	1.00	\$2,900.00	LS	\$2,900
Asphalt		2	Asphalt surface in play area is badly cracked and has significant weed growth. Subgrade failure is evident in some areas. Potholes exist.	Remove and replace asphalt including subgrade repair and striping.	62,500.00	\$5.22	SF	\$326,250
Backstops		2	Backstops are wood and deteriorated.	Replace backstops.	2.00	\$870.00	EA	\$1,740
Chain link fencing		3	Much of the chain link fencing is badly rusted and has bent and broken supports. Mesh is bent out of place in many areas.	Remove and replace rusted mesh. Repair supports as required.	2,000.00	\$34.80	LF	\$69,600
Landscaping								
Grass		3	Most grass areas are badly worn and compacted.	Till, and topsoil and reseed grass areas.	1.00	\$5,800.00	LS	\$5,800
Facility: Main Building System: Superstructure Total Cost: \$11,600								
Roof Construction								
Concrete		1	Shear and flexural cracking in beam at South lobby for Gym.	Fiber wrap concrete beam.	1.00	\$11,600.00	LS	\$11,600

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Washington

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Exterior ClosureTotal Cost: \$788,800								
Exterior Windows		5	Exterior windows are original single glazed unit. They are not energy efficient and are in poor condition.	Remove metal windows and replace with modern double pane metal window system.	10,000.00	\$69.60	SF	\$696,000
Exterior Doors		4	Exterior doors are old and poor condition. Their hardware is not modern.	Remove doors and replace with modern hollow metal frames and hollow metal doors with modern ADA compliant panic hardware.	20.00	\$4,640.00	PAIR	\$92,800
Facility: Main Building System: Interior ConstructionTotal Cost: \$271,440								
Interior Doors		5	Wood doors are original and in poor condition. Hardware is not ADA compliant.	Remove doors and replace with modern hollow metal frames, solid core wood doors and ADA compliant hardware.	130.00	\$2,088.00	EA	\$271,440
Facility: Main Building System: Interior FinishesTotal Cost: \$23,200								
Floor Finishes		4	VAT/linoleum flooring is old and in poor condition.	Remove VAT/linoleum flooring and replace with VCT.	4,000.00	\$5.80	SF	\$23,200
Facility: Main Building System: HVACTotal Cost: \$3,441,720								
Terminal and Package Units		3	The entire heating system is 45 years old and nearing the end of its expected life span.	Install a modern HVAC system.	129,000.00	\$26.68	SF	#####

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Washington

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Fire Protection								
Total Cost: \$746,831								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There is no fire protection sprinkler system in this building.	Install a complete fire sprinkler system.	128,764.00	\$5.80	SF	\$746,831
Facility: Main Building System: Electrical								
Total Cost: \$1,634,721								
Electrical Service and Distribution								
Electrical distribution system		2	Original distribution system is 44 years old, and past useful life.	Replace distribution system.	128,764.00	\$1.45	SF	\$186,708
Lighting and Branch Wiring								
Lighting system		1	Lighting is 44 years old in 90% of building, and past useful life.	Install a new lighting system.	128,764.00	\$6.38	SF	\$821,514
Branch wiring and devices		1	Original branch wiring and devices are past their useful life. Original receptacles are particularly bad.	Replace branch wiring and devices.	128,764.00	\$2.32	SF	\$298,732
Communication and Security Systems								
Security system		3	Security system is older and nearing end of useful life.	Replace security system.	128,764.00	\$0.88	SF	\$113,312
Clock/bell system		1	Clock/bell system is original and in poor condition.	Replace clock/bell system.	128,764.00	\$1.17	SF	\$150,654
Special Electrical Systems								
Exterior lighting		2	Pole lighting and building mounted floodlights are in poor condition.	Replace exterior lighting.	1.00	\$63,800.00	LS	\$63,800
Facility: Main Building System: Equipment								
Total Cost: \$452,400								
Fixed Furnishings and Equipment								
Casework		1	Casework and Library shelving is old, delaminating and in poor condition.	Remove original casework and replace with modern plastic laminate casework.	900.00	\$348.00	LF	\$313,200
Bleachers		2	Bleachers are old wood style that is damaged and in poor condition.	Remove existing bleachers and replace with modern bleachers approximately \$1,000.00 each.	1,000.00	\$139.20	EA	\$139,200

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Facility Summary

Seattle School District
Wedgwood
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	2.4		
Site Improvements			
Roadways	4	JWB 03/19/14	Asphalt perimeter streets with minimal curbs. Reported sink hole at west drive along west end of classroom wing.
Parking	2	JWB 03/19/14	Asphalt parking area in Northeast corner with concrete curbs and wheel stops. Restriping is warranted.
Pedestrian Paving	4	JWB 03/19/14	Concrete walks and steps on - site, concrete sidewalks with asphalt areas around perimeter.
Site Development	2	JWB 03/19/14	Chain link fencing, concrete and modular block retaining walls, asphalt hard surface play area, play equipment in good condition.
Landscaping	2	JWB 03/19/14	Grass, shrubs and trees in good condition.
Site Electrical utilities			
Exterior Lighting	3	DCS 03/19/14	Exterior lighting is a mix of fluorescent wall packs, HID, and other fixtures, mostly in fair to good condition, except many are on during daylight hours (<\$5K).

Facility Summary

Seattle School District Wedgwood Main Building

Facility Size - Gross	45,419	Construction Type	Medium
Year Of Original Construction	1954	Year Of Last Renovation	2010
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components	Scores	Surveyor/ Date Done	Comments	
Systems				
A Substructure	3.0			
Foundations				
Standard Foundations	3	JWB	03/19/14	Conventional concrete spread footings.
Slab On Grade	3	JWB	03/19/14	Conventional concrete floor slab.
Basements				
Basement Walls	3	JWB	03/19/14	Conventional concrete reinforced basement walls.
B Shell	3.7			
Superstructure				
Floor Construction	3	JWB	03/19/14	Consists of a reinforced concrete slab that is supported by reinforced concrete beams, which are supported by reinforced concrete columns and basement walls. Mezzanine area adjacent to Gym, wood construction.
Roof Construction	3	JWB	03/19/14	Consists of wood joist with sheathing that are supported by wood beams and girders, which are supported by wood posts reinforced concrete beams and reinforced concrete bearing walls.
Exterior Closure				
Exterior Walls	4	JWB	03/19/14	Conventional reinforced concrete walls, with additional reinforced concrete columns at the Gymnasium. The east end wall is flagstone.
Exterior Windows	5	JWB	03/19/14	Replaced some exterior windows in 2010. Remaining windows single pane glazing including clerestory.
Exterior Doors	5	JWB	03/19/14	Exterior doors are wood framed, wood doors and non compliant hardware.
Roofing				
Roof Coverings	5	JWB	03/19/14	Roofing system is granular rolled roofing on flat areas and a 3 - tab composition shingle "lay-over" on pitched areas. Flashings are painted metal. Fascia is painted wood. Roofing in poor condition with multiple leaks.
Roof Openings	4	JWB	03/19/14	Dome type skylights over main corridor.
Projections	4	JWB	03/19/14	Shade eyebrows run the length of classroom windows and are corrugated fiberglass, they are in poor condition. Covered play is steel beam with wood deck in fair condition. Some exterior doors have cast concrete canopies.

Facility Summary

Seattle School District Wedgwood Main Building

C Interiors		3.6			
Interior Construction					
Fixed and Moveable Partitions	3	JWB	03/19/14	Interior walls at upper floors are wood stud and GWB, and cast - in - place concrete at the lower floors in the original areas. Lower floor walls installed at the 1999 work are wood stud and GWB. The entry has some brick veneer.	
Interior Doors	5	JWB	03/19/14	Interior doors are wood framed, wood doors and non compliant hardware. Folding door at Kitchen.	
Specialties	4	JWB	03/19/14	The Stage curtain is heavy fabric. Restroom accessories are mix of old and new, partitions are original metal and worn. Metal lockers in corridors are in fair condition.	
Staircases					
Stair Construction	3	JWB	03/19/14	Stair system is a cast-in-place concrete.	
Stair Finishes	3	JWB	03/19/14	The stairs are cast-in-place concrete with glue on non-skid treads and wood rails.	
Interior Finishes					
Wall Finishes	3	JWB	03/19/14	Interior wall finishes are primarily painted GWB or painted concrete. Most classrooms has 12" acoustic tile on the upper walls. The Gym upper walls are tectum. The Auditorium and Library have 12" acoustic tile at the upper areas.	
Floor Finishes	4	JWB	03/19/14	The halls and the Auditorium are VAT flooring. Some classrooms have VAT in the wet area and new carpet in the remaining area. Kitchen is VAT. The Library is a mix of 2'x2' VCT and carpet. The Gym and stage floor is wood.	
Ceiling Finishes	4	JWB	03/19/14	Ceiling are 12" acoustical in the halls and lower classrooms and the Auditorium. Other areas and upper classrooms are "hard lid" GWB ceilings. The entry has a wood ceiling.	

Facility Summary

Seattle School District Wedgwood Main Building

D Services		3.3			
Vertical Transportation					
Elevators and Lifts	4	DCS	03/19/14	Two-stop hydraulic Kone elevator installed in 1999, but currently with past-due inspection (since 2012) and failed/out of service.	
Plumbing					
Plumbing Fixtures	4	DCS	03/19/14	Mostly original toilet room flushing and lavatory fixtures with mix of older and newer trim. Classroom sinks are mostly stainless steel. Mostly original porcelain non-ADA drinking fountains.	
Domestic Water Distribution	3	DCS	03/19/14	City water service entry at basement boiler room; approx. 2.5-inch with newer copper tubing main. Reportedly most the original galvanized steel pipe has been replaced with copper tubing. Domestic hot water appears to be from a combination of older large (300 to 500 gal) storage tank with immersion steam heater and newer A.O. Smith gas-fired tank-type heater. Any remaining galvanized pipe should be replaced (<\$5K).	
Sanitary Waste	3	DCS	03/19/14	Cast iron waste and galvanized drain and vent piping where observed; with no issues reported.	
Rain Water Drainage	4	DCS	03/19/14	Mostly interior roof drains, with few observed scuppers, and no overflow roof drains. Organic debris built-up, slowing drainage.	
HVAC					
Energy Supply	3	DCS	03/19/14	Natural gas from PSE rotary meter in cage to north, center, outside boiler room; capacity estimated at 5 to 10 kcfh. Underground fuel oil storage tank for dual fuel boiler, outside boiler room.	
Heat Generating Systems	3	DCS	03/19/14	One (1) Birchfield low pressure fire-tube steam boiler with Webster Cyclonetic dual fuel (oil & gas) 6.3 mmbtuh burner; with associated auxiliaries; all in fair to good condition for age.	
Cooling Generating Systems	3	DCS	03/19/14	One split Dx condensing unit (CU) located on roof of east wing; unit appears to be in fair condition and is assumed operable (<\$5K to clean, preserve, and service).	
Distribution Systems	3	DCS	03/19/14	Insulated older steam & condensate piping distributed horizontally via half-height tunnels beginning at boiler room. Insulated older galvanized sheet metal duct supplying minimal ventilation air to classrooms with return air via transfer grills and corridors. Larger built-up air handing system for the auditorium.	
Terminal and Package Units	3	DCS	03/19/14	Classrooms, offices, and library heated by perimeter steam convector units. Entries and certain interior spaces heated by steam cabinet unit heaters. Utility spaces heated by steam unit heaters, and in a few locations electric unit heaters. Many in good condition.	
Controls and Instrumentation	3	DCS	03/19/14	Temperature controls are the original pneumatic type. However the boiler plant is controlled by a 1989 upgrade to Landis & Gyr digital control with connection to the District EMCS.	
Special HVAC Systems and Equipment	3	DCS	03/19/14	Old kitchen hood system is marginal, but acceptable for current warming kitchen function.	
Fire Protection					
Fire Protection Sprinkler Systems	4	DCS	03/19/14	Fire sprinkler system from boiler room only; entire school should be protected per current NFPA 13 requirements.	
Fire Protection Specialties	3	DCS	03/19/14	Old pressurized water fire extinguishers - wall-hung; but inspection tags are current. New AED in cabinet. Cabinets and signage should be provided for extinguishers (<\$5K).	

Facility Summary

Seattle School District Wedgwood Main Building

Electrical

Electrical Service and Distribution	4	DCS	03/19/14	SCL service from pole underground to switchboard in custodian office; the Westinghouse board is 208V/3-phase rated at 800A; too little for the main Bldg plus portable loads. All appear original, under capacity needed, and past useful life.
Lighting and Branch Wiring	3	DCS	03/19/14	Lighting is typically upgraded throughout to T8 fluorescent, and in reasonably good condition. However most branch circuits and many switching devices are original and past useful life.
Communication and Security Systems	3	DCS	03/19/14	Clock/bell and Notifier fire alarm system are newer and in good condition. Voice/data equipment was upgraded in 1999, and is in poor to fair condition, with increasing complaints. PA system is present in fair condition. Newer Bosch security system.
Special Electrical Systems	4	DCS	03/19/14	No standby generator or life/safety UPS. There is no corridor egress lighting apparent; however Exit signs are installed. Radio broadcast equipment and array of antennas on roof, including a large wire-stayed mast about 30 ft high on brick ballasted base.

E Equipment and Furnishings	4.0
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Equipment

Fixed Furnishings and Equipment	4	JWB	03/19/14	Casework is original wood casework with linoleum counter tops. Window sills are mainly wood. Library shelves are wood. Climbing wall in Gym. Window coverings are old and worn.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Wedgwood

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements Total Cost: \$40,484								
Roadways								
Asphalt		1	Asphalt wedge at entry is creating serious ponding at drop-off zone.	Remove asphalt wedge and reshape roadways as necessary to eliminate ponding.	1.00	\$9,280.00	LS	\$9,280
Pedestrian Paving								
Concrete		2	Concrete sidewalk along south and east perimeter, and at south entry, is cracked and broken creating tripping hazards.	Remove and replace concrete sidewalks, and portion of concrete at entry.	2,800.00	\$6.96	SF	\$19,488
Asphalt		1	Asphalt infill area along east side of school is cracked and very uneven.	Remove and replace asphalt infill area.	1,800.00	\$5.22	SF	\$9,396
Site Development								
Wood backboards		2	Wood backboards are deteriorated.	Replace backboards and rims.	4.00	\$580.00	EA	\$2,320
Facility: Main Building System: Exterior Closure Total Cost: \$363,150								
Exterior Walls								
Paint		2	Painted wall surfaces are peeling at some wall areas and below windows.	Scape and repaint exterior walls	3,500.00	\$2.34	SF	\$8,190
Exterior Windows								
Steel windows		5	Steel windows are old and in poor condition. They are not energy efficient.	Remove existing windows and replace with modern double pane metal windows.	4,300.00	\$69.60	sf	\$299,280
Exterior Doors								
Wood doors		2	Wood doors, frames and hardware are original and in poor condition.	Remove wood doors and replace with hollow metal frames, hollow metal doors and modern ADA hardware.	12.00	\$4,640.00	PR	\$55,680
Facility: Main Building System: Roofing Total Cost: \$390,320								
Roof Coverings								
Roofing		0	Roofing has deteriorated and material is showing age and wear.	Remove and replace roofing with new granular roofing	39,000.00	\$9.36	SF	\$365,040
Roof Openings								

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Wedgwood

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Skylights		2	Skylights are old and worn, discolored.	Replace skylights with new	112.00	\$65.00	SF	\$7,280
Projections								
Sunshades		0	Sunshades are worn and fading, wood is worn, fiberglass panels are discolored.	Remove and replace with new metal sunshades	1.00	\$18,000.00	LS	\$18,000
Facility: Main Building System: Interior Construction								
Total Cost: \$126,840								
Interior Doors								
Wood doors		1	Wood doors, wood frames and hardware are original and in poor condition.	Remove wood doors, frames and hardware and replace with modern hollow metal frames, solid core wood doors and modern ADA hardware.	55.00	\$2,088.00	EA	\$114,840
Specialties								
Restroom partitions, accessories		1	Restroom partitions and accessories are old and worn	Replace with new metal partitions, and accessories	1.00	\$12,000.00	LS	\$12,000
Facility: Main Building System: Interior Finishes								
Total Cost: \$307,868								
Floor Finishes								
Wood flooring		3	Wood floor is old and in poor condition.	Remove existing wood flooring and replace with new wood flooring.	3,000.00	\$16.24	SF	\$48,720
VAT floors		3		2010 Replaced VAT tile with VCT in 4 classrooms.	3,800.00	\$6.96	sf	\$26,448
VAT floors		3	The floors are old and in poor condition.	Remove existing flooring and replace with new VCT flooring.	38,000.00	\$5.80	sf	\$220,400
Ceiling Finishes								
Ceiling Tile		2	Corridors have old, worn, stained or missing ceiling tiles	Remove 12" tiles and replace with new ceiling tiles	3,000.00	\$4.10	SF	\$12,300
Facility: Main Building System: Vertical Transportation								
Total Cost: \$9,360								
Elevators and Lifts								
Elevator		0	License expired, and currently failed for unknown reason(s).	Repair as needed; update license.	1.00	\$9,360.00	lot	\$9,360

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Wedgwood

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Plumbing								
Total Cost: \$93,600								
Plumbing Fixtures								
Flushing fixtures		3	Largely original flushing fixtures are past useful life; cracked, stained, damaged and increasingly difficult to maintain in sanitary condition; especially in Boy's toilet rooms.	Replace original flushing fixtures with new high-efficiency type.	30.00	\$2,340.00	ea	\$70,200
Rain Water Drainage								
Roof drains		2	Corroded and poorly located RDs, plus build-up of organic material near many RDs; resulting in excessive ponding.	Repair or replace damaged RDs. Provide new RDs as needed for positive roof drainage. Remove organic matter and preserve underlying materials.	20.00	\$1,170.00	ea	\$23,400
Facility: Main Building System: HVAC								
Total Cost: \$465,593								
Distribution Systems								
Piping & ductwork; and air handling equipment		5	Marginal ventilation in many classrooms and other areas.	Clean, test, adjust, and repair or replace water & air-side equipment, piping, and ductwork, including GRDs.	44,300.00	\$3.51	sf	\$155,493
Terminal and Package Units								
Convectors and cabinet unit heaters		2	Operability of some steam convectors and CUHs unclear.	Clean, test, and repair/replace convectors and CUHs as needed.	44,300.00	\$2.32	SF	\$102,776
Controls and Instrumentation								
Controls		3	Obsolete pneumatic controls.	Upgrade to DDC with full Distract EMCS interface.	44,300.00	\$4.68	sf	\$207,324
Facility: Main Building System: Fire Protection								
Total Cost: \$261,000								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	Fire sprinkler protection is limited to the boiler room; remainder of school is not protected.	Install full fire sprinkler system including wet pipe for conditioned spaces and dry pipe and/or dry heads for unconditioned spaces and canopies.	45,000.00	\$5.80	SF	\$261,000

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Wedgwood

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Electrical								
Total Cost: \$215,892								
Electrical Service and Distribution								
Service switchboard and panels.		3	Switchboard and panel-boards are original and well past their rated life; also under-sized for new loads, especially portables.	Replace switchboard panel boards and feeders; and double capacity if portables remain on the Main Bldg service.	1.00	\$75,400.00	LOT	\$75,400
Lighting and Branch Wiring								
Branch wiring and devices (receptacles and switches)		3	Original wiring and devices obsolete and insufficient for current use.	Replace.	44,300.00	\$2.34	sf	\$103,662
Communication and Security Systems								
Data service		2	Increasing staff complaints regarding slow network speed and inconsistent/intermittent service.	Troubleshoot and repair or upgrade as needed.	44,300.00	\$0.58	sf	\$25,694
Special Electrical Systems								
Egress lighting		0	There is no installed egress lighting.	Install battery type "bug-eyes" in the corridors.	12.00	\$928.00	EA	\$11,136
Facility: Main Building System: Equipment								
Total Cost: \$130,534								
Fixed Furnishings and Equipment								
Wood casework		1	Wood casework is old and in poor condition.	Remove wood casework and replace with modern plastic laminate casework.	315.00	\$348.00	LF	\$109,620
Window Coverings		0	Window coverings old and worn in some locations	Remove existing and replace with new roller shades	275.00	\$76.05	EA	\$20,914

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

Print Date: 07/31/14

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Facility Summary

Seattle School District

West Seattle Elementary (formerly Highpoint)

Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	3.5		
Site Improvements			
Roadways	2	LKS 02/11/14	Asphalt roadway along north side of school, with concrete curb and gutters.
Parking	3	LKS 02/11/14	Asphalt surface with concrete curbs and wheel stops.
Pedestrian Paving	4	LKS 02/11/14	Concrete walks and plaza areas on-site concrete perimeter sidewalks. Concrete steps.
Site Development	4	LKS 02/11/14	Chain link fencing, concrete retaining walls, excellent play equipment and fall protection, turf play area, asphalt hard surface play area, benches.
Landscaping	3	LKS 02/11/14	Grass, shrubs and trees.
Site Electrical utilities			
Exterior Lighting	3	TAL 02/11/14	Exterior lighting is wall mounted shoeboxes and cylinders, in very good condition. Parking lot shoebox pole mounted lights are in good condition.

Facility Summary

Seattle School District

West Seattle Elementary (formerly Highpoint)

Main Building

Facility Size - Gross	50,701	Construction Type	Medium
Year Of Original Construction	1988	Year Of Last Renovation	n/a
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		2.4		
Foundations				
Standard Foundations	2	LKS	02/11/14	Conventional concrete spread footings.
Slab On Grade	3	LKS	02/11/14	Conventional concrete floor slab.
B Shell		2.7		
Superstructure				
Floor Construction	3	LKS	02/11/14	Steel BMS with metal deck concrete topping which are supported by steel columns.
Roof Construction	2	LKS	02/11/14	Steel bar joists with metal deck which are supported by steel beams and columns.
Exterior Closure				
Exterior Walls	3	LKS	02/11/14	Metal studs with brick veneer.
Exterior Windows	3	LKS	02/11/14	Exterior windows are modern double pane metal window system.
Exterior Doors	3	LKS	02/11/14	Exterior doors are hollow metal framed, hollow metal doors and modern panic hardware.
Roofing				
Roof Coverings	2	LKS	02/11/14	Roof covering is 3 - tab composition shingle with Kynar type coated metal flashings. Roof was new in 2007.

Facility Summary

Seattle School District

West Seattle Elementary (formerly Highpoint)

Main Building

C Interiors

3.0

Interior Construction

Fixed and Moveable Partitions	3	LKS	02/11/14	Walls are metal stud with GWB surface throughout building except at Gym/Cafeteria that has CMU walls. The Stage and Gym/Cafeteria have operable walls.
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Interior Doors	3	LKS	02/11/14	Interior doors are hollow metal framed, solid core plastic laminate doors with ADA compliant hardware.
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Staircases

Stair Construction	3	LKS	02/11/14	Stair systems are cast-in-place concrete.
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Stair Finishes	3	LKS	02/11/14	Stair treads are concrete with metal nosings. Rails are metal.
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Interior Finishes

Wall Finishes	3	LKS	02/11/14	Interior wall finishes are painted GWB throughout building except portions of the Gym/Cafeteria that is painted CMU. The Gym/Cafeteria has 12" acoustic tile sound board paneling on some walls.
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Floor Finishes	3	LKS	02/11/14	The floor finishes vary. VCT is used at halls, classroom wet areas, the Cafeteria, and four classrooms. Carpet is used at offices, Library and classroom dry areas. The Kitchen has quarry tile. The Gym has wood floors.
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Ceiling Finishes	3	LKS	02/11/14	Ceilings are hard lid at the entry and utility areas, 12" acoustic tile in the halls, 2x4 suspended acoustic tile at offices and classrooms and to structure at Gym/Cafeteria.
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Facility Summary

Seattle School District West Seattle Elementary (formerly Highpoint) Main Building

D Services		2.5			
Vertical Transportation					
Elevators and Lifts	2	TAL	02/11/14	The building is served by a 2 - stop hydraulic elevator.	
Plumbing					
Plumbing Fixtures	2	TAL	02/11/14	Restroom fixtures are mostly institutional china type. Drinking fountains and classroom sinks are stainless steel.	
Domestic Water Distribution	2	TAL	02/11/14	All of the domestic water piping is copper.	
HVAC					
Heat Generating Systems	2	TAL	02/11/14	A single electric boiler provides supplemental heat to the hydronic heat pump loop.	
Cooling Generating Systems	2	TAL	02/11/14	A single evaporative cooling tower provides supplemental cooling to the hydronic heat pump loop.	
Distribution Systems	2	TAL	02/11/14	Conditioned water is distributed to the heat pumps in steel pipes. Conditioned air is distributed to the classrooms in a combinatoin of sheet metal ducts and fibrous ductboard ducts.	
Terminal and Package Units	3	TAL	02/11/14	Individual rooms are conditioned by water source heat pumps.	
Controls and Instrumentation	2	TAL	02/11/14	Controls are an older version "DDC" that appear to have been upgraded.	
Fire Protection					
Fire Protection Sprinkler Systems	2	TAL	02/11/14	Only the lower floor classroom areas have fire sprinklers.	
Electrical					
Electrical Service and Distribution	3	TAL	02/11/14	The service is 2000A @ 480V, yielding 32.8 watts per sq. ft. The switchboard, panels and transformers are all 20 years old and in good condition.	
Lighting and Branch Wiring	3	TAL	02/11/14	Lighting recessed and surface mount acrylic lensed 2x4 florescent, with metal halide in the lunchroom and gym. All lighting is in good condition, branch devices are in good condition.	
Communication and Security Systems	3	TAL	02/11/14	Fire alarm is Notifier addressable, upgraded in 2007. Clock/bell/PA system is Dukane, and is nearing the end of useful life. Voice/data was upgraded in 2001. Security system is motion detectors in halls and classrooms.	
Special Electrical Systems	4	TAL	02/11/14	Exits are battery type, in fair condition. Egress fixtures are 20 years old, and near end of useful life.	
E Equipment and Furnishings		3.0			
Equipment					
Fixed Furnishings and Equipment	3	TAL	02/11/14	Casework and Library shelving is modern plastic laminate casework with plastic laminate countertops throughout building.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: West Seattle Elementary (formerly Highpoint)

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements Total Cost: \$123,540								
Parking								
Seal coat		4	Asphalt surface is showing signs of wear and striping is worn and dim.	Apply seal coat and restripe parking lot to extend life of asphalt.	22,000.00	\$0.87	SF	\$19,140
Pedestrian Paving								
Concrete		2	Concrete walk and plaza at entry have numerous cracks and settled panels that create tripping conditions. Concrete perimeter sidewalk on west side has extreme root damage and heaving.	Remove and replace damaged concrete walkways.	2,500.00	\$6.96	SF	\$17,400
Site Development								
Turf		2	Turf play area is extremely worn and is in need of restoration.	Strip existing turf, till area and reseed.	50,000.00	\$1.74	SF	\$87,000
Facility: Main Building System: Exterior Closure Total Cost: \$23,400								
Exterior Walls								
Brick Veneer		2	Some exterior brick veneers are stained	Clean and seal brick veneer	1.00	\$23,400.00	LS	\$23,400
Facility: Main Building System: HVAC Total Cost: \$191,400								
Terminal and Package Units								
Heat pumps		1	The water source heat pumps are 21 years old and nearing the end of their life span.	Install new heat pump units.	33.00	\$5,800.00	EA	\$191,400
Facility: Main Building System: Electrical Total Cost: \$111,360								
Communication and Security Systems								
Clock/bell/PA system		2	Old system is nearing end of useful life.	Install new integrated system.	1.00	\$92,800.00	LOT	\$92,800
Special Electrical Systems								
Egress lighting fixtures		2	Fixtures are 20 years old, nearing end of useful life.	Replace egress lighting fixtures.	20.00	\$928.00	EA	\$18,560

Facility Summary

Seattle School District
West Seattle High School
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
G Sitework		2.6		
Site Improvements				
Roadways	2	LKS	02/10/14	Access drives to parking are asphalt surface with concrete curbs.
Parking	2	LKS	02/10/14	Asphalt surface with concrete curbs. Should anticipate needing a seal coat in approximately 5 years.
Pedestrian Paving	2	LKS	02/10/14	Pedestrian paving is concrete with concrete steps, plaza areas, and some brick pavers. Steps have pipe handrails.
Site Development	3	LKS	02/10/14	Chain link and ornamental metal fencing, concrete and C.M.U. walls, concrete seat and planter walls. Concrete walls at original building have some cracks, but appear structurally sound.
Landscaping	3	LKS	02/10/14	Grass, ground cover, shrubs and trees.
Site Electrical utilities				
Exterior Lighting	2	TAL	02/10/14	Exterior lighting is a mix of pole lights and building mounted HID, all are in good condition.

Facility Summary

Seattle School District West Seattle High School Main Building

Facility Size - Gross	208,981	Construction Type	Medium
Year Of Original Construction	1917	Year Of Last Renovation	2002
Facility Use Type	High School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	LKS	02/10/14	Conventional concrete spread footings.
Slab On Grade	3	LKS	02/10/14	Conventional concrete floor slab.
B Shell		3.0		
Superstructure				
Floor Construction	3	LKS	02/10/14	Original: Concrete slab floors which are supported by concrete beams and columns. 2000 Addition: Steel beams with metal deck and concrete topping which are supported by steel columns and reinforced masonry walls.
Roof Construction	3	LKS	02/10/14	Original: Steel trusses with timber decking, which are supported by concrete beams, columns, walls, and unreinforced. 2000 Addition: Steel bar joists with metal decking, which are supported by steel beams and columns.
Exterior Closure				
Exterior Walls	3	LKS	02/10/14	Original: Unreinforced brick walls and concrete walls with brick veneer. 2000 Addition: reinforced masonry walls and metal stud walls with brick veneer.
Exterior Windows	3	LKS	02/10/14	Exterior windows are wood single pane at original building areas and modern double pane metal window system at rest of high school.
Exterior Doors	3	LKS	02/10/14	Doors are hollow metal framed, hollow metal doors with modern panic hardware.
Roofing				
Roof Coverings	3	LKS	02/10/14	Roof coverings are clay tile at original building and standing seam metal pans and PVC roofing at newer areas. Flashings are Kynar type coated metal or original copper type in some locations. Soffits are metal.

Facility Summary

Seattle School District West Seattle High School Main Building

C Interiors

3.3

Interior Construction

Fixed and Moveable Partitions	3	LKS	02/10/14	Interior walls masonry at older areas and metal stud with GWB surface at new areas.
Interior Doors	3	LKS	02/10/14	Doors are hollow metal framed, solid core wood doors with modern ADA compliant hardware.

Staircases

Stair Construction	3	LKS	02/10/14	Stair systems are cast in-place concrete in old areas and metal pan with concrete treads at newer areas.
Stair Finishes	3	LKS	02/10/14	Stair treads are concrete with metal non-skid nosings. Rails and balustrades are metal with wood rails at a few of the older stair systems.

Interior Finishes

Wall Finishes	5	LKS	02/10/14	Interior wall finishes are mainly painted plaster or painted GWB. The entry Library, and Theater have wood panels. The Gym, Library, Theater and Choral Rooms have sound panels and wood panels. The Cafeteria has "Art deco" enhancements.
Floor Finishes	3	LKS	02/10/14	Floors are: concrete at Cafeteria, halls, shops, and entry, carpet at office, most classrooms, Theater, Library and Choral Rooms, VCT at some classrooms, and sheet vinyl at Science Rooms. The Gym has wood floor.
Ceiling Finishes	3	LKS	02/10/14	Ceilings are: 2x4 suspended acoustic tile at offices, classrooms, kitchen and Choral Rooms, to structure at Library, Cafeteria and Gym, hard lid at some entries, weight room, and some small rooms. The halls and Cafeteria areas have wood and 2x2 acoustic ceiling tile.

Facility Summary

Seattle School District West Seattle High School Main Building

D Services		2.0			
Vertical Transportation					
Elevators and Lifts	2	TAL	02/10/14	The building is served by two 2 - stop elevators.	
Plumbing					
Plumbing Fixtures	2	TAL	02/10/14	Restroom fixtures are mostly institutional china type. Classroom sinks, workroom sinks and drinking fountains are stainless steel.	
Domestic Water Distribution	2	TAL	02/10/14	All domestic water piping is copper.	
HVAC					
Heat Generating Systems	2	TAL	02/10/14	The building is heated by two gas/oil fired hot water boilers.	
Cooling Generating Systems	2	TAL	02/10/14	The building is cooled by a water cooled chiller and cooling tower.	
Distribution Systems	2	TAL	02/10/14	Heating and cooling water is distributed to the fan coil units in copper pipes. Conditioned air is distributed to occupied rooms in sheet metal ducts.	
Terminal and Package Units	2	TAL	02/10/14	The various rooms and zones are conditioned by 4 - pipe fan coil units.	
Controls and Instrumentation	2	TAL	02/10/14	The control system is the modern "DDC" type.	
Fire Protection					
Fire Protection Sprinkler Systems	2	TAL	02/10/14	The building has a complete fire protection sprinkler system.	
Electrical					
Electrical Service and Distribution	2	TAL	02/10/14	There are (2) services, (1) 1200A and (1) 3000A, both at 480V, yielding 16.7 watts per square foot. Both switchboards, the transformers and panelboards are in very good condition.	
Lighting and Branch Wiring	2	TAL	02/10/14	Lighting is mostly 2x4 parabolics, with some pendant direct/indirect and a mixture of decorative fixtures. All lighting is in very good condition. No branch circuiting deficiencies were noted.	
Communication and Security Systems	2	TAL	02/10/14	The communications and security systems are all newer and include fire alarm, CATV, CCTV, clock/bell/PA and voice/data systems.	
Special Electrical Systems	2	TAL	02/10/14	Egress lighting is a combination of battery packs in existing fixtures and battery "bugeyes." All exit signs are battery backed, all in good condition.	
E Equipment and Furnishings		3.0			
Equipment					
Fixed Furnishings and Equipment	3	TAL	02/10/14	Casework and Library shelving are modern plastic laminate type casework.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: West Seattle High School

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements Total Cost: \$8,700								
Parking								
Striping		1	Striping in parking lot is mostly non-existent.	Restripe all parking areas to better delineate parking spaces.	1.00	\$4,640.00	LS	\$4,640
Pedestrian Paving								
Concrete		1	Concrete cheek wall at east entry steps to original building is severely cracked and broken.	Remove and replace concrete cheek wall, including handrail.	1.00	\$4,060.00	LS	\$4,060

Facility Summary

Seattle School District
West Woodland
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	3.1		
Site Improvements			
Parking	3	JWB 02/20/14	Asphalt surface with concrete curbs and wheel stops.
Pedestrian Paving	3	JWB 02/20/14	Concrete walks and stairs with steel pipe handrails.
Site Development	3	JWB 02/20/14	Chain link fencing, asphalt hard surface play areas, grassed soccer field, concrete retaining walls, and brick accent surfaces. Northwest hard-court play area was recently resealed and game striped.
Landscaping	4	JWB 02/20/14	Shrubs and trees, with minimal ground cover.
Site Electrical utilities			
Exterior Lighting	3	DCS 02/20/14	Exterior lighting is limited, but no complaints from staff. Original fixture lenses are yellowing, and may be cracked (<\$5K). A few newer fixtures to south near Montessori program and new double portable.

Facility Summary

Seattle School District West Woodland Main Building

Facility Size - Gross	57,474	Construction Type	Medium
Year Of Original Construction	1991	Year Of Last Renovation	2010
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/		Comments
Systems			Date Done		
A Substructure		2.0			
Foundations					
Standard Foundations		2	JWB	02/20/14	Standard reinforced concrete spread flooring foundation.
Slab On Grade		2	JWB	02/20/14	Standard concrete slab on grade.
Basements					
Basement Walls		2	JWB	02/20/14	Reinforced concrete retaining walls at the Northeast portion of the lower floor.
B Shell		2.8			
Superstructure					
Floor Construction		3	JWB	02/20/14	Steel columns, composite steel beams, metal deck with concrete topping diaphragm. Floor area at bottom of main entry stairs showing signs of sagging, needs additional investigation and floor framing repairs, <\$5K.
Roof Construction		2	JWB	02/20/14	Reinforced CMU bearing walls, reinforced concrete walls, steel columns, and steel beams supporting open web steel joist and a metal deck diaphragm.
Exterior Closure					
Exterior Walls		3	JWB	02/20/14	Cold formed steel stud walls with brick veneer and reinforced CMU with brick veneer, exterior soffits, are galvanized metal.
Exterior Windows		2	JWB	02/20/14	Exterior windows are double pane metal operable windows. Window trim is light stained wood that matches the solid core doors.
Exterior Doors		2	JWB	02/20/14	Exterior door system is hollow metal frames, hollow metal doors and modern ADA compliant hardware and closers.
Roofing					
Roof Coverings		5	JWB	02/20/14	Roofing system is a 3-tab composite roof system with fiberglass insulation beneath the deck. Roofing is reportedly scheduled for replacement this year. Gutters and downspouts are galvanized metal. There is some staining by the galvanized gutters at the turrets.
Roof Openings		3	JWB	02/20/14	Smoke vents are galvanized metal.
Projections		2	JWB	02/20/14	Entry canopy is a structural steel canopy with Kalwall roof.

Facility Summary

Seattle School District West Woodland Main Building

C Interiors

2.7

Interior Construction

Fixed and Moveable Partitions	3	JWB	02/20/14	Interior walls are metal stud with GWB surface. Operable walls in MPR/Gym and at stage.
Interior Doors	2	JWB	02/20/14	Interior doors system is hollow metal frame, solid core wood doors and modern lever locksets, compliant hardware. Doors are light stained oak.
Specialties	2	JWB	02/20/14	Restroom partitions are plastic laminate wood core and in good condition. Accessories are in good condition. Classrooms have markerboards with at least one room with traditional blackboard which was in good condition.

Staircases

Stair Construction	3	JWB	02/20/14	Stair system are pre-fabricated metal stairs with metal handrails.
Stair Finishes	2	JWB	02/20/14	Stair finishes are concrete pan infills with painted metal handrails.

Interior Finishes

Wall Finishes	3	JWB	02/20/14	Interior wall finishes are principally painted GWB. The Gym has painted CMU walls. Some areas have ceramic tile enhancement on walls. Ceramic tile in restrooms, fabric acoustic panels in MPR.
Floor Finishes	3	JWB	02/20/14	Floor finishes are mainly VCT in hallways and public areas. Most classrooms are 3/4 carpet with VCT in the wet area. The Library and offices are carpeted. Utility areas are painted concrete. Rubber base is in all areas. Ceramic tile in restrooms, quarry tile in Kitchen. Gym has wood flooring.
Ceiling Finishes	2	JWB	02/20/14	Ceilings are 2x2 and 2x4 ACT. Hallways have painted hardlid soffits. The stage has a hard GWB lid. Utility areas ceiling is metal pan building structure. Gym and MPR have newer 12x12 tiles.

Facility Summary

Seattle School District West Woodland Main Building

D Services		3.1			
Vertical Transportation					
Elevators and Lifts	3	DCS	02/20/14	One 3-stop elevator with front & back doors; Dover 2,500 lb hydraulic in fair condition.	
Plumbing					
Plumbing Fixtures	3	DCS	02/20/14	Original porcelain flushing fixtures with manual flush valves needing adjustment (<\$5K). Stainless steel gang lavatories with manual push-button faucets needing adjustment (<\$5K). Stainless steel Dfs with good water taste, but not ADA compliant. Stainless steel sinks in classrooms with aging trim (<\$5K).	
Domestic Water Distribution	3	DCS	02/20/14	City water approximately 3-inch entering at mechanical room without RPBP (<\$5K); distributed via copper piping. Original 30 kW electric A.O. Smith DHW heater in mechanical room.	
Rain Water Drainage	4	DCS	02/20/14	Low slope roof to integral gutter, failing in some locations due to standing water; beginning to damage wall, window, landscape, and foundation below. Many 6-inch galvanized metal DS to 4-inch PVC storm, resulting in back-ups to roof; most have no clean-outs.	
HVAC					
Energy Supply	1	DCS	02/20/14	New ground source heat pump (GSHP) geothermal vertical bore field installed under playfield to west; reportedly system to be connected to new GSHPs summer 2014.	
Heat Generating Systems	3	DCS	02/20/14	One (1) Cleaver Brooks electric 467 kW boiler in main mechanical room in poor to fair condition; clean, test and repair as needed (<\$5K).	
Cooling Generating Systems	3	DCS	02/20/14	A single evaporative coiling tower is connected to the heat pump hydronic loop; full cleaning and service is needed (<\$5K). New 2013 condensing unit installed for MDF.	
Distribution Systems	3	DCS	02/20/14	Water source heat pump (WSHP) system served by condenser water loop of grooved, screwed, and flex-connection piping with valves and accessories. Larger duct is galvanized sheet metal with smaller run-outs to supply air diffusers often flex-duct. Most piping and duct work is in large attic space with full walking mezzanine.	
Terminal and Package Units	4	DCS	02/20/14	Each classroom or zone is served by an individual water source heat pump (WSHP).	
Controls and Instrumentation	4	DCS	02/20/14	Combination electronic and digital temperature control system with VFD control for larger air handling equipment. Minor thermal discomfort complaints; reportedly HVAC system will be upgraded with all new heat pumps summer 2014, including all new DDC controls.	
Special HVAC Systems and Equipment	3	DCS	02/20/14	Grease and moisture hoods in kitchen, but grease hood not used for grease cooking.	
Fire Protection					
Fire Protection Sprinkler Systems	3	DCS	02/20/14	Four-inch fire sprinkler riser in mechanical room with FDC to east; wet pipe sprinkler throughout; riser pressure is 85 psig.	
Fire Protection Specialties	3	DCS	02/20/14	Original chemical fire extinguishers with current inspection tags in cabinets; some damaged (<\$5K).	
Special Fire Protection Systems	3	DCS	02/20/14	Ansul fire suppression system at kitchen grease hood. Automatic fire doors in corridors.	

Facility Summary

Seattle School District West Woodland Main Building

Electrical

Electrical Service and Distribution	3	DCS	02/20/14	Electrical service from SCL from street pole underground to SCL vault, supplying 480V/3-phase power via meter No. 636658; to Square D 2,000A panel in fair to good condition, yielding 29.0 watts per square foot. Power to new double-portable appears fed from main building.
Lighting and Branch Wiring	4	DCS	02/20/14	Original troffer 2x4 in classrooms and 0.5x4 hallway dual-lamp T-8. Classroom lenses are yellowing and beginning to fail. Most corridor baffle plates have failed. Gym and multi-purpose HID lighting is insufficient with lighting levels below standards. New pendant direct/indirect T-8 fixtures and CFL recessing can-lights in library. Insufficient receptacles in technology areas. Aging and poorly located switches. Excessive surface mounted raceway and plug-molds for a modern school.
Communication and Security Systems	3	DCS	02/20/14	The fire alarm, PA, NEC phone, Ethernet data, National clock, and Radionic security system aging with staff reports of problems with the PA and/or voice system (<\$5K). However, new digital bell control reportedly working well. Sound reinforcement in classrooms. CATV with older TVs appears little used in some classrooms. Increased desire for wireless network capacity.
Special Electrical Systems	3	DCS	02/20/14	Approximately 20% of corridor light fixtures have integral battery egress lighting, but batteries are weak and failing (see lighting above); hence new wall-mounted "bug-eye" egress lights were recently installed. Exit lights are somewhat newer, but some have failed batteries (<\$5K). No standby generator.

E Equipment and Furnishings	3.0
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Equipment

Fixed Furnishings and Equipment	3	JWB	02/20/14	Modern plastic laminate casework is in fair condition, some places starting to delaminate. Window stools are light stained wood similar to doors and are starting to warp/ check. Kitchen equipment is all modern stainless steel. Gym has a climbing wall. Newer shades and blinds in most areas.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: West Woodland

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$80,555								
Parking								
Asphalt		3	Asphalt parking lots have longitudinal cracking, and spalling in isolated areas.	Repair and seal cracks. Apply seal coat to prolong life and restripe.	8,100.00	\$0.87	SF	\$7,047
Pedestrian Paving								
Concrete		5	Concrete side panels at entry do not match sidewalk grade, and create a tripping hazard.	Remove and replace concrete side panels at entry.	1.00	\$3,480.00	LS	\$3,480
Site Development								
Metal Cooling Tower Enclosure		2	Steel fence panel and mesh panel enclosure has significant rusting and needs replacement.	Remove and replace existing steel panel fence system with new.	1.00	\$9,360.00	LS	\$9,360
Asphalt Surface with Pavement Markings		4	All asphalt play areas have cracks, some with weed growth and root damage. Serious damage has occurred in paved steep slope areas, and is a hazardous condition.	Repair root damaged asphalt, remove steep slope asphalt, clean cracks and seal; apply seal coat and repaint pavement markings.	32,200.00	\$1.74	sf	\$56,028
Landscaping								
Topsoil and Groundcover		2	Planting areas on West side of building are trampled and settlement has occurred exposing roots of trees.	Till planting areas, add topsoil and groundcover.	1,000.00	\$4.64	SF	\$4,640
Facility: Main Building System: Roofing								
Total Cost: \$220,400								
Roof Coverings								
3-Tab Roofing		2	Roofing is aging (18 years old) and will most likely only last another few years.	Remove 3-tab existing roofing and replace with new 3 tab roofing.	38,000.00	\$5.80	SF	\$220,400
Facility: Main Building System: Plumbing								
Total Cost: \$23,400								
Rain Water Drainage								
Roof Gutter and Downspout		1	Gutter failing in some locations; DS over-sized for storm connection; no clean-outs; resulting in back-ups to roof, leakage and damage to building and landscape in some locations.	Repair and replace as needed. Up-size site storm and/or down-size DS's; provide additional DS's as needed to comply with code.	20.00	\$1,170.00	ea	\$23,400

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: West Woodland

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building								
System: HVAC Total Cost: \$433,801								
Terminal and Package Units								
Heat Pumps		3	Original Climate Master R-22 heat pumps are nearing end of life, particularly the refrigerant (compressor) sub-system.	Inspect, test, and renew or replace water source heat pumps.	30.00	\$5,800.00	EA	\$174,000
Controls and Instrumentation								
Controls		3	Controls at end of useful life.	Replace with DDC system, including full District EMCS interface.	55,513.00	\$4.68	sf	\$259,801
Facility: Main Building								
System: Electrical Total Cost: \$173,093								
Lighting and Branch Wiring								
Light Fixtures & Lenses		2	Failed corridor fixture reflectors. Failed and weak corridor fixture egress light batteries. Yellowing, cracked, and damaged classroom fixture lenses	Replace corridor fixtures; replace lenses in classrooms.	55,513.00	\$1.76		\$97,703
Cafeteria and Gym Lighting		2	Cafeteria and Gymnasium lighting is inadequate, and doesn't provide adequate foot-candles at the floor.	Augment existing fixtures with additional new fixtures and branch circuiting.	18.00	\$580.00	EA	\$10,440
Circuits, Switches, and Receptacles		2	Aging switches. Insufficient circuits and receptacles in high-use technology and appliance areas.	Replace switches, damaged receptacles; add circuits where needed.	55,513.00	\$1.17		\$64,950

Facility Summary

Seattle School District
Whitman
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	4.1		
Site Improvements			
Parking	5	JWB 02/13/14	Asphalt pavement with concrete curbs.
Pedestrian Paving	4	JWB 02/13/14	Concrete walks, and stairs with steel pipe handrails.
Site Development	4	JWB 02/13/14	Chain link fencing and concrete retaining walls. Combination of natural and synthetic playfield, with rubberized track. Asphalt hardsurface play area. Retaining wall at service drive has large crack, <\$5K for repair. Concrete pavers at north courtyard adjacent to cafeteria are lifting from roots and in poor condition.
Landscaping	3	JWB 02/13/14	Grass, shrubs and trees.
Site Electrical utilities			
Exterior Lighting	4	DCS 02/13/14	Most of the exterior lighting is in poor condition and should be replaced, including the soffit lighting; most the outside lights are on during broad daylight.

Facility Summary

Seattle School District Whitman Main Building

Facility Size - Gross	134,056	Construction Type	Medium
Year Of Original Construction	1959	Year Of Last Renovation	2009
Facility Use Type	Middle School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		2.6		
Foundations				
Standard Foundations	3	JWB	02/13/14	Conventional concrete spread footings.
Slab On Grade	2	JWB	02/13/14	Conventional concrete floor slabs.
Basements				
Basement Walls	2	JWB	02/13/14	At NW corner of building and boiler room foundation walls are reinforced concrete.
B Shell		3.0		
Superstructure				
Floor Construction	2	JWB	02/13/14	Above boiler room and daylight basement, floor in concrete pan joist supported by reinforced concrete walls and columns.
Roof Construction	3	JWB	02/13/14	Metal deck with concrete topping, which is supported by steel open-web joists and beams that are supported by steel columns. At the Gym and multi-purpose room, the roofs is supported by reinforced concrete walls. At the locker room, the roof is supported by unreinforced masonry walls.
Exterior Closure				
Exterior Walls	3	JWB	02/13/14	Non-bearing clay brick exterior walls. The Gym has concrete walls. Some exterior louvers are painted metal.
Exterior Windows	5	JWB	02/13/14	The exterior window system is a single pane aluminum curtain wall system with transite panels in the lower and upper section of the curtain wall. The single pane glazing is not energy efficient.
Exterior Doors	5	JWB	02/13/14	Exterior doors are hollow metal frames, hollow metal doors and original non compliant hardware, very few have newer hardware. Most exterior doors are pairs.
Roofing				
Roof Coverings	3	JWB	02/13/14	Roofing system is granular rolled roofing. Flashings are painted metal. Soffitted areas are painted lath and plaster. Roof has excessive areas ponding and the material is showing age and wear.
Roof Openings	3	JWB	02/13/14	Roof hatches, smoke vents and flashings are painted metal.
Projections	5	JWB	02/13/14	Exterior west and south side has screen type sun control devices in an aluminum frame. All are worn, some missing. South side roof walkway at Gym has water penetration at soffit, needs repair <\$5K.

Facility Summary

Seattle School District Whitman Main Building

C Interiors		4.0			
Interior Construction					
Fixed and Moveable Partitions	3	JWB	02/13/14	Interior walls are primarily brick. Some are CMU. Offices areas appear to have "clay-all" / lath and plaster walls. Central hallways have some glazed metal relites in upper wall areas. Gym operable partition is not functioning	
Interior Doors	5	JWB	02/13/14	Interior doors are hollow metal frame with clear finish solid core wood doors. Hardware is original, non-compliant.	
Specialties	4	JWB	02/13/14	Hall lockers are painted metal in poor condition (+800EA) restroom partitions are in poor condition.	
Staircases					
Stair Construction	3	JWB	02/13/14	Stair system is concrete poured in place. One stair system has an ADA lift.	
Stair Finishes	3	JWB	02/13/14	Stairs finishes are concrete poured in place with "wooster" type integral stair nosing. Handrails and balustrades are painted metal.	
Interior Finishes					
Wall Finishes	3	JWB	02/13/14	Interior wall finishes are either brick, painted CMU or painted lath and plaster. Hallways have glazed metal relites in some areas. The Music room has 12" acoustical tile in some areas. Restrooms have ceramic wall tile. Wood panels in lower wall at Gym.	
Floor Finishes	5	JWB	02/13/14	Floors are primarily VAT including the Library and Music room. The Auditorium is concrete and the Gym is short wood strip flooring. Stage wood flooring. Replaced cafeteria floor with VCT. (2009) Corridors and Classrooms are all original VAT. Ceramic tile in restrooms, quarry tile in kitchen	
Ceiling Finishes	5	JWB	02/13/14	12" Acoustical ceiling tile are in most areas. A few areas have painted lath and plaster ceilings. Tectum panels in Gym	

Facility Summary

Seattle School District Whitman Main Building

D Services		3.5			
Vertical Transportation					
Elevators and Lifts	5	DCS	02/13/14	There is no elevator in the building. There is a ADA stair lift at the north end of the building; it is failed.	
Plumbing					
Plumbing Fixtures	4	DCS	02/13/14	Original toilet room flushing fixtures are porcelain with chrome trim; original gang lavatories are enameled iron; all in poor to fair condition, but most with newer trim in fair condition. Original classroom sinks also enameled iron. Science room new sinks and trim in 2009. Original art room sinks heavily stained. Locker room showers original, but no longer used. Newer stainless steel drinking fountains (DFs) installed throughout - appear to have filters under the fountains; taste is good.	
Domestic Water Distribution	2	DCS	02/13/14	The original galvanized water pipe was replaced with copper pipe in 2006; much of the piping is routed to fixtures in unsightly surface-mounted chases. Original large (~1,000 gal) hot water storage tank in boiler room with steam-heating coil; central DHW temperature mixing station in boiler room.	
Sanitary Waste	3	DCS	02/13/14	Combination of cast iron and galvanized steel piping in fair condition, with no major issues reported or observed; accessible plumbing walls look good, but should be cleaned and inspected.	
Rain Water Drainage	4	DCS	02/13/14	Roof drains (RDs) with cast iron bodies leading to interior roof drain leaders, connected to site storm water system. No overflow roof drains (ORDs), but very low parapet allows overflow to spill down side of building. Ponding in many areas with increasing roof leaks.	
HVAC					
Energy Supply	3	DCS	02/13/14	Older PSE diaphragm natural gas meter No. 404612 with 5,000 cfh capacity. Gas piping up to roof, then down to boiler room, and long run to ceramics shop. Portions of rooftop piping are heavily corroded.	
Heat Generating Systems	3	DCS	02/13/14	Two (2) original Burnham 150 hp boilers with recently (2009) replaced Power Flame natural gas burners and upgraded controls apparently supervised by District EMCS system. Appears to be a newer condensate return system (2009).	
Cooling Generating Systems	3	DCS	02/13/14	Rooftop condensing unit (CU) assumed serving evaporator cooling coil in MDF below; in fair condition.	
Distribution Systems	3	DCS	02/13/14	Steam is distributed throughout the building in black iron piping; it appears piping is routed through a combination of overhead plenum space and/or below floor utilidor/tunnel system; condensate return piping is assumed present in utilidor/tunnel system.	
Terminal and Package Units	4	DCS	02/13/14	Classrooms are heated and ventilated by original Herman Nelson individual classroom unit ventilators in poor to fair condition. Replaced oil heaters in portables with electric in 2009. Exhaust fans for toilet rooms, locker rooms, and other spaces. Steam unit heaters in smaller spaces. Steam fan coil units in shops.	
Controls and Instrumentation	3	DCS	02/13/14	Central plant and major air-side equipment upgraded in 2009 to DDC control with remote District EMSC monitoring and control. Smaller equipment a combination of older electronic controls and original pneumatic controls in poor condition. Some classrooms too cold, and some too hot, with staff opening windows to relieve excess heat.	
Special HVAC Systems and Equipment	3	DCS	02/13/14	Kitchen hoods, ceramic shop kiln exhaust, and other special HVAC systems in fair condition. Goder heavy duty incinerator is abandoned in place.	

Facility Summary

Seattle School District Whitman Main Building

Fire Protection

Fire Protection Sprinkler Systems	5	DCS	02/13/14	Fire sprinkler system in the boiler room in fair condition; otherwise no fire sprinkler system observed.
Fire Protection Specialties	4	DCS	02/13/14	Mix of mostly older and some newer fire extinguishers in mostly older, but some newer cabinets; older cabinets in poor condition; but extinguisher inspection tags are current.

Electrical

Electrical Service and Distribution	4	DCS	02/13/14	Power from SCL vault by boiler room to two switchboards. Main switchboard at boiler room is original Square D 208V, 3-phase, 1,200A with SCL Meter No. 718311. Secondary switchboard is near auditorium also original Square D 208V, 3-phase with SCL Meter No. 718305. All feeders and panels are original, except 2001 technology upgrade panels. All original boards, panels, and feeders are past useful life.
Lighting and Branch Wiring	4	DCS	02/13/14	Branch wiring is original with many original switches; however most or all receptacles have been upgraded to including grounding; circuits and devices are insufficient for current teaching program; excessive surface mounted raceway, conduits, and wire molds are present. Most corridor light fixtures are newer warp-around T-8; most classroom fixtures are original upgraded to T-8 ballast and lamps. Original fixtures appear present in auditorium; somewhat newer 2x4 fluorescent fixtures in commons; gym fixtures upgraded in 2009.
Communication and Security Systems	4	DCS	02/13/14	Fire alarm system upgraded to Notifier in 2003 with all new devices, but recently has had a series of failures. The voice/data equipment was replaced in 2001, and aging rapidly with marginal cabling. Phone is NEC with poor answering module. Clock/bell system has a new Latham head-end, but clocks are original IBM in poor condition. Somewhat newer PA system, with outside speaker cabinets rusting (<\$5K). Mix of older and newer security motion detection sensors, assume reporting to a Bosch head-end; all in fair condition. Newer sound reinforcement systems and wireless teaching technology installed in most classrooms. Special A/V equipment in auditorium and other large spaces.
Special Electrical Systems	3	DCS	02/13/14	Exit signage replaced with all new LED in 2009. However, no apparent egress lighting. No standby generator. No UPS.

E Equipment and Furnishings 3.0

Equipment

Fixed Furnishings and Equipment	3	JWB	02/13/14	Most classroom casework consists of 3 tall wardrobe cabinets. Science classroom typically have plastic laminate counters along the window wall. The Library has wood shelving. Installed new window shades at all classrooms and repaired drapes at stage. (2009). Auditorium seating, older, wood.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Whitman

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure System: Site Improvements								
Total Cost: \$957,830								
Parking								
Asphalt		0	All asphalt parking areas are severely cracked, alligatored, have pot holes, and show signs of subgraded failure.	Remove and replace all asphalt, including striping and speed bumps.	90,000.00	\$5.22	SF	\$469,800
Concrete curbs		3	Portions of concrete curbs are broken and displaced.	Remove and replace damaged concrete curbs.	500.00	\$13.92	LF	\$6,960
Pedestrian Paving								
Steel pipe rails		3	Pipe rails are beginning to exhibit rust due to lack of paint.	Clean and paint all pipe railings.	1.00	\$6,960.00	LS	\$6,960
Concrete walks, and stairs with steel pipe rails.		2	Many areas of concrete walks on east, north, and south sides have numerous cracks and displaced panels.	Remove and replace cracked and displaced concrete areas.	9,000.00	\$6.96	SF	\$62,640
Site Development								
Asphalt		0	Asphalt hard surface play area is severely cracked, with weed growth, alligatoring, and possible subgrade failure.	Remove and replace asphalt, including pavement markings.	62,000.00	\$5.22	SF	\$323,640
Concrete pavers		0	Outdoor courtyard north of cafeteria 4x4 concrete pavers lifting from roots and deteriorating	Remove and replace pavers	2,500.00	\$11.70	SF	\$29,250
Steel tubing and wood		1	Steel tubing supports for dumpster screen wall are severely rusted and wood panels are rotted.	Remove and replace dumpster screen wall	70.00	\$174.00	LF	\$12,180
Chain link fencing		2	Chain link fence fabric and posts are badly rusted.	Clean and paint posts. Install new chain link fabric.	1,600.00	\$29.00	LF	\$46,400
Facility: Infrastructure System: Site Electrical utilities								
Total Cost: \$23,200								
Exterior Lighting								
Exterior lighting		2	Exterior lighting is old, broken and corroded; with missing lenses, damaged and missing lamps, bird's nests, and exposed wired. Most outside lights are on daylight hours. Reportedly insufficient lighting at front of building; specifically in the main parking lot.	Replace exterior fixtures; upgrade parking lot lighting to provide adequate security illumination.	50.00	\$464.00	EA	\$23,200
Facility: Main Building System: Exterior Closure								
Total Cost: \$846,672								
Exterior Walls								
Painting		2	Painting at flashings is peeling in multiple places, exterior concrete walls have signs of graffiti and painted brick area are mixed/matched colors	Prep and repaint exterior walls	5,200.00	\$2.92	SF	\$15,184

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Whitman

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Exterior Windows								
Aluminum curtain wall system		2	Aluminum curtain wall system is in poor condition. Glazing is single pane and not energy efficient.	Remove curtain wall system and replace with center strip window system and an exterior wall system above and below the strip windows. Exterior wall system would be GWB on the interior, metal studs and metal siding.	17,000.00	\$46.40	SF	\$788,800
Exterior Doors								
Hollow metal doors		2	Hollow metal doors, frames and hardware are corroding and in poor condition.	Remove doors, frames and hardware replace with new doors, frames and hardware. Most doors are "pairs"	16.00	\$2,668.00	EA	\$42,688
Facility: Main Building System: Roofing Total Cost: \$1,208,375								
Roof Coverings								
Roofing		5	Roofing has multiple ponds and material is showing age and wear	Remove and replace roofing with new granular roofing	119,805.00	\$9.36	SF	#####
Projections								
Sun shades		0	West and south facing exterior sun screen are in poor condition, failing or missing.	Remove exterior sun screens replace with new.	3,000.00	\$29.00	SF	\$87,000
Facility: Main Building System: Interior Construction Total Cost: \$336,220								
Fixed and Moveable Partitions								
Operable partition - Gym		0	Operable partition in Gym is not functioning	Remove and replace with new operable wall.	1.00	\$120,000.00	SF	\$120,000
Interior Doors								
Door hardware		2	Original locksets are not ADA lever locksets.	Remove door locksets and replace with ADA lever locksets.	110.00	\$522.00	EA	\$57,420
Specialties								
Metal Lockers		2	The lockers are original and are worn out.	Remove and replace lockers.	800.00	\$176.00	EA	\$140,800
Restroom partitions, accessories		2	Restroom partitions and accessories are old and worn	Replace with new metal partitions, and accessories	1.00	\$18,000.00	LS	\$18,000

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Whitman

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building System: Interior Finishes								
Total Cost: \$1,029,500								
Floor Finishes								
VAT flooring		1	VAT flooring is old, worn out and in poor condition.	Remove VAT flooring and replace with VCT.	90,000.00	\$5.80	SF	\$522,000
Ceiling Finishes								
Ceiling Tile		2	12x12 ceiling tiles are falling down in most areas	Replace ceiling tiles	125,000.00	\$4.06	SF	\$507,500
Facility: Main Building System: Vertical Transportation								
Total Cost: \$25,000								
Elevators and Lifts								
ADA stair lift		0	Lift has failed.	Repair or replace.	1.00	\$25,000.00	ea	\$25,000
Facility: Main Building System: Plumbing								
Total Cost: \$140,400								
Plumbing Fixtures								
Toilet room flushing fixtures and lavatories		5	Aged, chipped, cracked, and damaged.	Replace.	50.00	\$2,340.00	ea	\$117,000
Rain Water Drainage								
Roof drains (RDs)		3	Excessive ponding on roof and increasing roof leaks suggests some RDs should be relocated and/or new RDs and/or all new ORDs added.	Relocated and/or add new RDs; add new ORDs per code.	20.00	\$1,170.00	ea	\$23,400
Facility: Main Building System: HVAC								
Total Cost: \$5,789,313								
Energy Supply								
Black iron gas pipe		2	Heavily corroded rooftop gas pipe to ceramics shop; lightly corroded to boiler room.	Clean, inspect, and protect or replace exposed natural gas piping.	200.00	\$29.20	ft	\$5,840
Terminal and Package Units								
Unit ventilators, cabinet unit heaters, fin tube units, fan coil units, unit heaters		3	Classroom unit ventilators in poor to fair condition; scraped, dented, and damaged; noisy fans; damaged grills; some too hot, some too cold; and so forth. Most other terminal equipment in fair condition, but past useful life.	Clean, test, and repair or replace unit ventilators, fan coils, unit heaters, fin tube units and cabinet unit heaters as needed.	147,726.00	\$33.93	SF	#####
Controls and Instrumentation								

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Whitman

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Temperature controls		3	Central plant and major mechanical equipment controls placed under Siemens Apogee DDC control in 2009; classroom and smaller equipment still under older electronic and/or pneumatic control in poor condition.	Complete upgrade of all remaining equipment to DDC control.	147,726.00	\$5.22	SF	\$771,130
Facility: Main Building System: Fire Protection Total Cost: \$856,811								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	Fire sprinkler protection is limited to the boiler room; remainder of school is not protected.	Install fire sprinkler system to protect the entire school.	147,726.00	\$5.80	SF	\$856,811
Facility: Main Building System: Electrical Total Cost: \$1,094,703								
Electrical Service and Distribution								
Electrical distribution system		5	Original switchboards, feeders, and panels are past useful life, with signs of power quality and reliability issues throughout.	Replace with all new, except 2001 technology upgrade panels may remain.	147,726.00	\$2.32	SF	\$342,724
Lighting and Branch Wiring								
Lighting		3	Original fixtures in auditorium and similar spaces obsolete with increasingly difficult to obtain lamps, and poor efficiency.	Replace with modern fixtures.	250.00	\$580.00	EA	\$145,000
Branch wiring and devices (receptacles and switches)		5	The 2001 technology upgrade no longer supports the technology program; with circuits tripping regularly in some spaces. Original distribution wiring is past useful life.	Replace and expand circuits and devices.	147,726.00	\$3.51	SF	\$518,518
Communication and Security Systems								
Clock/bell system		3	The clock head end has been updated, but old clocks remain; in poor condition.	Replace clocks throughout.	1.00	\$27,840.00	LOT	\$27,840
Fire alarm		0	Unacceptable increase in failures and false alarms in 2013/14, with bills from Seattle Fire Department for excessive false alarm response.	Troubleshoot and repair/replace defective devices, wiring, or equipment.	1.00	\$5,850.00	lot	\$5,850
Voice/data/TV cabling		1	Cabling is poorly run throughout the corridor and should be cleaned up and run in tray or similar.	Install 8" tray throughout corridor, re-route cabling.	1.00	\$25,520.00	LOT	\$25,520
Special Electrical Systems								
Egress lighting		0	Missing	Install dual lamp egress lighting units with integral battery packs ("bug-eyes").	50.00	\$585.00	ea	\$29,250

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Whitman

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
<div><div>Facility: Main Building</div><div>System: Equipment</div><div>Total Cost: \$246,000</div></div>								
Fixed Furnishings and Equipment								
Auditorium seating		2	Auditorium seating is wood, older and worn.	Remove and replace wood seating with new modern seating	600.00	\$410.00	EA	\$246,000

Facility Summary

Seattle School District
Whittier
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components		Scores	Surveyor/		Comments
Systems			Date Done		
G Sitework		2.1			
Site Improvements					
Roadways	2	JWB	02/18/14		There is service yard access from the street. The service yard is concrete slab with control joints.
Pedestrian Paving	2	JWB	02/18/14		The pedestrian pathways are concrete slab with control joints. The play area is asphalt paving.
Site Development	2	JWB	02/18/14		The service yard has a CMU screen wall. Site retaining walls in good condition, fencing in good condition.
Landscaping	3	JWB	02/18/14		Landscape at south in good condition, planter areas adjacent to concrete walks at play area have mud and tree roots above surface.
Site Electrical utilities					
Exterior Lighting	3	DCS	02/18/14		Exterior lighting is typically H.I.D. wall sconces, with (2) H.I.D. pole lights on the north end of the playground. Pathway lighting near grade at main entry - deteriorating with plant growth inside fixtures (<\$5K). Building perimeter lighting is minimal, but there is public street lighting.

Facility Summary

Seattle School District Whittier Main Building

Facility Size - Gross	71,864	Construction Type	Medium
Year Of Original Construction	1999	Year Of Last Renovation	n/a
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	2.7		
Foundations			
Standard Foundations	2	JWB 02/18/14	The foundation system is concrete conventional spread and continuous footings with concrete stem walls.
Slab On Grade	4	JWB 02/18/14	The slab is standard concrete slab on grade. Main entry corridor between Gym/ Auditorium and Admin offices shows signs of differential settlement. Needs additional investigation and repair.
Basements			
Basement Walls	2	JWB 02/18/14	The basement walls consist of reinforced concrete.
B Shell	2.1		
Superstructure			
Floor Construction	2	JWB 02/18/14	The floor structure consists of concrete composite beams, metal decking with concrete floor on steel post and beam, and CMU bearing walls.
Roof Construction	2	JWB 02/18/14	The roof structure consists of metal decking on steel bar joists, structural steel beam, and CMU bearing walls. Steel columns supporting covered play show signs of rust, need repair and repaint
Exterior Closure			
Exterior Walls	2	JWB 02/18/14	Exterior walls are split face CMU and brick veneer with ceramic tile accent and pre-cast concrete sills. Metal siding at upper mechanical cupolas. Ceramic tile accents are falling off wall and need replacement/ repair. Exterior trim paint is worn and fading, needs repainting.
Exterior Windows	2	JWB 02/18/14	Exterior windows are aluminum with integral blinds.
Exterior Doors	2	JWB 02/18/14	Exterior doors are painted hollow metal in painted hollow metal frames.
Roofing			
Roof Coverings	3	JWB 02/18/14	Roofing materials are three-tab composition shingle, single ply membrane on flat roof areas, and standing metal on mechanical cupolas. Several roof leaks reported, identified one at north corner of main entry corridor and Gymnasium at building seismic joint.
Roof Openings	3	JWB 02/18/14	Exterior covered entries are translucent panels (Kalwal).
Projections	3	JWB 02/18/14	Steel entry canopies at childcare facility at lower level are painted steel. Steel framed covered play area at north side of gym.

Facility Summary

Seattle School District Whittier Main Building

C Interiors		2.3			
Interior Construction					
Fixed and Moveable Partitions	2	JWB	02/18/14	Fixed partitions are metal stud GWB and painted CMU in activities wing. Operable partition in gym/cafeteria is motorized with fabric, vinyl and painted metal finish. Operable walls between classrooms are painted panels.	
Interior Doors	2	JWB	02/18/14	Interior doors are wood veneer with painted hollow metal frames. Area separation doors are painted metal ("Total door system").	
Specialties	2	JWB	02/18/14	Visual display boards are whiteboards. Plastic restroom partitions, plastic corner guards in corridors.	
Staircases					
Stair Construction	2	JWB	02/18/14	Stair construction is steel framed with steel pan-deck. Treads and landings are cast-in-place concrete.	
Stair Finishes	2	JWB	02/18/14	Stair finishes are rubber/vinyl treads, rubber/vinyl and painted steel mesh risers, and VCT landings. Handrails and balustrades are painted steel.	
Interior Finishes					
Wall Finishes	3	JWB	02/18/14	Wall finishes include painted GWB in corridors and classrooms along with vinyl wall covering for display in the corridors and 1 to 2 walls in the classrooms. Toilet rooms are ceramic tile and painted GWB. Acoustic panels in Gym.	
Floor Finishes	3	JWB	02/18/14	Floor finishes are carpet in the classrooms with VCT in wet areas. VCT in cafeteria and corridors. Office spaces are carpet. Toilet rooms are ceramic tile, gym is wood with sleeper system and the kitchen is quarry tile.	
Ceiling Finishes	2	JWB	02/18/14	Ceiling finishes are suspended acoustical ceiling tile, painted GWB and painted exposed structure. Acoustic panels in Auditorium.	

Facility Summary

Seattle School District Whittier Main Building

D Services		2.8			
Vertical Transportation					
Elevators and Lifts	2	DCS	02/18/14	The building is served by a 3-stop hydraulic elevator; Otis 2,500 lb with 30 hp motor in EMR.	
Plumbing					
Plumbing Fixtures	3	DCS	02/18/14	Porcelain flushing and lavatory fixtures at restrooms. Stainless steel sinks in classrooms. Hardwired automatic flushing fixture controls are failing at some fixtures. Fixtures in good condition, but some trim (faucets) in fair condition, a few needing service (<\$5K). Some drinking fountains installed too high for primary grade students needing more permanent solution than current temporary platforms (<\$5K).	
Domestic Water Distribution	3	DCS	02/18/14	Three-inch city water service with RPBP in boiler room. Large gas-fired PVI 300 gal, 300 mbh domestic hot water (DHW) heater. Smaller A.O. Smith 119 gal electric DHW heater. DHW recirc pumps. All of the domestic water piping is copper. All in good condition with no issues reported or observed. No frost-free hose-bib at roof(s) for roof maintenance (<\$5K).	
Sanitary Waste	2	DCS	02/18/14	Cast iron drain, waste & vent (DW&V) in good condition, no reported or observed issues.	
Rain Water Drainage	3	DCS	02/18/14	Gutter & downspout (DS) to site storm drain system. Some scupper boxes with DS to storm. Some scupper boxes leaking, and most roof parapet drains to scupper boxes partially blocked by debris, causing ponding, and in some locations possibly leading to roof leaks (<\$5K).	
HVAC					
Energy Supply	3	DCS	02/18/14	Natural gas from PSE meter at SE side of site with underground piping to boiler room; capacity is 3,000 cfh. Underground fuel oil storage tank (UST) under service year; UST vent is damaged from vehicle strike - a bollard should be installed to protect (<\$5K).	
Heat Generating Systems	3	DCS	02/18/14	Two (2) dual-fuel (gas and fuel oil) fired Burnham 1,738 mbh boilers, two (2) boiler hot water circulation pumps, and two (2) heating hot water distribution pumps, and accessories; all in fair to good condition, with no issues reported or observed, other than beginning to show age, especially the burners (<\$5K).	
Cooling Generating Systems	3	DCS	02/18/14	One (1) large Trane air cooled water chiller in chiller yard, one (1) chilled water pump, and accessories provide chilled water to building air-side HVAC equipment (fan coils and air handling units). The chiller yard is congested with other equipment and	
Distribution Systems	3	DCS	02/18/14	Chilled water and hot water distribution piping with dis-similar metals corroding in some locations. Large air handing units for gym and commons. Fan-coil units in mechanical rooms for classrooms. All in fair to good condition, but with minor damage from water leakage due to dis-similar metal corrosion and leakage. Coils need cleaning and filters replaced (<\$5K).	
Terminal and Package Units	3	DCS	02/18/14	Classrooms conditioned by four-pipe fan coil units (FCUs). Entries conditioned by heat-only cabinet unit heaters (CUHs). Some FCUs may be damaged from chilled water and hot water leakage from corroding piping; clean, inspect, and repair as needed (<\$5K).	
Controls and Instrumentation	3	DCS	02/18/14	Controls are modern "DDC" type, but original 1999 - Landis & Gyr; aging, but functional; consider Retro-Cx to optimize, given signs of staff thermal discomfort in some areas (space heaters, portable fans, etc.); (<\$5K).	

Facility Summary

Seattle School District

Whittier

Main Building

Fire Protection

Fire Protection Sprinkler Systems	2	DCS	02/18/14	Six-inch fire service entry to boiler room riser with FDC at SW. Riser is four-inch with pressure at 70 psig. Fire sprinkler throughout with concealed heads inside; covered play outside is also protected.
Fire Protection Specialties	2	DCS	02/18/14	Fire extinguishers and AEDs in cabinets throughout.

Electrical

Electrical Service and Distribution	2	DCS	02/18/14	SCL pad-mounted transformer in service yard, with 480V/3-phase underground feeder to Siemens main switchboard rated at 1,200A. 480 to 208/120V transformers and distribution panels are typically Siemens. TVSS is provided.
Lighting and Branch Wiring	3	DCS	02/18/14	Lighting is commonly acrylic lensed T-8 fluorescent troffers; mostly 2'x4' in classrooms; some 2'x2' in corridors; classroom controls use motion detection - some reportedly not working well (<\$5K). Classroom lighting is aging but functional; with some fixtures questionably modified by users. Many CFL down-lights and CFL drums in common areas. Lunchroom is suspended linear fluorescent. Gym is HID. Typical branch wiring and devices; insufficient in some areas, especially at concentrated computer areas (<\$5K). 1'x4' sealed fluorescent at covered play and in stairwells.
Communication and Security Systems	3	DCS	02/18/14	Fire alarm system is addressable Edward EST. Clock/bell system is Bogen, with mostly digital clocks, but some analog clocks in use. Dual technology Monitor-brand motion sensors in corridors; Radionic security master. Aging telephone system. CATV system with outdated CRT TVs in most classrooms. Wireless teaching technology in some classrooms. Wireless sound reinforcement in most classrooms. Stage A/V system is failed (<\$5K). Public address including outside speakers.
Special Electrical Systems	3	DCS	02/18/14	Battery exit signs and egress lighting; some with failed batteries (<\$5K). Corridor egress lighting is ceiling surface mounted drum-type CFL lamp fixtures with integral battery packs. Stage lighting system.

E Equipment and Furnishings	2.0
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Equipment

Fixed Furnishings and Equipment	2	JWB	02/18/14	Kitchen equipment is stainless steel, fixed casework is plastic laminate with plastic laminate counter tops.
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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Whittier

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building								
System: Foundations Total Cost: \$17,600								
Slab On Grade								
Concrete Slab		5	Slab at main corridor at entry to school between the Admin and Auditorium shows several cracks and differential settlement.	Investigate and repair cracking, replace VCT tile	1.00	\$17,600.00	LS	\$17,600
Facility: Main Building								
System: Superstructure Total Cost: \$5,850								
Roof Construction								
Steel columns		4	Steel columns supporting the covered play area are showing rust .	Remove rust, repair as necessary, repaint columns	1.00	\$5,850.00	LS	\$5,850
Facility: Main Building								
System: Exterior Closure Total Cost: \$17,600								
Exterior Walls								
Paint		2	Trim paint at exterior is worn and fading	Prep and paint all exterior trim	1.00	\$17,600.00	LS	\$17,600
Facility: Main Building								
System: Roofing Total Cost: \$9,360								
Roof Coverings								
Roofing, flashings, Seismic Joints		0	Roof leaks found at seismic joints between the Main corridor between the Auditorium and the Admin offices and other locations.	Remove parapet flashings and seismic flashings, install new joint material or system, reattach flashings and re-caulk.	1.00	\$9,360.00	LS	\$9,360
Facility: Main Building								
System: Plumbing Total Cost: \$5,840								
Plumbing Fixtures								
Flushing fixture automatic flush valves		2	Automatic controls and/or valves beginning to fail.	Service, repair, or replace as needed.	20.00	\$292.00	ea	\$5,840

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Whittier

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
<div><div>Facility: Main Building</div><div>System: HVAC</div><div>Total Cost: \$19,498</div></div>								
Distribution Systems								
Chilled water and heating hot water piping.		3	Corrosion and water leakage at dis-similar metals.	Replace as needed with compatible materials or provide galvanic isolation.	67,235.00	\$0.29	sf	\$19,498

Facility Summary

Seattle School District
Whitworth (ORCA)
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	3.0		
Site Improvements			
Parking	3	LKS 02/27/14	Asphalt with concrete curbs and wheel stops.
Pedestrian Paving	3	LKS 02/27/14	Concrete walkways and steps with pipe railing on-site. Concrete perimeter sidewalks.
Site Development	3	LKS 02/27/14	Chain link and metal fencing, concrete retaining and planter walls, asphalt hard surface play area, turf fields with backstops and dugouts, commercial play equipment surrounded by rubberized mat.
Landscaping	3	LKS 02/27/14	Grass, shrubs, ground cover, and trees.
Site Electrical utilities			
Exterior Lighting	3	TAL 02/27/14	Exterior lighting is small HID wallpacks, in fair condition.

Facility Summary

Seattle School District
Whitworth (ORCA)
Main Building

Facility Size - Gross	59,505	Construction Type	Medium
Year Of Original Construction	1989	Year Of Last Renovation	n/a
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	LKS	02/27/14	Concrete spread footing foundation.
Slab On Grade	3	LKS	02/27/14	Concrete slab on grade.
Basements				
Basement Walls	3	LKS	02/27/14	Concrete retaining walls.
B Shell		2.8		
Superstructure				
Floor Construction	3	LKS	02/27/14	Steel bar joists with a metal deck and concrete floor diaphragm, supported by light gauge metal stud and masonry bearing walls.
Roof Construction	3	LKS	02/27/14	Steel bar joists with a metal deck roof diaphragm, supported by light gauge metal stud and masonry bearing walls.
Exterior Closure				
Exterior Walls	3	LKS	02/27/14	Exterior walls are CMU and light gauge metals studs with brick veneer.
Exterior Windows	3	LKS	02/27/14	Exterior window system is double pane metal window system.
Exterior Doors	3	LKS	02/27/14	Exterior doors are hollow metal framed hollow metal doors with modern panic hardware.
Roofing				
Roof Coverings	1	LKS	02/27/14	Roof covering are 3 - tab asphalt composition shingle. Flashings are galvanized metal. Roof was new in summer 2013.

Facility Summary

Seattle School District Whitworth (ORCA) Main Building

C Interiors		3.0			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	02/27/14	Interior walls are CMU or metal stud with GWB surface in office and partition wall areas. The Cafeteria and Stage area have operable walls.	
Interior Doors	3	LKS	02/27/14	Interior doors are hollow metal framed with hollow metal doors and ADA compliant hardware.	
Staircases					
Stair Construction	3	LKS	02/27/14	Stair construction is metal pan system with concrete tread.	
Stair Finishes	3	LKS	02/27/14	Stair treads are radial rubber. Rails are metal.	
Interior Finishes					
Wall Finishes	3	LKS	02/27/14	Wall finishes are painted CMU or painted GWB.	
Floor Finishes	3	LKS	02/27/14	Floor finishes are VCT throughout building. Library is carpeted. The Gym has wood floors. The new Science area has concrete floors.	
Ceiling Finishes	3	LKS	02/27/14	Ceilings are 2x4 suspended acoustical ceiling tile.	
D Services		2.5			
Vertical Transportation					
Elevators and Lifts	2	TAL	02/27/14	The building is served by a 3 - stop hydraulic elevator.	
Plumbing					
Plumbing Fixtures	2	TAL	02/27/14	Restroom fixtures are institutional china type. Classroom sinks and drinking fountains are stainless steel.	
Domestic Water Distribution	2	TAL	02/27/14	All of the domestic water piping is copper.	
HVAC					
Heat Generating Systems	2	TAL	02/27/14	A single electric boiler provides supplemental heat to the hydronic heat pump loop.	
Cooling Generating Systems	2	TAL	02/27/14	A single evaporative cooling tower provides supplemental cooling to the hydronic heat pump loop.	
Distribution Systems	2	TAL	02/27/14	Conditioned water is transmitted to the heat pumps in copper pipes. Conditioned air is transmitted to the occupied spaces in sheet metal ducts.	
Terminal and Package Units	4	TAL	02/27/14	Classrooms and other zones are conditioned by individual water source heat pump units.	
Controls and Instrumentation	3	TAL	02/27/14	Controls are early vintage "DDC" type.	
Fire Protection					
Fire Protection Sprinkler Systems	2	TAL	02/27/14	The building is protected by a complete fire sprinkler system.	
Electrical					
Electrical Service and Distribution	3	TAL	02/27/14	The service is 1600A, 480V, yielding 22 watts per square foot. The switchboard, transformers and branch panelboards are all GE, and all in very good condition.	
Lighting and Branch Wiring	3	TAL	02/27/14	Lighting is typically 2x4 acrylic lens troffer, with some direct/indirect in the Library. No deficiencies noted.	
Communication and Security Systems	3	TAL	02/27/14	Clock/bell is older Franklin, but still functional. Voice/data equipment is newer, fire alarm is newer Honeywell. Security system is in fair condition.	
Special Electrical Systems	3	TAL	02/27/14	Exit and egress are battery backed and in good condition, with no deficiencies noted.	

Facility Summary

Seattle School District
Whitworth (ORCA)
Main Building

E Equipment and Furnishings		3.0			
Equipment					
Fixed Furnishings and Equipment		3	TAL	02/27/14	Casework and Library shelving is modern plastic laminate casework.

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Whitworth (ORCA)

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Covered Play System: Interior Finishes								
Total Cost: \$58,500								
Ceiling Finishes								
Painting		3	The steel structure of the covered play area is rusting	Sand, clean and repaint the steel of the covered play structure.	2,500.00	\$23.40	SF	\$58,500
Facility: Infrastructure System: Site Improvements								
Total Cost: \$88,180								
Parking								
Concrete curb/retaining wall		1	The concrete curb/retaining wall between Dumpster and Loading Dock driveways has collapsed. The bottom/footing of this wall was not buried deep enough into the soil.	Remove damaged concrete wall and replace with new.	1.00	\$1,760.00	LS	\$1,760
Sealcoat		3	Pavement surface is showing signs of wear, and striping is faded.	Apply seal coat and restripe parking area.	6,000.00	\$0.87	SF	\$5,220
Site Development								
Rubberized mat		2	Rubberized fall mat around play equipment is deteriorating.	Remove and replace rubberized mat around play equipment.	3,800.00	\$5.80	SF	\$22,040
Asphalt		3	Hard surface play area has numerous cracks with minimal weed growth, and some depressed areas.	Overlay existing asphalt and restripe hard surface play area.	11,000.00	\$5.22	SF	\$57,420
Grass		3	Many turf areas of ball fields are badly worn and muddy.	Reseed worn turf areas in ball field, including minimal topsoil as necessary for leveling.	1.00	\$1,740.00	LS	\$1,740
Facility: Main Building System: Exterior Closure								
Total Cost: \$2,340								
Exterior Walls								
Brick		2	A section of brick wall above the left side of Loading Dock opening has spalled and a few bricks had fallen off. Brick wall below the stair landing on the north side has severe black stains.	Repair brick wall at the Loading Dock area and pressure wash stain brick wall on the north side of the building. Seal brick walls of the effected areas.	1.00	\$2,340.00	LS	\$2,340

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Whitworth (ORCA)

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building								
System: HVAC								
Total Cost: \$208,800								
Terminal and Package Units								
Heat pumps		2	The water source heat pump units are 25 years old and nearing the end of their life span.	Install new heat pump units.	36.00	\$5,800.00	EA	\$208,800

Facility Summary

Seattle School District
Wilson-Pacific
100 Building

Facility Size - Gross	13,302	Construction Type	Medium
Year Of Original Construction	1952	Year Of Last Renovation	1959
Facility Use Type	Middle School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	JWB	02/19/14	Reinforced concrete spread footing foundation.
Slab On Grade	3	JWB	02/19/14	Concrete slab on grade.
B Shell		3.8		
Superstructure				
Roof Construction	3	JWB	02/19/14	Unreinforced CMU bearing walls, steel columns, and wood beams supporting straight sheated wood diaphragms.
Exterior Closure				
Exterior Walls	4	JWB	02/19/14	Unreinforced CMU walls. End walls are cement asbestos board. Several surface cracks at end walls, paint is fading, flaking or chipped off. New fascia material in good condition.
Exterior Windows	5	JWB	02/19/14	Exterior windows are single pane steel windows. They are not energy efficient. Many are broken. Upper classroom windows are also single pane glazing.
Exterior Doors	5	JWB	02/19/14	Exterior doors are wood frame, solid core wood doors with non compliant hardware.
Roofing				
Roof Coverings	3	JWB	02/19/14	Granular bituminous rolled roofing replaced around 2003 and "Kynar" type coated metal flashings are roof system. Soffits are painted cement asbestos board.
Projections	5	JWB	02/19/14	Covered walkway are wood framed with wood beam and wood underside supported by metal post. Roofing is granular rolled roofing. Structure is rotting away in most locations.

Facility Summary

Seattle School District
Wilson-Pacific
100 Building

C Interiors

4.2

Interior Construction

Fixed and Moveable Partitions	3	JWB	02/19/14	Interior walls are primarily painted CMU. Some areas have stud and GWB walls.
Interior Doors	5	JWB	02/19/14	Interior doors are wood frames, wood doors and non compliant hardware.
Specialties	4	JWB	02/19/14	Metal partitions are fair, accessories are poor, lockers are poor, most classrooms have older chalkboards. (<\$5K)

Interior Finishes

Wall Finishes	4	JWB	02/19/14	Interior wall finishes are painted CMU. Some areas are painted GWB. Most walls need new paint
Floor Finishes	5	JWB	02/19/14	Interior floors are primarily VAT. Several classrooms and the office areas have carpet. Ceramic tile in restrooms.
Ceiling Finishes	5	JWB	02/19/14	Ceiling finishes are mostly old 12" acoustical tile. Tiles are stained, worn and many have fallen down in some areas and need to be replaced. Some areas GWB ceiling.

Facility Summary

Seattle School District Wilson-Pacific 100 Building

D Services		3.4			
Plumbing					
Plumbing Fixtures	3	DCS	02/19/14	Plumbing fixtures are a mix of mostly older and some newer; with a mix of older and newer, but all manual trim (faucets & flush valves).	
Domestic Water Distribution	3	DCS	02/19/14	The original galvanized water piping has been mostly replaced with new copper piping. Domestic hot water is from new small electric 5-gal tanks located at point-of-use in each toilet room.	
Sanitary Waste	3	DCS	02/19/14	Cast iron drain & waste, and galvanized vent piping; all in fair condition with no issues reported or observed.	
Rain Water Drainage	3	DCS	02/19/14	High-roof sheet flows to low roof, with extensive damage to clear story window framing. Low-roof slopes to recently replaced scupper boxes, new 4-inch PVC pipe, then to original 3-inch site storm drain system.	
HVAC					
Energy Supply	4	DCS	02/19/14	Original steam & condensate piping from central plant at Bldg 500 in poor to fair condition. Steam leak at NW corner outside (<\$5K).	
Distribution Systems	3	DCS	02/19/14	Insulated steam & condensate pipe distributed by tunnel and/or attic mechanical space. HVAC equipment in asbestos contaminated attic reportedly serves spaces below (did not observe).	
Terminal and Package Units	3	DCS	02/19/14	Individual rooms are heated by older cast iron steam radiators with newer metal convector cabinets.	
Controls and Instrumentation	3	DCS	02/19/14	Temperature controls are electro-pneumatic in fair condition. Upgrade to DDC should be considered.	
Fire Protection					
Fire Protection Sprinkler Systems	5	DCS	02/19/14	There is no fire protection sprinkler system in this building.	
Fire Protection Specialties	3	DCS	02/19/14	Old pressurized water fire extinguishers in old cabinets; but inspection tags are current. New AED in cabinet.	
Electrical					
Electrical Service and Distribution	4	DCS	02/19/14	Building main panel is fed from campus main switchboard at Bldg 500. Mostly original with some 2001 technology upgrade.	
Lighting and Branch Wiring	3	DCS	02/19/14	Lighting has generally been upgraded to district standard double T-8 fluorescent 1x4, and is in fair to good condition. Branch circuits and receptacles are original and should be replaced.	
Communication and Security Systems	4	DCS	02/19/14	Voice/data and fire alarm are somewhat newer (est 2001) and in fair condition. Security system head-end and corridor motion detectors are in fair condition. There is not a public announcement system in place; but the Dukane Executone intercom system appears to double as a PA system.	
Special Electrical Systems	4	DCS	02/19/14	Corridor egress lighting is old "bug-eyes" with failing batteries. Exit signs also old with failing batteries.	
E Equipment and Furnishings		5.0			
Equipment					
Fixed Furnishings and Equipment	5	JWB	02/19/14	Casework is original wood casework with Formica counter tops. Some areas have later plastic laminate casework. Window drapes in poor condition	

Facility Summary

Seattle School District
Wilson-Pacific
200 Building

Facility Size - Gross	13,140	Construction Type	Medium
Year Of Original Construction	1952	Year Of Last Renovation	1959
Facility Use Type	Middle School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	JWB	02/19/14	Reinforced concrete spread footing foundation.
Slab On Grade	3	JWB	02/19/14	Concrete slab on grade.
B Shell		3.8		
Superstructure				
Roof Construction	3	JWB	02/19/14	Unreinforced CMU bearing walls, steel columns, and wood beams supporting straight sheated wood diaphragms.
Exterior Closure				
Exterior Walls	4	JWB	02/19/14	Unreinforced CMU walls. End walls are cement asbestos board. Several surface cracks at end walls, paint is fading, flaking or chipped off. New fascia material in good condition.
Exterior Windows	5	JWB	02/19/14	Exterior windows are single pane steel windows. They are not energy efficient. Many are broken. Upper classroom windows are also single pane glazing.
Exterior Doors	5	JWB	02/19/14	Exterior doors are wood frame, solid core wood doors with non compliant hardware.
Roofing				
Roof Coverings	3	JWB	02/19/14	Granular bituminous rolled roofing replaced around 2003 and "Kynar" type coated metal flashings are roof system. Soffits are painted cement asbestos board.
Projections	5	JWB	02/19/14	Covered walkway are wood framed with wood beam and wood underside supported by metal post. Roofing is granular rolled roofing. Structure is rotting away in most locations.

Facility Summary

Seattle School District
Wilson-Pacific
200 Building

C Interiors

4.1

Interior Construction

Fixed and Moveable Partitions	3	JWB	02/19/14	Interior walls are primarily painted CMU. Some areas by the bathrooms have stud and GWB walls.
Interior Doors	5	JWB	02/19/14	Interior doors are wood frames, wood doors and non compliant hardware.
Specialties	4	JWB	02/19/14	Metal partitions are fair, accessories are poor, lockers are poor, most classrooms have older chalkboards. (<\$5K)

Interior Finishes

Wall Finishes	3	JWB	02/19/14	Interior wall finishes are painted CMU and painted GWB.
Floor Finishes	5	JWB	02/19/14	Interior floors are primarily VAT. Several classrooms and the office areas have carpet. Ceramic tile in restrooms.
Ceiling Finishes	5	JWB	02/19/14	Ceiling finishes are mostly old 12" acoustical tile. Tiles are stained, worn and many have fallen down in some areas and need to be replaced. Some areas GWB ceiling.

Facility Summary

Seattle School District Wilson-Pacific 200 Building

D Services		3.4			
Plumbing					
Plumbing Fixtures	3	DCS	02/19/14	Plumbing fixtures are a mix of mostly older and some newer; with a mix of older and newer, but all manual trim (faucets & flush valves). Appears to be insufficient number of fixtures in Boys & Girls.	
Domestic Water Distribution	3	DCS	02/19/14	The original galvanized water piping has been mostly replaced with new copper piping; but much is exposed. Domestic hot water is from new small electric 5-gal tanks located at point-of-use in each toilet room.	
Sanitary Waste	3	DCS	02/19/14	Cast iron drain & waste, and galvanized vent piping; all in fair condition with no issues reported or observed.	
Rain Water Drainage	3	DCS	02/19/14	High-roof sheet flows to low roof, with damage to clear story window framing. Low-roof slopes to recently replaced scupper boxes, new 4-inch PVC pipe, then to original 3-inch site storm drain system.	
HVAC					
Energy Supply	4	DCS	02/19/14	Original steam & condensate piping from central plant at Bldg 500 in poor to fair condition.	
Distribution Systems	3	DCS	02/19/14	Insulated steam & condensate pipe distributed by tunnel and/or attic mechanical space. HVAC equipment in asbestos contaminated attic reportedly serves spaces below (did not observe).	
Terminal and Package Units	3	DCS	02/19/14	Individual rooms are heated by older cast iron steam radiators with newer metal convector cabinets; some classrooms are heated by unit ventilators.	
Controls and Instrumentation	3	DCS	02/19/14	Temperature controls are electro-pneumatic in fair condition. Upgrade to DDC should be considered.	
Fire Protection					
Fire Protection Sprinkler Systems	5	DCS	02/19/14	There is no fire sprinkler system in this building.	
Fire Protection Specialties	3	DCS	02/19/14	Old pressurized water fire extinguishers in old cabinets; but inspection tags are current. New AED in cabinet.	
Electrical					
Electrical Service and Distribution	4	DCS	02/19/14	Building main panel is 208V/3-phase, 400A rated with 225A main breaker, fed from campus main switchboard at Bldg 500. Mostly original with some 2001 technology upgrade including Square D panels with TVSS.	
Lighting and Branch Wiring	3	DCS	02/19/14	Lighting has generally been upgraded to district standard double T-8 fluorescent 1x4, and is in fair to good condition. Branch circuits, switches, and receptacles are original and should be replaced.	
Communication and Security Systems	4	DCS	02/19/14	Voice/data and fire alarm are somewhat newer (est 2001) and in fair condition with congested IDF in custodian closet. Security system head-end and corridor motion detectors are in fair condition. There is not a public announcement system in place; but the Dukane Executone intercom system appears to double as a PA system. Old Standard clocks in classrooms.	
Special Electrical Systems	4	DCS	02/19/14	Corridor egress lighting is old "bug-eyes" with failing batteries. Exit signs also old with failing batteries.	
E Equipment and Furnishings		5.0			
Equipment					
Fixed Furnishings and Equipment	5	JWB	02/19/14	Casework is original wood casework with Formica counter tops. Some areas have later plastic laminate casework. Window drapes in poor condition	

Facility Summary

Seattle School District
Wilson-Pacific
300 Building

Facility Size - Gross	10,999	Construction Type	Medium
Year Of Original Construction	1952	Year Of Last Renovation	1959
Facility Use Type	Middle School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	JWB	02/19/14	Reinforced concrete spread footing foundation.
Slab On Grade	3	JWB	02/19/14	Concrete slab on grade.
B Shell		3.8		
Superstructure				
Roof Construction	3	JWB	02/19/14	Unreinforced CMU bearing walls, steel columns, and wood beams supporting straight sheated wood diaphragms.
Exterior Closure				
Exterior Walls	4	JWB	02/19/14	Unreinforced CMU walls. End walls are cement asbestos board. Several surface cracks at end walls, paint is fading, flaking or chipped off. New fascia material in good condition.
Exterior Windows	5	JWB	02/19/14	Exterior windows are single pane steel windows. They are not energy efficient. Many are broken. Upper classroom windows are also single pane glazing.
Exterior Doors	5	JWB	02/19/14	Exterior doors are wood frame, solid core wood doors with non compliant hardware.
Roofing				
Roof Coverings	3	JWB	02/19/14	Granular bituminous rolled roofing replaced around 2003 and "Kynar" type coated metal flashings are roof system. Soffits are painted cement asbestos board.
Projections	5	JWB	02/19/14	Covered walkway are wood framed with wood beam and wood underside supported by metal post. Roofing is granular rolled roofing. Structure is rotting away in most locations.

Facility Summary

Seattle School District
Wilson-Pacific
300 Building

C Interiors

3.8

Interior Construction

Fixed and Moveable Partitions	3	JWB	02/19/14	Interior walls are primarily painted CMU. One classroom had a wood stud and GWB office. Some areas by bathrooms have stud and GWB walls.
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Interior Doors	5	JWB	02/19/14	Interior doors are wood frames, wood doors and non compliant hardware.
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Specialties	4	JWB	02/19/14	Metal partitions are fair, accessories are poor, lockers are poor, most classrooms have older chalkboards. (<\$5K)
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Interior Finishes

Wall Finishes	3	JWB	02/19/14	Interior wall finishes are painted CMU and painted GWB.
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Floor Finishes	4	JWB	02/19/14	Interior floors are primarily VAT. Several classrooms have partial carpet. Ceramic tile in restrooms.
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Ceiling Finishes	5	JWB	02/19/14	Ceiling finishes are mostly old 12" acoustical tile. Tiles are stained, worn and many have fallen down in some areas and need to be replaced. Some areas GWB ceiling.
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Facility Summary

Seattle School District Wilson-Pacific 300 Building

D Services		3.4			
Plumbing					
Plumbing Fixtures	3	DCS	02/19/14	Plumbing fixtures are a mix of mostly older and some newer; with a mix of older and newer, but all manual trim (faucets & flush valves). Appears to be insufficient number of fixtures in Boys & Girls.	
Domestic Water Distribution	2	DCS	02/19/14	The original galvanized water piping has been mostly replaced with new copper piping; but much is exposed. Domestic hot water (DHW) is from new small electric 5-gal tanks located at point-of-use (POU) in each toilet room.	
Sanitary Waste	3	DCS	02/19/14	Cast iron (CI) drain & waste, and galvanized vent piping; all in fair condition with no issues reported or observed.	
Rain Water Drainage	3	DCS	02/19/14	High-roof sheet flows to low roof, with damage to clear story window framing. Low-roof slopes to recently replaced scupper boxes, new 4-inch PVC pipe, then to original 3-inch site storm drain system.	
HVAC					
Energy Supply	4	DCS	02/19/14	Original steam & condensate piping from central plant at Bldg 500 in poor to fair condition.	
Distribution Systems	3	DCS	02/19/14	Insulated steam & condensate pipe distributed by tunnel and/or attic mechanical space. HVAC equipment in asbestos contaminated attic reportedly serves spaces below (did not observe). But did observe pipe tunnel - including small portion of original steam & condensate piping with failing insulation, but generally cleaner than expected for age; no apparent major leaks.	
Terminal and Package Units	3	DCS	02/19/14	Individual rooms are heated by older cast iron steam radiators with newer metal convector cabinets; some classrooms are heated by unit ventilators.	
Controls and Instrumentation	3	DCS	02/19/14	Temperature controls are electro-pneumatic in fair condition. Upgrade to DDC should be considered.	
Fire Protection					
Fire Protection Sprinkler Systems	5	DCS	02/19/14	There is no fire protection sprinkler system in this building.	
Fire Protection Specialties	3	DCS	02/19/14	Old pressurized water fire extinguishers in old cabinets; but inspection tags are current. New AED in cabinet.	
Electrical					
Electrical Service and Distribution	4	DCS	02/19/14	Building main panel is original, fed from campus main switchboard at Bldg 500. Mostly original with some 2001 technology upgrade.	
Lighting and Branch Wiring	3	DCS	02/19/14	Lighting has generally been upgraded to district standard double T-8 fluorescent 1x4, and is in fair to good condition. Some fixtures are original, but upgraded to T-8 ballasts & lamps. Branch circuits, switches, and receptacles are original and should be replaced.	
Communication and Security Systems	4	DCS	02/19/14	Voice/data and fire alarm are somewhat newer (est 2001) and in fair condition with congested IDF in custodian closet. Overhead comm lines enter from street pole at west-end of Bldg 300. Security system Radionics head-end and corridor motion detectors are in fair condition. There is not a public announcement system in place; but the Dukane Executone intercom system appears to double as a PA system. Old Standard clocks in classrooms.	
Special Electrical Systems	4	DCS	02/19/14	Corridor egress lighting is old "bug-eyes" with failing batteries. Exit signs also old with failing batteries.	
E Equipment and Furnishings		5.0			
Equipment					
Fixed Furnishings and Equipment	5	JWB	02/19/14	Casework is original wood casework with Formica counter tops. Some areas have later plastic laminate casework. Window drapes in poor condition	

Facility Summary

Seattle School District
Wilson-Pacific
400 Building

Facility Size - Gross	16,467	Construction Type	Medium
Year Of Original Construction	1958	Year Of Last Renovation	1959
Facility Use Type	Middle School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components	Scores	Surveyor/ Date Done	Comments	
Systems				
A Substructure	3.0			
Foundations				
Standard Foundations	3	JWB	02/19/14	Reinforced concrete spread footing foundation.
Slab On Grade	3	JWB	02/19/14	Concrete slab on grade.
B Shell	3.8			
Superstructure				
Roof Construction	3	JWB	02/19/14	Unreinforced CMU bearing walls, steel columns, and wood beams supporting straight sheated wood diaphragms.
Exterior Closure				
Exterior Walls	4	JWB	02/19/14	Unreinforced CMU walls. End walls are cement asbestos board. Several surface cracks at end walls, paint is fading, flaking or chipped off. New fascia material in good condition.
Exterior Windows	5	JWB	02/19/14	Exterior windows are single pane steel windows. They are not energy efficient. Many are broken. Upper classroom windows are also single pane glazing.
Exterior Doors	5	JWB	02/19/14	Exterior doors are wood frame, solid core wood doors with non compliant hardware.
Roofing				
Roof Coverings	3	JWB	02/19/14	Granular bituminous rolled roofing replaced around 2003 and "Kynar" type coated metal flashings are roof system. Soffits are painted cement asbestos board.
Projections	5	JWB	02/19/14	Covered walkway are wood framed with wood beam and wood underside supported by metal post. Roofing is granular rolled roofing. Structure is rotting away in most locations.

Facility Summary

Seattle School District
Wilson-Pacific
400 Building

C Interiors

4.2

Interior Construction

Fixed and Moveable Partitions	3	JWB	02/19/14	Interior walls are primarily painted CMU. Several areas have added stud and GWB walls.
Interior Doors	5	JWB	02/19/14	Interior doors are wood frames, wood doors and non compliant hardware.
Specialties	4	JWB	02/19/14	Metal partitions are fair, accessories are poor, lockers are poor, most classrooms have older chalkboards. (<\$5K)

Interior Finishes

Wall Finishes	4	JWB	02/19/14	Interior wall finishes are painted CMU with GWB in some areas. Most interiors need new paint
Floor Finishes	5	JWB	02/19/14	Interior floors are primarily VAT. Several classrooms have partial carpet. Ceramic tile in restrooms. Some utility areas have painted concrete floors.
Ceiling Finishes	5	JWB	02/19/14	Ceiling finishes are mostly old 12" acoustical tile. Tiles are stained, worn and many have fallen down in some areas and need to be replaced. Some areas GWB ceiling.

Facility Summary

Seattle School District Wilson-Pacific 400 Building

D Services		3.5			
Plumbing					
Plumbing Fixtures	3	DCS	02/19/14	Plumbing fixtures are a mix of mostly older and some newer; with a mix of older and newer, but all manual trim (faucets & flush valves). Special plumbing fixtures, such as bathtubs for apparent past special needs program; additional sinks as well.	
Domestic Water Distribution	3	DCS	02/19/14	The original galvanized water piping has been mostly replaced with new copper piping; but much is exposed. Domestic hot water is from new small electric 5-gal tanks located at point-of-use in each toilet room.	
Sanitary Waste	3	DCS	02/19/14	Cast iron drain & waste, and galvanized vent piping; all in fair condition with no issues reported or observed.	
Rain Water Drainage	3	DCS	02/19/14	Unclear high-roof drainage. Low-roof work recently replaced scupper boxes, new 4-inch PVC pipe, then to original 3-inch site storm drain system.	
HVAC					
Energy Supply	4	DCS	02/19/14	Original steam & condensate piping from central plant at Bldg 500 in poor to fair condition.	
Cooling Generating Systems	4	DCS	02/19/14	Through-wall/window air conditioning units in poor to fair condition. Should be replaced with permanent air conditioning system.	
Distribution Systems	3	DCS	02/19/14	Insulated steam & condensate pipe distributed by tunnel and/or attic mechanical space. HVAC equipment in asbestos contaminated attic reportedly serves spaces below (did not observe).	
Terminal and Package Units	3	DCS	02/19/14	Individual rooms are heated by older cast iron steam radiators with newer metal convector cabinets; some classrooms are heated by Nesbit Syncretizer unit ventilators.	
Controls and Instrumentation	3	DCS	02/19/14	Temperature controls are Powers electro-pneumatic in fair condition. Upgrade to DDC should be considered.	
Fire Protection					
Fire Protection Sprinkler Systems	5	DCS	02/19/14	There is no fire sprinkler system in this building.	
Fire Protection Specialties	3	DCS	02/19/14	Old pressurized water fire extinguishers in old cabinets; but inspection tags are current. New AED in cabinet.	
Electrical					
Electrical Service and Distribution	4	DCS	02/19/14	Building main panel is original, fed from campus main switchboard at Bldg 500. Mostly original with some 2001 technology upgrade.	
Lighting and Branch Wiring	4	DCS	02/19/14	Lighting has generally been upgraded to district standard double T-8 fluorescent 1x4, and is in fair to good condition. Some fixtures are original, but upgraded to T-8 ballasts & lamps. Branch circuits, switches, and receptacles are original and should be replaced.	
Communication and Security Systems	3	DCS	02/19/14	Voice/data and fire alarm are somewhat newer (est 2001) and in fair condition with congested IDF in custodian closet. Security system Radionics head-end and corridor motion detectors are in fair condition. There is not a public announcement system in place; but the Dukane Executone intercom system appears to double as a PA system. Old Standard clocks in classrooms.	
Special Electrical Systems	3	DCS	02/19/14	Corridor egress lighting is old bug-eyes with failing batteries. Exit signs also old with failing batteries.	
E Equipment and Furnishings		5.0			
Equipment					
Fixed Furnishings and Equipment	5	JWB	02/19/14	Casework is original wood casework with Formica counter tops. Some areas have later plastic laminate casework. Window blinds in fair condition	

Facility Summary

Seattle School District
Wilson-Pacific
500 Building

Facility Size - Gross	28,703	Construction Type	Medium
Year Of Original Construction	1952	Year Of Last Renovation	1959
Facility Use Type	Middle School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
A Substructure	3.0		
Foundations			
Standard Foundations	3	JWB 02/19/14	Reinforced concrete spread footing foundation.
Slab On Grade	3	JWB 02/19/14	Concrete slab on grade.
Basements			
Basement Walls	3	JWB 02/19/14	Concrete retaining walls at boiler room and condensate pit.

Facility Summary

Seattle School District Wilson-Pacific 500 Building

B Shell		3.9			
Superstructure					
Floor Construction	4	JWB	02/19/14	Wood floor infill at music classroom, framing condition is poor, sagging. (<\$5K)	
Roof Construction	3	JWB	02/19/14	Unreinforced CMU walls, wood beams, and a wood diaphragm - typical at southern (choral/band/classroom) portion of structure. Wood posts and beams with a wood diaphragm at multipurpose (central) portion of the structure. Reinforced concrete columns, beams, and deck at boiler room. Unreinforced CMU walls, steel columns, and steel beams with wood diaphragm at northern portion of structure.	
Exterior Closure					
Exterior Walls	4	JWB	02/19/14	Unreinforced CMU walls typical to all portions of structure with the exception of the boiler room, which is reinforced concrete walls. Timber columns with wood wall infill and brick veneer or aluminum windows at multipurpose portion of structure. South side window lintels are rusting. Steel columns with masonry or aluminum window infill at northern portion of structure. Paint is fading, flaking or chipped off. New fascia material in good condition.	
Exterior Windows	5	JWB	02/19/14	Exterior windows are single pane steel windows. They are not energy efficient. Many are broken.	
Exterior Doors	5	JWB	02/19/14	Exterior doors are wood frame, solid core wood doors with non compliant hardware.	
Roofing					
Roof Coverings	3	JWB	02/19/14	Granular rolled roofing and "Kynar" type coated metal flashings are roof system. Soffits are painted asbestos board.	
Projections	5	JWB	02/19/14	Covered walkway are wood framed with wood beam and wood underside supported by metal post. Roofing is granular rolled roofing. Structure is rotting away in most locations. Overhang at east is metal structure with metal decking, most is rusting and in poor condition.	
C Interiors		4.1			
Interior Construction					
Fixed and Moveable Partitions	3	JWB	02/19/14	Interior walls are primarily painted CMU. Office areas have stud and GWB walls.	
Interior Doors	5	JWB	02/19/14	Interior doors are wood frames, wood doors and non compliant hardware.	
Specialties	5	JWB	02/19/14	Metal partitions are fair, accessories are poor, lockers are poor, all classrooms have older chalkboards. (<\$5K)	
Interior Finishes					
Wall Finishes	3	JWB	02/19/14	Interior wall finishes are primarily painted CMU in classrooms, some areas such as offices are stud and GWB. Acoustic panels in music rooms. Ceramic tile in south restrooms.	
Floor Finishes	5	JWB	02/19/14	Floors are primarily VAT and VCT. Office areas and some classrooms have carpet. The Band and Stage floors are wood.	
Ceiling Finishes	5	JWB	02/19/14	Ceiling finishes are primarily 12" acoustical tile. Most are old, stained and falling off. Some hall areas are ACT. The Auditorium has a tectum ceiling.	

Facility Summary

Seattle School District Wilson-Pacific 500 Building

D Services		3.7			
Vertical Transportation					
Elevators and Lifts	4	DCS	02/19/14	Limited rigging in boiler room. No roof access. Less than \$5K to address.	
Plumbing					
Plumbing Fixtures	3	DCS	02/19/14	Mix of mostly older and some newer plumbing fixtures, and mostly newer, but some older trim.	
Domestic Water Distribution	3	DCS	02/19/14	The original galvanized piping has been replaced with copper piping. Newer Lochinvar gas-fired domestic hot water heater in boiler room.	
Sanitary Waste	3	DCS	02/19/14	Cast iron (CI) drain & waste, and galvanized vent piping; all in fair condition with no issues reported or observed.	
Rain Water Drainage	3	DCS	02/19/14	Newer scupper boxes and four-inch PVC downspouts to older three-inch cast iron piping to storm; however some still backing-up damaging building.	
Special Plumbing Systems	4	DCS	02/19/14	Unclear former kitchen grease interceptor. Unclear shop systems (such as compressed air). Assume <\$5K.	
HVAC					
Energy Supply	3	DCS	02/19/14	Somewhat older PSE diaphragm gas-meter No. 473329 with 5,000 cfh capacity. Unclear back-up fuel oil storage tank location and capacity. Some gas-piping rusty (<\$5).	
Heat Generating Systems	4	DCS	02/19/14	Three (3) Birchfield steam boilers, two with newer natural gas burners, one with older gas burner, apparently not operable. Old condensate receiver and pump. Two control air compressors. Some EMCS controls. Steam tunnels, pipe racks (above or below covered walk structure roof), and some direct buried steam pipe. Apparent steam like at direct buried piping to west (<\$5K).	
Distribution Systems	3	DCS	02/19/14	Steam & condensate conveyed throughout the building by steel pipe in tunnels. Large zones served by distributed air handing units.	
Terminal and Package Units	3	DCS	02/19/14	Small rooms have cast iron radiators; some unit heaters.	
Controls and Instrumentation	4	DCS	02/19/14	Temperature controls are original pneumatic type, but with limited Landis & Staefa EMCS control added to boiler room in 1998.	
Special HVAC Systems and Equipment	4	DCS	02/19/14	Industrial ventilation for shop areas, including failing wood shop duct collector system.	
Fire Protection					
Fire Protection Sprinkler Systems	5	DCS	02/19/14	There is no fire protection sprinkler system in this building.	
Fire Protection Specialties	3	DCS	02/19/14	Old pressurized water fire extinguishers in old cabinets; but inspection tags are current. New AED in cabinet.	
Electrical					
Electrical Service and Distribution	4	DCS	02/19/14	Campus power underground to SCL vault with three old pot-type transformers. 208V/3-phase power to campus main switchboard GE 1,000A with SCL meter Nos. 765655 & 765805. Feeders to each building on campus. All old and past useful life.	
Lighting and Branch Wiring	4	DCS	02/19/14	Lighting and branch wiring are both original (with minor exceptions) and should be replaced.	
Communication and Security Systems	4	DCS	02/19/14	Silent Knight Fire alarm and voice/data were replaced about 2001, but are approaching end of life. Security system and motion detection are in fair condition. Many other low voltage systems aging.	
Special Electrical Systems	4	DCS	02/19/14	Egress "Emergi-Lite" bug-eyes and exit signs both older with failing batteries.	

Facility Summary

Seattle School District
Wilson-Pacific
500 Building

E Equipment and Furnishings		4.0		
Equipment				
Fixed Furnishings and Equipment	4	JWB	02/19/14	Casework in music rooms is original in poor condition. Stage curtain is older and worn, stage rigging is older and past it's useful life. Window drapes in Auditorium are old and worn.

Facility Summary

Seattle School District Wilson-Pacific Cafeteria Building

Facility Size - Gross	10,447	Construction Type	Medium
Year Of Original Construction	1955	Year Of Last Renovation	1959
Facility Use Type	Middle School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	JWB	02/19/14	Reinforced concrete spread footing foundations.
Slab On Grade	3	JWB	02/19/14	Concrete slab on grade.
B Shell		3.8		
Superstructure				
Roof Construction	3	JWB	02/19/14	Unreinforced CMU walls, steel columns, and wood beams supporting a wood diaphragm.
Exterior Closure				
Exterior Walls	4	JWB	02/19/14	Unreinforced CMU walls, CMU pilasters, and brick veneer. Paint is peeling on CMU block in most areas. Soffits have some water damage.
Exterior Windows	5	JWB	02/19/14	Exterior windows are single pane steel windows. They are not energy efficient. Many are broken.
Exterior Doors	5	JWB	02/19/14	Exterior doors are wood frame, solid core wood doors with non compliant hardware.
Roofing				
Roof Coverings	3	JWB	02/19/14	The roof coverings were installed in 2003 and are granular rolled roofing and "Kynar" type coated metal flashings.
Projections	5	JWB	02/19/14	Covered walkway are wood framed with wood beam and wood underside supported by metal post. Roofing is granular rolled roofing. Structure is rotting away in most locations.

Facility Summary

Seattle School District Wilson-Pacific Cafeteria Building

C Interiors		4.3			
Interior Construction					
Fixed and Moveable Partitions	4	JWB	02/19/14	Interior walls are painted CMU. Accordion partition at east kitchen has failed. (<\$5K)	
Interior Doors	5	JWB	02/19/14	Interior doors are wood frames, wood doors and non compliant hardware.	
Specialties	5	JWB	02/19/14	Metal partitions are fair, accessories are poor. (<\$5K)	
Interior Finishes					
Wall Finishes	4	JWB	02/19/14	Interior wall finishes are painted CMU. Most need new paint. Ceramic tile in restrooms.	
Floor Finishes	4	JWB	02/19/14	Interior floors are VAT in cafeteria, kitchen is quarry tile. Restrooms have ceramic tile.	
Ceiling Finishes	5	JWB	02/19/14	Ceiling finishes are 12" acoustical tile. Most is stained, many are missing.	
D Services		3.6			
Plumbing					
Plumbing Fixtures	3	DCS	02/19/14	Largely original, but functional; minor issues (<\$5K).	
Domestic Water Distribution	3	DCS	02/19/14	The original galvanized water piping has been replaced with copper pipe, but now aging.	
Sanitary Waste	3	DCS	02/19/14	Assume CI DW&V. Kitchen staff toilet room inoperable (<\$5K).	
Rain Water Drainage	3	DCS	02/19/14	Assume interior CI RD bodies with CI DS to storm; no issues reported or observed.	
Special Plumbing Systems	4	DCS	02/19/14	Variety of specialty items for commercial kitchen; some apparently worn (<\$5K). Grease interceptor not observed.	
HVAC					
Energy Supply	5	DCS	02/19/14	Natural gas service removed from kitchen; gas-fired cooking equipment can not be used. Heating steam from campus central plant.	
Distribution Systems	4	DCS	02/19/14	A central air handling unit with sheet metal ductwork serves the majority of the building.	
Controls and Instrumentation	4	DCS	02/19/14	Temperature controls are the original pneumatic type.	
Special HVAC Systems and Equipment	3	DCS	02/19/14	Kitchen grease and heat & moisture hoods; assume \$5K to make operable.	
Fire Protection					
Fire Protection Sprinkler Systems	5	DCS	02/19/14	There is no fire protection sprinkler system in this building.	
Fire Protection Specialties	3	DCS	02/19/14	Old pressurized water fire extinguishers in old cabinets.	
Electrical					
Electrical Service and Distribution	4	DCS	02/19/14	Largely original and past useful life.	
Lighting and Branch Wiring	3	DCS	02/19/14	Interior lighting has been upgraded to 2x4 surface mounted fluoresent in fair condition in both dining and kitchen area. Some newer branch circuits and receptacles have also been added with surface wire mold; but mostly older with original switches.	
Communication and Security Systems	4	DCS	02/19/14	Older fire alarm. Original Executone PA/intercom. Old clock(s).	
Special Electrical Systems	4	DCS	02/19/14	Old egress lighting and exit signs with failing batteries.	
E Equipment and Furnishings		4.0			
Equipment					
Fixed Furnishings and Equipment	4	JWB	02/19/14	Drapes at staff lounge are old and worn. Kitchen equipment is old stainless steel, does not appear to be in working condition.	

Facility Summary

Seattle School District Wilson-Pacific Gym Building

Facility Size - Gross	18,494	Construction Type	Medium
Year Of Original Construction	1955	Year Of Last Renovation	1959
Facility Use Type	Middle School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	JWB	02/19/14	Reinforced concrete spread footing foundation.
Slab On Grade	3	JWB	02/19/14	Concrete slab on grade.
B Shell		3.8		
Superstructure				
Roof Construction	3	JWB	02/19/14	Roof framing a Gymnasium is steel girder trusses with steel beams supporting a wood diaphragm. Roof framing at locker room is unreinforced CMU walls, steel columns and steel beams supporting a wood diaphragm.
Exterior Closure				
Exterior Walls	4	JWB	02/19/14	Gymnasium walls are reinforced concrete with concrete pilasters, and concrete beams above clerestory windows. Locker room exterior walls are unreinforced CMU. Most walls need paint except at murals.
Exterior Windows	5	JWB	02/19/14	Exterior windows are single pane steel windows. They are not energy efficient. Many are broken. Upper clearstory windows have significant leaks.
Exterior Doors	5	JWB	02/19/14	Exterior doors are wood frame, solid core wood doors with non compliant hardware.
Roofing				
Roof Coverings	3	JWB	02/19/14	The roof system consists of granular rolled roofing and "Kynar" type coated metal flashings.
Projections	5	JWB	02/19/14	Covered walkway are wood framed with wood beam and wood underside supported by metal post. Roofing is granular rolled roofing. Structure is rotting away in most locations.

Facility Summary

Seattle School District Wilson-Pacific Gym Building

C Interiors		4.2			
Interior Construction					
Fixed and Moveable Partitions	3	JWB	02/19/14	Interior walls at locker rooms and similar areas are CMU.	
Interior Doors	5	JWB	02/19/14	Interior doors are wood frames, wood doors and non compliant hardware.	
Specialties	5	JWB	02/19/14	Metal partitions are fair, accessories are poor. Lockers are in poor condition, several are severely dented. (<\$5K)	
Interior Finishes					
Wall Finishes	4	JWB	02/19/14	Interior wall finishes are primarily painted CMU and painted concrete. Most walls including gym need new paint.	
Floor Finishes	5	JWB	02/19/14	Floor finishes are wood at the Gym and sealed/painted concrete at locker room areas. Severe damage to gym floor from water leaks.	
Ceiling Finishes	4	JWB	02/19/14	Ceilings are tectum panels at the Gym and 12" acoustic tile in the locker room areas. Locker room tiles are stained.	
D Services		4.0			
Vertical Transportation					
Elevators and Lifts	5	DCS	02/19/14	No access to roof or to maintain high ceiling equipment (<\$5K).	
Plumbing					
Plumbing Fixtures	3	DCS	02/19/14	Original restroom fixtures with some newer trim. Locker room showers are individual head and control valve type that have not been used in years.	
Domestic Water Distribution	4	DCS	02/19/14	Some of the water piping has been replaced with copper pipes, but it appears that locker areas still have original galvanized piping.	
HVAC					
Distribution Systems	4	DCS	02/19/14	Unit heaters are served by black iron steam piping. Locker rooms have old fashioned air handling system.	
Terminal and Package Units	4	DCS	02/19/14	The Gym is heated by down-flow steam unit heaters.	
Controls and Instrumentation	4	DCS	02/19/14	Temperature controls are the original pneumatic type.	
Fire Protection					
Fire Protection Sprinkler Systems	5	DCS	02/19/14	There is no fire protection sprinkler system in this building.	
Electrical					
Electrical Service and Distribution	4	DCS	02/19/14	The electrical panels are original, and past their useful life. They should all be replaced.	
Lighting and Branch Wiring	4	DCS	02/19/14	Lighting has been upgraded and is in "fair" condition. Branch circuits are original but still serviceable; replacement should be scheduled (<\$5K)	
Communication and Security Systems	4	DCS	02/19/14	Voice/data cabling is poorly installed. It should be cleaned and re-routed. Fire alarm equipment is newer and in fair condition. Other low voltage systems in poor to fair condition (<\$5K).	
Special Electrical Systems	4	DCS	02/19/14	Old bug-eye egress lights and old exit signs with failing batteries (<\$5K).	
E Equipment and Furnishings		3.0			
Equipment					
Fixed Furnishings and Equipment	3	JWB	02/19/14	Athletic equipment is older, aluminum bleachers are in good condition.	

Facility Summary

Seattle School District
Wilson-Pacific
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Systems	Scores	Surveyor/ Date Done	Comments
G Sitework	4.0		
Site Improvements			
Parking	5	JWB 02/19/14	Asphalt surface with concrete curbs, wheel stops and some extruded curbs.
Pedestrian Paving	3	JWB 02/19/14	Mostly concrete with some asphalt walk and infill areas. Concrete steps with steel pipe rails.
Site Development	4	JWB 02/19/14	Sports Field. Chain link fencing and concrete retaining walls. Asphalt hard surface play area with 6 basketball standards and wood backboards.
Landscaping	3	JWB 02/19/14	Grass, ground cover, shrubs and trees.
Site Electrical utilities			
Exterior Lighting	4	DCS 02/19/14	Mix of some newer HID type wall mounted fixtures and many older incandescent spot light fixtures (<\$5K). Many small fluorescent fixtures under covered walks, many with yellowed lenses (<\$5K).

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Wilson-Pacific

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: 100 Building System: Exterior ClosureTotal Cost: \$155,780								
Exterior Walls								
Paint	1	5	Paint worn, peeling, flaking, and faded at end wall areas.	Prep, scrape, and repaint exterior concrete walls.	2,500.00	\$2.92	sf	\$7,300
Exterior Windows								
Metal windows		4	Metal windows are single pane and in poor condition. They are not energy efficient	Remove metal windows and replace with modern double pane metal windows.	2,000.00	\$69.60	sf	\$139,200
Exterior Doors								
Wood doors		4	Wood doors are original, not ADA standard and in poor condition.	Remove wood doors and replace with hollow metal frames, hollow metal doors and ADA hardware.	2.00	\$4,640.00	PR	\$9,280
Facility: 100 Building System: RoofingTotal Cost: \$196,560								
Projections								
Covered Walkway	1	5	Covered walkways are old and in poor condition.	Remove covered walkways and replace with new covered walkways.	4,200.00	\$46.80	sf	\$196,560
Facility: 100 Building System: Interior ConstructionTotal Cost: \$52,200								
Interior Doors								
Wood doors		3	Wood doors are original and in poor condition.	Remove wood doors and replace with hollow metal frames, solid core wood doors and ADA hardware	25.00	\$2,088.00	EA	\$52,200
Facility: 100 Building System: Interior FinishesTotal Cost: \$148,770								
Wall Finishes								
Paint	2	5	GWB wall paint worn and shows scuffs and chipping.	Prep and repaint interior GWB walls and concrete walls.	13,125.00	\$2.32	sf	\$30,450
Floor Finishes								

Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Wilson-Pacific

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
VAT		2	Floors are original and in poor condition.	Remove existing flooring and replace with new VCT flooring.	12,000.00	\$5.80	SF	\$69,600
Ceiling Finishes								
Acoustic ceiling tile.		2	Acoustic ceiling tile are sagging, some have fallen and are all in poor condition.	Remove acoustic ceiling tile and replace with new ceiling tile.	12,000.00	\$4.06	SF	\$48,720
Facility: 100 Building System: Plumbing Total Cost: \$69,600								
Plumbing Fixtures								
Plumbing Fixtures		5	Older plumbing fixtures	Replace fixtures	20.00	\$2,900.00	ea	\$58,000
Rain Water Drainage								
Roof Drainage		0	No roof drain for high roof.	Install high roof drain system.	400.00	\$29.00	FT	\$11,600
Facility: 100 Building System: HVAC Total Cost: \$123,220								
Distribution Systems								
HVAC piping & ductwork and equipment		5	Older piping, ductwork, and air handling equipment in unclear condition.	Clean, inspect, test, and repair or replace as needed.	13,125.00	\$3.51	sf	\$46,069
Terminal and Package Units								
Cast iron radiators.		5	Radiators are aged with signs of wear.	Service radiators and associated piping.	13,302.00	\$5.80	SF	\$77,152
Facility: 100 Building System: Fire Protection Total Cost: \$77,152								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There is no fire protection sprinkler system in this building.	Install a complete wet pipe fire sprinkler system.	13,302.00	\$5.80	SF	\$77,152
Facility: 100 Building System: Electrical Total Cost: \$88,649								
Electrical Service and Distribution								
Original main and branch panels		3	Original panels and conductors are past end of life.	Replace panels and associated feeders.	2.00	\$5,800.00	EA	\$11,600
Lighting and Branch Wiring								

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Wilson-Pacific

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Branch circuits and receptacles.		3	Original circuits and devices are past useful life, and do not provide sufficient capacity.	Replace and expand.	13,302.00	\$2.90		\$38,576
Communication and Security Systems								
Low voltage systems		3	Some low voltage systems are dated with non-compliant pathways & spaces.	Evaluate and remove, upgrade, or replace as needed.	13,302.00	\$2.32	ea	\$30,861
Special Electrical Systems								
Egress lighting and exit signs		2	Old egress lights and exit signs, many with failing batteries.	Replace with new.	13,125.00	\$0.58	sf	\$7,613
Facility: 100 Building System: Equipment								
Total Cost: \$36,540								
Fixed Furnishings and Equipment								
Casework		3	Wood casework and plastic laminate casework is old and in poor condition.	Remove casework and replace with modern casework.	105.00	\$348.00	LF	\$36,540
Facility: 200 Building System: Exterior Closure								
Total Cost: \$155,780								
Exterior Walls								
Paint	1	5	Paint worn, peeling, flaking, and faded at end wall areas.	Prep, scrape, and repaint exterior concrete walls.	2,500.00	\$2.92	sf	\$7,300
Exterior Windows								
Metal windows		4	Metal windows are single pane and in poor condition. They are not energy efficient.	Remove metal windows and replace with modern double pane metal windows.	2,000.00	\$69.60	SF	\$139,200
Exterior Doors								
Wood doors		4	Wood doors, frames and hardware are original and in poor condition. Hardware is not ADA compliant.	Remove wood doors are replace with hollow metal frames, hollow metal doors and ADA hardware.	2.00	\$4,640.00	PR	\$9,280
Facility: 200 Building System: Roofing								
Total Cost: \$196,560								
Projections								
Covered Walkway	1	5	Covered walkways are old and in poor condition.	Remove covered walkways and replace with new covered walkways.	4,200.00	\$46.80	sf	\$196,560

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Wilson-Pacific

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: 200 Building System: Interior Construction								
Total Cost: \$52,200								
Interior Doors								
Wood doors		3	Wood doors, wood frames and hardware are in poor condition.	Remove wood doors and replace with hollow metal frames, solid core wood doors and ADA hardware.	25.00	\$2,088.00	EA	\$52,200
Facility: 200 Building System: Interior Finishes								
Total Cost: \$118,320								
Floor Finishes								
VAT		2	Flooring is original tile in very poor condition.	Remove existing flooring and replace with new VCT flooring.	12,000.00	\$5.80	SF	\$69,600
Ceiling Finishes								
Acoustic tile		2	Ceiling tiles are worn, stained and falling off in many areas.	Install a new acoustic tile ceiling system.	12,000.00	\$4.06	SF	\$48,720
Facility: 200 Building System: Plumbing								
Total Cost: \$11,680								
Rain Water Drainage								
Roof Drainage		1	No high roof drain, resulting in damage to clearstory below.	Install high roof gutter & downspout.	400.00	\$29.20	lf	\$11,680
Facility: 200 Building System: HVAC								
Total Cost: \$122,281								
Distribution Systems								
HVAC piping & ductwork and equipment		5	Older piping, ductwork, and air handling equipment in unclear condition.	Clean, inspect, test, and repair or replace as needed.	13,125.00	\$3.51	sf	\$46,069
Terminal and Package Units								
Cast iron radiators and unit ventilators		5	Radiators and unit ventilators are aged with signs of wear.	Service radiators, unit ventilators and associated piping.	13,140.00	\$5.80	SF	\$76,212

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Wilson-Pacific

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: 200 Building System: Fire Protection								
Total Cost: \$76,212								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There is no fire protection sprinkler system in this building.	Install a complete wet pipe fire sprinkler system.	13,140.00	\$5.80	SF	\$76,212
Facility: 200 Building System: Electrical								
Total Cost: \$88,088								
Electrical Service and Distribution								
Original main and branch panels		3	Original panels and conductors are past end of life.	Replace panels and associated feeders.	2.00	\$5,850.00	ea	\$11,700
Lighting and Branch Wiring								
Receptacle branch wiring.		3	Receptacles are old, and so are their branch circuits.	Replace receptacles and receptacle branch circuits.	13,125.00	\$2.90	SF	\$38,063
Communication and Security Systems								
Low voltage systems		3	Some low voltage systems are dated with non-compliant pathways & spaces.	Evaluate and remove, upgrade, or replace as needed.	13,125.00	\$2.34	sf	\$30,713
Special Electrical Systems								
Egress lighting and exit signs		2	Old egress lights and exit signs, many with failing batteries.	Replace with new.	13,125.00	\$0.58	sf	\$7,613
Facility: 200 Building System: Equipment								
Total Cost: \$41,760								
Fixed Furnishings and Equipment								
Wood casework		3	Casework is original and in poor condition.	Remove casework and replace with modern casework.	120.00	\$348.00	LF	\$41,760
Facility: 300 Building System: Exterior Closure								
Total Cost: \$141,860								
Exterior Walls								
Paint	1	5	Paint worn, peeling, flaking, and faded at end wall areas.	Prep, scrape, and repaint exterior concrete walls.	2,500.00	\$2.92	sf	\$7,300
Exterior Windows								
Metal windows		4	Metal windows are single pane and in poor condition. They are not energy efficient.	Remove metal windows and replace with modern double pane metal windows.	1,800.00	\$69.60	SF	\$125,280

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Wilson-Pacific

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Exterior Doors								
Wood doors		4	Wood doors are original and in poor condition.	Remove doors and frames and replace with hollow metal frames, hollow metal doors and modern hardware.	2.00	\$4,640.00	PR	\$9,280
Facility: 300 Building System: Roofing Total Cost: \$196,560								
Projections								
Covered Walkways	1	5	Covered walkways are old and in poor condition.	Remove covered walkways and replace with new covered walkways.	4,200.00	\$46.80	sf	\$196,560
Facility: 300 Building System: Interior Construction Total Cost: \$52,200								
Interior Doors								
Wood doors		3	Wood doors are original and in poor construction. Hardware is not ADA compliant.	Remove wood doors and replace with hollow metal frames, solid core wood doors and ADA hardware.	25.00	\$2,088.00	EA	\$52,200
Facility: 300 Building System: Interior Finishes Total Cost: \$98,600								
Floor Finishes								
VAT		2	Flooring is in poor condition.	Remove flooring and replace with new VCT flooring.	10,000.00	\$5.80	SF	\$58,000
Ceiling Finishes								
Acoustic ceiling tile.		2	Acoustic ceiling tile are sagging, some have fallen and all are in poor condition.	Remove acoustic ceiling tile and replace with new ceiling tile.	10,000.00	\$4.06	SF	\$40,600
Facility: 300 Building System: HVAC Total Cost: \$101,823								
Distribution Systems								
HVAC piping & ductwork and equipment		5	Older piping, ductwork, and air handling equipment in unclear condition.	Clean, inspect, test, and repair or replace as needed.	10,937.00	\$3.51	sf	\$38,389
Terminal and Package Units								

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Wilson-Pacific

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Cast iron radiators.		5	Radiators are aged with signs of wear.	Service radiators and associated piping.	10,937.00	\$5.80	SF	\$63,435
Facility: 300 Building System: Fire Protection Total Cost: \$63,800								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There is no fire protection sprinkler system in this school.	Install a complete wet pipe fire sprinkler system.	11,000.00	\$5.80	SF	\$63,800
Facility: 300 Building System: Electrical Total Cost: \$77,573								
Electrical Service and Distribution								
Electrical distribution system.		3	Original panels and conductors are past end of life.	Replace panels and feeders.	3.00	\$4,640.00	EA	\$13,920
Lighting and Branch Wiring								
Branch wiring and receptacles.		3	Original circuits and devices are past useful life, and do not provide sufficient capacity.	Replace and expand.	10,937.00	\$2.90	SF	\$31,717
Communication and Security Systems								
Low voltage systems		3	Some low voltage systems are dated with non-compliant pathways & spaces.	Evaluate and remove, upgrade, or replace as needed.	10,937.00	\$2.34	sf	\$25,593
Special Electrical Systems								
Egress lighting and exit signs		2	Old egress lights and exit signs, many with failing batteries.	Replace with new.	10,937.00	\$0.58	sf	\$6,343
Facility: 300 Building System: Equipment Total Cost: \$46,980								
Fixed Furnishings and Equipment								
Casework		3	Wood casework is original and is in poor condition.	Remove wood casework and replace with modern plastic laminate casework.	135.00	\$348.00	LF	\$46,980
Facility: 400 Building System: Exterior Closure Total Cost: \$179,096								
Exterior Walls								
Paint	1	5	Paint worn, peeling, flaking, and faded at end wall areas.	Prep, scrape, and repaint exterior concrete walls.	2,500.00	\$2.92	sf	\$7,300
Exterior Windows								

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Wilson-Pacific

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Metal windows		4	Metal windows are single pane and in poor condition. They are not energy efficient.	Remove metal windows and replace with modern double pane metal windows.	2,200.00	\$69.60	SF	\$153,120
Exterior Doors								
Wood doors		4	Wood doors are old and in poor condition.	Remove wood doors and replace with hollow metal frames, hollow metal doors and hardware.	7.00	\$2,668.00	EA	\$18,676
Facility: 400 Building System: Roofing Total Cost: \$168,000								
Projections								
Covered Walkways	1	5	Covered walkways are old and in poor condition.	Remove covered walkways and replace with new covered walkways.	4,200.00	\$40.00	sf	\$168,000
Facility: 400 Building System: Interior Construction Total Cost: \$52,200								
Interior Doors								
Wood doors		3	Wood doors are original and in poor condition. They are not ADA compliant.	Remove wood doors and replace with hollow metal frames, solid core wood doors and ADA hardware.	25.00	\$2,088.00	EA	\$52,200
Facility: 400 Building System: Interior Finishes Total Cost: \$176,334								
Wall Finishes								
Paint	2	5	GWB wall paint worn and shows scuffs and chipping.	Prep and repaint interior GWB walls and concrete walls.	16,365.00	\$2.34	sf	\$38,294
Floor Finishes								
VAT		2	Floors are original and in poor condition.	Remove existing flooring and replace with new VCT flooring.	14,000.00	\$5.80	SF	\$81,200
Ceiling Finishes								
Acoustic ceiling tile.		2	Acoustic ceiling tile are sagging, some have fallen and are all in poor condition.	Remove acoustic ceiling tile and replace with new ceiling tile.	14,000.00	\$4.06	SF	\$56,840

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Wilson-Pacific

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: 400 Building System: HVAC Total Cost: \$242,453								
Cooling Generating Systems								
Air conditioning units		3	Through-wall and/or through-window air conditioning units for SW classrooms.	Replace with permanent air conditioning equipment.	4.00	\$8,775.00		\$35,100
Distribution Systems								
HVAC piping & ductwork and equipment		5	Older piping, ductwork, and air handling equipment in unclear condition.	Clean, inspect, test, and repair or replace as needed.	32,033.00	\$3.51	sf	\$112,436
Terminal and Package Units								
Unit ventilators		5	Unit ventilator and radiators are aged with signs of wear.	Service radiators, unit ventilators and associated piping.	16,365.00	\$5.80	SF	\$94,917
Facility: 400 Building System: Fire Protection Total Cost: \$95,700								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There is no fire protection sprinkler system in this building.	Install a complete wet pipe fire sprinkler system.	16,500.00	\$5.80	SF	\$95,700
Facility: 400 Building System: Electrical Total Cost: \$166,102								
Electrical Service and Distribution								
Building distribution system.		3	Original panels and conductors are past end of life.	Replace panel-boards and feeders.	3.00	\$4,640.00	EA	\$13,920
Lighting and Branch Wiring								
Branch wiring		3	Original circuits and devices are past useful life, and do not provide sufficient capacity.	Replace and expand.	16,365.00	\$2.90	SF	\$47,459
Lighting system		3	Some older lighting fixtures past useful life; even though upgraded to T-	Replace lighting.	8,250.00	\$5.80	SF	\$47,850
Communication and Security Systems								
Low voltage systems		3	Some low voltage systems are dated with non-compliant pathways & spaces.	Evaluate and remove, upgrade, or replace as needed.	16,365.00	\$2.34	sf	\$38,294
Special Electrical Systems								
Egress lighting and exit signs		2	Old egress lights and exit signs, many with failing batteries.	Replace with new.	32,033.00	\$0.58	sf	\$18,579

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Wilson-Pacific

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: 400 Building System: Equipment								
Total Cost: \$41,760								
Fixed Furnishings and Equipment								
Casework		4	Wood casework is old and in poor condition.	Remove casework and replace with modern casework.	120.00	\$348.00	LF	\$41,760
Facility: 500 Building System: Exterior Closure								
Total Cost: \$193,372								
Exterior Walls								
Timber column		1	Base of timber column on western side of multipurpose portion of structure is beginning to show signs of decay due to water saturation.	Have column evaluated for structural soundness - if column is determined to be sound, treat wood and seal with finish rated for exterior exposure. If column is found to be unsound, remove damaged portion and replace with material of equivalent strength at	1.00	\$3,480.00	LS	\$3,480
Exterior Windows								
Metal windows		4	Metal windows are corroding and are single pane. They are not energy efficient.	Remove existing metal windows and replace with new double pane metal windows.	2,000.00	\$69.60	SF	\$139,200
Exterior Doors								
Doors		4	Existing doors are original and in poor condition.	Remove existing doors and replace with hollow metal frames, hollow metal doors and modern ADA hardware.	19.00	\$2,668.00	EA	\$50,692
Facility: 500 Building System: Roofing								
Total Cost: \$556,800								
Projections								
Covered walk-way		2	Covered walkways are old and in terrible condition.	Remove covered walkways and replace with new covered walkways.	12,000.00	\$46.40	SF	\$556,800

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Wilson-Pacific

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: 500 Building System: Interior Construction								
Total Cost: \$83,520								
Interior Doors								
Wood doors		3	Wood doors are original and in poor condition.	Remove wood doors and replace with new hollow metal frames, solid core wood doors and ADA hardware.	40.00	\$2,088.00	EA	\$83,520
Facility: 500 Building System: Interior Finishes								
Total Cost: \$234,320								
Floor Finishes								
VAT and VCT flooring.		2	VAT and VCT flooring is old and in poor condition.	Remove flooring and replace with VCT flooring.	25,000.00	\$5.80	SF	\$145,000
Ceiling Finishes								
Acoustic tile		2	Acoustic ceiling tile are sagging, some have fallen and all are in poor condition.	Remove acoustic ceiling tile and replace with new ceiling tile.	22,000.00	\$4.06	SF	\$89,320
Facility: 500 Building System: Plumbing								
Total Cost: \$24,960								
Plumbing Fixtures								
Original water closets, urinals, lavatories, and sinks.		5	Discolored, chipped, worn, and inefficient.	Replace.	12.00	\$1,500.00	ea	\$18,000
Rain Water Drainage								
Roof Drains		1	Despite recent replacements, some roof drains still backed-up with ponding on roof, and overflowing onto wall structure and equipment below.	Complete roof drain replacement.	12.00	\$580.00	ea	\$6,960
Facility: 500 Building System: HVAC								
Total Cost: \$591,806								
Heat Generating Systems								
Boilers, condensate receiver & pump, piping, and accessories.		3	Aging boilers and related equipment and campus distribution piping.	Clean, test, inspect and repair or replace.	1.00	\$250,000.00	lot	\$250,000
Distribution Systems								

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Wilson-Pacific

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Pipe, duct, AHUs, EF's		3	Original piping, ductwork, and equipment aged; past end of life.	Clean, inspect, test, and repair or replace as needed.	32,033.00	\$5.80	SF	\$185,791
Terminal and Package Units								
Steam radiators and unit heaters		5	Original radiators and unit heaters past useful life.	Clean, test, inspect and repair or replace.	32,033.00	\$0.58	sf	\$18,579
Controls and Instrumentation								
Controls		3	Original pneumatic controls and some older electro-pneumatic controls.	Replace all with DDC controls, with full interface with District EMCs.	32,033.00	\$3.51	sf	\$112,436
Special HVAC Systems and Equipment								
Dust collector		0	Failed dust collector system.	Replace.	1.00	\$25,000.00	lot	\$25,000
Facility: 500 Building System: Fire Protection								
Total Cost: \$185,791								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There is no fire protection sprinkler system in this building.	Install a complete wet pipe sprinkler system.	32,033.00	\$5.80	SF	\$185,791
Facility: 500 Building System: Electrical								
Total Cost: \$525,382								
Electrical Service and Distribution								
Building distribution system.		3	Original main campus switchgear, feeders to other buildings, feeders to Bldg 500, and Bldg 500 panels all past useful life.	Replace switchboard, panels and feeders.	1.00	\$116,000.00	LOT	\$116,000
Lighting and Branch Wiring								
Lighting and branch wiring.		3	Lighting and branch wiring is mostly original and past its useful life. Mostly original and some older light fixtures; some upgraded to T-8, but obsolete fixtures.	Replace lighting, branch wiring, and original or old devices (switches & receptacles).	32,033.00	\$10.44	SF	\$334,425
Communication and Security Systems								
Low voltage systems		3	Some low voltage systems are dated with non-compliant pathways & spaces.	Evaluate and remove, upgrade, or replace as needed.	32,033.00	\$1.76	sf	\$56,378
Special Electrical Systems								
Egress lighting; exit lights		2	End of life with failing batteries.	Replace	32,033.00	\$0.58	sf	\$18,579

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Wilson-Pacific

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: 500 Building System: Equipment								
Total Cost: \$105,300								
Fixed Furnishings and Equipment								
Casework	3	5	Casework is wood and in poor condition in classrooms.	Remove and replace with modern casework except science rooms.	300.00	\$351.00	If	\$105,300
Facility: Cafeteria Building System: Exterior Closure								
Total Cost: \$76,096								
Exterior Walls								
Paint		1	Paint Peeling	Scape and Repaint Exterior	5,000.00	\$2.32	SF	\$11,600
Exterior Windows								
Metal windows		4	Metal windows are single pane steel windows. They are in poor condition. They are not energy efficient.	Remove metal windows and replace with double pane metal windows system.	660.00	\$69.60	SF	\$45,936
Exterior Doors								
Wood doors		4	Doors are old and in poor condition.	Remove doors and replace with hollow metal frames, hollow metal doors and modern ADA hardware.	4.00	\$4,640.00	PR	\$18,560
Facility: Cafeteria Building System: Roofing								
Total Cost: \$84,240								
Projections								
Covered Walkways	1	5	Covered walkways are old and in poor condition.	Remove covered walkways and replace with new covered walkways.	1,800.00	\$46.80	sf	\$84,240
Facility: Cafeteria Building System: Interior Construction								
Total Cost: \$14,616								
Interior Doors								
Wood doors		3	Wood doors are original and in poor condition. They are not ADA compliant.	Remove wood doors and replace with hollow metal frames, solid core wood doors and modern ADA hardware.	7.00	\$2,088.00	EA	\$14,616

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Wilson-Pacific

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Cafeteria Building System: Interior Finishes								
Total Cost: \$99,299								
Wall Finishes								
Paint	2	5	GWB wall paint is worn and shows scuffs and chipping.	Prep and repaint interior GWB walls and concrete walls.	8,726.00	\$2.34	sf	\$20,419
Floor Finishes								
VAT floor		2	VAT floors are old and in poor condition.	Remove VAT floor and replace with VCT.	8,000.00	\$5.80	SF	\$46,400
Ceiling Finishes								
Acoustic tile		2	12" Acoustic tile are stained, sagging and in poor condition.	Remove 12" acoustic tile and replace with new.	8,000.00	\$4.06	SF	\$32,480
Facility: Cafeteria Building System: HVAC								
Total Cost: \$77,843								
Energy Supply								
Natural gas service and piping		0	Missing/removed.	Replace if kitchen cooking is needed.	1.00	\$11,700.00	lot	\$11,700
Distribution Systems								
Ventilation system		0	Condition unknown - appears abandoned in place.	Clean, inspect, test, and repair or replace as needed.	8,726.00	\$3.48	SF	\$30,366
Controls and Instrumentation								
Controls		2	Original controls past useful life.	Replace.	8,726.00	\$4.10	sf	\$35,777
Facility: Cafeteria Building System: Fire Protection								
Total Cost: \$50,611								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There is no fire protection sprinkler system in this building.	Install a complete wet pipe fire sprinkler system.	8,726.00	\$5.80	SF	\$50,611
Facility: Cafeteria Building System: Electrical								
Total Cost: \$25,480								
Electrical Service and Distribution								
Feeders and panels.		3	Original panels, conductors, and devices past useful life.	Replace.	8,726.00	\$2.92	sf	\$25,480

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Wilson-Pacific

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Cafeteria Building System: Equipment								
Total Cost: \$5,850								
Fixed Furnishings and Equipment								
Window Coverings	5	1	Window drapes in cafeteria are old and worn.	Remove existing and replace with new roller shades.	1.00	\$5,850.00	ls	\$5,850
Facility: Gym Building System: Exterior Closure								
Total Cost: \$346,840								
Exterior Walls								
Concrete pilasters		5	Pilasters have cracked where they connect to the concrete walls at the clerestory windows.	Pilaster should be evaluated to determine if they are capable of transmitting lateral loads to the walls below. If they are determined to be sound, the cracks should be epoxy injected. If they are unsound, they should be upgraded at the direction of a str	1.00	\$23,200.00	LS	\$23,200
Unreinforced CMU walls.		5	Cracks were noted at multiple locations on the exterior CMU walls - mortar has deteriorated at some locations.	Remove existing deteriorated mortar by non destructive means and repoint at locations with hair line cracks epoxy inject the CMU.	1.00	\$17,400.00	LS	\$17,400
Exterior Windows								
Metal windows		4	Exterior windows are single pane steel windows. They are not energy efficient.	Remove existing metal windows are replace with double pane metal windows.	3,800.00	\$69.60	SF	\$264,480
Exterior Doors								
Wood doors		4	Wood doors, frames and hardware are old and in poor condition.	Remove wood doors and replace with hollow metal frames, hollow metal doors and modern ADA hardware.	9.00	\$4,640.00	PR	\$41,760

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Wilson-Pacific

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Gym Building System: Roofing Total Cost: \$40,248								
Projections								
Covered Walkways	1	5	Covered walkways are old and in poor condition.	Remove covered walkways and replace with new covered walkways.	860.00	\$46.80	sf	\$40,248
Facility: Gym Building System: Interior Construction Total Cost: \$158,000								
Interior Doors								
Wood doors		3	Interior doors are original and in poor condition. They are not ADA compliant.	Remove doors and replace with hollow metal frames, solid core wood doors and modern ADA hardware.	10.00	\$3,480.00	PR	\$34,800
Specialties								
Metal Lockers	2	5	The lockers are original and are worn out.	Remove and replace lockers.	700.00	\$176.00	ea	\$123,200
Facility: Gym Building System: Interior Finishes Total Cost: \$284,414								
Wall Finishes								
Paint	2	5	GWB wall paint is worn and shows scuffs and chipping.	Prep and repaint interior GWB walls and concrete walls.	16,519.00	\$2.34	sf	\$38,654
Floor Finishes								
Wood floor		0	Gym wood floor is beginning to cup and shows signs of deterioration from water damage.	Remove wood Gym floor and replace with new wood.	12,000.00	\$16.38	SF	\$196,560
Ceiling Finishes								
Ceiling Tiles and Panels	2	5	Ceiling finishes are tectum panels and 12" acoustical tile. Most are old, stained, discolored, and worn.	Remove existing tectum panels and 12x12 glue on tiles and replace with new tiles and panels.	12,000.00	\$4.10	sf	\$49,200
Facility: Gym Building System: HVAC Total Cost: \$76,648								
Terminal and Package Units								
Unit heaters		5	Original unit heaters near end of useful life; some with minor damage.	Refurbish.	16,519.00	\$4.64	SF	\$76,648

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Detailed Assessment w/o Archived Deficiencies

Seattle School District

Site: Wilson-Pacific

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Gym Building System: Fire Protection								
Total Cost: \$95,810								
Fire Protection Sprinkler Systems								
Fire sprinklers		0	There is no fire protection sprinkler system in this building.	Install a complete wet pipe fire sprinkler system.	16,519.00	\$5.80	SF	\$95,810
Facility: Gym Building System: Electrical								
Total Cost: \$34,800								
Electrical Service and Distribution								
Panel boards		2	Original panel-boards are past their rated life.	Replace panels and feeders.	1.00	\$17,400.00	LOT	\$17,400
Communication and Security Systems								
Voice/data cabling		3	Cabling is poorly installed, festooned and exposed.	Re-cable with conduit, cable trays and surface metal raceway.	1.00	\$17,400.00	LOT	\$17,400
Facility: Infrastructure System: Site Improvements								
Total Cost: \$1,038,345								
Parking								
Concrete wheel stops.		2	Concrete wheel stops are broken and displaced in south parking lot.	Remove and replace concrete wheel stops.	35.00	\$87.00	EA	\$3,045
Asphalt		1	All asphalt parking areas are very poor, with spalling, cracking, potholes, failed subgrade, and root intrusion areas.	Remove and replace all asphalt parking and drive areas. Restripe following replacement.	139,000.00	\$5.22	SF	\$725,580
Pedestrian Paving								
Mostly concrete with some asphalt infill areas.		2	Concrete walks throughout site have numerous cracks and some settled panels.	Remove and replace concrete walks, as required, to eliminate cracked and settled areas.	6,000.00	\$6.96	SF	\$41,760
Site Development								
Basketball facilities		1	Standards are rusted and wood backboards are deteriorated.	Remove and replace basketball facilities and restripe courts.	6.00	\$1,160.00	EA	\$6,960
Asphalt		0	Asphalt in play area is in very poor condition, with cracks, subgrade failure and potholes.	Remove and replace asphalt, including pavement markings.	50,000.00	\$5.22	SF	\$261,000

Note: Cost estimates shown are raw construction costs and do not include any mark-ups or escalation.

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Facility Summary

Seattle School District Wing Luke Gym Building

Facility Size - Gross	19,636	Construction Type	Medium
Year Of Original Construction	1970	Year Of Last Renovation	2005
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	LKS	03/04/14	Concrete spread footing foundation.
Slab On Grade	3	LKS	03/04/14	Concrete slab on grade.
Basements				
Basement Walls	3	LKS	03/04/14	Concrete retaining walls at subgrade areas.
B Shell		3.0		
Superstructure				
Floor Construction	3	LKS	03/04/14	TJL joists, steel beams, and steel columns with a plywood diaphragm at addition.
Roof Construction	3	LKS	03/04/14	Timber joists and masonry, bearing walls at original portion of structure. TJL's glulam beams, 2x rafters, and steel columns with a plywood diaphragm at addition.
Exterior Closure				
Exterior Walls	3	LKS	03/04/14	Masonry walls at original structure, mixture of CMU and lap siding at addition.
Exterior Windows	3	LKS	03/04/14	Exterior windows are double pane metal window system.
Exterior Doors	3	LKS	03/04/14	Exterior doors are hollow metal framed, hollow metal doors with panic hardware.
Roofing				
Roof Coverings	3	LKS	03/04/14	Roofing is a mix of standing seam metal pan and "hypalon" type membrane roofing. Roof metal is "Kynar" type coated metal flashings. Soffits are plywood and fascia are painted wood.

Facility Summary

Seattle School District Wing Luke Gym Building

C Interiors		3.1			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	03/04/14	Interior walls are CMU at gym and cafeteria/auditorium and stud walls in remaining areas.	
Interior Doors	3	LKS	03/04/14	Interior doors are hollow metal framed, solid core wood doors with ADA compliant hardware.	
Staircases					
Stair Construction	3	LKS	03/04/14	Stairs are metal pan stair system.	
Stair Finishes	3	LKS	03/04/14	Stair treads are radial rubber with metal rails.	
Interior Finishes					
Wall Finishes	4	LKS	03/04/14	Interior wall finishes are painted CMU or painted GWB.	
Floor Finishes	3	LKS	03/04/14	Floor finishes are carpet in most area. VCT is used in utility areas and cafeteria/auditorium. The gym has a "sport" type floor.	
Ceiling Finishes	3	LKS	03/04/14	Ceilings are 2x4 suspended acoustic tile in new areas and tectum at gym.	
D Services		2.6			
Vertical Transportation					
Elevators and Lifts	2	TAL	03/04/14	2 - Stop hydraulic elevator.	
Plumbing					
Plumbing Fixtures	3	TAL	03/04/14	Fixtures are newer china and stainless steel type. Kitchen is all stainless.	
Domestic Water Distribution	3	TAL	03/04/14	All domestic water pipe is copper.	
HVAC					
Heat Generating Systems	3	TAL	03/04/14	The building is heated by a single gas fired hot water boiler.	
Distribution Systems	3	TAL	03/04/14	Heating water is distributed in steel pipes. Central air handling units transmit conditioned air to occupied spaces in sheet metal ducts.	
Controls and Instrumentation	3	TAL	03/04/14	Controls are the modern "DDC" type.	
Fire Protection					
Fire Protection Sprinkler Systems	3	TAL	03/04/14	The building has a complete fire sprinkler system.	
Electrical					
Electrical Service and Distribution	2	TAL	03/04/14	The service is 800A, 120/208V 3 phase. Switchboard and panels in excellent condition.	
Lighting and Branch Wiring	2	TAL	03/04/14	Lighting is typically 2x4 acrylic lensed troffers. Devices and fixtures are excellent.	
Communication and Security Systems	2	TAL	03/04/14	Edwards EST fire alarm system. Modern voice/data equipment. Interior motion detectors.	
Special Electrical Systems	2	TAL	03/04/14	Battery exits and egress lighting.	
E Equipment and Furnishings		3.0			
Equipment					
Fixed Furnishings and Equipment	3	TAL	03/04/14	Casework is modern plastic laminate casework.	

Facility Summary

Seattle School District
Wing Luke
Infrastructure

Facility Condition Summary

Weighted Avg Condition Score

Facility Components				
Systems	Scores	Surveyor/ Date Done	Comments	
G Sitework	4.2			
Site Improvements				
Parking	5	LKS	03/04/14	Asphalt paving is cracked, pot holed and poorly patched. Missing concrete curbs in some areas. Striping is ok.
Pedestrian Paving	4	LKS	03/04/14	Asphalt paved sidewalks are cracked and rooted.
Site Development	4	LKS	03/04/14	Chain link fencing is rusted and dented in some areas.
Landscaping	4	LKS	03/04/14	Grass, shrubs and trees. Shrubberies are over grown.
Site Electrical utilities				
Exterior Lighting	4	TAL	03/04/14	Parking lighting is old ornamental style lighting. They are rusted.

Facility Summary

Seattle School District Wing Luke Main Building

Facility Size - Gross	39,223	Construction Type	Medium
Year Of Original Construction	1972	Year Of Last Renovation	2011
Facility Use Type	Elementary School		

Facility Condition Summary

Weighted Avg Condition Score

Facility Components

Facility Components		Scores	Surveyor/ Date Done	Comments
Systems				
A Substructure		3.0		
Foundations				
Standard Foundations	3	LKS	03/04/14	Concrete spread footing foundation.
Slab On Grade	3	LKS	03/04/14	Concrete slab on grade.
Basements				
Basement Walls	3	LKS	03/04/14	Concrete retaining walls at lower levels.
B Shell		2.9		
Superstructure				
Floor Construction	3	LKS	03/04/14	Concrete waffle slab supported by concrete columns. Floor in Pod F has noticeable depression which occurred recently, according to the custodian. However looking from underneath, the waffle slab appear fine, with the exception of hairline crack in the midspan.
Roof Construction	3	LKS	03/04/14	Timber beams, joists, and decking supported by concrete columns.
Exterior Closure				
Exterior Walls	3	LKS	03/04/14	Masonry bearing walls.
Exterior Windows	2	LKS	03/04/14	Exterior windows are newer replaced double pane windows with only one section (approx. 120 SF in one Pod) with old single pane metal window system.
Exterior Doors	3	LKS	03/04/14	Exterior doors are mainly wood framed wood doors with panic hardware in entry areas. Utility areas have hollow metal doors and frames.
Roofing				
Roof Coverings	3	LKS	03/04/14	Roofing is standing seam metal pan system. Flashing and other roof metal are "Kynar" type coated metal. Roofing was installed in 2000.
Roof Openings	3	LKS	03/04/14	Aluminum frame with corrugated glass skylight at the Library.

Facility Summary

Seattle School District Wing Luke Main Building

C Interiors		2.8			
Interior Construction					
Fixed and Moveable Partitions	3	LKS	03/04/14	Interior partition are wood stud or giant brick.	
Interior Doors	3	LKS	03/04/14	Interior doors are wood framed wood doors. Hardware is not ADA compliant.	
Staircases					
Stair Construction	3	LKS	03/04/14	Stair systems are concrete in concrete area and wood framed in wood floor system area.	
Stair Finishes	3	LKS	03/04/14	Stair treads and risers are carpeted. Rails are wood at wood stair system and metal at concrete.	
Interior Finishes					
Wall Finishes	3	LKS	03/04/14	Interior wall finishes are painted GWB or exposed brick.	
Floor Finishes	2	LKS	03/04/14	Floors are mainly carpet in pods with resilient floor tiles on hallways and concrete in utility areas.	
Ceiling Finishes	3	LKS	03/04/14	Ceilings are Tectum at upper areas (attached to structure) and 12" acoustic at lower areas.	
D Services		3.6			
Plumbing					
Plumbing Fixtures	3	TAL	03/04/14	Fixtures are mostly original china and enameled iron type.	
Domestic Water Distribution	3	TAL	03/04/14	All of the domestic water pipe is copper.	
HVAC					
Heat Generating Systems	4	TAL	03/04/14	The building is heated by a single gas fired hot water boiler	
Distribution Systems	4	TAL	03/04/14	Heating water is distributed throughout the building is steel pipes.	
Terminal and Package Units	4	TAL	03/04/14	The classrooms are heated by a combination of unit ventilators and hot water convectors.	
Controls and Instrumentation	4	TAL	03/04/14	Controls are the original pneumatic type.	
Fire Protection					
Fire Protection Sprinkler Systems	3	TAL	03/04/14	The building has a complete fire sprinkler system.	
Electrical					
Electrical Service and Distribution	4	TAL	03/04/14	The service is 1200A, 120/208V. Switchboard and panels are circa 1971.	
Lighting and Branch Wiring	3	TAL	03/04/14	Lightings typical 1x4 surface mounted wraparounds, with some 2x2 in the waffle slab area downstairs, and perimeter cove lighting in the classrooms. Devices appear to be original, but test well.	
Communication and Security Systems	3	TAL	03/04/14	Modern voice/data equipment and cabling. Security system with motion detection. Projectors and sound enhancement speakers in classrooms.	
Special Electrical Systems	5	TAL	03/04/14	Battery exits typically not used feeder tap ahead of main for an "x" panel.	
E Equipment and Furnishings		4.0			
Equipment					
Fixed Furnishings and Equipment	4	TAL	03/04/14	Casework is old wood style with plastic laminate tops. Library shelving is early plastic laminate style shelving.	

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Wing Luke

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Gym Building System: Interior Finishes Total Cost: \$133,850								
Wall Finishes								
Painting		3	Painted gypsum wallboards around the Cafeteria and hallways are worn out and damaged. Outside corners do not have any corner guards to protect them from heavy traffic.	Instead of constant repairing and repainting, we recommend installing 4 ft high wainscot in the Cafeteria area and all hallways using painted 3/4" MDF boards secured to studs. Chamfer all edges of the boards. Electrical outlets and handrails will have to	1.00	\$5,850.00	LS	\$5,850
Floor Finishes								
Gym athletic floor		1	Existing gym athletic rubber floor is in bad condition. It has delaminated and bubbled in several locations	Remove and replace with new rubber floor at the Gym	8,000.00	\$16.00	SF	\$128,000
Facility: Infrastructure System: Site Improvements Total Cost: \$162,272								
Roadways								
Asphalt		2	Asphalt is severely cracked, alligatored, settlement, and evidence of subgrade failure.	Remove and replace asphalt. Use heavy duty pavement section for truck loading.	3,300.00	\$5.80	SF	\$19,140
Parking								
Curbs		2	Extruded curbs are broken with some missing section.	Remove existing curbs and replace with extruded concrete curbs after parking lot replacement.	750.00	\$13.92	LF	\$10,440
Asphalt Paving		4	Asphalt is rooted, pot holed and poorly patched	Repave parking lot	1,600.00	\$5.22	SF	\$8,352
Asphalt		2	Asphalt is severely cracked, alligatored, spalled, and evidence of subgrade failure. Damage from root intrusion is evident.	Remove and replace entire parking area, including striping.	16,500.00	\$5.22	SF	\$86,130
Pedestrian Paving								
Asphalt		2	Most asphalt walks are severely cracked and heaved by root intrusion. Tripping hazards exist on most asphalt walks.	Remove and replace asphalt walkways. Unit price increase due to accessibility problems.	6,600.00	\$5.22	SF	\$34,452
Curbs		2	Curbs along pedestrian areas are badly deteriorated and broken.	Remove and replace extruded curbing.	270.00	\$13.92	LF	\$3,758

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Wing Luke

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Infrastructure								
System: Site Electrical utilities Total Cost: \$8,352								
Exterior Lighting								
Exterior lighting		5	Exterior pole lights are custom fixtures, circa 1971, and past useful life. Exterior wallpacks are also near of useful life.	Replace pole lights and wallpacks with current technology.	12.00	\$696.00	EA	\$8,352
Facility: Main Building								
System: Exterior Closure Total Cost: \$8,352								
Exterior Windows								
Exterior windows		3	Exterior windows are single glazed and not energy efficient.	Remove existing metal window system and replace with modern double pane metal window system.	120.00	\$69.60	SF	\$8,352
Facility: Main Building								
System: Roofing Total Cost: \$2,500								
Roof Coverings								
Sealant/Flashing around Skylight		1	The custodian reported that the skylights in the Library has been leaking occasionally. Roofers have come and fixed it but it would leak again after a couple of months, and this has been repeated at least three times.	We did not go up and survey the skylight from the roof as the roof was wet and slick. Have a roof expert inspect the flashing around the skylight and repair accordingly.	1.00	\$2,500.00	LS	\$2,500
Facility: Main Building								
System: Interior Construction Total Cost: \$20,880								
Interior Doors								
Interior doors		3	Hardware is not ADA compliant.	Remove hardware and replace with ADA compliant hardware.	40.00	\$522.00	EA	\$20,880
Facility: Main Building								
System: HVAC Total Cost: \$1,040,520								
Terminal and Package Units								
Heating system		1	The heating system has sub-standard ventilation classrooms are too warm stuffy. Equipment is nearing the end of it's life span.	Install a modern HVAC system.	39,000.00	\$26.68	SF	#####

Detailed Assessment w/o Archived Deficiencies

Seattle School District
Site: Wing Luke

Material	Cond.	Useful Life	Deficiency Condition Notes	Action	Qty	Unit Cost	Unit	Cost
Facility: Main Building								
System: Electrical								
Total Cost: \$214,890								
Electrical Service and Distribution								
Electrical distribution system		1	All distribution equipment is circa 1971, and nearing the end of useful	Replace switchboard, panels, disconnects and feeders.	39,000.00	\$4.64	SF	\$180,960
Special Electrical Systems								
Egress lighting and exit signs		0	Egress and exits powered by a feeder tap "x" panels, with no battery backup.	Add battery egress and exits.	39,000.00	\$0.87	SF	\$33,930
Facility: Main Building								
System: Equipment								
Total Cost: \$34,800								
Fixed Furnishings and Equipment								
Casework		4	Casework is old and in poor condition. The hardware is not fully functional and tops are beginning to crack and lift.	Remove original casework and replace with modern plastic laminate casework.	100.00	\$348.00	LF	\$34,800