



Facilities Condition Assessment

Final Report January 28, 2022

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This is the 2022 Final Report by SÄZÄN Environmental Consulting, which includes Facilities Condition Assessment, Learning Environment Assessment, and Accessibility Evaluation completed in 2021.

It includes information on the condition of building systems and educational adequacy. Building systems include things like the heating and ventilation system, roofing, and windows. Educational adequacy looks at how well a building's current design and layout supports student success. An evaluation of accessibility is also included.

This information is used to set priorities for capital levies. The Building Excellence Capital Levy (BEX) and the Buildings, Technology, and Academics Capital Levy (BTA) are the primary source of funding for modernization, repairs, or replacement of district schools.



**Facility Condition Assessment
Learning Environment Assessment
Accessibility Evaluation
Final Report Rev1**

January 28, 2022

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Abbreviations

A/V	Audio/Visual
ACT	Acoustical Ceiling Tiles
ADA	American Disabilities Act
AED	Automated External Defibrillator
AP	Advanced Placement
AQ	Air Quality
B&G	Boys & Girls
BEX IV	Building Excellence IV (Capital Levy)
CAD	Computer-aided design
CMU	Concrete Masonry Unit
CPTED	Crime Prevention Through Environmental Design
CR	Classroom
CTE	Career and Technical Education
EBD	Emotional and Behavioral Disability
Ed Spec	Education Specification
ELL	English Language Learner
ES	Elementary School
FEC	Fire Extinguisher Cabinet
FF&E	Furniture, Fixtures, & Equipment
FTE	Full Time Equivalent
HC	Handicap
HS	High School
HVAC	Heating, Ventilation, & Air Conditioning
LRC	Learning Resource Center
MEP	Mechanical, Engineering, and Plumbing
MP	Multi-Purpose
MS	Middle School
NKS	Nurturing Knowledge Schools
OT	Occupational Therapy
OT/PT	Occupational Therapy/Physical Therapy
PA	Public Address
PAC	Performing Arts Center
PE	Physical Education
PK	Pre-Kindergarten

PK-8	Pre-Kindergarten to 8 th Grade
PTA	Parent-Teacher Association
PTSA	Parent-Teacher and Student Association
PV	Photovoltaic Array
SF	Square Footage
SPD	Seattle Police Department
SPED	Special Education
SPS	Seattle Public Schools
STEM	Science, Technology, Engineering, and Math
VAT/HazMat	Vinyl Asbestos Tile/Hazardous Material
VCT	Vinyl Composite Tile
WC	Water Closet
YMCA	Young Men's Christian Association

Executive Summary

Facility Condition Assessment – Key Findings

Seattle Public Schools' portfolio-wide assessments included facility conditions (FCA), learning environments (LEA), and general accessibility for 92 of Seattle Public Schools (SPS) sites. Leased sites were not evaluated.

Seattle Public Schools began conducting these assessments in 2002 and has consistently updated assessment data every four to five years, which enables comparison benchmarks over time. For example, this 2021 FCA Update found that FCA scores of 21 buildings of the 130 buildings (i.e., approximately 16%) decreased (i.e., deteriorated conditions) by one point in their weighted average FCA scores¹. This is reflective of normal systems aging over time and the high public use school facilities. Seattle Public School facilities are found to be very well-maintained and the pride of ownership by operations, maintenance and custodial staff is very evident and to be lauded. In fact, some FCA scores have improved. Specifically, Emerson, Franklin Park, Laurelhurst, Loyal Heights, Magnolia, Maple, McDonald International, Queen Anne, and Roxhill at E.C. Hughes Elementary Schools; Hamilton International and Meany Middle Schools, Lincoln High School, and T.T Minor (Seattle World School) grade 6-12 fall into this category. Such facilities not only reflect Seattle Public Schools' positive stewardship, but the noted pride in facility maintenance and the success of the Building in Excellence (BEX) and Buildings, Technology, and Academics/Athletics (BTA) program. The consistent investments made possibly by the BEX and BTA capital levy programs do have positive impacts on the overall conditions and learning environments through minor and major facility improvements, modernizations and systems upgrades.

Direct Cost projections associated with Observed Deficiencies during the near-term year period of 2020-2025 total an estimated \$244.6 Million. However, only nine (9) schools account for 50% of the 5-year capital and major maintenance needs:

- Eckstein (\$18.1M)
- Whitman (\$16.5M)
- Ingraham (\$14.3M)
- Catherine Blane (\$12.9M)
- Louisa Boren (\$11.5M)
- View Ridge (\$9M)
- Aki Kurose (\$8.7M)
- McClure (\$8.6M)
- Broadview-Thomson (\$8.5M)

Over 75% of SPS facilities demonstrate excellent to fair condition. Facilities found to be in fair and verging towards poor condition also represented the highest estimated Corrective Action cost as expected.

Subsystems throughout SPS facilities responsible for the top three cost projections for Corrective Actions include HVAC, Electrical, and Exterior Vertical Enclosures totaling \$131.9M. This is very typical, with needs totaling \$70.9M, \$30.7M and \$30.3M, for HVAC, Electrical and Exterior Vertical Enclosures

¹ Our scoring methodology has remained consistent with previous assessments, with scores of 1 (excellent) to 5 (unsatisfactory).

respectively. These “active” essential infrastructure systems are critical to supporting SPS’s operations and education services and yet despite the quality of operational and maintenance stewardship such systems naturally age and deteriorate over time. One consistent finding is the need and recommendation to retro-commissioning HVAC systems. This will extend the useful life of system, ensure optimization of operational performance, improve occupant comfort and energy efficiency and lower associate costs of operations.

Retro-Commissioning Investigations

It is recommended that the following facilities receive retro-commissioning and/or test-adjust-balance (TAB) services for HVAC systems:

Facility	Building
Ballard HS	Main
Bryant ES	Main
Dearborn Park ES	Main
Graham Hill ES	Main
Green Lake ES	Main
Hawthorne ES	Main
Ingraham HS	100
Ingraham HS	300
Jane Addams MS	Main
Lawton ES	Main
McDonald International ES	Main
Nathan Hale HS	Main
North Beach ES	Main
Roosevelt HS	Main
Sand Point ES	Main
TOPS K-8 @ Seward	1917 Bldg
View Ridge ES	Main
West Seattle HS	Main
Whitworth	Main

Learning Environment Assessment – Key Findings

The Learning Environment Assessment (LEA) evaluates program areas relative to Space, Configuration and Environment with average LEA scores ranging from 2.0 (Good) to 4.0 (Poor). The majority of the school learning environments rate “Good” and fall into quite a narrow range between 2.4 to 2.7. High schools reflect the best average LEA scores of 2.4. Middle schools’ average LEA scores of 2.5 and Elementary/K8 schools average LEA scores of 2.7.

LEA scores were also reported by SPS Board of Director Districts.

Elementary schools reporting Poor LEA scores include Sacajawea (4.42) and View Ridge (4.13) and schools with nearly Poor LEA scores include Rainier View (3.92), North Beach (3.83), Sand Point (3.77), Laurelhurst (3.75), and Wedgewood (3.71).

Key Egress Evaluation Findings

Means of egress was evaluated with regards to emergency lighting and any general Observed Deficiencies. See Appendix D for more details on the methodology related to accessibility and egress evaluations.

It is recommended that the following facilities be considered for more in-depth study by formal means of egress assessments:

1. Adams ES
2. Ballard HS
3. Beacon Hill ES
4. Eckstein MS
5. Gatzert ES
6. Green Lake ES
7. Hamilton International MS
8. Highland Park ES
9. Ingraham HS
10. Jane Addams MS
11. John Hay ES
12. John Stanford International ES
13. Lafayette ES
14. Maple ES
15. McClure MS
16. McGilvra ES
17. Olympic View ES
18. Sacajawea ES
19. Monroe (Salmon Bay) K-8
20. Sanislo ES
21. TOPS K-8 @ Seward
22. Washington MS
23. Wedgwood ES

Key Accessibility Evaluation Findings

An Accessibility Score was developed based on the number of “no’s” responded of seven questions. These questions were asked to determine accessibility in four categories:

1. Parking lot to sidewalk
2. Sidewalk to reception
3. Reception to interior spaces
4. Interior to play areas/fields

Consequently, the highest and worst Accessibility Score possible is a 7 with the best score being no accessibility issues, or a zero. See Appendix D for more details on the methodology related to accessibility and egress evaluations.

The following schools with scores of 3, 4 or 5 requires attention:

1. Jane Addams MS (5)
2. SW Interagency Academy at Roxhill ES (5)
3. Sacajawea ES (5)
4. Monroe (Salmon Bay) (4)
5. Hamilton International MS (3)
6. TOPS K-8 @ Seward (3)
7. Aki Kurose MS (3)
8. Cleveland HS (3)
9. Dearborn Park International ES (3)

I. Introduction

In early 2020, Seattle Public Schools chose **Säzän Environmental Services (SES)** through a competitive selection process to serve Seattle Public Schools as a facilities consultant providing portfolio-wide assessments of its educational facilities. The two major tasks were to update facility condition data and to assess the ability of these facilities to support a quality learning environment. Assessments were completed for 91 school sites and 131 buildings.

In 2002, Seattle Public Schools began to formally document facility conditions of its facilities and to assess school program areas for “educational adequacy.” These condition and program assessments provide essential facility asset data and effectively inform the capital planning and budgeting for the Seattle Public Schools’ two capital levy programs: Building in Excellence (BEX); and Buildings, Technology and Academics (BTA).

This 2021 FCA update reviewed and updated existing facility documentation and reflected a collaborative effort which leveraged both the K12 facilities expertise of the SES Assessment Teams and Seattle Public Schools staff, who accompanied the consultants at each school site. Initially, a formal Operations and Maintenance (O&M) workshop was facilitated to capture anecdotal information from Seattle Public Schools staff, particularly to document concealed deficiencies, recent facility systems upgrades and on-going maintenance issues. School District staff should also be acknowledged for their invaluable commitment and support during the field surveys. This collaborative and iterative approach to reviewing, verifying, and documenting current conditions, Observed Deficiencies, and opportunities for building and system upgrades will contribute towards sustaining Seattle Public Schools successful and proactive asset management strategy. It is recommended that FCA data should be refreshed every five (5) years, consequently it is recommended the next FCA Update be conducted in 2026.

Covid-19 Pandemic

The Covid-19 Pandemic has been an on-going phenomenon since this project began. Precautionary concerns and progressively strict health and safety policies and State mandates required continual adjustments and changes to planning and scheduling. While remote learning resulted in more efficient site visits at each school, with fewer staff in the buildings, Assessors also had fewer conversations with staff and anecdotal information. While this most definitely affected the planning process, assessment schedule, and data collection resources, the patience, adaptability, resourcefulness, and effective collaborate of our entire team forged positive outcomes and generated quality data for Seattle Public Schools.

Overall Schedule

SPS staff and the SES consulting team organized the 2021 FCA/LEA Update in the following phases:

- Phase I – PreparationFebruary – July 2020
- Phase II – Field Assessments.....August 2020 – January 2021
- Phase III – Analysis/Reporting..... February – September 2021

Facility Condition Assessment (FCA)

A formal FCA is typically conducted by an independent, third-party facility consultant to document the condition of both site and facility systems and subsystems. This FCA was performed by a qualified team of professional K12 facility consultants with expertise in building design, construction, operations and maintenance and cost estimating for public K12 facilities. Our FCA Report provides Seattle Public Schools

with both qualitative and quantitative condition information. This includes the identification of Observed Deficiencies and their associated Corrective Actions and supporting cost estimates for the recommended repair or replacement of building systems and subsystems. An industry standard Facility Condition Index (FCI) condition benchmark is also calculated for each school building that was assessed.

Learning Environment Assessment (LEA)

Seattle Public Schools has been assessing “Educational Adequacy” of key program areas at each of its schools since 2002. School use, programs, and educational standards have changed in the past two decades; therefore, a new Learning Environment Assessment evaluation was developed to address these changes while leveraging the fundamental principles of the previous iterations of the Educational Adequacy evaluations. The LEA reports the functional ability of school facilities to support SPS educational programs using three main evaluation criteria categories: Space, Configuration, and Environment.

NEW ASSESSMENT DATA FOR 2021 FCA UPDATE

In addition to the two major FCA and LEA scopes of work, Seattle Public Schools desired additional facility information to be collected by the SES Assessment Team. More detailed information is included in the Approach and Methodology section of this report. In summary, the new facility assessments included:

1. Portable Condition Evaluation

Portables are not considered permanent facilities, so condition ratings are not required to be reported in ICOS. Nevertheless, Seattle Public Schools recognize the importance of maintenance and relative conditions of portables, and a qualitative assessment was conducted for select portable building systems.

2. Accessibility and Means of Egress Evaluation

The Accessibility Evaluations were not intended to evaluate the Seattle Public Schools existing facilities from the perspective of compliance with current American Disabilities Act (ADA) requirements. Instead, the assessments reported “pass-fail” evaluations of whether facilities contained basic features of accessibility for select circulation pathways.

3. Health, Life Safety, Security Evaluation

The Health, Life Safety, and Security Evaluations is contained within the FCA, LEA, and Accessibility and Means of Egress evaluations, but has not been compiled as its own stand-alone report. This included: heating; cooling; ventilations, fire sprinkler, fire alarm, emergency exit lighting; means of egress; perimeter fencing; access controls, and video surveillance.

Scope of Work

Number of Sites	91
Elementary School.....	55
Middle School.....	11
K-8.....	9
6-12.....	1
High School.....	10
Option Schools with Continuous Enrollment	5

Number of Facilities at Sites	131
Elementary School.....	74
Middle School.....	15
K-8.....	15
6-12.....	2
High School.....	20
Option Schools with Continuous Enrollment	5
Assessed Inventory Gross Square Feet (GSF)	8,813,632
Sites Excluded from the Facility Condition Assessments	2
1. BEX V Capital Levy	
2. Schools Under Construction	

Overall Project Goals

While the primary goal of the 2021 FCA is to inform capital levy planning and budgeting, the FCA data also informs the planning and budgeting for operations and maintenance. With nearly two decades of maintaining FCA/LEA assessments as a proactive asset management strategy, these reports and the facility performance benchmarks continue to provide a consistent, live source of data with updates occurring generally every five years.

The 2021 FCA data is organized per OSPI’s CSI UniFormat standard categorization of building systems that appears in the Inventory and Condition of Schools (ICOS) system. This is consistent with industry standards and the Seattle Public Schools previous 2018 BCA Update.

Cost Estimating Assumptions

The condition and cost projection data for Seattle Public Schools facility assets is based upon a parametric approach that is consistent with supporting effective capital and operations/maintenance planning and budgeting. Conceptual cost projections are based upon 2021 market costs for facilities and building systems in the Puget Sound market and at this early phase of planning and budgeting for Seattle Public Schools facility inventory, is not intended to replace typical project-based planning, budgeting, and due diligence. Cost estimates for recommended Corrective Actions were developed, reviewed, and edited by an independent, professional cost consultant. All cost projections represented in this report reflect 2021 direct costs and reflect labor and materials.

II. Building Portfolio Overview

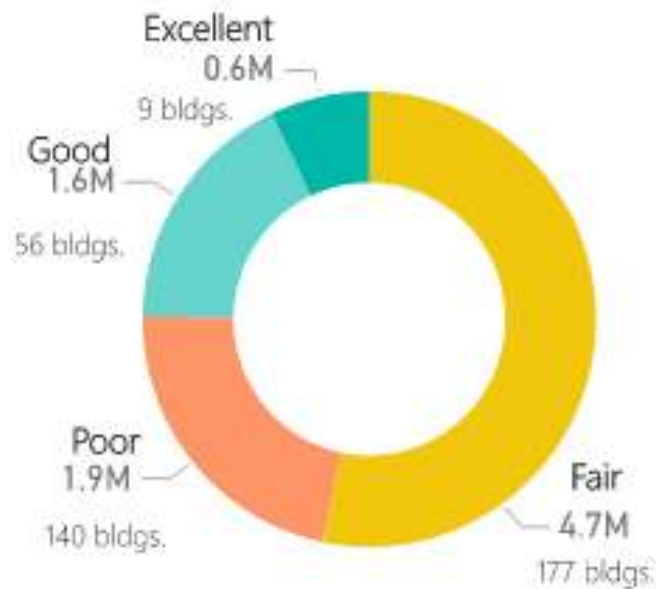
1.0 Facility Condition Scores

This report represents Facility Condition Assessment (FCA) scores to be consistent with updating Seattle Public Schools’ 2018 FCA report. FCA scores range from 1-5, with the lower score being the better condition. An FCA score of zero means the subsystem did not exist for the school or was not assessed in the 2021 assessment. The OSPI ICOS database calculates a weighted average of buildings and site infrastructure condition scores to produce an overall school condition score. Building subsystems are weighted to represent their relative cost compared to the replacement value of the facility. Since individual subsystems are scored using whole numbers, it is the factored aggregation of subsystem scores that are generating facility scores with decimals, which are simply intended to provide more granular comparisons across facilities in a portfolio. Owners may freely adopt their own unique rating definitions and change rating criteria over time to better reflect or support their individual facility asset management strategies. The table below defines the current scoring classification system as used in the database. See Appendix A for detailed scoring criteria for each building and site subsystem.

Score	Condition
1.0 – 1.99	Excellent/New
2.0 – 2.99	Good
3.0 – 3.99	Fair
4.0 – 4.99	Poor
5.0	Unsatisfactory

1.a 2021 Portfolio-wide Facility Weighted Average Condition Scores

Total Bldg. Portfolio Area (SF) by Weighted Average Condition Scores



1.b 2018 vs. 2021 Facility Condition Score Comparison

Sixteen percent of buildings (21 of 130 buildings) have a higher (worse) condition score since the last FCA as systems degrading over time. Several facilities have seen increases in scores by 1 or even 2 points. These facilities have received upgrades and maintenance that have contributed to the improved score. The table below lists the buildings that had a change to their BCA score between 2018¹ and 2021.

School	Type	Building	2021 BCA Score	2018 BCA Score ¹	2021 – 2018 Difference
Aki Kurose	MS	Main	4	3	1
Bailey Gatzert	ES	Main	4	3	1
Beacon Hill Int'l	ES	Main	4	3	1
Bryant	ES	Covered Play	2	3	-1
Cedar Park	ES	Main	3	2	1
Cleveland	HS	Main	3	2	1
Columbia	Option	Main	4	3	1
Cooper (Pathfinder)	K-8	Main	3	2	1
Dearborn Park International	ES	Main	4	3	1
Decatur	ES	Annex	4	3	1
Decatur	ES	Main	4	3	1
Dunlap	ES	Main	3	2	1
Emerson	ES	Main	2	3	-1
Fairmount Park	ES	2014 Bldg	2	1	1
Fairmount Park	ES	Auditorium	3	4	-1
Fairmount Park	ES	Main	2	4	-2
Franklin	HS	Gym	4	3	1
Genesee Hill	ES	Main	2	1	1
Graham Hill	ES	Main	4	3	1
Green Lake	ES	Main	4	3	1
Greenwood	ES	Main	3	2	1
John Hay	ES	Main	3	2	1
Laurelhurst	ES	Gym	4	3	1
Lincoln	HS	Main	2	4	-2
Lowell	ES	Main	4	3	1
Loyal Heights	ES	Main	1	3	-2
Madrona	ES	Main	3	2	1
Magnolia	ES	Main	2	4	-2
Maple	ES	Gym	2	3	-1
Maple	ES	Main	4	3	1
McClure	MS	Main	4	3	1
McDonald International	ES	Main	2	3	-1

¹ 2014 BCA Scores were used in instances where buildings were not assessed in 2018.

School	Type	Building	2021 BCA Score	2018 BCA Score ¹	2021 – 2018 Difference
McGilvra	ES	Gym	4	3	1
Meany	MS	Main	3	4	-1
Monroe	K-8	Main	4	3	1
North Beach	ES	Main	4	3	1
Queen Anne	ES	Main	2	3	-1
Queen Anne Gym	Option	Main	4	3	1
Roosevelt	HS	Main	3	2	1
Roxhill at E.C. Hughes	ES	Main	2	3	-1
Sacajawea	ES	Main	4	3	1
Sanislo	ES	Main	4	3	1
Seward (TOPS)	K-8	1895 Bldg	4	3	1
South Shore	K-8	Main	3	2	1
Stevens	ES	Secondary Bldg	3	2	1
SW Interagency Academy	Option	Main	4	3	1
T.T. Minor (Seattle World School)	6-12	Main	3	4	-1
View Ridge	ES	Main	4	3	1
Washington	MS	Auto Shop	4	3	1
Washington	MS	Main	4	3	1
Whittier	ES	Main	3	2	1
Whitworth	K-8	Main	4	3	1

1.c Facility Condition Scores by School Type

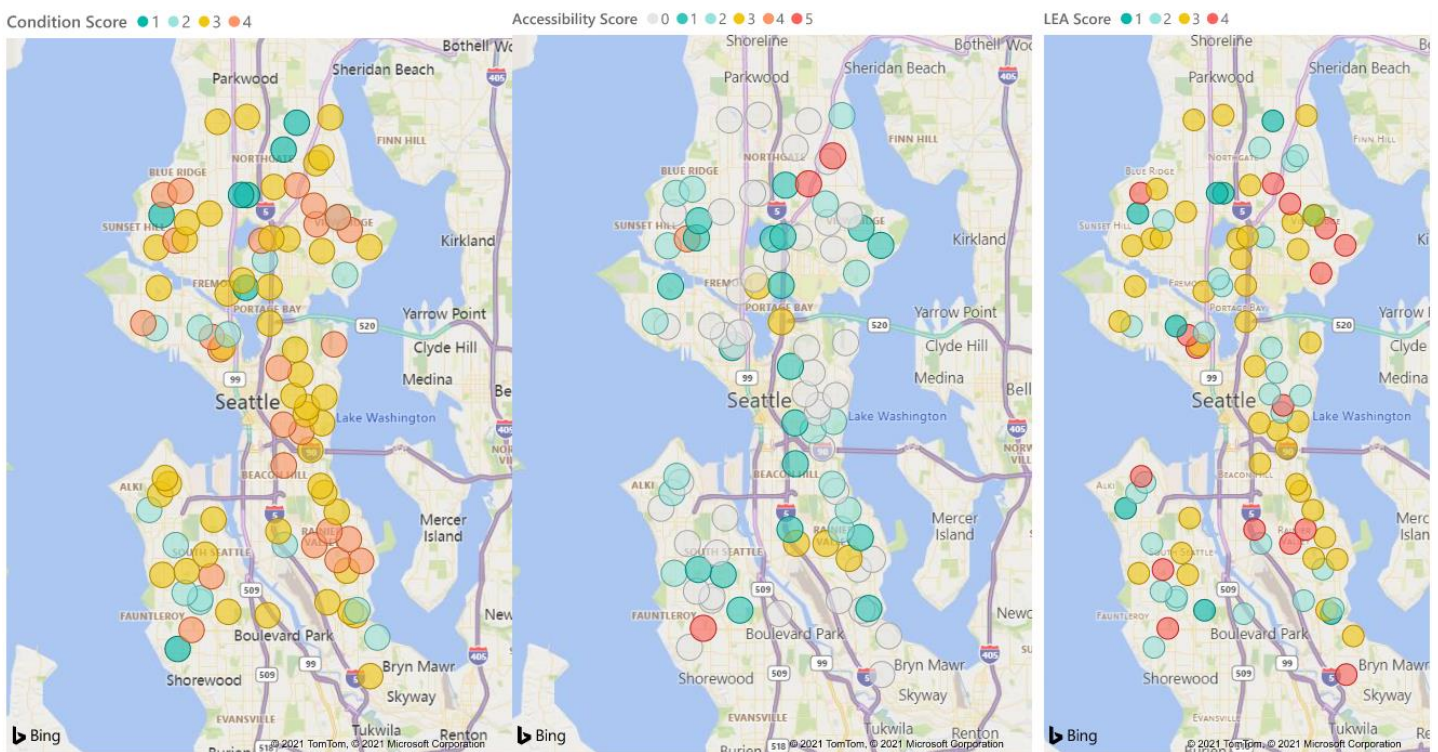
The table below shows the average building condition assessment (BCA) scores identified for each type of site.

(Note: Option refers to the Option Schools with Continuous Enrollment operating at Interagency Schools including Columbia, Recovery Campus at Queen Anne (Queen Anne Gym), Southwest at Old Roxhill, and Nova. Seattle World School (T.T. Minor) is a 6-12.)

Site Type	Average BCA Score
6-12	3.50
ES	2.89
HS	2.85
K-8	3.00
MS	3.07
Option	3.40

1.d Assessment Maps

The following GIS Maps identify the relative scores for: Facility Condition; Learning Environment and Accessibility scores throughout SPS' portfolio of educational facilities. These maps can be studied adjacently and overlaid with other capital planning-relevant maps (demographics, socio-economic status, resident density of students receiving access services, recent capital projects, etc.) to facilitate spatial understanding of the large amount of data collected during this evaluation and inform decision-making.

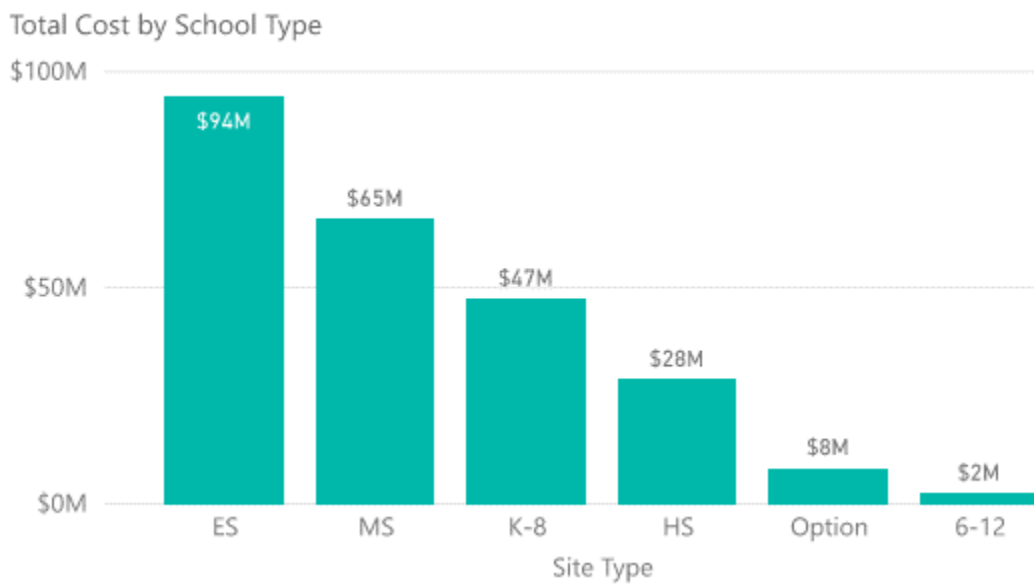


2.0 Portfolio-wide Summary of Projected Costs (2021-2026)

The following tables and graphs represent projected costs for Observed Deficiencies (ODs) for the reporting period of 2021 - 2026. Direct costs represented are 2021 market costs for Puget Sound Area excluding escalation and markups. Costs for site systems are included in each site cost projection. Details regarding individual Observed Deficiencies and Corrective Actions can be found in the reports in the individual building summary report. Throughout this report, data is categorized by site type. "Option" sites are Option Schools with Continuous Enrollment.

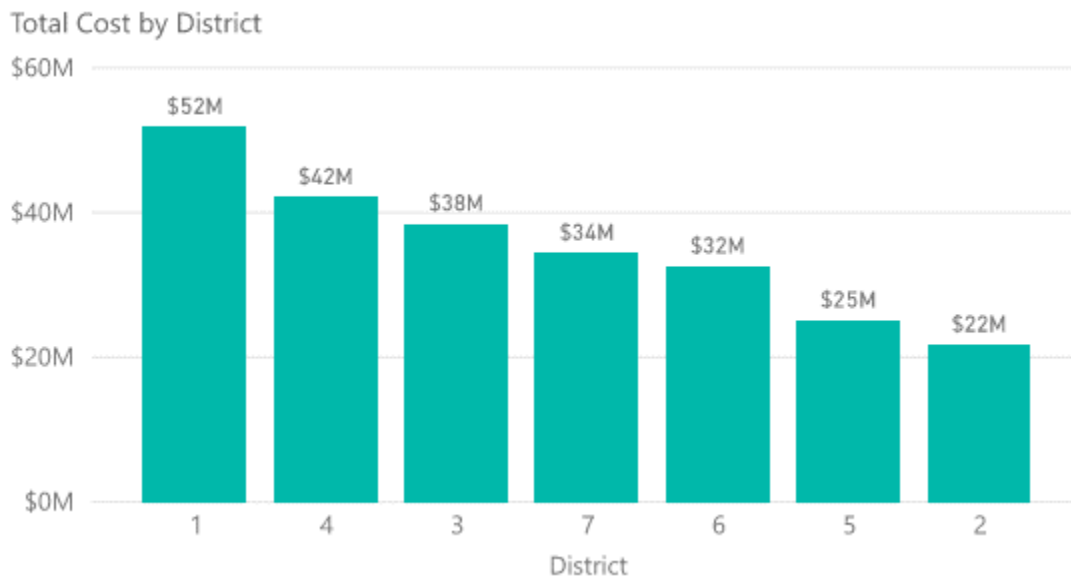
2.a Portfolio ODs by School Type

The large number of elementary schools contribute the most cost per type category.



2.b Portfolio ODs by SPS District

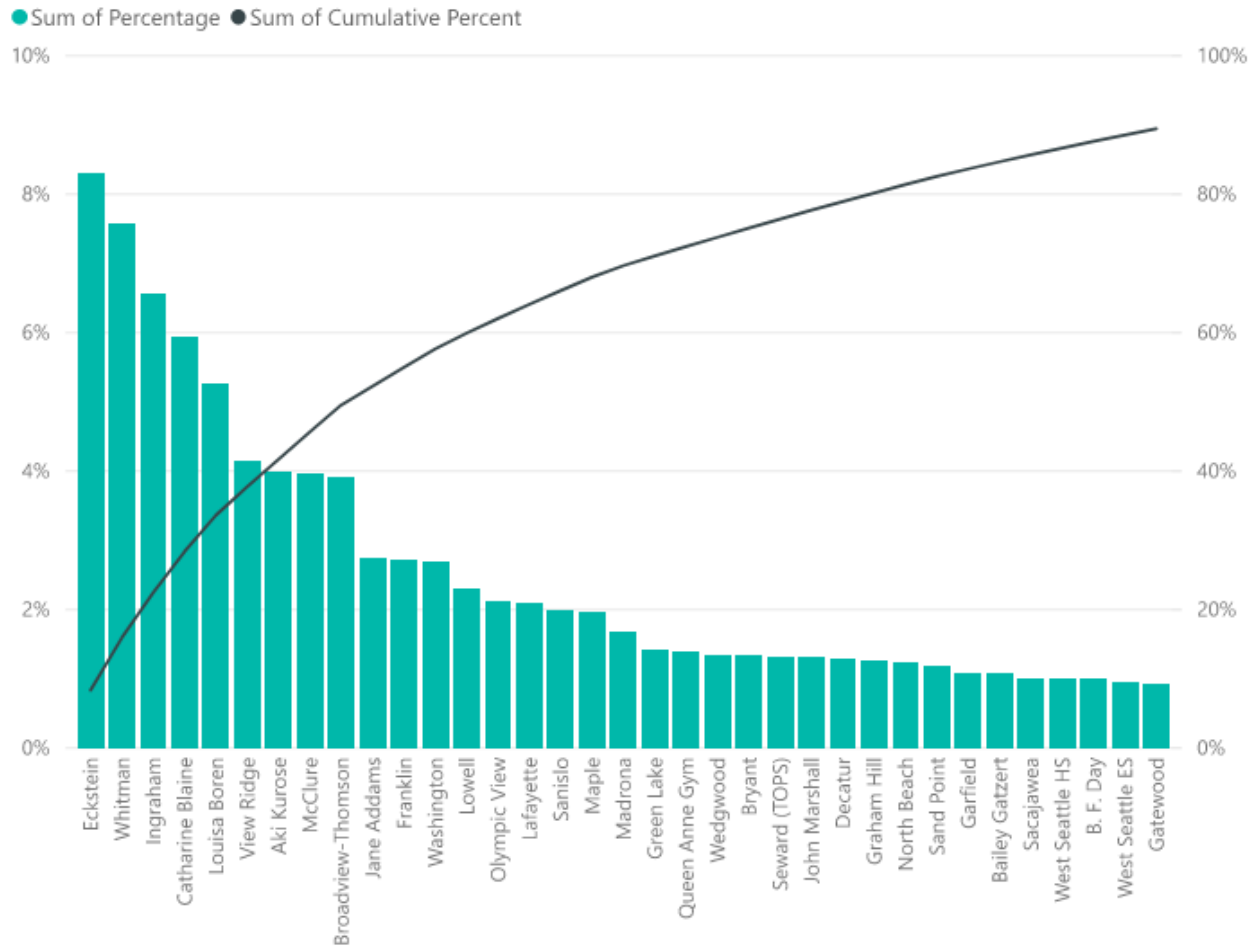
The below table shows the relative balance of Observed Deficiencies by district.



2.c Portfolio ODs by Site

The graph below and table on the following page are sorted by Observed Deficiency (OD) costs by site. The graphic below shows the top 85% of Corrective Actions, with the table beneath it calling out the top 30% contributors.

Pareto Analysis of Corrective Actions

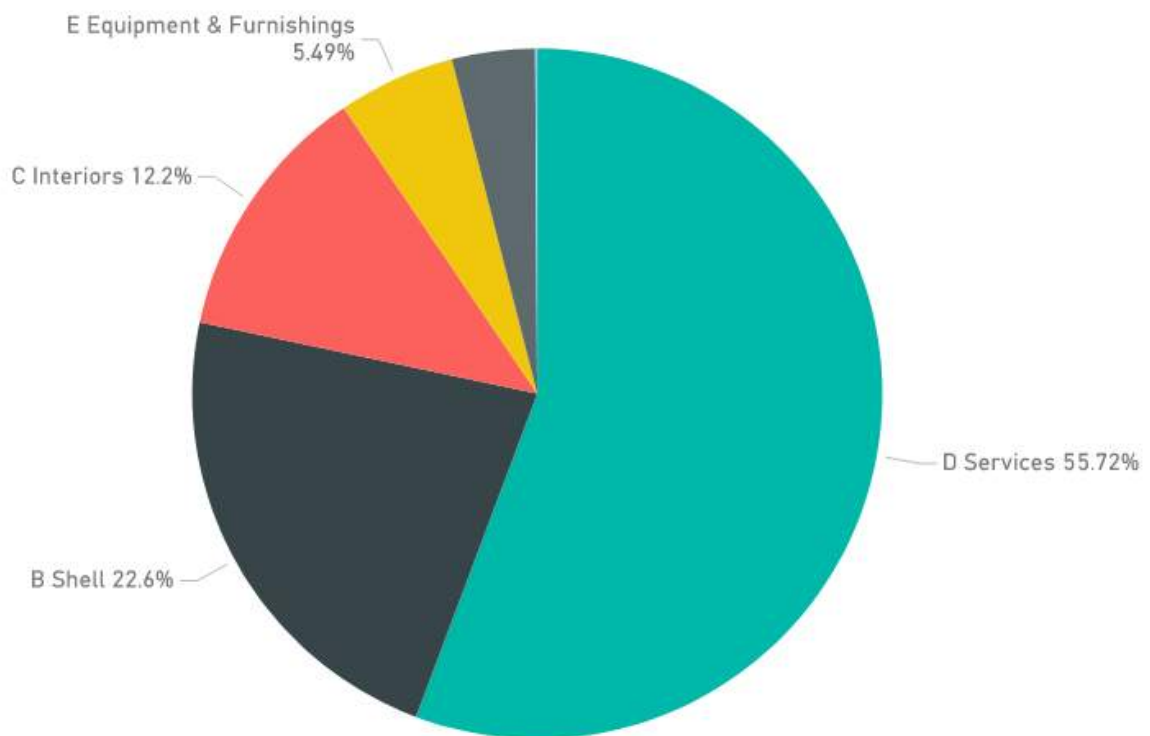


School	Sum of Direct Cost	Percentage
Eckstein	\$18,093,776	8.28%
Whitman	\$16,526,726	7.56%
Ingraham	\$14,297,153	6.54%
Catharine Blaine	\$12,930,933	5.91%
Louisa Boren	\$11,452,520	5.24%
Total	\$73,301,108	33.53%

2.d Portfolio ODs by System

FCA data is organized by the CSI UniFormat standard categorization of building systems, consistent with OSPI reporting. This system defines and categorizes major building components into varying levels of detail, each with a unique code. A breakdown of Observed Deficiencies by Level 1 System is shown below. This analysis is broken down further into Level 2 Subsystems and Level 3 Components on the following pages. More information on subsystems can be found in Appendix A.

Total Cost by System

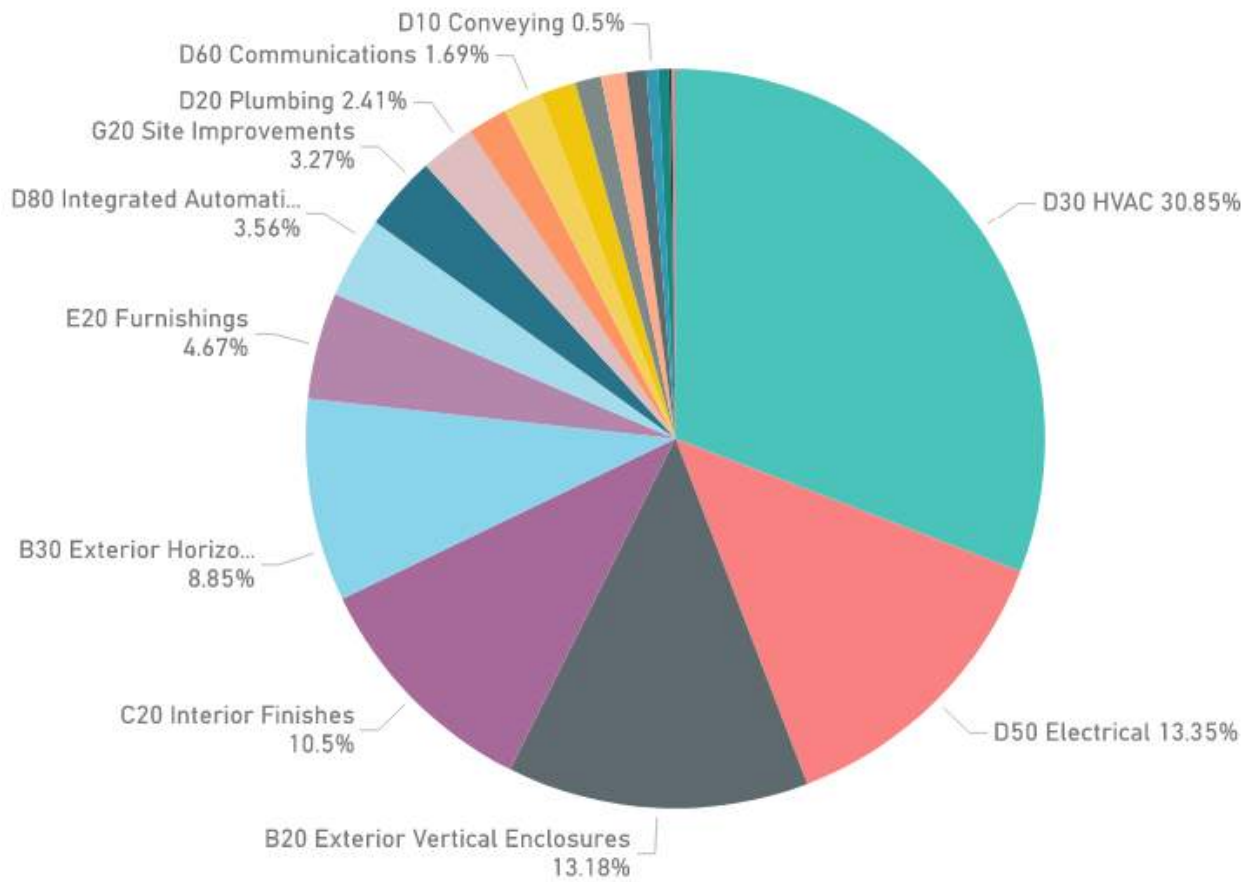


System	Direct Cost
D Services	\$136,319,117.77
B Shell	\$55,293,569.22
C Interiors	\$29,855,314.03
E Equipment & Furnishings	\$13,429,048.50
G Site Systems	\$9,514,092.00
A Substructure	\$238,600.00
Total	\$244,649,741.52

2.e Portfolio ODs by Subsystem and Component

A breakdown of Observed Deficiencies by Level 2 Subsystems, and Level 3 Components shown below. HVAC, Building Envelope (i.e., horizontal, and vertical exterior enclosures), Electrical, and Interior finishes comprise the priority systems requiring Corrective Action within the next five years.

Total Cost by System



The table below identifies Corrective Actions associated with subsystems scoring fair (3), poor (4), or unsatisfactory (5), sorted by worst to least.

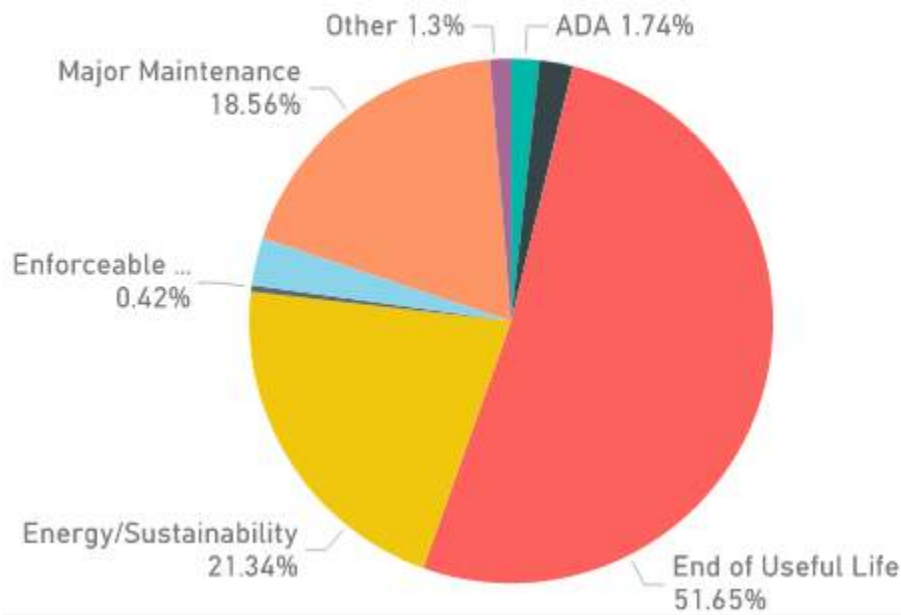
SubSystem	Direct Cost
D30 HVAC	\$70,869,007.05
D50 Electrical	\$30,668,433.00
B20 Exterior Vertical Enclosures	\$30,275,147.47
C20 Interior Finishes	\$24,118,890.03
B30 Exterior Horizontal Enclosures	\$20,328,762.00
E20 Furnishings	\$10,722,543.50
D80 Integrated Automation	\$8,176,407.60
G20 Site Improvements	\$7,512,500.00
D20 Plumbing	\$5,546,580.85
C10 Interior Construction	\$4,000,530.00
D60 Communications	\$3,894,243.75
B10 Superstructure	\$3,604,555.00
D70 Electronic Safety and Security	\$2,588,255.25
E10 Equipment	\$2,552,685.00
D40 Fire Protection	\$2,010,594.72
D10 Conveying	\$1,159,500.00
G40 Electrical Site Improvements	\$1,099,934.00
G50 Site Communications	\$268,112.00
G30 Liquid and Gas Site Utilities	\$202,146.00
A60 Water and Gas Mitigation	\$93,000.00
A40 Slabs on Grade	\$60,100.00
Total for Scores 3, 4, 5	\$229,751,927.22

2.f Portfolio ODs by Action Type

Action Types are assigned by surveyors and categorize the Observed Deficiencies to allow for better data understanding. The following action types were used in this assessment and are further defined in the Glossary of Terms, Appendix H: End of Useful Life, Major Maintenance, Energy/Sustainability, Life Safety (LS), American Disabilities Act (ADA), Additional Evaluation Needed (AEN), Enforceable Code Violation (ECV), and other (O).

It can be seen from the graphic below that 52% of immediate needs are associated with End of Useful Life, followed by Major Maintenance and Energy/Sustainability improvement opportunities.

Total Cost by Action Type

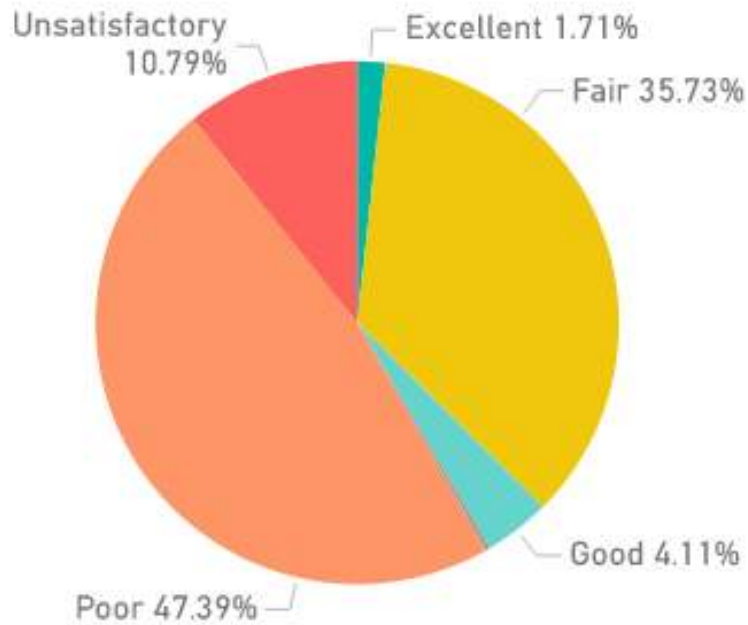


Action Type	Direct Cost
End of Useful Life	\$126,367,006.78
Energy/Sustainability	\$52,201,150.52
Major Maintenance	\$45,416,389.20
Life Safety	\$7,169,002.72
Additional Evaluation Needed	\$5,033,377.15
ADA	\$4,255,539.10
Other	\$3,177,356.55
Enforceable Code Violation	\$1,029,919.50
Total	\$244,649,741.52

2.g Portfolio ODs by Score

The chart below shows the scores compiled into dollar values. Components that are N/A do not currently exist but should, so no condition score was feasible for those components.

Total Cost by Condition Score



Condition Score	Direct Cost
N/A	\$660,769.50
Excellent	\$4,991,178.55
Good	\$10,047,931.25
Unsatisfactory	\$26,391,945.25
Fair	\$87,411,371.55
Poor	\$115,146,545.42
Total	\$244,649,741.52

Note that N/A refers to components that should exist but do not so no condition score could be assigned.

3.0 Learning Environment Assessment

The Learning Environment Assessment (LEA) provides an assessment of the functional ability of facilities to support Seattle Public Schools (SPS) educational programs. Our LEA Scores are based upon SPS Generic Educational Specifications and follow the following qualitative evaluation: 1 – Excellent (Meets All SPS Standards), 2 - Good (Meets Most SPS Standards), 3 - Fair (Below Current SPS Standards w/Some Criteria Lacking), 4 - Poor (Far Below SPS Standards w/Many Criteria Lacking), 5 - Unsuitable (Severely Lacking Support for SPS Standards).

3.a Seattle Public Schools Educational Benchmarks

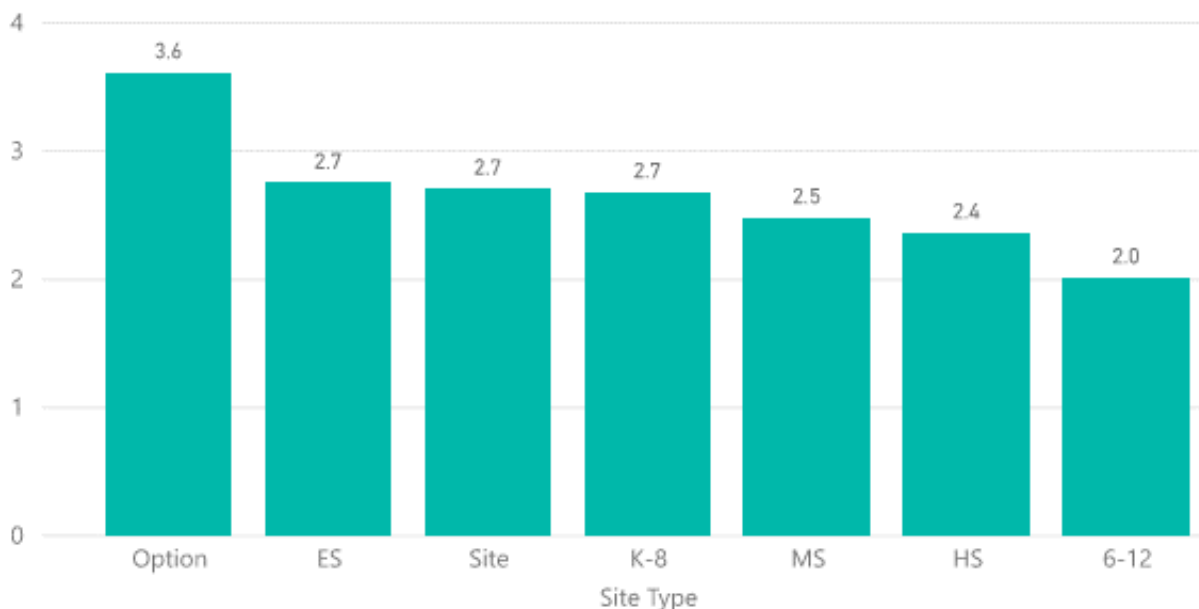
This LEA Report used the Generic Educational Specifications for SPS typical school cohorts (e.g., ES, K-8, MS, HS) as benchmarks. In addition to the metrics below, each school’s 2019-2020 operational capacity, provided by SPS, was compared to its February 2020 enrollment.

Facility Type	Enrollment Capacity	GSF	District-wide SF/Student
K-5 Elementary School	650	94,836	146
K-8	757	114,398	151
Middle School	1,000	138,674	139
High School	1,600	258,824	162
Seattle Public Schools Average	4,976	144,144	146

3.b Average LEA Score by School Type

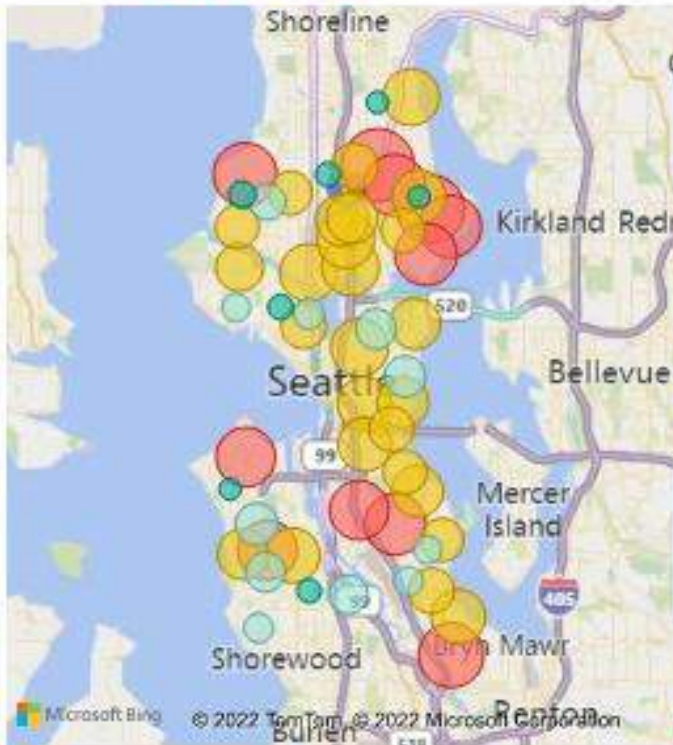
The table below shows the school types throughout Seattle Public Schools ranked by Learning Environment Assessment score.

Average LEA Score by School Type



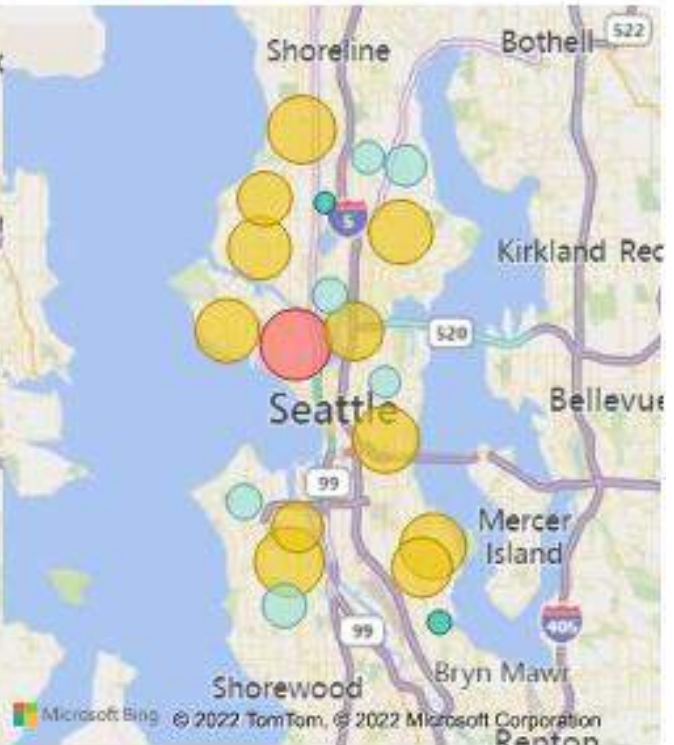
LEA Score ES

LEA Score ● 1 ● 2 ● 3 ● 4



LEA Score MS & K-8

LEA Score ● 1 ● 2 ● 3 ● 4



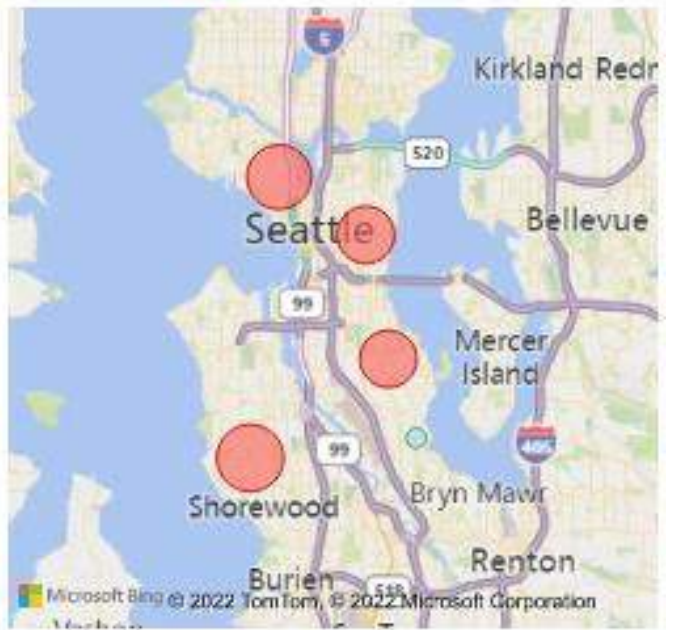
LEA Score - HS & 6-12

LEA Score ● 2 ● 3



LEA Score - Option Schools

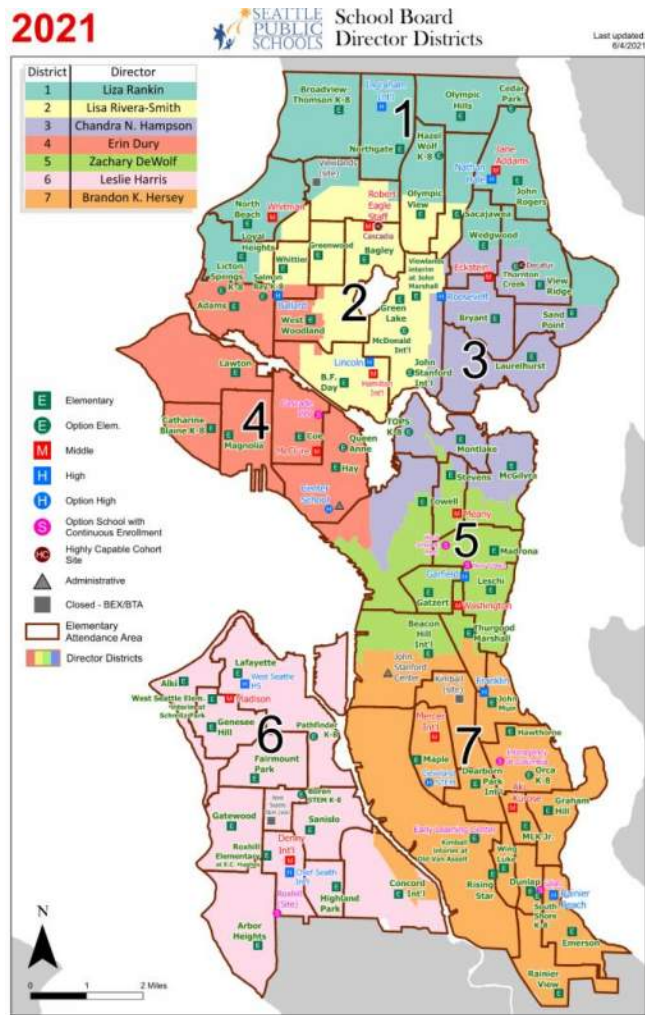
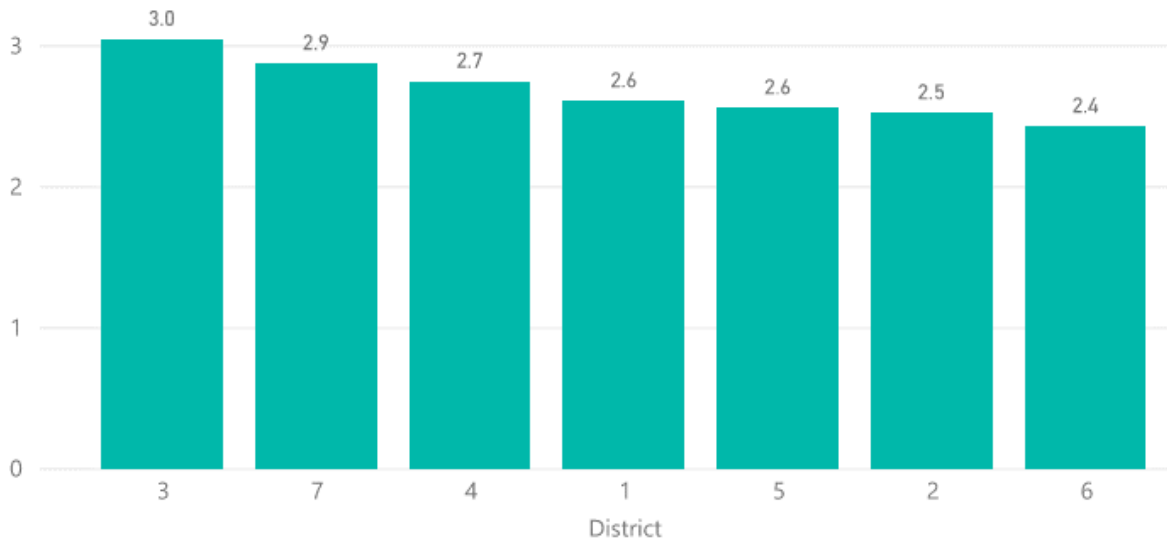
LEA Score ● 2 ● 4



3.c LEA Score by District

The table below shows the average LEA score sorted by district.

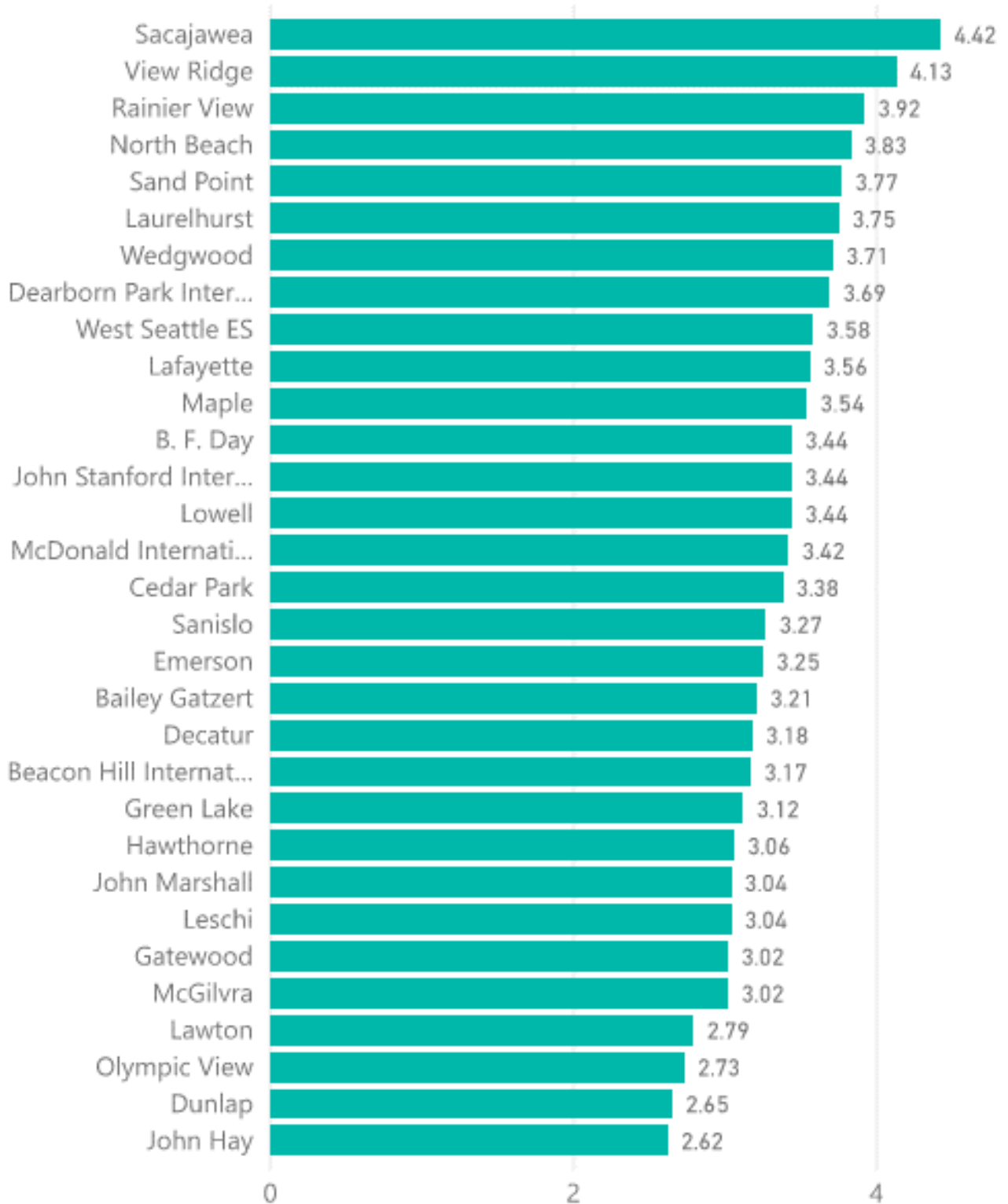
Average LEA Score by District



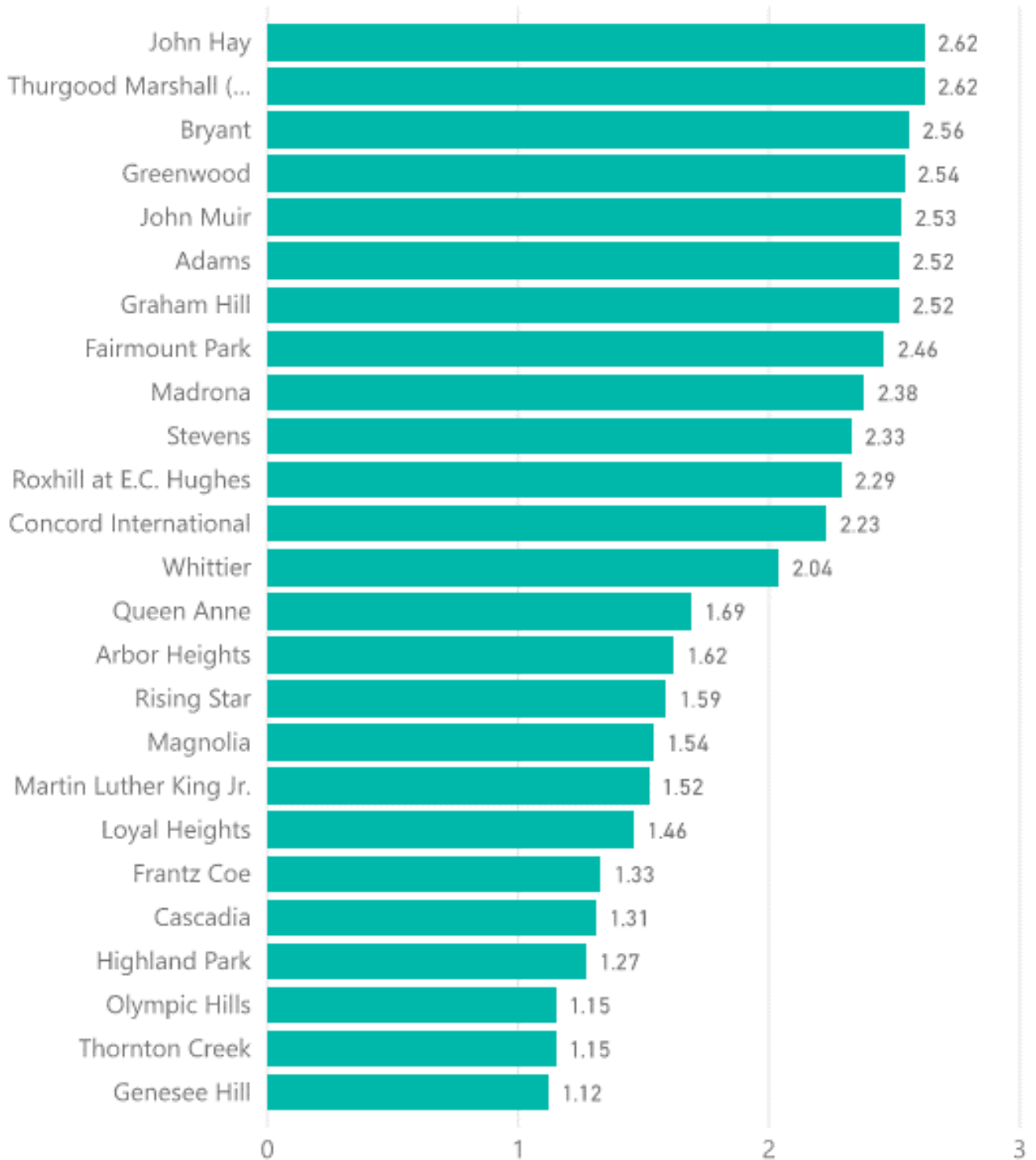
3.d Elementary School LEA Scores

Graphs below show the Elementary School LEA scores with raw data table following. Note the scale shifts for the lower half schools.

ES LEA Scores



ES LEA Scores

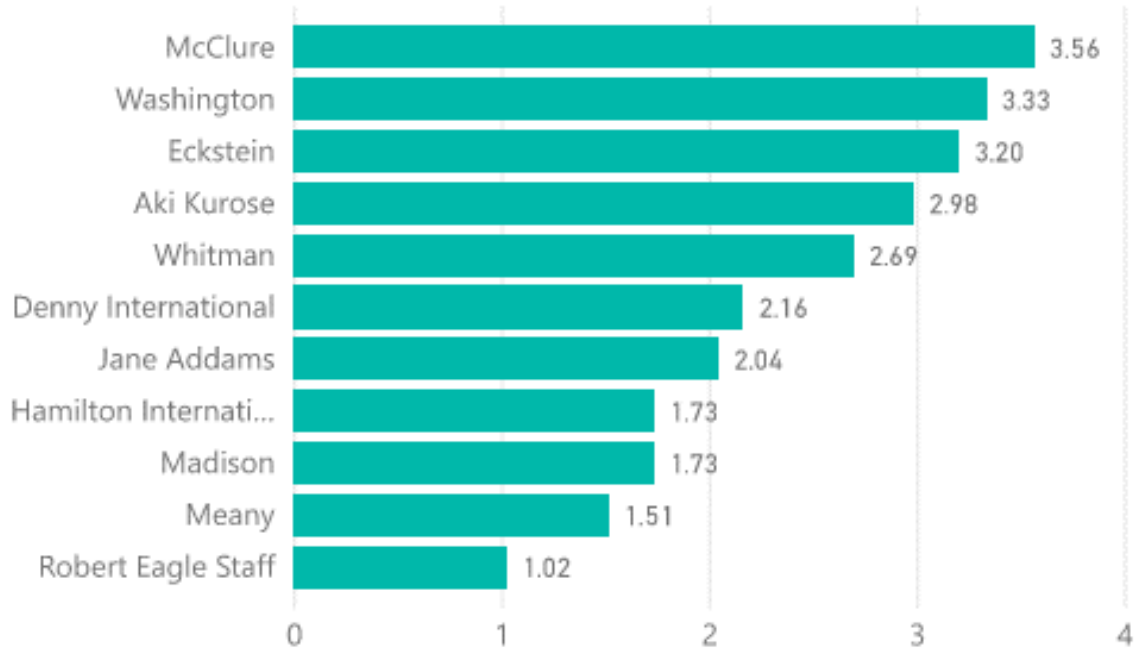


ES Schools	LEA Score	Space	Configuration	Environment
Adams	2.52	2.50	2.56	2.50
Arbor Heights	1.62	1.62	1.62	1.62
B. F. Day	3.44	3.31	3.31	3.69
Bailey Gatzert	3.21	3.06	3.31	3.27
Beacon Hill International	3.17	3.12	3.31	3.06
Bryant	2.56	2.69	2.50	2.50
Cascadia	1.31	1.44	1.25	1.25
Cedar Park	3.38	3.50	3.56	3.06
Concord International	2.23	2.25	2.31	2.12
Dearborn Park International	3.69	3.38	3.94	3.75
Decatur	3.18	3.33	3.07	3.13
Dunlap	2.65	2.44	2.50	3.00
Emerson	3.25	3.00	3.50	3.25
Fairmount Park	2.46	2.62	2.44	2.31
Frantz Coe	1.33	1.69	1.19	1.12
Gatewood	3.02	2.81	2.94	3.31
Genesee Hill	1.12	1.12	1.06	1.19
Graham Hill	2.52	2.56	2.31	2.69
Green Lake	3.12	3.38	3.06	2.94
Greenwood	2.54	2.62	2.56	2.44
Hawthorne	3.06	3.19	3.25	2.75
Highland Park	1.27	1.24	1.18	1.41
John Hay	2.62	2.81	2.44	2.62
John Marshall	3.04	3.31	2.94	2.88
John Muir	2.53	2.67	2.47	2.47
John Stanford International	3.44	3.31	3.31	3.69
Lafayette	3.56	3.44	3.75	3.50
Laurelhurst	3.75	3.56	3.94	3.75
Lawton	2.79	2.75	2.75	2.88
Leschi	3.04	3.06	3.06	3.00
Lowell	3.44	3.25	3.50	3.56
Loyal Heights	1.46	1.50	1.56	1.31
Madrona	2.38	2.56	2.19	2.38
Magnolia	1.54	2.00	1.44	1.19
Maple	3.54	3.38	3.56	3.69
Martin Luther King Jr.	1.52	1.75	1.31	1.50
McDonald International	3.42	3.50	3.44	3.31
McGilvra	3.02	3.06	3.00	3.00
North Beach	3.83	3.94	3.75	3.81
Olympic Hills	1.15	1.31	1.06	1.06
Olympic View	2.73	2.81	2.69	2.69
Queen Anne	1.69	1.94	1.62	1.50
Rainier View	3.92	4.00	3.76	4.00
Rising Star	1.59	1.65	1.41	1.71
Roxhill at E.C. Hughes	2.29	2.81	2.06	2.00
Sacajawea	4.42	4.13	4.33	4.80
Sand Point	3.77	3.69	3.81	3.81
Sanislo	3.27	3.06	3.06	3.69
Stevens	2.33	2.62	2.31	2.06
Thornton Creek	1.15	1.19	1.25	1.00
Thurgood Marshall (Colman)	2.62	2.44	2.62	2.81
View Ridge	4.13	3.73	4.33	4.33
Wedgwood	3.71	3.75	3.62	3.75
West Seattle ES	3.58	3.56	3.69	3.50
Whittier	2.04	2.19	1.88	2.07

3.e Middle School LEA Scores

School district middle school LEA scores are shown below with the raw data table following.

MS LEA Score

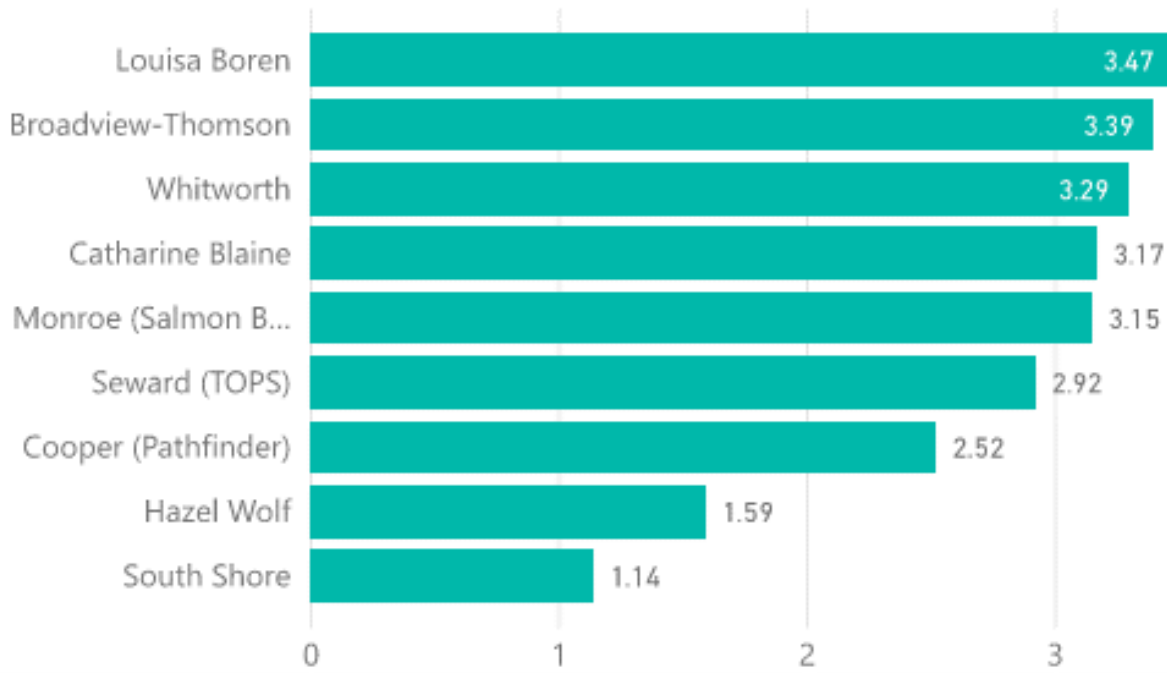


MS Schools	LEA Score	Space	Configuration	Environment
Aki Kurose	2.98	2.53	2.93	3.47
Denny International	2.16	2.07	2.33	2.07
Eckstein	3.20	3.27	3.07	3.27
Hamilton International	1.73	1.87	1.60	1.73
Jane Addams	2.04	2.00	2.20	1.93
Madison	1.73	2.13	1.40	1.67
McClure	3.56	3.47	3.53	3.67
Meany	1.51	1.40	1.60	1.53
Robert Eagle Staff	1.02	1.07	1.00	1.00
Washington	3.33	3.27	3.07	3.67
Whitman	2.69	2.20	2.67	3.20

3.f K-8 School LEA Scores

School district K-8 LEA scores are shown below with the raw data table following.

K-8 LEA Scores

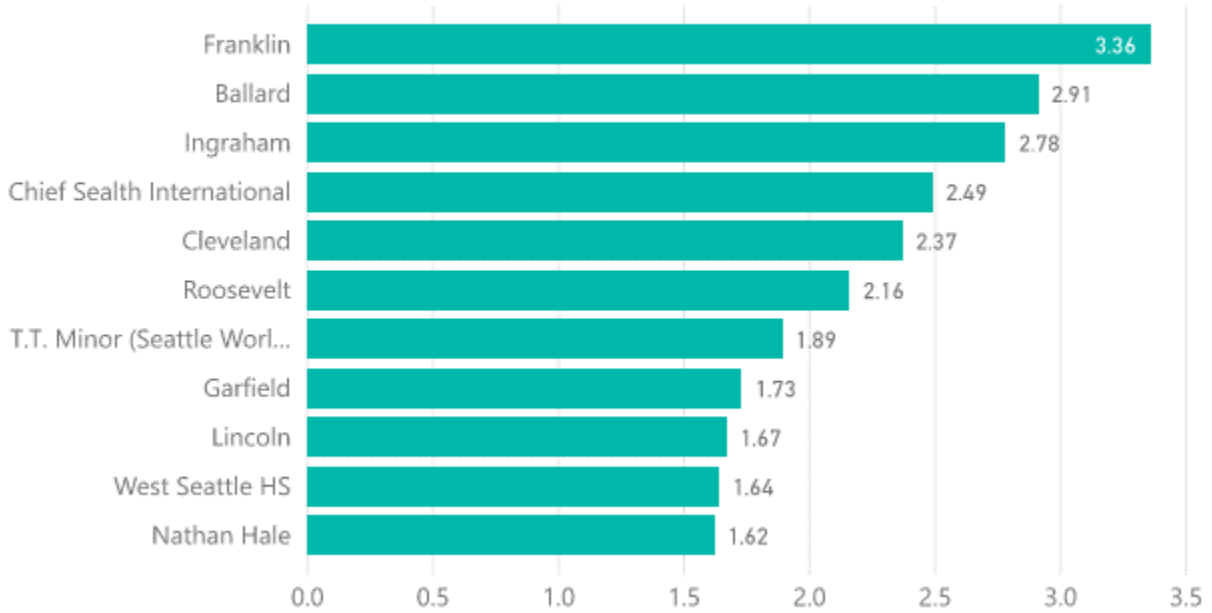


K-8 Schools	LEA Score	Space	Configuration	Environment
Broadview-Thomson	3.39	2.71	3.35	4.12
Catharine Blaine	3.17	2.50	3.07	3.93
Cooper (Pathfinder)	2.52	2.50	2.31	2.75
Hazel Wolf	1.59	1.82	1.71	1.24
Louisa Boren	3.47	3.12	3.65	3.65
Monroe (Salmon Bay)	3.15	2.62	3.00	3.81
Seward (TOPS)	2.92	2.75	3.19	2.81
South Shore	1.14	1.12	1.18	1.12
Whitworth	3.29	2.75	3.38	3.75

3.g High School and 6-12 LEA Scores

School district high school LEA scores are shown below with the raw data table following.

HS & 6-12 LEA Scores

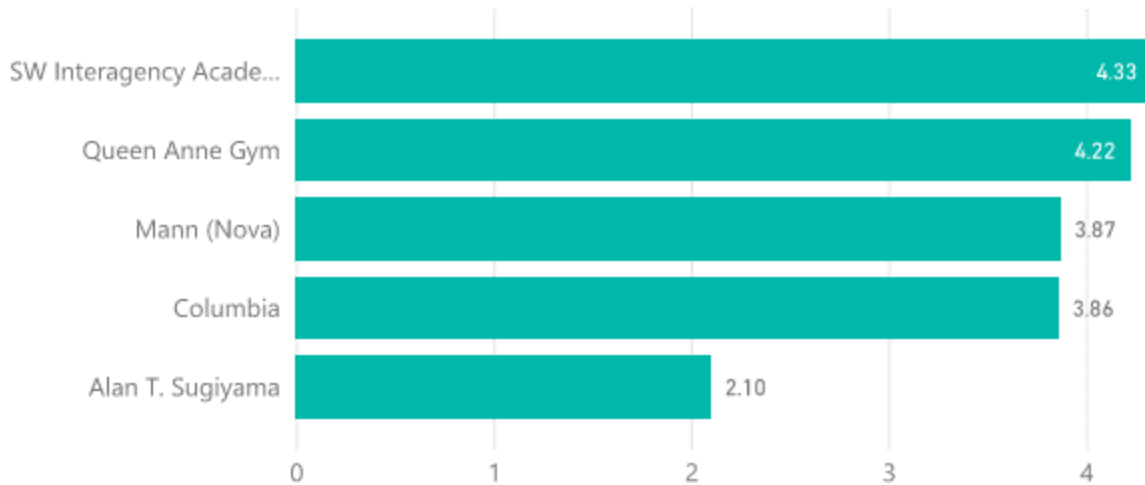


HS & 6-12 Schools	LEA Score	Space	Configuration	Environment
Ballard	2.91	2.73	2.73	3.27
Chief Sealth International	2.49	2.20	2.67	2.60
Cleveland	2.37	3.07	2.53	1.50
Franklin	3.36	3.40	3.40	3.27
Garfield	1.73	1.40	1.73	2.07
Ingraham	2.78	2.60	2.87	2.87
Lincoln	1.67	1.77	1.62	1.62
Nathan Hale	1.62	2.07	1.40	1.40
Roosevelt	2.16	2.47	2.00	2.00
T.T. Minor (Seattle World School)	1.89	2.40	1.87	1.40
West Seattle HS	1.64	1.80	1.60	1.53

3.h Option Schools with Continuous Enrollment LEA Scores

Option Schools with Continuous Enrollment evaluation scores are presented below.

Option School LEA Scores



Option Schools	LEA Score	Space	Configuration	Environment
Alan T. Sugiyama	2.10	2.44	2.00	1.88
Columbia	3.86	3.83	3.83	3.92
Mann (Nova)	3.87	4.27	3.53	3.80
Queen Anne Gym	4.22	4.00	4.17	4.50
SW Interagency Academy at Roxhill	4.33	3.94	4.50	4.56

4.0 Accessibility Evaluation

The Accessibility Evaluations, found in section III. of this report, were “pass-fail” evaluations of whether facilities contained basic features of accessibility for select circulation pathways and not a reflection on whether facilities meet current American Disabilities Act (ADA) requirements. However, detailed assessment information was generated and underperformance here is evidence that facilities need further attention and possible investment.

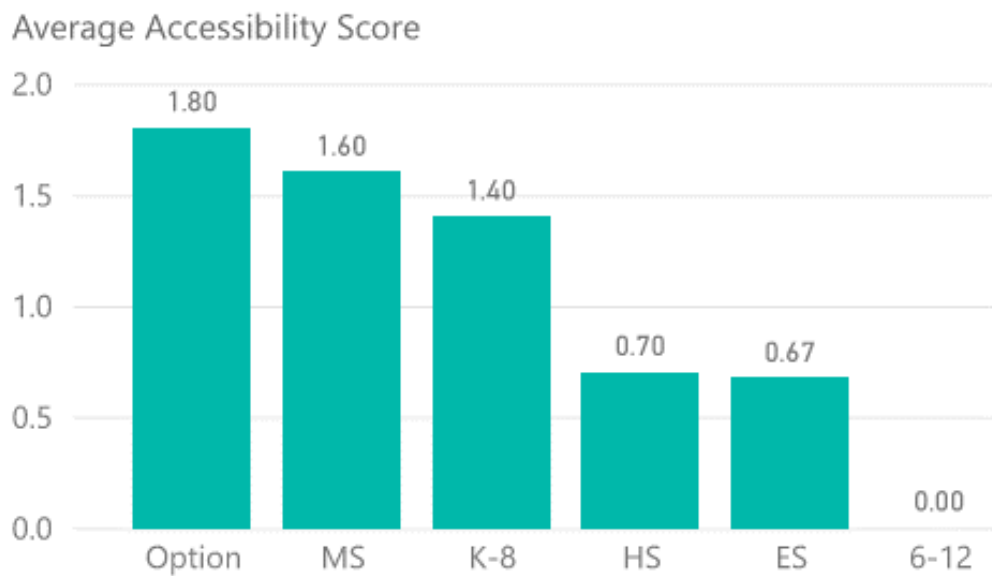
A total of seven questions were answered to determine accessibility in four category areas:

1. Parking lot to sidewalk
2. Sidewalk to reception
3. Reception to interior spaces
4. Interior to play areas/fields

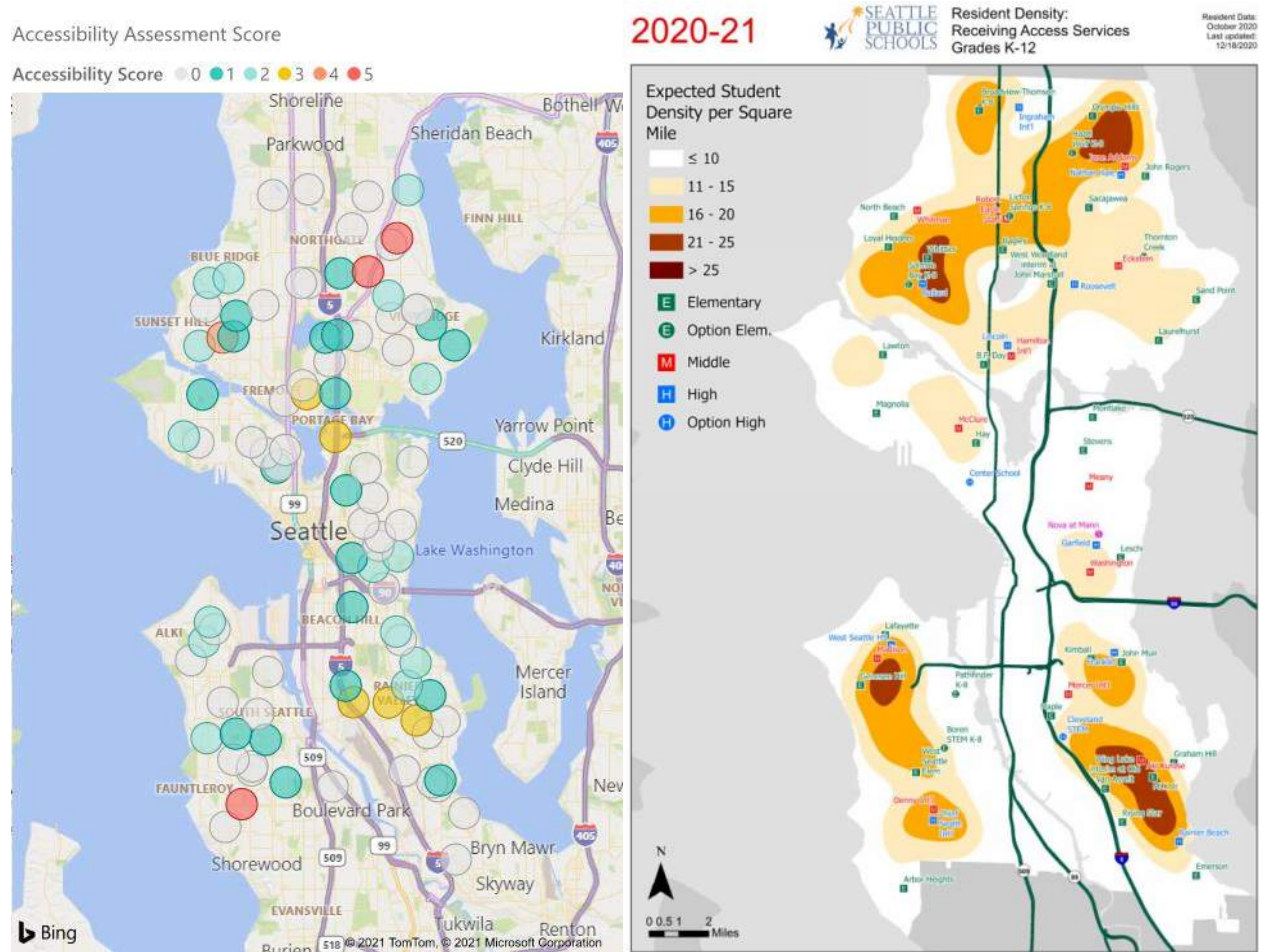
An Accessibility Score was developed based on the number of “no’s” responded; consequently, the highest and worst Accessibility Score possible is a 7 with the best score being no accessibility issues, or a zero.

4.a Average Accessibility Score by School Type

The average accessibility scores across facility types were less than 2.0.



A side-by-side of a map of accessibility assessment scores and the District’s Resident Density map, a heatmap of students receiving access services in grades K-12. Overlaying these maps suggests the following schools should receive further attention: Jane Addams, Sacajawea, Monroe, Hamilton International, Aki Kurose, Dearborn Park International, Cleveland, Roxhill.

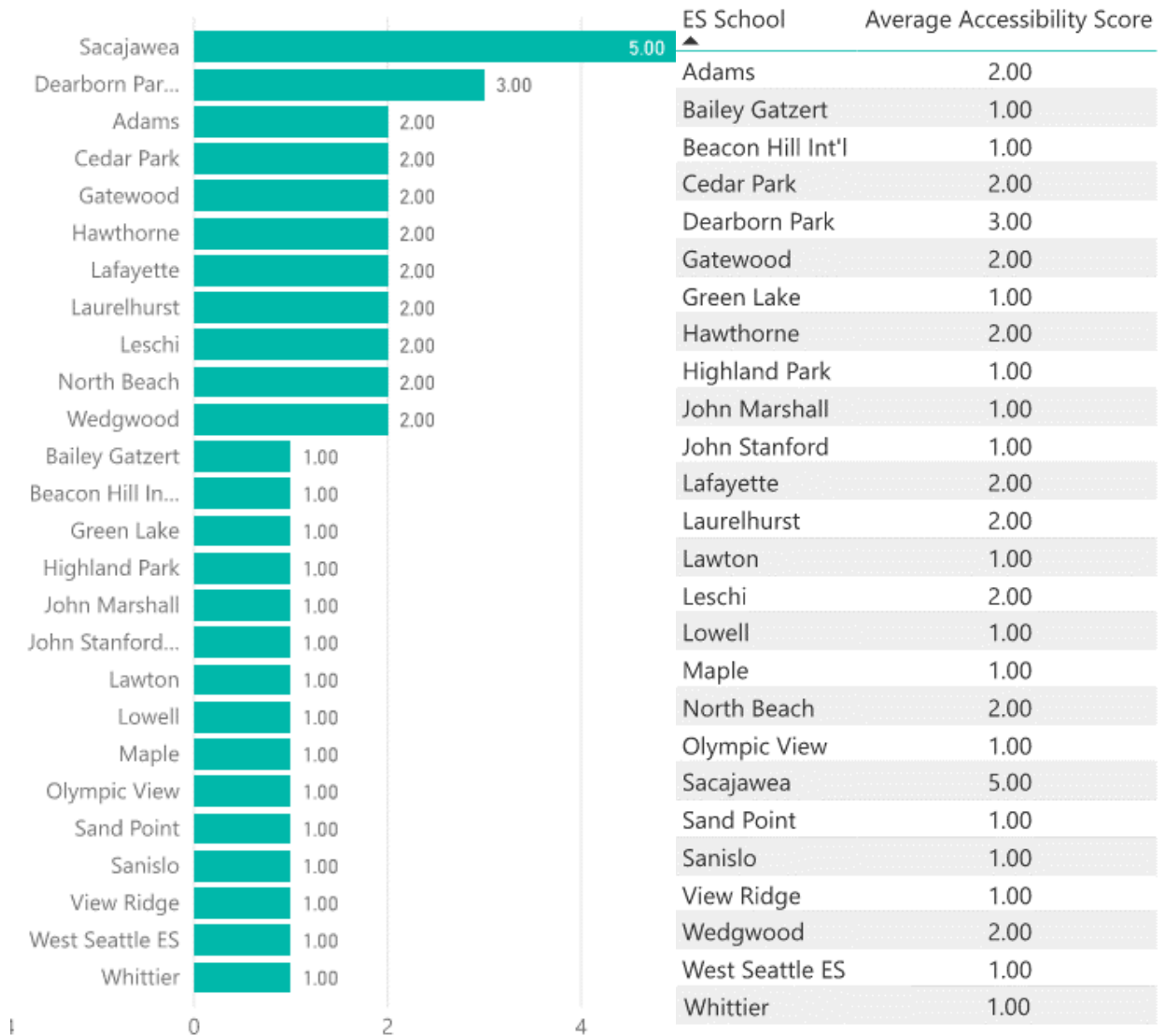


The SPS map above on the right was taken from <https://www.seattleschools.org/departments/enrollment-planning/enrollment-data/maps/>

4.b Elementary School Accessibility Scores

The LEA scores for elementary schools were generally very good with the notable outlier in Sacajawea at 5.00. Only schools with an accessibility score of 1 or greater are shown below.

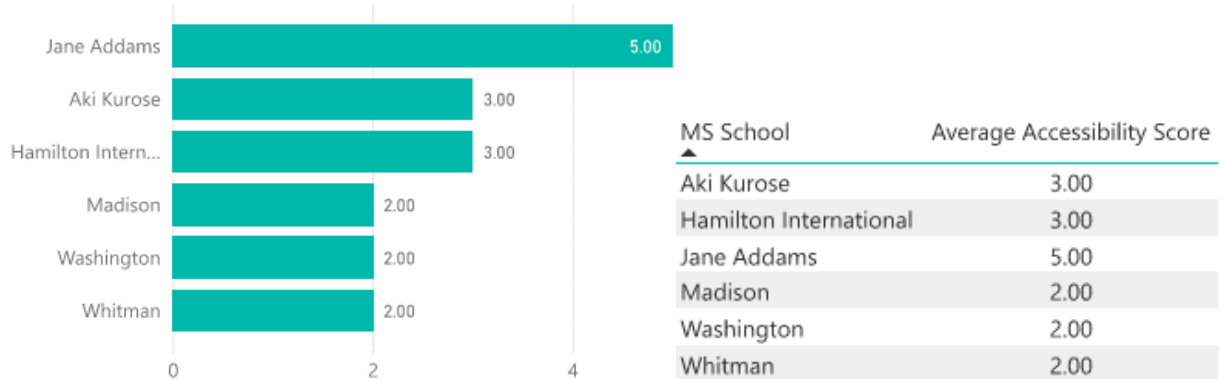
ES Accessibility Scores



4.c Middle School Accessibility Scores

The LEA scores for elementary schools were generally good with the notable outlier in Jane Addams at 5.00.

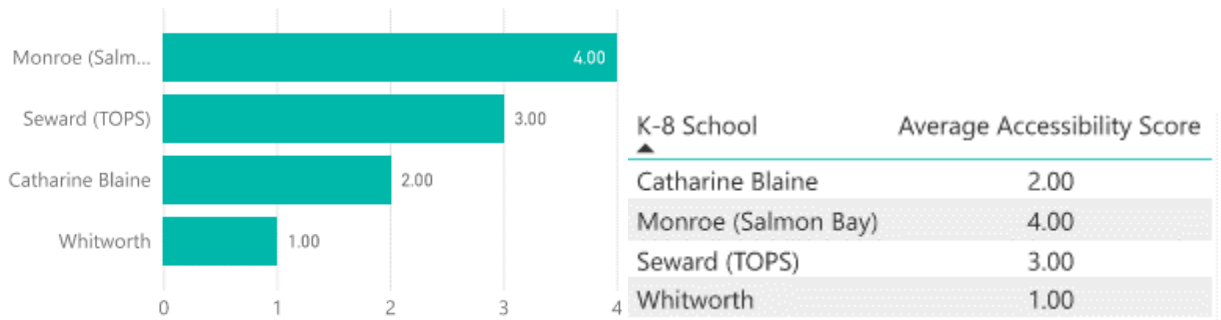
MS Accessibility Scores



4.d K-8 School Accessibility Scores

K-8 school accessibility showed the most variation between facilities.

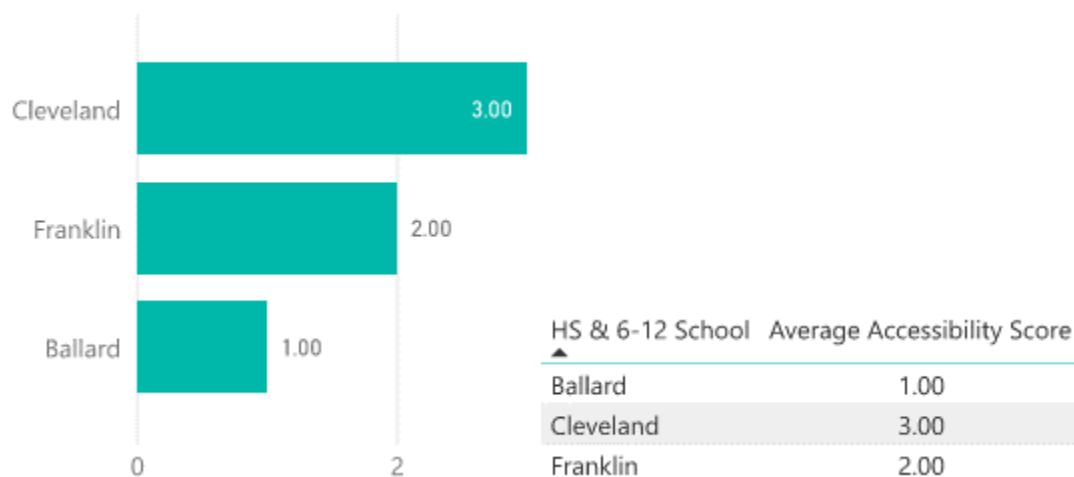
K-8 Accessibility Scores



4.e High School and 6-12 Accessibility Scores

High school accessibility was similar in all schools examined.

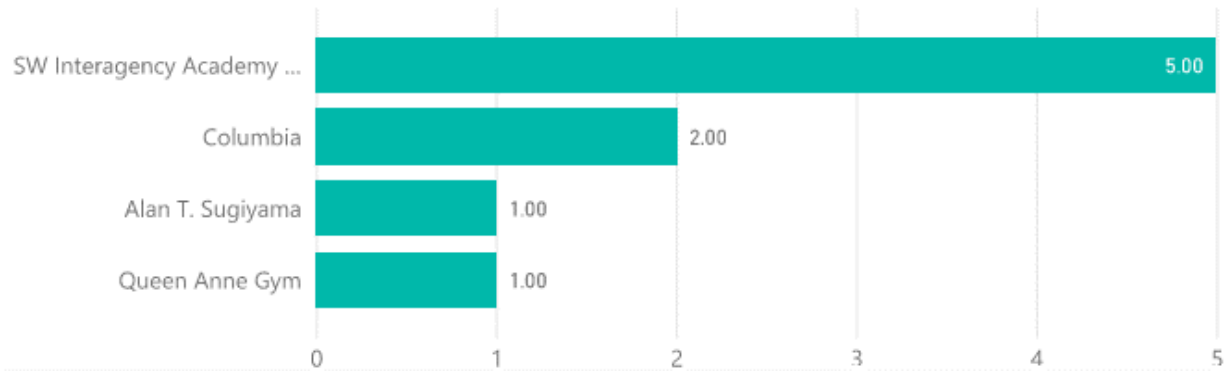
HS & 6-12 Accessibility Scores



4.f Option Schools with Continuous Enrollment Accessibility Scores

As with other facility types, most accessibility scores are 1.0 or 2.0 with a single outlier, SW Interagency Academy at Roxhill. The graph and table below reflect that for Option Schools with Continuous Enrollment.

Option School Accessibility Scores



Option School	Average Accessibility Score
Alan T. Sugiyama	1.00
Columbia	2.00
Queen Anne Gym	1.00
SW Interagency Academy at Roxhill	5.00

5.0 Portable Classroom Building Evaluation

Portable classroom buildings were evaluated in the following categories in the same fashion as permanent building components: foundation ties, roofs, exterior walls, doors, windows, stairs/ramps, restrooms, heating, and lighting. A detailed break-down of the condition score by portable can be found in section 3.5 of this report. Portable component condition score break-down can be found in Appendix B.

5.a Average Portable Condition Score by Site

With the exceptions of Beacon Hill, the portable conditions are generally below 3.0 as shown in the tables below.

Site	Average Portable BCA Score	Site	Average Portable BCA Score
Adams	2.50	Madison	2.00
Aki Kurose	2.40	Maple	2.08
Bailey Gatzert	2.10	Martin Luther King Jr.	2.30
Ballard	1.63	McClure	2.80
Beacon Hill International	5.00	McDonald International	2.54
Broadview-Thomson	2.00	Nathan Hale	2.09
Catharine Blaine	2.00	North Beach	2.42
Cedar Park	2.00	Olympic View	2.30
Chief Sealth International	2.13	Rainier View	2.63
Columbia	2.90	Robert Eagle Staff	1.80
Cooper (Pathfinder)	2.00	Roosevelt	2.05
Eckstein	3.40	Roxhill at E.C. Hughes	2.00
Frantz Coe	1.30	Sacajawea	2.32
Garfield	2.10	Sand Point	2.40
Gatewood	2.20	Sanislo	2.20
Graham Hill	2.07	SW Interagency Academy at Roxhill	3.15
Green Lake	2.00	Thurgood Marshall (Colman)	2.33
Ingraham	2.00	View Ridge	2.67
Jane Addams	2.30	Washington	2.85
John Hay	2.00	Wedgwood	2.42
John Muir	2.00	West Seattle ES	2.14
Lafayette	2.33	Whitman	3.08
Laurelhurst	3.35		

III. Individual Assessment Reports

This section of the report contains the executive summaries and high-level results from the facility condition and learning environment assessments. The information in the following pages comes from a combination of our data collected in the field and OSPI's ICOS platform. Should general facility information, such as Year Built, Total GSF, or Year Modified be incorrect when compared with SPS records, this indicates that the information needs to be updated in the ICOS platform.

BCA scores factor both civil, structural, and architectural (CSA) and mechanical, electrical, and plumbing (MEP) assessments; it can be possible that the CSA portion the facility is in good condition and the MEP portion scored poor, resulting in a fair or poor overall facility condition due to the weighting of specific components and their specific condition.

Note that a "fair" score, or score of 3, reflects a broad score range of 62-89% in the ICOS system. Many individuals observing a facility in the 80% range would describe the facility as in "good" condition, so this "discrepancy" may exist within the following narratives and indicates the facility is on the higher-end of fair condition. Similarly, facilities in the 65% range would often be described as "poor" though technically are within the "fair" score range.

Facilities and Addresses

School	School Type	Address
Adams	ES	6110 28 AV NW SEATTLE,WA 98107
Aki Kurose	MS	3928 S GRAHAM ST SEATTLE,WA 98118
Alan T. Sugiyama	OPTION	8601 Rainier Ave S SEATTLE,WA 98118
Arbor Heights	ES	3701 SW 104th St SEATTLE,WA 98146
B. F. Day	ES	3921 LINDEN AV N SEATTLE,WA 98103
Bailey Gatzert	ES	1301 E YESLER WY SEATTLE,WA 98122
Ballard	HS	1418 NW 65 ST SEATTLE,WA 98117
Beacon Hill International	ES	2025 14 AV S SEATTLE,WA 98144
Broadview-Thomson	K-8	13052 GREENWOOD AV N SEATTLE,WA 98133
Bryant	ES	3311 NE 60 ST SEATTLE,WA 98115
Cascadia	ES	1700 N 90th St SEATTLE,WA 98103
Catharine Blaine	K-8	2550 34 AV W SEATTLE,WA 98199
Cedar Park	ES	3737 NE 135th St SEATTLE,WA 98125
Chief Sealth International	HS	2600 SW Thistle SEATTLE,WA 98126
Cleveland	HS	5511 15 AVE S SEATTLE,WA 98108
Columbia	OPTION	3528 S Ferdinand St SEATTLE,WA 98118
Concord International	ES	723 S CONCORD ST SEATTLE,WA 98108
Cooper (Pathfinder)	K-8	1901 SW Genesee St SEATTLE,WA 98106
Dearborn Park International	ES	2820 S ORCAS ST SEATTLE,WA 98108
Decatur	ES	7712 40th Ave NE SEATTLE,WA 98115
Denny International	MS	2601 SW Kenyon St SEATTLE,WA 98126
Dunlap	ES	4525 S CLOVERDALE ST SEATTLE,WA 98118
Eckstein	MS	3003 NE 75 ST SEATTLE,WA 98115
Emerson	ES	9709 60 AV S SEATTLE,WA 98118
Fairmount Park	ES	3800 SW FINDLAY ST SEATTLE,WA 98126
Franklin	HS	3013 S MT BAKER BV SEATTLE,WA 98144
Frantz Coe	ES	2424 7th Ave W SEATTLE,WA 98119

School	School Type	Address
Garfield	HS	400 23 Ave SEATTLE,WA 98122
Gatewood	ES	4320 SW MYRTLE ST SEATTLE,WA 98136
Genesee Hill	ES	5013 SW Dakota St SEATTLE,WA 98116
Graham Hill	ES	5149 S GRAHAM ST SEATTLE,WA 98118
Green Lake	ES	2400 N 65 ST SEATTLE,WA 98103
Greenwood	ES	144 NW 80 ST SEATTLE,WA 98117
Hamilton International	MS	1610 N 41 ST SEATTLE,WA 98103
Hawthorne	ES	4100 39 AV S SEATTLE,WA 98118
Hazel Wolf	K-8	11530 12th Ave NE SEATTLE,WA 98125
Highland Park	ES	1012 SW TRENTON ST SEATTLE,WA 98106
Ingraham	HS	1819 N 135 ST SEATTLE,WA 98133
Jane Addams	MS	11051 34th Ave. NE SEATTLE,WA 98125
John Hay	ES	201 GARFIELD ST SEATTLE,WA 98109
John Marshall	ES	11530 12th Ave. NE SEATTLE,WA 98125
John Muir	ES	3301 S HORTON ST SEATTLE,WA 98144
John Stanford International	ES	4057 5 AV NE SEATTLE,WA 98105
Lafayette	ES	2645 CALIFORNIA AV SW SEATTLE,WA 98116
Laurelhurst	ES	4530 46 AV NE SEATTLE,WA 98105
Lawton	ES	4000 27 AV W SEATTLE,WA 98199
Leschi	ES	135 32 AV SEATTLE,WA 98122
Lincoln	HS	1700 N 90th Street SEATTLE,WA 98115
Louisa Boren	K-8	5950 Delridge Way SW SEATTLE,WA 98106
Lowell	ES	1058 E MERCER ST SEATTLE,WA 98102
Loyal Heights	ES	520 NE RAVENNA BLVD SEATTLE,WA 98115
Madison	MS	3429 45th AVE SW SEATTLE,WA 98116
Madrona	ES	1121 33 AV SEATTLE,WA 98122
Magnolia	ES	2418 28th Ave W SEATTLE,WA 98199
Mann (Nova)	OPTION	301 21st Avenue East SEATTLE,WA 98122

School	School Type	Address
Maple	ES	4925 CORSON AV S SEATTLE,WA 98108
Martin Luther King	ES	6725 45 AVE S SEATTLE,WA 98118
McClure	MS	1915 1 AV W SEATTLE,WA 98119
McDonald International	ES	144 NE 54th St SEATTLE,WA 98105
McGilvra	ES	1617 38 AV E SEATTLE,WA 98112
Meany	MS	1700 East Union St. SEATTLE,WA 98122
Monroe (Salmon Bay)	K-8	1810 NW 65th St SEATTLE,WA 98117
Nathan Hale	HS	10750 30 AV NE SEATTLE,WA 98125
North Beach	ES	9018 24 AV NW SEATTLE,WA 98117
Olympic Hills	ES	13018 20th Ave NE SEATTLE,WA 98125
Olympic View	ES	504 NE 95 ST SEATTLE,WA 98115
Queen Anne	ES	411 Boston St. SEATTLE,WA 98109
Queen Anne Gym	OPTION	1431 2nd Ave N SEATTLE,WA 98109
Rainier View	ES	11650 BEACON AV S SEATTLE,WA 98178
Rising Star	ES	8311 BEACON AV S SEATTLE,WA 98108
Robert Eagle Staff	MS	1330 N 90th St SEATTLE,WA 98103
Roosevelt	HS	401 NE Northgate Way SEATTLE,WA 98125
Roxhill at E.C. Hughes	ES	7740 34th Ave SW SEATTLE,WA 98126
Sacajawea	ES	9501 20 AV NE SEATTLE,WA 98115
Sand Point	ES	6208 60 Ave NE SEATTLE,WA 98115
Sanislo	ES	1812 SW MYRTLE ST SEATTLE,WA 98106
Seward (TOPS)	K-8	2500 FRANKLIN AV E SEATTLE,WA 98102
South Shore	K-8	4800 S Henderson St SEATTLE,WA 98118
Stevens	ES	1242 18 AV E SEATTLE,WA 98112
SW Interagency Academy	OPTION	7740 34th Ave SW SEATTLE,WA 98126
T.T. Minor (Seattle World School)	6-12	1700 E UNION ST SEATTLE,WA 98122
Thornton Creek	ES	7711 43rd Ave NE SEATTLE,WA 98115
Thurgood Marshall (Colman)	ES	2401 S IRVING ST SEATTLE,WA 98144

School	School Type	Address
View Ridge	ES	7047 50 AV NE SEATTLE,WA 98115
Washington	MS	2101 S JACKSON ST SEATTLE,WA 98144
Wedgwood	ES	2720 NE 85 ST SEATTLE,WA 98115
West Seattle ES	ES	6760 34th Ave SW SEATTLE,WA 98126
West Seattle HS	HS	3000 CALIFORNIA AV SW SEATTLE,WA 98116
Whitman	MS	9201 15 AV NW SEATTLE,WA 98117
Whittier	ES	1320 NW 75 ST SEATTLE,WA 98117
Whitworth	K-8	5215 46 AV S SEATTLE,WA 98118

Adams
6110 28 AV NW SEATTLE, WA 98107



School Type	ES
No. Buildings	1
No. Portables	2
Total GSF	63,136
Year Built	1989
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$174,000
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	3
Accessibility Score	2

Facility Need - CSA	Minor Modification
Facility Need - MEP	Minor Modification
Facility Needs - LEA	Major Modification

BCA Executive Summary

CSA - Adams ES is a single story elementary school with a basement. Overall, it is in fair condition. The building envelope needs attention: several areas on the roof are ponding; several window panes seals have failed.

MEP - The heating system is a water source heat pump system with heating only. The HVAC system has newer heat pumps units located in attic spaces and mechanical mezzanines with a single electric boiler with two condenser water pumps. On the roof are two exposed air handling units in poor shape as well as an indoor air handling unit in fair condition serving the gym. The electrical system is in fair condition and the electrical breakers require arc flash labeling. Fire protection systems is in fair condition with a sprinkler system currently being installed throughout the building.

Site Safety Evaluation

Site Perimeter Score	3 - Fair: some uncontrolled entries
Recommend Further Egress Analysis	Yes
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
Yes, many of the egress routes have exterior stairs.	

Aki Kurose
3928 S GRAHAM ST SEATTLE, WA 98118



School Type	MS
No. Buildings	1
No. Portables	2
Total GSF	171,393
Year Built	1952
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$8,658,220
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School Weighted Avg. BCA Score by SF	4
Average LEA Score	3
Accessibility Score	3

Facility Need - CSA	Total Replacement
Facility Need - MEP	Major Modification
Facility Needs - LEA	Total Replacement

BCA Executive Summary

CSA - Older middle school from the early 1950s. The site immediately around the school is in fair to poor condition with broken/cracked/spalling pavement at walkways, exterior stairs, and site walls. School exterior shows some signs of cracking/deterioration at masonry, foundations and concrete sills. There has been a clear failure (water intrusion) at the window wall in the library. Some exterior windows have been replaced in teaching areas but a large percentage of original windows still exist. Interior finishes, fixtures, and hardware are poor to unacceptable do to major wear and tear and ADA compliance.

MEP - Steam boilers provide heat to steam coils in air handlers, unit ventilators, and cast iron radiators through-out the school. The lighting is mostly fluorescent tube T-8. Fire alarm and security systems appear to be working condition. The electrical distribution panelboards are outdated and are fuse style boxes. This is an older school with condition of MEP systems generally ranging from fair to poor.

Site Safety Evaluation

Site Perimeter Score	4 - Poor: many uncontrolled entries or ineffective perimeter fencing
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	No 'stand-alone' lighting fixtures were observed but emergency lighting could be located on a different circuit or have battery backup ballasts.
Does the means of egress appear deficient?	
Inadequate ADA hardware at exits at grade, poor floor/door clearances and lack of elevator access without aid.	

Alan T. Sugiyama
8601 Rainier Ave S SEATTLE, WA 98118



School Type	Option
No. Buildings	1
No. Portables	0
Total GSF	29,519
Year Built	2008
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$40,338
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School Weighted Avg. BCA Score by SF	2
Average LEA Score	2
Accessibility Score	1

Facility Need - CSA	Preventative Maintenance
Facility Need - MEP	Minor Modification
Facility Needs - LEA	No significant changes

BCA Executive Summary	
CSA	The facility is in good condition and being well maintained. Interior finishes are holding up well. No major issues. Roofing is in good condition but needs routine moss cleaning. There are exterior wood and metal soffit materials that are showing a coating finish failure and peeling.
MEP	The HVAC system is generally comprised of gas fired furnaces. There are air cooled heat pumps in the child care area. The administration area is served by a gas fired, multi-zone units with DX cooling. The electrical system is the standard 480 volt service. The security and access controls and devices all appear to be in good. The lighting is older T-8 fluorescent fixtures.

Site Safety Evaluation

Site Perimeter Score	4 - Poor: many uncontrolled entries or ineffective perimeter fencing
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Arbor Heights
3701 SW 104th St SEATTLE, WA 98146



School Type	ES
No. Buildings	1
No. Portables	0
Total GSF	91,660
Year Built	2016
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$10,000
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School Weighted Avg. BCA Score by SF	1
Average LEA Score	2
Accessibility Score	0

Facility Need - CSA	Preventative Maintenance
Facility Need - MEP	Preventative Maintenance
Facility Needs - LEA	No significant changes

BCA Executive Summary

CSA - Arbor Heights is a 4 year old school that looks to be in great shape. The biggest maintenance issue with the school is the landscaping, which is not being maintained. Some minor repairs to the siding were observed on the south façade.

MEP - The primary HVAC system is a two pipe fan coil system. The Principal explained there have been some ventilation issues in the administrative area. Electrical distribution system is standard 480 volt three phase and 208 volt step down transformer. The lighting is in like new condition and LED. Access controls security fire alarm fire sprinkler system are all in like new condition.

Site Safety Evaluation

Site Perimeter Score	1 - Excellent: fully secured perimeter
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	No

B. F. Day
3921 LINDEN AV N SEATTLE, WA 98103



School Type	ES
No. Buildings	2
No. Portables	0
Total GSF	66,937
Year Built	1892
Year Modified	1991

Total Direct Cost of Corrective Actions	\$2,140,400
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	4
Accessibility Score	0

Facility Need - CSA	Major Modification
Facility Need - MEP	Major Modification
Facility Needs - LEA	Minor Modification

BCA Executive Summary

CSA - While B.F. Day ES is an older facility, the basic structure of the building is sound. Exterior masonry and roofing are in good condition, with the exception of the metal soffit/facia paint, which is flaking off. Windows need replacement for energy efficiency, safety, and to provide operable windows for outside air. Some insulation upgrades were made during the 2017 seismic upgrade, and the attic at the floor level has been insulated. However there are exterior wall areas that have not been upgraded. Some interior finishes were upgraded in 2006/2008, while others sorely need upgrading, most notably flooring. The existing gym floor is unacceptable. Most ADA upgrades have been completed. Hard and soft play areas are in reasonably good condition. Due to the historic nature of the building, investment in a major modification is appropriate.

CSA - B.F. Day's former Power Plant building is leased to the Fremont Arts Council. The building is a concrete structure with brick veneer. The concrete roof structure shows signs of past water intrusion and spalling. The walls, where visible, show some water staining. The exposed concrete structure shows signs of weathering. No visual evidence of any seismic upgrade of this building was observed. The brick veneer at the building and chimney stack has spalled brick in locations and shows some signs of water staining and efflorescence. Brick exterior walls require tuck pointing. The windows are wood, single pane and are in in fair condition, as are the wood doors. The roofing is in fair condition, though there may be leaks as evidenced from the water staining on the concrete roof structure. The flashing is in fair condition. The interior finishes are in poor condition. Given the lease use, preventative maintenance is what is appropriate. Use by the District as program area, would require major modification.

BCA Executive Summary

MEP - B.F. Day ES's Main Building HVAC system consists of older 1990s water-source heat pump units with newer DDC system upgraded in 2000's. The condensing loop is tempered by an older boiler and 1990's cooling tower. Both still operate, but are at the end of their useful life. There have been some electrical upgrades in the past, but is now reaching max capacity with advances in newer technology programs. All domestic hot water heaters are old and the District should plan for replacement in the near future. Interior lighting is in fair condition with a mixture of T-8 and older fluorescent lighting, while exterior lighting is showing wear and tear over the years of use with dark spots and non working fixtures.

In the Leased Building (Fremont Arts Council), the HVAC system consists of a single gas pack furnace and radiant heaters hanging throughout open space. The electrical systems are very old and missing coverage in several areas. Interior and exterior lighting is severely limited, even at the entrance. The building lack any fire sprinkler system and the domestic hot water heater and sinks are at the end of their useful life.

Site Safety Evaluation

Site Perimeter Score	1 - Excellent: fully secured perimeter
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
Yes; see comments.	

Bailey Gatzert
1301 E YESLER WY SEATTLE, WA 98122



School Type	ES
No. Buildings	1
No. Portables	1
Total GSF	53,958
Year Built	1988
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$2,299,606
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School Weighted Avg. BCA Score by SF	4
Average LEA Score	3
Accessibility Score	1

Facility Need - CSA	Major Modification
Facility Need - MEP	Major Modification
Facility Needs - LEA	Major Modification

BCA Executive Summary

CSA - Bailey Gatzert ES is worn and showing its age, with most interior finishes, doors and windows rated in fair condition. The exterior envelope does not appear to be insulated, or at best under-insulated. The brick veneer is in good condition, as is the roof framing and likely the wall framing. There is no record of the structure having any seismic upgrades. The floor slab shows signs of cracking in several locations. The building is not fully ADA-compliant. The interior vision-lites and relites are wire glass.

MEP - The HVAC system is a distributed heat pump system with cooling tower and boilers serving the condenser water system. The system appears to be 30+ years old and the cooling tower and boilers are old. The entire electrical distribution is also 30+ years old and due for major upgrades. The fire alarm is non-addressable and is also due for major upgrades.

Site Safety Evaluation

Site Perimeter Score	3 - Fair: some uncontrolled entries
Recommend Further Egress Analysis	Yes
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
Primary issue is some of the restrooms being non-ADA compliant.	

Ballard
1418 NW 65 ST SEATTLE, WA 98117



School Type	HS
No. Buildings	1
No. Portables	8
Total GSF	242,795
Year Built	1999
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$1,407,783
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	3
Accessibility Score	1

Facility Need - CSA	Minor Modification
Facility Need - MEP	Major Modification
Facility Needs - LEA	Major Modification

BCA Executive Summary	
<p>CSA - Ballard High School is in generally good shape for a heavily used, 20 year old high school. Major deficiencies include: failing VCT flooring in major public and circulation areas; exterior doors and hardware are severely worn and need replacement/repair; ADA automatic door openers and push buttons need to be installed at primary lobby entrances, gym and commons; interior wire glass should be replaced with safety glazing; wall finishes are due for a refresh; the building envelope needs attention, particularly to address a leak at the commons clerestory/canopy area.</p>	
<p>MEP - Ballard High School has a water cooled heat pump system. The HVAC system appears to have been upgraded in 1999. The outside air ventilation in many cases uses the mechanical rooms as mixing plenums. The setup does not appear to adequately address the ventilation requirements of the school. The electrical service appears to be in good condition. The lighting appears to have some poorly lit spaces throughout the school. General lighting is fluorescent tube lighting with some compact fluorescent fixtures. The data telecom systems appear to be in working order and in good condition. The kitchen equipment appears to be in working order. The dishwasher is leaking from the drain line.</p>	

Site Safety Evaluation

Site Perimeter Score	2 - Good: not fully enclosed but with controlled entries
Recommend Further Egress Analysis	Yes
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
As noted, lack of automatic door openers placing reliance of someone with a disability on help from someone else.	

Beacon Hill International
2025 14 AV S SEATTLE, WA 98144



School Type	ES
No. Buildings	1
No. Portables	1
Total GSF	51,704
Year Built	1971
Year Modified	2006

Total Direct Cost of Corrective Actions	\$4,679,842
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School Weighted Avg. BCA Score by SF	4
Average LEA Score	3
Accessibility Score	1

Facility Need - CSA	Major Modification
Facility Need - MEP	Total Replacement
Facility Needs - LEA	Major Modification

BCA Executive Summary

CSA - Beacon Hill ES' new wing addition is in good condition. The older building, however, has issues including old leaks. Note that staff reported that mold may exist in areas of wall leaks, but this could not be verified by this assessment. The building is not fully ADA-compliant, lacking latch lever and panic bar hardware in most of the older building. There are also some non-compliant toilet stalls and several half-height toilet partitions in the older student classroom pods and the gym. Older building thermal envelope is inadequate with single pane aluminum frame windows and walls with insufficient or non-existent insulation. Roof insulation also appears to be inadequate. Some cracking of the slab was evident. While the carpet is in good condition, the VCT / VAT flooring needs replacement, as does the gym's composite sports flooring.

MEP - Beacon Hill ES' HVAC system generally consists of a gas fired, multi zone air handling system for the classroom pods. The newer 2005 building HVAC system is also a gas fired system, but configured as a single zone air handling system, as is the gymnasium. The lighting is generally inefficient with T8 fixtures. All other systems seem to be functional and operational. The site lighting is in need of repair of broken fixtures. Based upon the assessment of MEP systems, the building should be considered for replacement within the next 5 to 10 years.

Site Safety Evaluation

Site Perimeter Score	3 - Fair: some uncontrolled entries
Recommend Further Egress Analysis	Yes
Emergency Lighting Throughout	Some missing and/or non-illuminated at the gym.
Does the means of egress appear deficient?	
Yes, primarily due to lack of ADA-compliant hardware.	

Broadview-Thomson
13052 GREENWOOD AV N SEATTLE, WA 98133



School Type	K-8
No. Buildings	1
No. Portables	3
Total GSF	129,984
Year Built	1963
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$8,525,566
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	4
Accessibility Score	0

Facility Need - CSA	Total Replacement
Facility Need - MEP	Major Modification
Facility Needs - LEA	Total Replacement

BCA Executive Summary

CSA - Building is old. Exterior envelope has insufficient thermal insulation, as well as windows being predominately single pane in non-thermally broken aluminum frames. Concrete structure includes numerous points of thermal bridging. Most exterior doors are not ADA compliant; interior old knob latch sets are in process of being replaced with ADA-compliant lever sets. Acoustics in building are poor due to the extent of hard surfaces (floors, CMU walls, and exposed concrete wall and roof structure. Surface adhered acoustical tiles are falling off in numerous locations. Interior glazing is predominately wire glass.

Gym locker rooms are not in use, other than for storage, in poor condition and not maintained.

Multipurpose room area used as a community/childcare center is in poor condition and lacks adequate facilities, ADA-compliance, seismically reinforced structure, and thermal envelope.

MEP - Hydronic heating consists of under building supply air tunnels delivering air to classrooms via heating coils. Main corridors and common spaces heated by cabinet unit heaters and radiators. Heated water is fed by fairly new Fulton Vantage hydronic boilers in good condition. Domestic hot water for kitchen was replaced in 2016, however shows signs of leaking. Remaining hot water feeds the main building and was recently replaced with high efficiency type unit in 2017. Some upgrades on lighting and electrical are evident, however, most of the electrical and lighting needs to be upgraded. No fire suppression system installed; only older alarm notification bells and horns.

Site Safety Evaluation

Site Perimeter Score	5 - Unsatisfactory: no perimeter security
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes, except not at exterior exit from multipurpose area lobby.
Does the means of egress appear deficient?	
Yes, due to noncompliant exit door hardware, with some exceptions.	

Bryant
3311 NE 60 ST SEATTLE, WA 98115



School Type	ES
No. Buildings	2
No. Portables	0
Total GSF	83,167
Year Built	1926
Year Modified	2001

Total Direct Cost of Corrective Actions	\$2,860,080
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	3
Accessibility Score	0

Facility Need - CSA	Preventative Maintenance
Facility Need - MEP	Minor Modification
Facility Needs - LEA	No significant changes

BCA Executive Summary

CSA - Landmarked building, renovated/updated in 2000-2001. Site includes a covered play structure. Playgrounds, covered play and site are in good condition. School's exterior masonry and cornices will need monitoring but overall look solid. Energy efficient windows should be installed if possible where single-pane, wood windows still exist. On the interior, wire glass was present in some doors and relites, areas of flooring need addressing, but overall it presented with just minor wear and tear.

MEP - HVAC system consists of older 2001 Siemens/Landis & Staefa Apogee DDC system controlling a single chiller and 2 natural gas Burnham 3 pass boilers. AHUs and fan coils are older but still work in fair condition. Hydronic Pump system still running at constant volume with no variable frequency drive controls. Domestic hot water heaters have been upgraded in 2017 & 2018 and are in good condition. Efficient lighting controlled via occupancy sensors, Wi-Fi is intermittent at spots. Plumbing is in good condition and upgraded with low flow fixtures.

Site Safety Evaluation

Site Perimeter Score	1 - Excellent: fully secured perimeter
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Cascadia
1700 N 90th St SEATTLE, WA 98103



School Type	ES
No. Buildings	2
No. Portables	0
Total GSF	101,393
Year Built	2017
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$315,000
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School Weighted Avg. BCA Score by SF	1
Average LEA Score	1
Accessibility Score	0

Facility Need - CSA	Preventative Maintenance
Facility Need - MEP	Minor Modification
Facility Needs - LEA	No significant changes

BCA Executive Summary	
CSA - This building was built in 2017 and is in excellent condition and has all code compliant amenities.	
MEP - The HVAC system is generally a two-pipe changeover system with air handler's fan coil units. The administration area is served by a variable air volume handling system. A single natural gas boiler provides heating water. An air cooled chiller provides chilled water for the building. Electrical is a standard 480 volt delivery system with distributed step down transformers for 208 volt 120 volt systems. All systems appear to be exceptional and in like new condition with the exceptions of classroom lighting. It was noted that there is a high failure rate for the fluorescent ballast in the classrooms.	

Site Safety Evaluation

Site Perimeter Score	1 - Excellent: fully secured perimeter
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	No

Catharine Blaine
2550 34 AV W SEATTLE, WA 98199



School Type	K-8
No. Buildings	1
No. Portables	7
Total GSF	109,109
Year Built	1952
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$12,930,933
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School Weighted Avg. BCA Score by SF	4
Average LEA Score	4
Accessibility Score	2

Facility Need - CSA	Total Replacement
Facility Need - MEP	Major Modification
Facility Needs - LEA	Total Replacement

BCA Executive Summary

CSA - Early 1950's single-story building with shared lease and with connecting community center and gym. Building is mostly original and is in need of a major renovation to meet current energy standards, but has had recent seismic upgrades. Roof has extensive ponding. Equipment and interior surfaces and casework is worn and beyond it's useful life in most areas.

MEP - Heating system consists of two original steam boilers feeding unit ventilators and radiators throughout the school. An older (1990s era) gas fired hot water heater is still in use providing hot water to the sinks in the classrooms. Ventilation is lacking in some areas due to older unit ventilators, however pneumatic controls were upgraded to Johnson Controls DDC system back in 2014. Lighting is mostly original from 1952, with upgraded T-8 ballasts and bulbs. Pressure reducing valves and flow meter were added to the water mains in 2019. Fire suppression was added fairly recently, protecting the entire school.

Site Safety Evaluation

Site Perimeter Score	4 - Poor: many uncontrolled entries or ineffective perimeter fencing
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
Route of travel to an accessible exit may be lengthy depending on location within building.	

Cedar Park
3737 NE 135th St SEATTLE, WA 98125



School Type	ES
No. Buildings	1
No. Portables	8
Total GSF	33,037
Year Built	1959
Year Modified	2015

Total Direct Cost of Corrective Actions	\$50,400
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	3
Accessibility Score	2

Facility Need - CSA	Preventative Maintenance
Facility Need - MEP	Preventative Maintenance
Facility Needs - LEA	No significant changes

BCA Executive Summary

CSA - Facility received a major modification in 2014-2015 and is in overall good condition. Areas that stand out as not updated and needing corrective actions include exterior doors which are scuffed, lack good weather seals, and thresholds with lips exceeding 1/2" in excess of the ADA limit; interior doors which are well worn, scuffed and several that stick, not being fitted to the jamb openings. Casework, while original, is serviceable and would benefit from refinishing and minor repairs. Building envelope insulation is inadequate (i.e., gym walls lack insulation and have fiberglass panel glazing, and various walls throughout lack adequate insulation). It appears that the roof insulation may not have been increased when the building was renovated.

MEP - The building appears to have been recently updated. The HVAC system appears to be in good working order however the boilers were not in operation during our site visit. The ventilation system was on and building was around 60°F. The electrical distribution system is 208 120 volt thousand amp main breaker. All electrical systems appear to be in good working order.

Site Safety Evaluation

Site Perimeter Score	2 - Good: not fully enclosed but with controlled entries
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No, other than the threshold lips.	

Chief Sealth International
2600 SW Thistle SEATTLE, WA 98126



School Type	HS
No. Buildings	2
No. Portables	6
Total GSF	230,357
Year Built	1957
Year Modified	2010

Total Direct Cost of Corrective Actions	\$264,650
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School Weighted Avg. BCA Score by SF	2
Average LEA Score	3
Accessibility Score	0

Facility Need - CSA	Minor Modification
Facility Need - MEP	Major Modification
Facility Needs - LEA	Minor Modification

BCA Executive Summary	
CSA	For the age of Chief Sealth High School, it is in overall good condition. Many of the finishes do show signs of wear that are to be expected, but the school is well-maintained. Exceptions include the older vinyl flooring left over from pre-renovation, which is badly deteriorated in some of the restrooms.. The walls are in generally in good shape, except for interior classroom walls around the doors.
MEP	Chief Sealth's mechanical system is comprised of air handlers with heating coils. The units appear to be well maintained and are in good operating condition. The older ductwork, however may be nearing the end of its useful life. Electrical systems appear to be in good working order, but some of the older panel boards appear outdated. The data telecom, security and access, and fire alarm appear to have also been updated.

Site Safety Evaluation

Site Perimeter Score	3 - Fair: some uncontrolled entries
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Cleveland
5511 15 AVE S SEATTLE, WA 98108



School Type	HS
No. Buildings	3
No. Portables	0
Total GSF	161,731
Year Built	1927
Year Modified	2007

Total Direct Cost of Corrective Actions	\$232,025
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School Weighted Avg. BCA Score by SF	2
Average LEA Score	2
Accessibility Score	3

Facility Need - CSA	Minor Modification
Facility Need - MEP	Minor Modification
Facility Needs - LEA	Minor Modification

BCA Executive Summary	
<p>CSA - Overall, both the older and newer buildings at Cleveland High School are in good condition. Typical wear of wall and floor finishes, particularly the vinyl flooring in a couple of the restrooms require attention in the older building and building number two.</p>	
<p>MEP - The mechanical system is comprised of air handlers with both heating and cooling and serving VAV boxes. The electrical service is typical 480 volt three phase with distributed transformers for 208 volt service. The fire sprinkler system and fire alarm system have been recently tested and are in good working condition. The distributed electrical rooms with transformers in the main building are not ventilated and are a bit warm.</p>	

Site Safety Evaluation

Site Perimeter Score	4 - Poor: many uncontrolled entries or ineffective perimeter fencing
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Columbia 3528 S Ferdinand St SEATTLE, WA 98118
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School Type	Option
No. Buildings	1
No. Portables	1
Total GSF	34,581
Year Built	1922
Year Modified	2014

Total Direct Cost of Corrective Actions	\$1,676,173
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School Weighted Avg. BCA Score by SF	4
Average LEA Score	4
Accessibility Score	2

Facility Need - CSA	Total Replacement
Facility Need - MEP	Total Replacement
Facility Needs - LEA	Total Replacement

BCA Executive Summary

CSA -This is an aged, single story school built in 1926, with some renovations and upgrades done in 2013. The site is quite deteriorated with overgrown vegetation, cracked walkways, exterior steps, and play areas. Cracking and peeling finishes were observed on all exterior facades. Some exterior windows have been replaced in teaching areas, but the majority are still original and energy inefficient. Interiors finishes, fixtures, furnishings and equipment are dated and beyond useful life, save for the newly renovated health clinic.

MEP - Steam boilers provide heating for the school. Fin tube radiators heat the individual spaces with large built-up air handlers providing outside air to the building. Lighting appears to be fluorescent throughout, with the exception of high pressure sodium lights in the gym and commons. Fire alarm and security systems appear in good working condition. The electrical main distribution panel appears to be newer than the panelboards found throughout the school.

Site Safety Evaluation

Site Perimeter Score	4 - Poor: many uncontrolled entries or ineffective perimeter fencing
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes

Does the means of egress appear deficient?

There is one accessible exit that seems to be to code and it is located at the east wing. Travel distance from the west classrooms is far.

Concord International
723 S CONCORD ST SEATTLE, WA 98108



School Type	ES
No. Buildings	1
No. Portables	0
Total GSF	67,889
Year Built	1913
Year Modified	2000

Total Direct Cost of Corrective Actions	\$979,100
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	2
Accessibility Score	0

Facility Need - CSA	Minor Modification
Facility Need - MEP	Major Modification
Facility Needs - LEA	No significant changes

BCA Executive Summary	
CSA - Historic 1914 building with two additions from 2000. Exterior is in good shape while the interior is showing age / wear and tear. Some soft spots, issues with floor in some classrooms. Attic space seems to be used for theater storage and may present a fire hazard (sprinklers are present in attic).	
MEP - The HVAC system is generally a four-pipe air handler system with boilers and chiller running heating and chilled water for the building. The electrical distribution system has been upgraded since 2000. The fire extinguishers appear to be out of date and need reinspection and replacement as needed. There is a black box theater located in the attic space without any mechanical ventilation. The space is sprinkled however not certain of the code compliance of the space.	

Site Safety Evaluation

Site Perimeter Score	1 - Excellent: fully secured perimeter
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Cooper (Pathfinder)
1901 SW Genesee St SEATTLE, WA 98106



School Type	K-8
No. Buildings	1
No. Portables	1
Total GSF	74,497
Year Built	1999
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$98,000
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	3
Accessibility Score	0

Facility Need - CSA	Minor Modification
Facility Need - MEP	Minor Modification
Facility Needs - LEA	No significant changes

BCA Executive Summary	
<p>CSA - Pathfinder's facility is overall in good condition and well maintained. The exterior caulking of windows, doors, etc. is beginning to crack and pull away from surfaces and nearing the end of useful life. The metal roofing, while faded and a few signs of rust, is in reasonable shape. However, there is a leak that occurs during heavy, windy rainstorms which has caused some flooding with ceiling and wall damage. The interior door and window glazing is wire glass.</p>	
<p>MEP - The HVAC system consists of water cooled heat pump and gas fired dedicated outside air. The HVAC systems are in good working order. The electrical system is standard 480 volt service. The security system is operable and the access controls appear to be limited to the front entrance. No video surveillance was observed.</p>	

Site Safety Evaluation

Site Perimeter Score	3 - Fair: some uncontrolled entries
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Dearborn Park International
2820 S ORCAS ST SEATTLE, WA 98108



School Type	ES
No. Buildings	2
No. Portables	0
Total GSF	57,719
Year Built	1972
Year Modified	2006

Total Direct Cost of Corrective Actions	\$2,616,721
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School Weighted Avg. BCA Score by SF	4
Average LEA Score	4
Accessibility Score	3

Facility Need - CSA	Minor Modification
Facility Need - MEP	Major Modification
Facility Needs - LEA	Total Replacement

BCA Executive Summary	
CSA - Overall school is in good-fair condition with several items and playground improvements needed.	
MEP - Main: HVAC system has been upgraded with new boilers, new exhaust fans in some locations throughout 1972 building, DDC upgrades on the new boilers and EFs, however still old Siemens system. Unit ventilators still in use in classroom areas. Older gas furnaces in some areas are nearing end of useful life. Fire protection and phone systems have recent upgrades.	
Preschool: HVAC gas furnaces and domestic hot water heaters are in good condition. Lighting is T-8 fluorescent tube for interior with some LED fixtures. Exhaust fan on roof could use new belt, but in good working condition. Fire sprinklers and suppression in good condition.	

Site Safety Evaluation

Site Perimeter Score	3 - Fair: some uncontrolled entries
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
Yes	

Decatur
7712 40th Ave NE SEATTLE, WA 98115



School Type	ES
No. Buildings	2
No. Portables	0
Total GSF	44,210
Year Built	1961
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$2,755,192
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School Weighted Avg. BCA Score by SF	4
Average LEA Score	3
Accessibility Score	0

Facility Need - CSA	Major Modification
Facility Need - MEP	Major Modification
Facility Needs - LEA	No significant changes

BCA Executive Summary	
CSA - Early to mid 1960's vintage, single story building, which has had some upgrades (interior), including seismic in 2017. Exterior windows are single pane and need replacing. Exterior doors are primarily wood and wood framed with old hardware. Major ponding on roof due to poor design. Many soft spots felt across the roof.	
MEP - HVAC system has upgraded condensing boilers with radiators and old 60's era unit ventilation for all common areas and classrooms. Some DDC upgrades, however majority of the HVAC controlled via pneumatic controls and valves. Boiler room upgrades are in good condition. Domestic system has upgraded AO Smith gas Water Heaters installed. No sprinklers throughout building. Little surveillance, electrical systems need upgrades, along with new public address/intercom system. Plumbing fixtures at end of useful life and should be replaced.	

Site Safety Evaluation

Site Perimeter Score	1 - Excellent: fully secured perimeter
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
There is a very steep ramp at the north exit doors.	

Denny International
2601 SW Kenyon St SEATTLE, WA 98126



School Type	MS
No. Buildings	1
No. Portables	0
Total GSF	138,778
Year Built	2012
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$20,550
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School Weighted Avg. BCA Score by SF	2
Average LEA Score	2
Accessibility Score	0

Facility Need - CSA	Minor Modification
Facility Need - MEP	Preventative Maintenance
Facility Needs - LEA	Minor Modification

BCA Executive Summary

CSA - Overall, Denny International is in good, if not excellent condition. There is, however a fair amount of wall damage, particularly around doors, where displays have been attached to walls and then removed, or in areas where chairs/tables rubbed up against walls, etc. Stair wood railings have been scratched up. The wainscoting in the corridors is in exceptionally good condition, as are most other wall, floor and ceiling finishes.

MEP - Denny International Middle School's mechanical systems are newer and appear to be well maintained. Mechanical systems consist of 2-pipe fan coil units. The Commons has radiant floor and a natural ventilation systems. The electrical systems are in good shape. The fire alarm panel looks to be operational but the annual confidence testing is overdue.

Site Safety Evaluation

Site Perimeter Score	3 - Fair: some uncontrolled entries
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Dunlap
4525 S CLOVERDALE ST SEATTLE, WA 98118



School Type	ES
No. Buildings	1
No. Portables	0
Total GSF	74,310
Year Built	1924
Year Modified	2000

Total Direct Cost of Corrective Actions	\$211,000
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	3
Accessibility Score	0

Facility Need - CSA	Minor Modification
Facility Need - MEP	Minor Modification
Facility Needs - LEA	Minor Modification

BCA Executive Summary

CSA - Dunlap ES, while reasonably well maintained, is showing its age. Walls and flooring are worn in some locations, though the VCT overall is in good condition, with some tiles broken or missing, and well polished. The interior door and window glazing contains wire glass, which now no longer meets current code. There are stained ceiling tiles throughout, which are most likely the result of mechanical leaks, however this should be investigated further. The sheet roofing is heavily alligatored and nearing the end of its useful life; 3-tab is weathered, but holding up well; both have moss and need to be cleaned. The hard surface play, sidewalks and landscaping are all suffering from lack of maintenance, and lack of watering of the landscaping.

MEP - Dunlap ES HVAC system is generally good and comprised of a 4-pipes and coil system. Boilers and a chiller provide heating water and chilled water to the building. Electrical distribution system is standard 480 volt with distributed 208 volt transformers. Fire alarm and access controls appear to be in working order along with security alarm.

Site Safety Evaluation

Site Perimeter Score	2 - Good: not fully enclosed but with controlled entries
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Eckstein
3003 NE 75 ST SEATTLE, WA 98115



School Type	MS
No. Buildings	2
No. Portables	2
Total GSF	177,977
Year Built	1950
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$18,093,776
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School Weighted Avg. BCA Score by SF	4
Average LEA Score	3
Accessibility Score	0

Facility Need - CSA	Total Replacement
Facility Need - MEP	Total Replacement
Facility Needs - LEA	Major Modification

BCA Executive Summary

CSA - Overall the building structure and interior construction appears quite sound. Building envelope masonry is overall in good condition; insulation R and U values are insufficient due to under-insulated concrete and masonry walls and roof, single pane metal windows, and glass block wall areas. Roofing is weathered, but has another 5 years of life remaining and the roof daylight monitors and skylights have been upgraded and are in reasonable condition, except for paint at monitors is peeling. Interior finishes that were once high quality, are now worn, except for select areas that have been replaced. Wooden casework, doors and miscellaneous fabrications are quality, but need refinishing and some repairs. Vinyl flooring and base needs replacement throughout. Gym wood flooring is in good condition. Ceilings are in reasonable condition. Exterior doors are sound, but need refinishing. ADA upgrades are required throughout (except for level latches which have been installed). Miscellaneous other interior finish upgrades are needed, such as replacing damaged ceramic tile in restrooms. The site needs asphalt sealing, top coating and restriping. Basketball courts have been resurfaced, and there is a new synthetic playfield.

MEP - The HVAC system has built up air handlers with steam heating coils for ventilation and finned tube radiators in each area for heating. The electrical distribution system appears to be just a 208/120 volt distribution system. there was a large transformer inside the custodial area that must receive 480 volt power and transform it down to 208 volt. A few of the panelboards had TVSS protection. The steam system consisted of 3 cast iron steam boilers. The fire sprinkler, electronic surveillance, fire alarm and data com system all appear to be in fair to good condition. Overall the building is in need of a complete HVAC and electrical replacement.

Site Safety Evaluation

Site Perimeter Score	4 - Poor: many uncontrolled entries or ineffective perimeter fencing
Recommend Further Egress Analysis	Yes
Emergency Lighting Throughout	Exit lighting missing: a couple exits in the auditorium which lacked illuminated exit signs, no exit signs from the locker rooms, and 2 of 3 of the exit signs to exterior are not illuminated (lamps out?)
Does the means of egress appear deficient?	
Yes: limited on-grade access, long distance from bus and parent drop-off/pick-up zones to accessible entrances, and lack of activated doors or call-box and electronic lock.	

Emerson 9709 60 AV S SEATTLE, WA 98118
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School Type	ES
No. Buildings	1
No. Portables	0
Total GSF	78,804
Year Built	1909
Year Modified	2001

Total Direct Cost of Corrective Actions	\$82,000
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School Weighted Avg. BCA Score by SF	2
Average LEA Score	3
Accessibility Score	0

Facility Need - CSA	Minor Modification
Facility Need - MEP	Minor Modification
Facility Needs - LEA	Minor Modification

BCA Executive Summary

CSA - Overall, Emerson ES is in good condition. However, there are some exceptions, including: asphalt roofing and 3-tab are showing some deterioration with alligatoring and some shingle curling, some moss growth; seals on exterior operable windows are not sealing well; interior relites and door vision lites have wire glass; stair finishes are worn.

MEP - The HVAC system at Emerson is a four pipe air handling system. The mechanical systems appear to be in good working order. There are a couple of exhaust fans that are loud and can be heard in the classrooms below. The electrical system appears to be adequate and equipment is in good shape. The lighting through out appears to be LED.

Site Safety Evaluation

Site Perimeter Score	3 - Fair: some uncontrolled entries
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes

Does the means of egress appear deficient?

Accessible egress can only happen on the east (main) and north (side) elevations of the building due to the hillside location (without the use of the elevator which provides access to the north elevation via the covered play on the west elevation).

Fairmount Park
3800 SW FINDLAY ST SEATTLE, WA 98126



School Type	ES
No. Buildings	3
No. Portables	0
Total GSF	60,062
Year Built	1964
Year Modified	2014

Total Direct Cost of Corrective Actions	\$0
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School Weighted Avg. BCA Score by SF	2
Average LEA Score	2
Accessibility Score	0

Facility Need - CSA	Preventative Maintenance
Facility Need - MEP	Preventative Maintenance
Facility Needs - LEA	No significant changes

BCA Executive Summary

CSA - Site consists of a recently renovated 1960's auditorium/gymnasium building and administration/classroom wing, and new (2014) classroom wing. Interior and exterior spaces and surfaces are in good shape. Maintenance work was happening for a leak at north connection to main building/new addition while we were on site.

Could not access all areas of the school due to miscommunication with school and COVID-19 restrictions.

MEP - The HVAC system appears to be somewhat of a mix throughout the school. Some classrooms have finned tube radiators with ventilation and others are two pipe VAV air handlers. The HVAC system overall is in good working condition. The electrical distribution is only 208/120 volt 3 phase, but is in good condition. All other MEP system are in good condition and no issues were noted with the MEP systems.

Site Safety Evaluation

Site Perimeter Score	3 - Fair: some uncontrolled entries
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Franklin
3013 S MT BAKER BV SEATTLE, WA 98144



School Type	HS
No. Buildings	2
No. Portables	0
Total GSF	269,201
Year Built	1912
Year Modified	1991

Total Direct Cost of Corrective Actions	\$5,883,884
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	3
Accessibility Score	2

Facility Need - CSA	Preventative Maintenance
Facility Need - MEP	Major Modification
Facility Needs - LEA	Major Modification

BCA Executive Summary

CSA - The building's structure appears to be in reasonably good condition, with some slab stress cracks showing. The building appears to have had a seismic retrofit in 2009 and it is likely the walls and roof/attic were fully insulated at the time. Windows have been recently replaced throughout, but exterior doors are older and worn. There is some unresolved water intrusion at the east exterior walls of the Shop, probably associated with window replacement and flashing. The masonry is in good condition, while the roofing is in fair condition. Interior finishes are in good condition with some minor exceptions, notably flooring in locations and the interior doors throughout being in fair condition. The gym is generally in a poorer condition than the main building. The site is reasonably well maintained.

MEP - The site is divided into two buildings. The main building HVAC system is a distributed water-cooled heat pump system with boilers and cooling tower. The HVAC system appear to be reaching the end of life at 30+ years. The rooftop equipment casings are rusting a lot. The electrical distribution is also aging and due for some upgrades. The fire alarm is newer and appears to be in working order. Review the passenger elevator as the custodian noted that services is required every month. The wood shop teacher indicated that during heavy rains the wood shop storage floods.

Site Safety Evaluation

Site Perimeter Score	2 - Good: not fully enclosed but with controlled entries
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes

Does the means of egress appear deficient?
Reasonable access to the playfield is not available. Access from street ADA stalls to sidewalk at the gym is unreasonable.

Frantz Coe
2424 7th Ave W SEATTLE, WA 98119



School Type	ES
No. Buildings	2
No. Portables	1
Total GSF	68,010
Year Built	2003
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$142,625
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School Weighted Avg. BCA Score by SF	2
Average LEA Score	1
Accessibility Score	0

Facility Need - CSA	Minor Modification
Facility Need - MEP	Preventative Maintenance
Facility Needs - LEA	No significant changes

BCA Executive Summary	
<p>CSA - For its age Coe ES is in very good shape. One building envelope issue noted is some deteriorating of the parapet coping paint coating on the gym and outdoor play structure. Interior and exterior stair handrails paint coating is wearing off. Site landscaping is well-maintained, other than dry grass and some bare patches. The hard surface play has a minor amount of cracking and a couple bubbles that will need attention in the future.</p>	
<p>MEP - The HVAC system is comprised of a four pipe air handling system with boilers and chiller. The electrical is standard 480 volt service. The security and access controls appear to be in good condition.</p>	

Site Safety Evaluation

Site Perimeter Score	1 - Excellent: fully secured perimeter
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Garfield
400 23 Ave SEATTLE, WA 98122



School Type	HS
No. Buildings	2
No. Portables	1
Total GSF	331,495
Year Built	1923
Year Modified	2008

Total Direct Cost of Corrective Actions	\$2,339,974
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	2
Accessibility Score	0

Facility Need - CSA	Preventative Maintenance
Facility Need - MEP	Major Modification
Facility Needs - LEA	No significant changes

BCA Executive Summary	
CSA - The GHS site encompasses a renovated historical high school and adjacent gym and performing arts facility. While the historic building's renovation was done to a high standard, many old, energy inefficient windows still remain and there are visible signs of sub-drainage issues. The gym and performance arts building is in good shape, needing only basic maintenance.	
MEP - The HVAC system is generally a 4-pipe air handling system with boilers and a chiller providing heating and chilled water. The building is served by a domestic water booster pump. The fire sprinkler system also has a booster pump. The electrical distribution is a standard 480 volt system with distributed 208 volt step down transformers. Security and access controls appear to be functional and in good condition. Custodians noted that the Ecosmart lighting system is obsolete and that they are having difficulties finding parts to replace failed devices.	

Site Safety Evaluation

Site Perimeter Score	5 - Unsatisfactory: no perimeter security
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
My one concern would be exiting from 2nd and 3rd floors with no clear/visible area of refuge.	

Gatewood
4320 SW MYRTLE ST SEATTLE, WA 98136



School Type	ES
No. Buildings	1
No. Portables	3
Total GSF	55,785
Year Built	1910
Year Modified	1991

Total Direct Cost of Corrective Actions	\$1,976,240
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	3
Accessibility Score	2

Facility Need - CSA	Major Modification
Facility Need - MEP	Major Modification
Facility Needs - LEA	Major Modification

BCA Executive Summary

CSA - There is extensive, patched cracking of the basement walls and possibly foundation at the 1910 building; and extensive cracking of the slab at both the 1910 and 1990 buildings, as well as the transition between the two. Cracking was observed carrying up the wall from a floor crack. The cracking is evident through the vinyl flooring. Exterior masonry is in good condition, as is the roofing. The exterior wooden single pane windows at the 1910 building are severely damaged from interior condensation water damage and many need replacement. Finishes are worn in many areas throughout the school. Interior and exterior doors need refinishing.

MEP - The HVAC system is a water cooled heat pump system with a single high-efficiency condensing boiler and cooling tower. The outside air is provided through a supply fan with electric duct coils. The attic offices do not have heating or ventilation. Hallways and stairways are provided with electric resistance heating. The electrical distribution system is in good shape with the exception of the step down transformer. The transformer is very loud, indicating in efficient operation. The fire alarm system does not appear to be addressable, but does appear to be in working condition.

Site Safety Evaluation

Site Perimeter Score	4 - Poor: many uncontrolled entries or ineffective perimeter fencing
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
Yes, need to install either activated entry doors with pushbuttons or provide a call box.	

Genesee Hill
5013 SW Dakota St SEATTLE, WA 98116



School Type	ES
No. Buildings	1
No. Portables	0
Total GSF	91,281
Year Built	2016
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$14,200
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School Weighted Avg. BCA Score by SF	2
Average LEA Score	1
Accessibility Score	0

Facility Need - CSA	Preventative Maintenance
Facility Need - MEP	Preventative Maintenance
Facility Needs - LEA	No significant changes

BCA Executive Summary	
CSA - Genesee Hill ES is in excellent shape. It is notable that the floor slab in the classroom wing has a lot of cracking that happened at the time of construction but it does not appear to be worsening or telegraphing through the vinyl flooring in those areas.	
MEP - Genesee Hill is in excellent condition. The MEP systems are in like new condition.	

Site Safety Evaluation

Site Perimeter Score	1 - Excellent: fully secured perimeter
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Graham Hill
5149 S GRAHAM ST SEATTLE, WA 98118



School Type	ES
No. Buildings	1
No. Portables	3
Total GSF	55,792
Year Built	1961
Year Modified	2004

Total Direct Cost of Corrective Actions	\$2,694,716
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School Weighted Avg. BCA Score by SF	4
Average LEA Score	3
Accessibility Score	0

Facility Need - CSA	Minor Modification
Facility Need - MEP	Major Modification
Facility Needs - LEA	Major Modification

BCA Executive Summary	
CSA - Graham Hill ES is well maintained And equipped facility but with an aging roof and overgrown landscaping.	
MEP - Building HVAC system is still old baseboard heaters and cabinet unit heaters in classrooms and cabinet heaters in hallways. Boiler in older section is in good condition, however the air chiller is old and should be replaced. The building has older roof top units and exhaust fans that are rusting and at the end of their useful life. In the newly added section, Cole condensing boilers have been installed. The fire suppression system is in good condition. Some upgrades are apparent for domestic water piping, heating piping and lighting too.	

Site Safety Evaluation

Site Perimeter Score	3 - Fair: some uncontrolled entries
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Green Lake
2400 N 65 ST SEATTLE, WA 98103



School Type	ES
No. Buildings	1
No. Portables	2
Total GSF	49,397
Year Built	1971
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$3,062,633
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School Weighted Avg. BCA Score by SF	4
Average LEA Score	3
Accessibility Score	1

Facility Need - CSA	Minor Modification
Facility Need - MEP	Major Modification
Facility Needs - LEA	Minor Modification

BCA Executive Summary	
CSA - Green Lake is in fair condition with several systems of the original 1971 school at the end of their useful life including roofing, exterior & interior doors and windows, and finishes including flooring, stairs and ceilings. Recently the covered play area was converted into classroom spaces.	
MEP - The building is generally a 2 pipe air handling system with newer air handlers and boiler plant. The lighting has been updated in some areas but not in others. The electrical system is due for a complete replacement of panels and branch wiring. The building fire alarm appears to be in working order with some older devices. The plumbing fixtures are old and many bathroom lavatories are missing ADA fixtures.	

Site Safety Evaluation

Site Perimeter Score	3 - Fair: some uncontrolled entries
Recommend Further Egress Analysis	Yes
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Greenwood
144 NW 80 ST SEATTLE, WA 98117



School Type	ES
No. Buildings	1
No. Portables	0
Total GSF	65,600
Year Built	1909
Year Modified	2002

Total Direct Cost of Corrective Actions	\$1,734,260
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	2
Accessibility Score	0

Facility Need - CSA	Preventative Maintenance
Facility Need - MEP	Minor Modification
Facility Needs - LEA	Minor Modification

BCA Executive Summary

CSA - Overall, school is in good condition. 2001 addition is wearing well. Issues are primarily with the exterior of the 1909 building: excessive weathering of the windows on the south elevation exacerbated by water from scuppers spilling on the masonry and fenestration that may be penetrating the masonry and building envelope. Concrete and masonry stucco at the first floor are cracking and spalling, likely as a result of water intrusion. Signs of possible water intrusion appear behind brick at north elevation at the 3rd floor. Suggested investigation of possibly roof leaks.

MEP - An older TRANE chiller feeds cooling coils to early 2000s fan coil units that at the time of installation were high efficiency units. Now, however they are nearing the end of their useful life; almost 20 years, old but still in good condition. Heating water is provided by older Cole Boilers, that are quite well maintained. Ventilation is past its useful life and the rooftop exhaust fans are unable to overcome stuffy areas and uneven airflow. Domestic hot water is fed by gas fired hot water heaters installed new in 2003. Sinks and fixtures are in need of upgrades to low flow fixture types in many sections of the building. Fire suppression system appear throughout building.

Site Safety Evaluation

Site Perimeter Score	2 - Good: not fully enclosed but with controlled entries
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	No

Hamilton International
1610 N 41 ST SEATTLE, WA 98103



School Type	MS
No. Buildings	2
No. Portables	0
Total GSF	150,473
Year Built	1926
Year Modified	2010

Total Direct Cost of Corrective Actions	\$1,015,949
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School Weighted Avg. BCA Score by SF	2
Average LEA Score	2
Accessibility Score	3

Facility Need - CSA	Minor Modification
Facility Need - MEP	Minor Modification
Facility Needs - LEA	No significant changes

BCA Executive Summary

CSA - Overall Hamilton International MS is in good condition. The new building exterior finishes are in very good condition. The original 1926 portion of the building will require masonry work within the next five years, including tuckpointing and resealing. Interior finishes are generally in good condition, but there is damage to the walls in the corridors and in classrooms due to heavy use. The exterior doors of the older building need new weather/energy seals. There are large gaps between the doors that need to be addressed. Exterior windows require painting. The safety treads in the stairwells are wearing out. The biggest issue and concern is that access to the roof is lacking in security. Vandals appear to be gaining access to the roof, and partying, as evidenced by the broken bottles, beer cans, and graffiti on the walls, roofs, mechanical equipment and skylights, etc.

MEP - Hamilton International MS is served by water cooled heat pumps with boilers and cooling towers. The electrical distribution is standard 480/277 volt with distributed step down transformers. The mechanical rooms are used as relief air plenum.

Site Safety Evaluation

Site Perimeter Score	4 - Poor: many uncontrolled entries or ineffective perimeter fencing
Recommend Further Egress Analysis	Yes
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
The only accessible egress is thru the side of the building.	

Hawthorne
4100 39 AV S SEATTLE, WA 98118



School Type	ES
No. Buildings	2
No. Portables	0
Total GSF	54,693
Year Built	1989
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$60,750
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	3
Accessibility Score	2

Facility Need - CSA	Minor Modification
Facility Need - MEP	Preventative Maintenance
Facility Needs - LEA	Major Modification

BCA Executive Summary	
CSA - Exterior of existing building is clad in brick. The facility is generally in fair condition.	
MEP - The HVAC system is a distributed heat pump system with cooling tower and boilers serving the condenser water system and appears to have been updated within the last 10-15 years. The equipment and systems are in good operating condition. The dedicated outside air system (DOAS) is provided with a heat recovery refrigerant system. The domestic hot water heaters are also in good working condition. The electrical systems appear to be functional and updated as well.	

Site Safety Evaluation

Site Perimeter Score	3 - Fair: some uncontrolled entries
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Hazel Wolf
11530 12th Ave NE SEATTLE, WA 98125



School Type	K-8
No. Buildings	1
No. Portables	0
Total GSF	81,897
Year Built	2016
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$20,000
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School Weighted Avg. BCA Score by SF	1
Average LEA Score	1
Accessibility Score	0

Facility Need - CSA	Preventative Maintenance
Facility Need - MEP	Preventative Maintenance
Facility Needs - LEA	No significant changes

BCA Executive Summary

CSA - Overall, Hazel Wolf is in excellent condition. The usual wear of a 3-4 year old school is visible in some locations - some scuffed walls, dinged drywall, minor wear on flooring, some window shades in the gym looked to be jammed or out of adjustment. Exterior is in excellent shape, other than the landscaping, which appears overgrown and weedy. One major issue is water intrusion up through the slab in the mechanical room serving (probably) the administration area. The slab has been cut out in two 2x3 foot areas and sump pumps placed. SPS Facilities Operations is aware of the issue and working to address it. Source could be from the vegetated roof above, ground water, or unknown source.

MEP - The MEP systems at Hazel Wolf appears to be in good condition. The HVAC system is highly efficient geothermal water source heat pump system. There was one heat pump that appear to be opened up and being worked on by maintenance. The electrical is a standard 480/277 volt service with stepdown transformers for 208/120 volt. Data telecom equipment is in like new condition and appears to be in working order. All equipment appears to be in good condition. The fire alarm and fires sprinkler system testing appear to be out of date.

Site Safety Evaluation

Site Perimeter Score	1 - Excellent: fully secured perimeter
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Highland Park
1012 SW TRENTON ST SEATTLE, WA 98106



School Type	ES
No. Buildings	1
No. Portables	0
Total GSF	76,206
Year Built	1999
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$411,625
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	1
Accessibility Score	1

Facility Need - CSA	Minor Modification
Facility Need - MEP	Major Modification
Facility Needs - LEA	No significant changes

BCA Executive Summary	
<p>CSA - Highland Park is overall in good condition, with some exceptions: in a number of locations, birds have pecked through the exterior stucco near the soffits and are nesting in the holes. The weather seals on operable windows are due for replacement. Exterior door closers need adjustment; main entrance exterior doors need automatic door opener for ADA access. Roofing is beginning to show its age with alligatoring of the asphalt roofing and rust spots appearing on the metal roofing. Much of the interior glazing has wire glass.</p>	
<p>MEP - The HVAC system is aging. The system is a water source heat pump system with cooling tower and gas boilers. The pumping system does not appear to use variable frequency drives. The electrical systems appear to be in good condition. The main electrical room, however appears to have inadequate cooling/ventilation. The fire sprinkler system appears to require annual testing.</p>	

Site Safety Evaluation

Site Perimeter Score	3 - Fair: some uncontrolled entries
Recommend Further Egress Analysis	Yes
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
Yes	

Ingraham
1819 N 135 ST SEATTLE, WA 98133



School Type	HS
No. Buildings	4
No. Portables	4
Total GSF	267,781
Year Built	1960
Year Modified	2011

Total Direct Cost of Corrective Actions	\$14,297,153
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	3
Accessibility Score	0

Facility Need - CSA	Minor Modification
Facility Need - MEP	Major Modification
Facility Needs - LEA	Major Modification

BCA Executive Summary

CSA - There are two areas that are in "Excellent" condition; the 2019 addition to building 100, and the 2011 addition to building 100. In ICOS, it may be better in ICOS to separate these since their condition is better than the original building 100. The ICOS survey completed on August 31, 2020 is therefore for the original B100 space and not the additions. The overall score then for the original portion of B100 is FAIR. B100, built in the 60's, has had some finish upgrades over the years, but much of the interior is original. The ceilings are mostly original 12x12 glue up tiles. These should be investigated for asbestos since that is how this type of material was typically installed. Many of the classroom doors have outdated or non-functioning hardware. Half of the existing windows are single pane glass. All the older classrooms have a large amount surface mounted conduit for electrical and low voltage wiring.

B100 Gymnasium; the main gym is in good condition, but needs some updated paint finishes. There are many broken glass blocks in the clerestory windows. The two smaller gyms are in FAIR condition, with more damage to the wood floors, and basketball goals in disrepair.

B100 Music rooms; carpet are soiled, ceiling tiles are broken and soiled, Walls need paint, but the area is functional.

B100 Auditorium: is a concrete structure with a sloped floor and wooden auditorium seats. The stage is wood flooring which is marred but still solid. There is no interior ramp access to the auditorium. The auditorium is not ADA compliant, including the back stage areas. The back stage areas could also use some new paint and finishes.

B200 was built at the same time as B100 and has many of the same issues; single pane glazing, doors with knobs, deteriorating ceiling tiles. The west end of the building has been remodeled in the recent past. This includes 4 new classrooms, a new entry lobby, and new bathrooms. A new barrel vault roof was also added. This area is in Excellent condition. Overall score is GOOD for this building due to this new area.

BCA Executive Summary	
<p>B300 is the auto shop and robotics shop. While the auto shop is mostly original finishes, the center and south end of the building has undergone a remodel in the recent past. The finishes in these areas are in Excellent to good condition. Overall, this building is in GOOD condition.</p>	
<p>MEP - HVAC system for building 100 is mixture of old steam boilers with newer Fulton high efficient boilers feeding the 2019 buildout. A steam boiler also feeds the 200 & 300 buildings. The domestic hot water system serving 100, 200 & 300 buildings is also a combination of old 1960s electric boiler/water heater and newer high efficient type. Lighting is combination of fluorescent in the older 100, 200 & 300 buildings and LEDs in newer 2019, 2011 & 2013 sections. 200, 300 and older parts of the 100 building lack fire sprinkler systems, nor do they have keyless/key card access.</p> <p>100 Building has recent 2019 addition, 2011-2013 remodel with new condensing boiler and hot water heater for domestic HW. Remaining HVAC in 100, 200 and 300 buildings is original with old and obsolete cabinet heaters and at end of useful life. Domestic hot water has updated gas unit, with some piping upgrades, yet is nearing end of useful life. The fire sprinkler system is new in the 100 building remodel, however was not installed in the older 100, 200 and 300 buildings. Intercom/public address/clock system and electrical panels/wiring from these older sections is nearing end of useful life and should be upgraded. Some DDC upgrades were installed in the 100 building, however pneumatic controls still used in older 100, 200 and 300 buildings.</p>	

Site Safety Evaluation

Site Perimeter Score	5 - Unsatisfactory: no perimeter security
Recommend Further Egress Analysis	Yes
Emergency Lighting Throughout	Yes.
Does the means of egress appear deficient?	
No.	

Jane Addams
11051 34th Ave. NE SEATTLE, WA 98125



School Type	MS
No. Buildings	1
No. Portables	7
Total GSF	160,645
Year Built	1948
Year Modified	1950

Total Direct Cost of Corrective Actions	\$5,954,158
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	2
Accessibility Score	5

Facility Need - CSA	Minor Modification
Facility Need - MEP	Major Modification
Facility Needs - LEA	Minor Modification

BCA Executive Summary

CSA - Overall, the school condition is "Fair". About half of the school is original, with only minor finish upgrades. There are several areas that have more major remodels and upgrades in the recent past. These have been redlined on the annotated plan.

Roof - The roofing material is mostly in good condition. There are some flashing issues at the skylights and roof vents. The roof drain covers are broken and should be replaced.

Exterior - Although faded, the exterior brick is in good condition. The bigger problem are the single pane windows. They were found mostly on the northern side of the building.

Interior - the interior is a mix of original and new construction. Floor finishes range from original wood flooring, to new carpet and VCT in classrooms. There is original built-in casework in almost every room. Being metal and solid wood, this is in good condition, but likely not compliant with accessibility codes. Toilet rooms have been updated in an attempt to comply with ADA, but there are still non-compliant components.

Site - The two soccer fields on the lower level have just recently been outfitted with synthetic grass and vinyl coated chain link fencing. The upper level baseball and football fields are ill-maintained grass and dirt (likely from lack of use since the school closure in March). The play structure appears to be compliant with ADA.

MEP - Boilers are original steam boilers from 1959-1960 and should be replaced with high efficient type. Ventilation is lacking throughout the building except the new upgraded section on first floor. lighting are combinations of old and newer fluorescent, with no occupancy sensors/daylighting, except in new upgraded section and library/commons. No fire sprinkler system installed in classrooms or hallways.

Site Safety Evaluation

Site Perimeter Score	3 - Fair: some uncontrolled entries
Recommend Further Egress Analysis	Yes
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
Yes. Need to confirm door opening clearance, doors in a series clearance, slopes and cross slopes, thresholds, etc.	

John Hay
201 GARFIELD ST SEATTLE, WA 98109



School Type	ES
No. Buildings	1
No. Portables	4
Total GSF	51,362
Year Built	1988
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$672,632
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	3
Accessibility Score	0

Facility Need - CSA	Preventative Maintenance
Facility Need - MEP	Minor Modification
Facility Needs - LEA	Major Modification

BCA Executive Summary	
<p>CSA - Overall the building is in good shape for its age. Most deficiencies are cosmetic. The envelope is in good repair with the exception of several issues including possible leaks at a few windows and canopy roofs; exterior window glazing seals are beginning to fail; several exterior doors do not latch properly and the weather seals are insufficient. The site appears to be in good condition, including landscaping and recently upgraded soft play area with the replacement of the grass play area. The old hard surface play area is deteriorated with some cracking.</p>	
<p>MEP - The HVAC system appears to have been replaced in the past 10 years and looks to be in good condition. The electrical service is original but in working order. The plumbing systems appear to be in good shape, however the lavatory traps are missing insulation. The data and telecoms systems are in good condition. The fire alarm is old and appears to be non-addressable and should probably be replaced.</p>	

Site Safety Evaluation

Site Perimeter Score	2 - Good: not fully enclosed but with controlled entries
Recommend Further Egress Analysis	Yes
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No. Note there are no keycard readers at exterior doors which requires some doors to be left open for access.	

John Marshall
11530 12th Ave. NE SEATTLE, WA 98125



School Type	ES
No. Buildings	1
No. Portables	0
Total GSF	87,927
Year Built	1926
Year Modified	2014

Total Direct Cost of Corrective Actions	\$2,810,062
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	3
Accessibility Score	1

Facility Need - CSA	Major Modification
Facility Need - MEP	Major Modification
Facility Needs - LEA	No significant changes

BCA Executive Summary	
CSA - Facility is an older, brick-clad building that is generally in fair condition and needs a major renovation and modernization.	
MEP - HVAC systems are for the most part beyond their useful life and need replacement. Steam heat with radiators in classrooms and dedicated air handling units for the gyms and childcare areas. The school has make up air provided by two large low speed air handlers located in the sub basement mechanical room with steam heat coils. Steam boilers are original 1930s vintage that have been converted to natural gas. Domestic hot water supply uses gas fired water heaters. All domestic hot and cold water is copper piping, with the upper floors being new and in excellent condition. Waste lines are cast iron. Controls are pneumatic with some DDC that is controlling the boiler and has recently replaced exhaust fans.	

Site Safety Evaluation

Site Perimeter Score	2 - Good: not fully enclosed but with controlled entries
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes.
Does the means of egress appear deficient?	No.

John Muir
3301 S HORTON ST SEATTLE, WA 98144



School Type	ES
No. Buildings	1
No. Portables	2
Total GSF	60,031
Year Built	1991
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$270,078
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	2
Accessibility Score	0

Facility Need - CSA	Minor Modification
Facility Need - MEP	Minor Modification
Facility Needs - LEA	Minor Modification

BCA Executive Summary	
CSA - Observed an existing building mostly clad with brick facia. This facility is generally in fair to good condition.	
MEP - The HVAC System is a ground source heat pump system. The lighting is mostly fluorescent. The gym lighting is slow to illuminate and inefficient. The electrical distribution appears to be in working condition. The fire alarm system appears to be antiquated and non-addressable. Security and access control appears to be operable.	

Site Safety Evaluation

Site Perimeter Score	1 - Excellent: fully secured perimeter
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

John Stanford International
4057 5 AV NE SEATTLE, WA 98105



School Type	ES
No. Buildings	1
No. Portables	0
Total GSF	67,495
Year Built	1906
Year Modified	2000

Total Direct Cost of Corrective Actions	\$2,192,555
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	4
Accessibility Score	1

Facility Need - CSA	Minor Modification
Facility Need - MEP	Major Modification
Facility Needs - LEA	Major Modification

BCA Executive Summary

CSA - John Stanford overall is in fair to good shape. Since it's last major remodel in 2000, there has been no major maintenance projects at the facility. Finish materials that have been exposed to the most wear and tear are now showing the need for replacement - roofing, flooring, landscaping. Furthermore, since being remodeled, the use of fire rated glazing is replacing clear wired glass as being safer.

MEP - The HVAC system is a four pipe air handling system with chiller and boilers providing chilled and hot water. The system was noted to have difficulties maintaining temperature through out the building. The lighting in the classrooms is in good condition. The lighting in the hallway appears to be dirty and a few damaged lenses. Also several lighting fixtures in the hallways are out. Ballasts are not easy to replace or find. The building appears to be overall in good condition. Suggest the recommissioning of the HVAC and lighting systems. Also look at replacing hallway light fixtures.

Site Safety Evaluation

Site Perimeter Score	3 - Fair: some uncontrolled entries
Recommend Further Egress Analysis	Yes
Emergency Lighting Throughout	There does not appear to be any emergency pathway lighting, a system should be installed.
Does the means of egress appear deficient?	
Yes - in an emergency there doesn't appear to be an area of refuge or an evacuation chair to help disabled folks down stairs.	

Lafayette 2645 CALIFORNIA AV SW SEATTLE, WA 98116



School Type	ES
No. Buildings	1
No. Portables	6
Total GSF	53,471
Year Built	1949
Year Modified	1953

Total Direct Cost of Corrective Actions	\$4,529,832
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	4
Accessibility Score	2

Facility Need - CSA	Total Replacement
Facility Need - MEP	Total Replacement
Facility Needs - LEA	Total Replacement

BCA Executive Summary	
<p>CSA - The school is worn with numerous deficiencies, including insufficient envelope insulation. Seismic upgrades are likely necessary, in addition to ADA upgrades and replacement of interior systems, kitchen equipment, etc. The facility is beyond its useful life and should be replaced.</p>	
<p>MEP - The HVAC system is a single boiler distributed steam system with a south half being served by finned tube radiators and a dedicated outside air fan. The north classroom wing is served by steam unit ventilators. The electrical service is small and in need of upgrading. The controls are a combination of electro pneumatic controls and DDC. The building is in need of replacement.</p>	

Site Safety Evaluation

Site Perimeter Score	3 - Fair: some uncontrolled entries
Recommend Further Egress Analysis	Yes
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
Yes, as noted, the reception is at a different elevation than the main level of the school and does not have elevator or lift access.	

Laurelhurst
4530 46 AV NE SEATTLE, WA 98105



School Type	ES
No. Buildings	2
No. Portables	4
Total GSF	54,125
Year Built	1929
Year Modified	1951

Total Direct Cost of Corrective Actions	\$585,704
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	4
Accessibility Score	2

Facility Need - CSA	Preventative Maintenance
Facility Need - MEP	Total Replacement
Facility Needs - LEA	Total Replacement

BCA Executive Summary

CSA - The facility is an older, brick building attached to a gym building via a covered play area. The facility has had a seismic upgrade. Encapsulated asbestos insulation is visibly present and there is asbestos warning signage in the boiler room. Overall, the facility and systems are beyond their useful life and need replacement.

MEP - Overall, the MEP systems are for the most part are beyond their useful life and in need of replacement. The facility is served by two steam boilers located in the basement. One is an antiquated 1930's vintage unit and another is of more modern design. The space is heated by steam radiators and various fan coils. Most are in fair to poor shape and should be refurbished or reconditioned. Many steam lines are exposed and uninsulated or insulated with asbestos. The main electrical distribution is newer. The roof top exhaust fans on the main building have been replaced. However, the exhaust fans serving the kitchen and gym bathrooms are in poor condition and are likely nonfunctional. The domestic water plumbing has been replaced with new copper piping, however the hot water lines were not insulated throughout the building. The main electrical distribution equipment is brand new and in excellent shape. The panels and distribution equipment throughout the building are in fair condition but should have arc flash labeling attached. There are some sprinkler lines throughout the facility, but not everywhere, and some newer fire protection specialties.

Site Safety Evaluation

Site Perimeter Score	5 - Unsatisfactory: no perimeter security
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Lawton 4000 27 AV W SEATTLE, WA 98199



School Type	ES
No. Buildings	1
No. Portables	0
Total GSF	54,766
Year Built	1990
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$1,859,738
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	3
Accessibility Score	1

Facility Need - CSA	Minor Modification
Facility Need - MEP	Minor Modification
Facility Needs - LEA	Minor Modification

BCA Executive Summary

CSA - This building is in overall fair condition. The roofing is at the end of its useful life, and the northwest corner of the auditorium has moisture damage potentially from a roof leak. This should be further investigated as to the cause.

MEP - Lawton elementary has multiple new roof top packaged heat pump units that provide air to the various building areas. The building has a two pipe condenser water system with three new condensing boilers and an antiquated open cooling tower with variable speed pumps. These serve new water source heat pump fan coils that are located in mechanical room closets throughout the building. The main electrical distribution is new however the antiquated distribution panels located throughout the building are in fair condition. There is some fire protection coverage in the building but not everywhere.

Site Safety Evaluation

Site Perimeter Score	3 - Fair: some uncontrolled entries
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	No

Leschi
135 32 AV SEATTLE, WA 98122



School Type	ES
No. Buildings	1
No. Portables	0
Total GSF	59,490
Year Built	1988
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$1,438,575
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	3
Accessibility Score	2

Facility Need - CSA	Preventative Maintenance
Facility Need - MEP	Major Modification
Facility Needs - LEA	Minor Modification

BCA Executive Summary	
CSA - The facility is a 3-story building clad with brick and 3-tab sloped roofs. Though most of the building materials are aged, the overall condition of the building is fair.	
MEP - The HVAC system appears to have been recently updated with the exception of a few pieces of equipment. The electrical distribution system has not been updated since 1988. In the older part of the school older panel boards are still in use and appear to need upgrading. The lighting is due for an upgrade to improve the overall feel inside the building.	

Site Safety Evaluation

Site Perimeter Score	4 - Poor: many uncontrolled entries or ineffective perimeter fencing
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Lincoln 1700 N 90th Street SEATTLE, WA 98115
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School Type	HS
No. Buildings	3
No. Portables	0
Total GSF	255,290
Year Built	1906
Year Modified	2019

Total Direct Cost of Corrective Actions	\$394,051
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	2
Accessibility Score	0

Facility Need - CSA	Major Modification
Facility Need - MEP	Minor Modification
Facility Needs - LEA	No significant changes

BCA Executive Summary

CSA - There are three buildings on site: the main building, gym building, and auditorium building. The brick-clad main building is in good condition following recently completed modernization. Some components of the gym and auditorium buildings have reached the end of their useful life and need replacement.

MEP - The main building MEP systems were replaced in 2018 and are in excellent condition with a very high quality installation. The performing arts, auditorium, and gym buildings are on separate heating system from the main building with a newer steam boiler plant located in the gym feeding the existing steam distribution systems. The air handling units serving the auditorium, gym, and performing arts center are original but in fair condition with modern DDC controls. The plumbing in the gym has been recently replaced with the main lines being newly installed copper. Note that some original galvanized steel lines still exist and are routed to mop sinks and other non-critical areas. Electrical distribution and main switch gear is in fair to poor condition. The fire protection system including pulls and strobes is in good condition however neither the gym, auditorium, or performing art center are fully sprinklered.

Site Safety Evaluation

Site Perimeter Score	4 - Poor: many uncontrolled entries or ineffective perimeter fencing
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Louisa Boren
5950 Delridge Way SW SEATTLE, WA 98106



School Type	K-8
No. Buildings	1
No. Portables	0
Total GSF	119,514
Year Built	1964
Year Modified	2014

Total Direct Cost of Corrective Actions	\$11,452,520
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	4
Accessibility Score	0

Facility Need - CSA	Total Replacement
Facility Need - MEP	Total Replacement
Facility Needs - LEA	Total Replacement

BCA Executive Summary

CSA - While the Louisa Boren STEM K-8 facility appears to have been well maintained and received periodic upgrades over the year, there remains several serious deficiencies. These include the exterior walls and roof are insufficiently insulated; the windows are a metal-frame, non-thermally broken and consist of single pane glass and spandrel panel storefront system with operable units lacking weather/thermal seals. The interior glazing contains wire glass. The interior door hardware is non-compliant with current ADA requirements. There is evidence of a serious leak at the south CMU wall of the gym high bay area, with severe efflorescence and water staining. The roof is nearing the end of its useful life. The exposed, polished slab has cracking at numerous locations. The hard surfacing around the building and the parking and drive aisle are in poor condition with cracking and subsurface failure.

MEP - Louisa Boren STEM K-8's HVAC system consists of a single boiler fed hydronic heating system. The system pumps have been recently replaced. The HVAC system also appears to utilize the hallways for relief pathways. The custodian appears to be increasing the system pressure by adding nitrogen to the water, but this practice is questionable. The static pressure should not be the determining factor of how the system operates if properly piped or expansion tank setup. Nitrogen should be purged by the air separator and air vents. Recommissioning of the heating system is recommended. The 480/277 volt system old and missing overload protections. The 208/120 volt system appears to have newer main panels but older sub panels.

Site Safety Evaluation

Site Perimeter Score	3 - Fair: some uncontrolled entries
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No, other than the lack of ADA-compliant door hardware.	

Lowell
1058 E MERCER ST SEATTLE, WA 98102



School Type	ES
No. Buildings	1
No. Portables	0
Total GSF	74,136
Year Built	1919
Year Modified	1962

Total Direct Cost of Corrective Actions	\$5,014,365
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School Weighted Avg. BCA Score by SF	4
Average LEA Score	4
Accessibility Score	1

Facility Need - CSA	Total Replacement
Facility Need - MEP	Major Modification
Facility Needs - LEA	Major Modification

BCA Executive Summary

CSA - The building was originally built in 1919 with an addition built in 1960. The exterior is in good condition. Windows in the 1960 addition are aluminum single pane and need to be replaced for energy efficiency. Interior finishes and fixed furnishing and equipment are old and worn, at the end of their useful life. Grounds need tending and some areas refurbished. Overall, the building needs either a major renovation and modernization, or should be replaced.

MEP - The HVAC system consists of mainly finned tube radiators in the old building with an outside air fan. The newer building uses unit ventilators with hydronic heat. The electrical distribution appears to have been updated in the 1970s. Many of the roof top hoods and exhaust fans need to be replaced. MEP systems in the older building are generally past their useful life and require replacement.

Site Safety Evaluation

Site Perimeter Score	2 - Good: not fully enclosed but with controlled entries
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes

Does the means of egress appear deficient?

Appears acceptable - basement has only one accessible egress. Upper levels have emergency chair assist equipment for stairs and area of refuge.

Loyal Heights
520 NE RAVENNA BLVD SEATTLE, WA 98115



School Type	ES
No. Buildings	1
No. Portables	0
Total GSF	90,439
Year Built	1931
Year Modified	2018

Total Direct Cost of Corrective Actions	\$0
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School Weighted Avg. BCA Score by SF	1
Average LEA Score	1
Accessibility Score	0

Facility Need - CSA	Preventative Maintenance
Facility Need - MEP	Preventative Maintenance
Facility Needs - LEA	No significant changes

BCA Executive Summary

CSA - The main facility is new and the land-marked portion of the building is newly remodeled. No issues to report.

MEP - The facility and MEP systems were fully renovated in 2017/2018. Heating is provided by a ground source heat pump system with a dual temperature hydronic distribution system. There are three ground source heat pumps and a backup electric boiler. The hydronic piping serves the air handling units throughout the building with convectors located in the classrooms. The air handling units are new Haakon units with air to air heat exchangers and variable speed supply and exhaust. The domestic water is new copper piping with gas fired condensing water heaters. All electrical panels are new and labeled with arc flash information. Receptacle outlets are labeled and in good condition. Lights in the facility are LEDs with functioning lighting controls. Fire protection is new and covers the facility.

Site Safety Evaluation

Site Perimeter Score	1 - Excellent: fully secured perimeter
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	No

Madison
3429 45th AVE SW SEATTLE, WA 98116



School Type	MS
No. Buildings	2
No. Portables	4
Total GSF	155,667
Year Built	1929
Year Modified	2005

Total Direct Cost of Corrective Actions	\$740,500
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	2
Accessibility Score	2

Facility Need - CSA	Preventative Maintenance
Facility Need - MEP	Preventative Maintenance
Facility Needs - LEA	Minor Modification

BCA Executive Summary	
CSA - Overall, the older building and addition are in good condition. Some finishes are worn, but not significantly. Preventative maintenance is warranted at the limestone ledgers, sills and parapet caps, exterior doors, and exterior windows at the older building to prevent further weather and degradation.	
MEP - The HVAC system is distributed water cooled heat pumps serving each classroom. The outside air (OSA) is fed to each heat pump via supply fans with gas fired furnaces for preheating the outside air. The Gym is served by gas fired air handling units. The gym also houses the main distribution pumps for the geothermal condenser water system. The electrical distribution is standard 480/277 volt 3-phase with main 208/120 volt 3-phase stepdown transformers. All systems appear to be in good working order. We did notice some static on the intercom system and the fire alarm was set off during our site visit.	

Site Safety Evaluation

Site Perimeter Score	4 - Poor: many uncontrolled entries or ineffective perimeter fencing
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No, other than access to the sports field.	

Madrona 1121 33 AV SEATTLE, WA 98122
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School Type	ES
No. Buildings	1
No. Portables	0
Total GSF	68,127
Year Built	1917
Year Modified	2002

Total Direct Cost of Corrective Actions	\$3,637,227
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	2
Accessibility Score	0

Facility Need - CSA	Preventative Maintenance
Facility Need - MEP	Major Modification
Facility Needs - LEA	No significant changes

BCA Executive Summary

CSA - Overall, the building is in good condition and well maintained. Areas that stand out as being deficient include the sloped roof composition shingles are weathered and mossy. The exterior and interior hollow metal door jambs, and some hollow metal doors, are badly worn and scratched, however the interior wood doors are in reasonably good condition. Metal stair rails are in a similar condition.

MEP - The HVAC system is a distributed heat pump system with cooling tower and boilers serving the condenser water system. The system appears to be 20-25 years old, with an old cooling tower and old boilers, beyond it's useful life and in need of replacement. The domestic water heating system appears to be in operating condition however it appears that the water heater in the boiler room may have a leak or is condensing in the drain pan. The control system is old and due for an upgrade. The electrical systems are in good working order.

Site Safety Evaluation

Site Perimeter Score	3 - Fair: some uncontrolled entries
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	No

Magnolia
2418 28th Ave W SEATTLE, WA 98199



School Type	ES
No. Buildings	1
No. Portables	0
Total GSF	46,349
Year Built	1927
Year Modified	1969

Total Direct Cost of Corrective Actions	\$0
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School Weighted Avg. BCA Score by SF	2
Average LEA Score	1
Accessibility Score	0

Facility Need - CSA	Preventative Maintenance
Facility Need - MEP	Preventative Maintenance
Facility Needs - LEA	No significant changes

BCA Executive Summary	
CSA - The facility is a newly renovated, late 1920's-30's masonry building with a phased addition. Phase 2 (additional classrooms) is still ongoing at the time of the FCA visit. The historic structure looks solid, as does the new addition.	
MEP- HVAC system consists of new condensing boilers serving new blower coil units for some common spaces while newer radiant heaters provide heat to the classrooms. Domestic hot water is in excellent condition with all new equipment. Lighting is high efficiency LED throughout the building. Upgraded fire suppression system and integrated clock/public address, new security cameras, and Wi-Fi were upgraded in the 2018-2019 remodel.	

Site Safety Evaluation

Site Perimeter Score	3 - Fair: some uncontrolled entries
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Mann (Nova)
301 21st Avenue East SEATTLE, WA 98122



School Type	Option
No. Buildings	1
No. Portables	0
Total GSF	49,267
Year Built	1902
Year Modified	2015

Total Direct Cost of Corrective Actions	\$435,000
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	4
Accessibility Score	0

Facility Need - CSA	Minor Modification
Facility Need - MEP	Preventative Maintenance
Facility Needs - LEA	Minor Modification

BCA Executive Summary	
CSA - Building is in good shape from a renovation and addition built in 2015. The original landmarked building has historic wood windows with single pane glazing that require maintenance or replacement. Stairways in the original building are the original cast concrete with wood handrails, are worn, and the handrails are non-compliant, however may have landmarked status.	
MEP - The HVAC system is generally radiators in most of the classrooms with ventilation air provided by a central air handling system with heat recovery. There are a couple of classrooms that are served by fan coil units with hydronic heat. The lighting appears to have been updated along with most of the mechanical system. The electrical system also appears to be in good shape and newer condition.	

Site Safety Evaluation

Site Perimeter Score	4 - Poor: many uncontrolled entries or ineffective perimeter fencing
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
Egress is either by stairs, elevator will be recalled during alarm. Did not note area of refuge or chair assist equipment - should be verified.	

Maple
4925 CORSON AV S SEATTLE, WA 98108



School Type	ES
No. Buildings	2
No. Portables	4
Total GSF	49,730
Year Built	1971
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$4,224,763
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	4
Accessibility Score	1

Facility Need - CSA	Major Modification
Facility Need - MEP	Major Modification
Facility Needs - LEA	Total Replacement

BCA Executive Summary

CSA - Overall, the Main Building is in fair condition with multiple problems, the Gym Building is in reasonably good condition with some problems, and the new Classroom Building is in good to excellent condition. The new Classroom Building is not entered into ICOS. The most notable issue at the Main Building is the deteriorating condition of the exterior wall accent cedar siding. Other significant issues are that the majority of the exterior and interior doors and toilet partitions have not been upgraded to ADA compliance, that interior door and window lites are wire glass, that the wall finishes and casework show signs of excessive wear, and the furnishings are in poor condition. The Gym Building has a few doors that need to be upgraded to ADA compliance. The site hard surface and soft play areas are in the process of being upgraded. The grass playfield is in very poor condition.

MEP - The site consists of three different buildings. The older of the three buildings is the main building. The HVAC system is very loud in the classrooms. The ductwork also appears to be dirty and in need of replacement. The system is made up of natural gas fired furnaces with separate fan sections. All systems appear to be at or near the end of life and in need of replacement. The electrical distribution system is also old and does not have TVSS, requiring a major upgrade. The building is not sprinkled and is has a older fire alarm system. The secondary building HVAC and electrical service appears to be newer and in good shape. The third building contains four classrooms and is in good shape.

Site Safety Evaluation

Site Perimeter Score	4 - Poor: many uncontrolled entries or ineffective perimeter fencing
Recommend Further Egress Analysis	Yes
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
<p>Appears adequate.</p> <p>Assessment and prioritization of upgrading interior and exterior doors needs to happen.</p>	

Martin Luther King Jr.
6725 45 AVE S SEATTLE, WA 98118



School Type	ES
No. Buildings	1
No. Portables	1
Total GSF	73,566
Year Built	1958
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$50,600
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	2
Accessibility Score	0

Facility Need - CSA	Minor Modification
Facility Need - MEP	Minor Modification
Facility Needs - LEA	No significant changes

BCA Executive Summary	
CSA	The facility is in very good shape, with what appears to be recently installed carpeting. The walls, particularly in the classrooms, have the typical minor damage from use. The doors and windows have wire glass in glazed openings in main lobby/stairwell, but not elsewhere. Landscaping is suffering from lack of maintenance and watering.
MEP	The HVAC system is generally a four pipe air handling system with boilers and chiller. The electrical is standard 480 volt service. The security and access controls appear to be in good condition. The lighting is older T-8 fixtures in the gym and commons. The hand sinks through out are missing ADA insulation under the sinks.

Site Safety Evaluation

Site Perimeter Score	2 - Good: not fully enclosed but with controlled entries
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

McClure
1915 1 AV W SEATTLE, WA 98119



School Type	MS
No. Buildings	1
No. Portables	2
Total GSF	92,727
Year Built	1964
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$8,625,547
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School Weighted Avg. BCA Score by SF	4
Average LEA Score	4
Accessibility Score	0

Facility Need - CSA	Total Replacement
Facility Need - MEP	Major Modification
Facility Needs - LEA	Total Replacement

BCA Executive Summary	
CSA - The school is long past its useful life, is in poor condition, aesthetics are significantly degraded, and the cost to maintain the school warrants replacement of the facility.	
MEP - The mechanical system is generally unit ventilators with steam heat. The larger spaces are served by fan coils units with steam heat. Old boilers provide steam to the building. The domestic water piping is mostly installed as surface mounted and is susceptible to damage. The hand washing stations and kitchen take a very long time to get hot water. The electrical distribution is poor and has a lot of surface mounted conduit. The office and library have floor mounted receptacles that do not work for the room layout and are tripping and shock hazards. Overall, most systems are past their useful life and the facility requires replacement.	

Site Safety Evaluation

Site Perimeter Score	4 - Poor: many uncontrolled entries or ineffective perimeter fencing
Recommend Further Egress Analysis	Yes
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
Exiting from the secondary exit down the wooden ADA ramp is compromised by the panic hardware and sticky lock and door problems.	

McDonald International
144 NE 54th St SEATTLE, WA 98105



School Type	ES
No. Buildings	2
No. Portables	5
Total GSF	54,551
Year Built	1913
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$536,225
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School Weighted Avg. BCA Score by SF	2
Average LEA Score	3
Accessibility Score	0

Facility Need - CSA	Preventative Maintenance
Facility Need - MEP	Minor Modification
Facility Needs - LEA	Minor Modification

BCA Executive Summary

CSA - Overall, the school is in near excellent condition. There is minor wall and door surface scuffing and chipping of the wall finish at the main stairwells.

MEP - Main Building: HVAC has upgraded condensing boilers and pumps, newer domestic hot water heaters, with some upgraded domestic piping. Building has fire sprinklers installed throughout entire building. Entrance key card readers with surveillance cameras were installed new in 2020. The power service/distribution equipment is old and may warrant upgrading or replacement. The fire panel was upgraded in late 2000s/early 2010s. The lighting in good condition. Gym building: HVAC consists of a two wall mounted heat pumps feeding the open gym area. No domestic hot water to the gym building. There is drainage added to front entrance of building for pavement runoff. Gym building reportedly has had some communication issues with main building with the intercom and phone. Building has no fire sprinkler system installed, only notification bells and buzzers.

Site Safety Evaluation

Site Perimeter Score	1 - Excellent: fully secured perimeter
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	No, but could be improved by providing an ADA parking stall in the staff parking lot with access to the on-grade cafeteria door.

McGilvra
1617 38 AV E SEATTLE, WA 98112



School Type	ES
No. Buildings	3
No. Portables	0
Total GSF	43,700
Year Built	1913
Year Modified	1972

Total Direct Cost of Corrective Actions	\$1,612,728
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School Weighted Avg. BCA Score by SF	4
Average LEA Score	3
Accessibility Score	0

Facility Need - CSA	Minor Modification
Facility Need - MEP	Minor Modification
Facility Needs - LEA	Minor Modification

BCA Executive Summary

CSA - Main building is historic landmarked and in reasonably good condition. Major issues are the need for painting and protecting the wood windows (exterior paint flaking and wood deterioration), improving the energy performance of the envelope (historic single pane windows need better sealing, walls/roof appear uninsulated, doors lack effective energy seals), securing the exterior doors, upgrading interior/exterior doors to be ADA compliant, and remediating vinyl asbestos tile, and replacing all vinyl tile.

MEP – The site is made up of three separate buildings. The main building HVAC system is generally fin tube radiators with a dedicated outside air fan. The heating water system is made up of two high-efficiency natural gas boilers. The outside air fan system also has a glycol run around heat recovery system. The outside air temperature was below 55° during the FCA site visit and the boilers were not operating. The outside air fan was delivering cold outside air to the spaces. The electrical distribution system appears to have some updated panel boards but the main distribution panel is old and there are older panel boards throughout the school. The electrical system is approaching the end of it's useful life and will require replacement. The plumbing system and fixtures do not appear to be ADA compliant. The fire sprinkler and fire alarm systems appear to be in good condition. The data telecom systems are also in good condition. The custodian indicated that there are temperature control issues throughout the main building. Overall, building is in good condition but needs some upgrading and will benefit from re-commissioned.

Site Safety Evaluation

Site Perimeter Score	2 - Good: not fully enclosed but with controlled entries
Recommend Further Egress Analysis	Yes
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
Egress from the main building is only through the lower level via the elevator. All exit doors need to be retrofitted with panic hardware.	

Meany 1700 East Union St. SEATTLE, WA 98122



School Type	MS
No. Buildings	1
No. Portables	0
Total GSF	125,517
Year Built	1955
Year Modified	2019

Total Direct Cost of Corrective Actions	\$10,000
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	2
Accessibility Score	0

Facility Need - CSA	Preventative Maintenance
Facility Need - MEP	Minor Modification
Facility Needs - LEA	No significant changes

BCA Executive Summary	
CSA - The facility was recently renovated and the entire building was brought up to current building codes and the District standards.	
MEP - HVAC system is generally unit ventilators with steam heat. The newer wing is served by air handlers with hydronic heat while some spaces have DX cooling. The control system appears to have been updated recently, as well as the fire protection, fire alarm, and access controls. Electrical service appears to be newer.	

Site Safety Evaluation

Site Perimeter Score	4 - Poor: many uncontrolled entries or ineffective perimeter fencing
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Monroe (Salmon Bay)
1810 NW 65th St SEATTLE, WA 98117



School Type	K-8
No. Buildings	1
No. Portables	0
Total GSF	117,116
Year Built	1930
Year Modified	1970

Total Direct Cost of Corrective Actions	\$9,102,261
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School Weighted Avg. BCA Score by SF	4
Average LEA Score	4
Accessibility Score	4

Facility Need - CSA	Total Replacement
Facility Need - MEP	Total Replacement
Facility Needs - LEA	Major Modification

BCA Executive Summary

CSA - Most systems, interior and exterior finishes are past their useful life and should be repaired or replaced.

MEP - The facility is served by MEP systems that are long beyond their useful life. Most spaces have a steam radiator with an older pneumatic control valves and either damaged fiberglass or asbestos insulation. The radiators are in poor condition and should be refurbished. The exhaust fans (located one level below the roof) are original to the building with antiquated motors and deteriorated intake/discharge louvers (approx. 40) located on the roof. The large air handling units are 1915 vintage with obsolete belts and antiquated original motors and minimally functional controls. There are constant volume air handling units serving the library and cafeteria, which are in fair condition. The steam boilers have been replaced and are in fair condition, but are controlled by a Siemens Apogee system that is not supported by the manufacturer. The domestic hot water heaters and mixing valves have been replaced, but the piping in the building is a mixture of newer copper plumbing and galvanized steel. The MDF is served by an older R22 refrigerant A/C unit. Lighting and lighting control are T8's with switches that should be replaced with a more modern system.

Site Safety Evaluation

Site Perimeter Score	4 - Poor: many uncontrolled entries or ineffective perimeter fencing
Recommend Further Egress Analysis	Yes
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Nathan Hale
10750 30 AV NE SEATTLE, WA 98125



School Type	HS
No. Buildings	1
No. Portables	8
Total GSF	213,244
Year Built	1963
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$640,257
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	1
Accessibility Score	0

Facility Need - CSA	Preventative Maintenance
Facility Need - MEP	Preventative Maintenance
Facility Needs - LEA	No significant changes

BCA Executive Summary

CSA - Overall, the school is in good condition and only needs preventative maintenance. Most issues are cleaning and maintenance upkeep. Carpets are in fair condition and the VCT is in good condition with the exception of some areas. Athletic flooring in the men’s locker room is coming apart and in disrepair, whereas the flooring in the girls locker room is in good condition. Resilient base throughout is worn. Walls are scuffed and require patch and paint. Most of the bathrooms have been remodeled to comply with ADA.

MEP - Building heating water system consists of 8 clever Brooks boilers and hydronic heating pumps. The HVAC system consists of cabinet unit heaters in newly remodeled classrooms. The original 1963 2-story building doesn't have cooling but has new HRUs, gas pack AHUs, and roof top units installed in 2011 & 2015 for heating. Library and studio/visual arts utilize radiant floor heating and WSHP for heating and cooling that was installed in 2010. Domestic hot water system is a combination of several gas tankless water heaters, gas water heaters located in the boiler room and also in various mechanical spaces throughout the building. The plumbing has been recently upgraded to high efficient/low flow fixtures. Lighting consists of high efficient LED with occupancy sensors in majority of the spaces.

Site Safety Evaluation

Site Perimeter Score	2 - Good: not fully enclosed but with controlled entries
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

North Beach 9018 24 AV NW SEATTLE, WA 98117



School Type	ES
No. Buildings	1
No. Portables	12
Total GSF	37,439
Year Built	1957
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$2,682,377
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School Weighted Avg. BCA Score by SF	4
Average LEA Score	4
Accessibility Score	2

Facility Need - CSA	Total Replacement
Facility Need - MEP	Major Modification
Facility Needs - LEA	Total Replacement

BCA Executive Summary

CSA - The school is an older building that has been well maintained but is having issues due to age of building and equipment. The facility is past its useful life and needs replacement. Issues with storm drainage and erosion along the western edge of the property. Issues with water penetration between classroom wings and taller central structure. Doors are non-ADA compliant. Windows are single pane glazed. Trees are overgrown and allow climbers onto the building roof.

MEP - HVAC system consists of an old steam boiler /heat exchanger with hydronic water feeding the entire building older unit heaters and radiators in classrooms and common areas that is past its useful life. Ventilation provides outside air via miscellaneous fans throughout the building that are past their useful life. Domestic hot water is fed by a new 2017 AO smith high efficient water heater delivering 140 degree water to kitchen and through a thermostatic mixing valve tempers the heat down to 110 degree for the remaining sinks in the building. Twelve portables are onsite to provide additional learning spaces, however over half of these are in fair to poor condition and should be replaced or upgraded.

Site Safety Evaluation

Site Perimeter Score	4 - Poor: many uncontrolled entries or ineffective perimeter fencing
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Olympic Hills
13018 20th Ave NE SEATTLE, WA 98125



School Type	ES
No. Buildings	1
No. Portables	0
Total GSF	96,081
Year Built	2018
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$12,000
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School Weighted Avg. BCA Score by SF	1
Average LEA Score	1
Accessibility Score	0

Facility Need - CSA	Preventative Maintenance
Facility Need - MEP	Preventative Maintenance
Facility Needs - LEA	No significant changes

BCA Executive Summary

CSA - The school overall is in excellent condition. Interior and exterior finishes are excellent, durable and well-maintained. The notable exception is that the resilient base corners have come off at about 40% or greater of locations, primarily in the corridors, but also other rooms. Noted 3 cases where the drywall corner was torn partially off.

MEP - The MEP systems at Olympic Hills appears to be in good condition. The HVAC system is a highly efficient geothermal water source heat pump system. The electrical is a standard 480/277 volt service with stepdown transformers for 208/120 volt. Data telecom equipment is in like new condition and appears to be in working order. All equipment appears to be in good condition. The fire alarm and fires sprinkler system testing appear to be out of date.

Site Safety Evaluation

Site Perimeter Score	1 - Excellent: fully secured perimeter
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	No

Olympic View
504 NE 95 ST SEATTLE, WA 98115



School Type	ES
No. Buildings	1
No. Portables	3
Total GSF	52,792
Year Built	1989
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$4,570,688
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	3
Accessibility Score	1

Facility Need - CSA	Minor Modification
Facility Need - MEP	Minor Modification
Facility Needs - LEA	Minor Modification

BCA Executive Summary	
<p>CSA - The school is older and the finishes are showing extensive wear. None of the classroom casework appears to be accessible. Many of the classroom walls have scuffs, dings, and torn drywall facing. School does not appear to be fully ADA compliant and a comprehensive ADA evaluation should be completed soon and improvements made. New finishes should be considered in the next 5 years.</p>	
<p>MEP - HVAC system/controls upgrade included newer heat pumps for heating and cooling installed in 2014 for classrooms. The boiler is original and in need of upgrades. Newer AO Smith hot water heaters installed 2017. Kitchen still original from 2008. Electrical system is at maximum capacity and should be upgraded.</p>	

Site Safety Evaluation

Site Perimeter Score	4 - Poor: many uncontrolled entries or ineffective perimeter fencing
Recommend Further Egress Analysis	Yes
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Queen Anne
411 Boston St. SEATTLE, WA 98109



School Type	ES
No. Buildings	2
No. Portables	0
Total GSF	65,661
Year Built	1903
Year Modified	2012

Total Direct Cost of Corrective Actions	\$1,135,570
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School Weighted Avg. BCA Score by SF	2
Average LEA Score	2
Accessibility Score	0

Facility Need - CSA	Preventative Maintenance
Facility Need - MEP	Major Modification
Facility Needs - LEA	No significant changes

BCA Executive Summary

CSA - The new addition and associated sitework is in excellent to good condition. The older 1922 and 1903 buildings are sound, but have worn surface conditions, with historic character. Older buildings are likely not well insulated. The windows are single pane, though they are wood and have spring metal seals. The 1903 building has some damage to the exterior stucco in a few locations that warrant repair. Site is in good condition overall.

MEP - The site is comprised of two buildings. A brick building that has been fully renovated and has had a major addition and a wood building that has been modestly renovated. Both buildings are served by a hot water boiler system that serves fin tube radiators and preheated outside air. The gym and commons are served by air handling units with hydronic heating. The outside air is supported by a flat plate, heat recovery unit. The wood building's outside air is provided by a single supply fan with preheat coil through a tunnel delivery system. The electrical system appears to be in good working order. Lighting in both buildings is in good condition with the exception of a few bad ballasts throughout the building. Renovating the wood building to replace the HVAC system and update systems as needed is recommended.

Site Safety Evaluation

Site Perimeter Score	1 - Excellent: fully secured perimeter
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	yes

Does the means of egress appear deficient?
Egress at the 1903 building is challenging due to the basement ramp access. The ramp is relatively narrow and has a corner turner to access the entry door.

Queen Anne Gym
1431 2nd Ave N SEATTLE, WA 98109



School Type	Option
No. Buildings	1
No. Portables	0
Total GSF	35,805
Year Built	1961
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$2,988,165
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School Weighted Avg. BCA Score by SF	4
Average LEA Score	5
Accessibility Score	1

Facility Need - CSA	Total Replacement
Facility Need - MEP	Total Replacement
Facility Needs - LEA	Total Replacement

BCA Executive Summary

CSA - Many of the facility systems and components are past their useful life. Interagency has interim spaces developed and maintained for the current limited use. These spaces include several classrooms, lounging area, and the gym. The back basement (former shower/locker/office areas) of the building is derelict with exposed bolts from the slab creating trip hazards. This area is "off-limits" and not maintained.

MEP - The building's systems are in very poor shape. The office and classroom spaces on the first floor have new gas fired furnaces. The remaining parts of the building are served by the existing steam boiler system and built-up air handling units. The building does have a newer CCTV system and fire alarm. The existing outside air intake well is cluttered with debris and should be cleaned. There was also extensive evidence of rat infestation throughout the mechanical and back of house derelict spaces.

Site Safety Evaluation

Site Perimeter Score	5 - Unsatisfactory: no perimeter security
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	No
Does the means of egress appear deficient?	
Yes	

Rainier View
11650 BEACON AV S SEATTLE, WA 98178



School Type	ES
No. Buildings	1
No. Portables	6
Total GSF	38,141
Year Built	1961
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$319,956
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	4
Accessibility Score	0

Facility Need - CSA	Preventative Maintenance
Facility Need - MEP	Major Modification
Facility Needs - LEA	Total Replacement

BCA Executive Summary

CSA - This early 1960s vintage, single story elementary has been recently renovated and overall systems and finishes are in excellent shape. The only minor work needed is landscaping.

MEP - The building is generally heated using fin tube radiators. A single air handling unit provides outside air to all the interior classroom and office spaces. The outside air fan is quite old and dirty and is manually turned on and off each day by the custodian. It appears that the VFD and controls may have failed. Replacement of the outside air handling unit is recommended. The lighting appears to have been updated within the last 10 years. The electrical distribution systems also appear newer. Access controls are not provide, but the security alarm system appears to be functioning along with the fire alarm.

Site Safety Evaluation

Site Perimeter Score	4 - Poor: many uncontrolled entries or ineffective perimeter fencing
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	No

Rising Star
8311 BEACON AV S SEATTLE, WA 98108



School Type	ES
No. Buildings	1
No. Portables	0
Total GSF	106,370
Year Built	2000
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$428,730
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	2
Accessibility Score	0

Facility Need - CSA	Minor Modification
Facility Need - MEP	Preventative Maintenance
Facility Needs - LEA	Minor Modification

BCA Executive Summary

CSA - At the time of this assessment, the building was under construction in some areas, dealing with past roofing issues. Generally, the exterior of building appears sound with no visible defects. The interiors are in decent condition, but beginning to show their age with normal wear and tear. Some overgrowth around site, but generally in good condition.

MEP - The HVAC system is a four pipe air handling system with water cooled chillers and a cooling tower to make chilled water. Gas fired cast iron boilers generate hot water. The Assistant Principal indicated there are some slightly hot rooms. It is suggested the building should be recommissioned to find incorrect issues related to temperature control. The lighting is generally fluorescent and appear to be in operating condition.

Site Safety Evaluation

Site Perimeter Score	2 - Good: not fully enclosed but with controlled entries
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Robert Eagle Staff
1330 N 90th St SEATTLE, WA 98103



School Type	MS
No. Buildings	1
No. Portables	7
Total GSF	160,419
Year Built	2015
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$0
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School Weighted Avg. BCA Score by SF	1
Average LEA Score	1
Accessibility Score	0

Facility Need - CSA	Preventative Maintenance
Facility Need - MEP	Preventative Maintenance
Facility Needs - LEA	No significant changes

BCA Executive Summary	
<p>CSA - This school is less than 3 years old and is in excellent condition, with some minor exceptions (e.g., painted walls and a few of the orange acoustical panels). Otherwise the finishes are in excellent condition. Virtually every room has paint damage where masking tape peeled the paint off down to the face of the gypsum board. This may be an indication that the primer was not dry or was not applied before the finish coats were applied. In addition, there are several acoustical panels that have torn edges.</p> <p>The facilities maintenance staff shared there is a bank of light fixtures in room 255 that do not work correctly and a fuse in a nearby panel that is blown.</p>	
<p>MEP - HVAC is excellent condition and well maintained . Strategically placed mechanical rooms house blower coils feeding individual classrooms with a condensing loop from onsite HPs for heating and cooling. The fire sprinkler system and domestic water are new condition. Plumbing fixtures new energy efficient type installed new in 2017.</p>	

Site Safety Evaluation

Site Perimeter Score	1 - Excellent: fully secured perimeter
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Roosevelt 401 NE Northgate Way SEATTLE, WA 98125
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School Type	HS
No. Buildings	1
No. Portables	6
Total GSF	298,534
Year Built	1922
Year Modified	2006

Total Direct Cost of Corrective Actions	\$756,657
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	2
Accessibility Score	0

Facility Need - CSA	Preventative Maintenance
Facility Need - MEP	Minor Modification
Facility Needs - LEA	Minor Modification

BCA Executive Summary

CSA - Overall, Roosevelt HS is in good condition with just a few significant issues. The primary consideration is the condition of the VCT flooring, which appears to have either a defective material or application issue. Approximately, 60% of the VCT floor has a darker shade finish that is obscuring the VCT tile colors and is wearing unevenly with blotches and scrapes showing through. The interior windows (i.e., door relites) in corridors and similar locations have wire glass, but are otherwise in good condition. ADA requirements are well met, if not exceptional compared to other SPS schools. The structure appears to be solid, with minor cracking observed in the foundation. A crack in the slab is appearing on the second floor of the 2006 addition in the northeast corner, which should be monitored. The thermal envelope appears to have been fully upgraded during the 2006 renovation. The facility is wearing well and is being well cared for by the occupants and facilities staff.

MEP - The HVAC system is generally a built-up air handling system with individual supply and exhaust fans with heating and chilled water coils serving each classroom. Larger rooms and spaces have air handling units with heating and cooling coils. Two natural gas-fired boilers with oil backup fuel provide heating water. A water cooled chiller provide chilled water to the building for cooling. A rooftop cooling tower feeds the chiller. The electrical distribution appears to have been updated. The HVAC controls appear to have pressure issues in the locker room. Complete retro-commissioning is recommended for the facility's HVAC system..

Site Safety Evaluation

Site Perimeter Score	2 - Good: not fully enclosed but with controlled entries
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes. Saw one missing/removed sign.
Does the means of egress appear deficient?	
No	

Roxhill at E.C. Hughes
7740 34th Ave SW SEATTLE, WA 98126



School Type	ES
No. Buildings	1
No. Portables	9
Total GSF	48,010
Year Built	1926
Year Modified	2018

Total Direct Cost of Corrective Actions	\$600,000
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School Weighted Avg. BCA Score by SF	2
Average LEA Score	2
Accessibility Score	0

Facility Need - CSA	Preventative Maintenance
Facility Need - MEP	Preventative Maintenance
Facility Needs - LEA	Minor Modification

BCA Executive Summary	
CSA - Roxhill Elementary program is now operating in the newly renovated, and historically landmarked, E.C. Hughes ES facility. Completed in 2018, E.C. Hughes is in good condition with a blend of modern and original, but still struggles with accessibility to some spaces and single pane glazing through much of the building.	
MEP - E.C. Hughes mechanical system is generally radiators with dedicated outside air system. The building appears to have been recently upgraded and renovated. Lighting appears to be in like new condition along with security, access control, fire alarm, fire sprinkler, electrical distribution and HVAC systems.	

Site Safety Evaluation

Site Perimeter Score	1 - Excellent: fully secured perimeter
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Sacajawea
9501 20 AV NE SEATTLE, WA 98115



School Type	ES
No. Buildings	1
No. Portables	5
Total GSF	38,957
Year Built	1959
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$2,156,476
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School Weighted Avg. BCA Score by SF	4
Average LEA Score	5
Accessibility Score	5

Facility Need - CSA	Total Replacement
Facility Need - MEP	Major Modification
Facility Needs - LEA	Total Replacement

BCA Executive Summary	
<p>CSA - Overall, the condition of Sacagawea "poor" and the facility is due for replacement since it is outdated and deteriorating quickly. Although there have been some major upgrades in the past, (i.e. seismic bracing, limited ADA upgrade to bathrooms, various cosmetic improvements, etc.) there remain many deficiencies that will require high-dollar corrections. ADA upgrades are likely upwards of \$1.5 million alone, and some issues may not be able to be corrected. Energy efficiency upgrades (e.g., windows, doors, skylight openings) are also likely to cost millions.</p>	
<p>MEP - The HVAC system consists of newer Cleaver Brooks boilers and circulation pumps. However, the AHUs and ventilation are of original vintage and in need of upgrading to new high energy efficient type. Controls upgrades were completed back in early 2010s, however only some of the control valves for heating have been replaced and represent a combination of Siemens Apogee DDC with old pneumatic control valves. Lighting is a combination of incandescent, fluorescent and some LED bulbs in common spaces. Plumbing fixtures and sinks are old and deteriorated.</p>	

Site Safety Evaluation

Site Perimeter Score	2 - Good: not fully enclosed but with controlled entries
Recommend Further Egress Analysis	Yes. The school was originally designed and constructed prior to the acceptance of the ADA Guidelines. Many noncompliant issues are obvious but measurements should be taken to confirm.
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
Thresholds are noncompliant at exit doors. Steps to lower level are noncompliant. Exit doors are likely noncompliant. Measurements were not taken to confirm compliance.	

Sand Point
6208 60 Ave NE SEATTLE, WA 98115



School Type	ES
No. Buildings	1
No. Portables	7
Total GSF	33,899
Year Built	1957
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$2,552,230
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	4
Accessibility Score	1

Facility Need - CSA	Major Modification
Facility Need - MEP	Minor Modification
Facility Needs - LEA	Total Replacement

BCA Executive Summary	
<p>CSA - Sand Point is a late 1950s vintage, single story building, although appears to have had some seismic upgrade work. Exterior windows are single pane throughout. Some exterior doors (to covered play) are wood, hardware is old and will need replacement. The roof has been a long-term problem with visible cracks, bare areas and multiple soft spots. This should be addressed as a priority for preservation of the building.</p>	
<p>MEP - Newer benchmark condensing boilers, VRF driven hot water distribution pumps with Johnson Controls DDC upgrades were installed less than 8-9 years ago. Recent domestic hot water heaters were also upgraded and appear in good condition. Some major electrical upgrades in boiler room and lighting to classrooms are also apparent. However, security and public address/clock system could use upgrades. Fire suppression/protection is in good condition.</p>	

Site Safety Evaluation

Site Perimeter Score	3 - Fair: some uncontrolled entries
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Sanislo 1812 SW MYRTLE ST SEATTLE, WA 98106



School Type	ES
No. Buildings	1
No. Portables	3
Total GSF	40,574
Year Built	1972
Year Modified	1998

Total Direct Cost of Corrective Actions	\$4,311,260
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School Weighted Avg. BCA Score by SF	4
Average LEA Score	4
Accessibility Score	1

Facility Need - CSA	Total Replacement
Facility Need - MEP	Total Replacement
Facility Needs - LEA	Total Replacement

BCA Executive Summary

CSA - Sanislo ES has served beyond it's useful life. The building has major structural issues, water intrusion problems, ADA non-compliance, and a severely inadequate thermal envelope. Cost for remediating the issues far outweighs the cost of replacement.

MEP - The HVAC system is generally a two pipe, air handling system with remote heating coils. A single standard efficiency natural gas boiler provides heating water for the building. The hallways are used as a relief return air plenums. The office area has interior spaces with no ventilation being provided to them, specifically the nurse's office. Two of the existing air handler's are old McQuay units. The HVAC system is also quite loud in the classroom spaces. The bathrooms in the administration area do not have ADA fixtures, and there are no ADA handwashing sinks at the classroom bathrooms. All piping insulation appears to be asbestos. The building classroom areas are open concept. The electrical distribution system appears to be inadequate for the classroom setup, as there are extension cords snaking across the floor in some areas. Lighting appears to be fairly good generally however there are some fixtures with burnt out bulbs or bad ballasts. The building control system appears to be a combination between electro/pneumatic. The building clock system does not appear to be operational. Kindergarten classrooms bathrooms are not ADA compliant and handwashing sinks are missing insulation.

Site Safety Evaluation

Site Perimeter Score	5 - Unsatisfactory: no perimeter security
Recommend Further Egress Analysis	Yes
Emergency Lighting Throughout	Unsure
Does the means of egress appear deficient?	
Not all exterior doors have panic bar hardware.	

Seward (TOPS)
2500 FRANKLIN AV E SEATTLE, WA 98102



School Type	K-8
No. Buildings	4
No. Portables	0
Total GSF	95,501
Year Built	1895
Year Modified	1999

Total Direct Cost of Corrective Actions	\$2,847,811
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	3
Accessibility Score	3

Facility Need - CSA	Major Modification
Facility Need - MEP	Preventative Maintenance
Facility Needs - LEA	Minor Modification

BCA Executive Summary	
CSA - Seward is nicely maintained but the exterior is in need of major maintenance and interior finishes are worn, particularly in the older buildings and at the end of their useful life.	
MEP - The school is comprised of four buildings, built at various times over the years, with the Library structure built to unify all building additions. The HVAC system is a four pipe air handling system with a chiller and boilers providing chilled and hot water. The system was noted to have difficulties maintaining temperature through out the building. The lighting in the each of the building is in good condition. Electrical distribution is standard 480 volt service with distributed 208 volt transformers. It is strongly recommended to recommissioning the HVAC system to address temperature control issues.	

Site Safety Evaluation

Site Perimeter Score	3 - Fair: some uncontrolled entries
Recommend Further Egress Analysis	Yes
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
There is no area of refuge, no evacuation assistance chairs for moving someone down the stairs during an emergency.	

South Shore
4800 S Henderson St SEATTLE, WA 98118



School Type	K-8
No. Buildings	2
No. Portables	0
Total GSF	241,501
Year Built	2009
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$403,600
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	1
Accessibility Score	0

Facility Need - CSA	Preventative Maintenance
Facility Need - MEP	Minor Modification
Facility Needs - LEA	No significant changes

BCA Executive Summary

CSA - The school is generally in good shape and wearing very well for being now 10 years old. The exterior envelope materials are in very good shape. The childcare area has some cracking of the slab that is telegraphing through the VCT, but this condition appears to be limited to this area. Roofing is in good condition, however needs routine maintenance: moss cleaning. The pairs of corridor doors at the entrances of the classroom wings and at the stairwells need adjustment of the panic bars to ensure that they latch properly. Two panic bars at a stairwell location are pulling loose from the door and need to be reattached. Several of the exterior hollow metal frame doors and frames are sticking and do not close properly. Walls and carpeting have the typical signs of wear, particularly at the upper two floors (and upper grade levels). The fields and landscaping are suffering from lack of maintenance and watering.

MEP - The HVAC is generally a hydronic 4-pipe system with fan coil units. Boilers and a chiller provide the heating and chilled water. The electrical distribution system is a standard 480 volt with distributed 208 volt transformers. The building has an emergency generator. Fire alarm security access controls all appear in good condition and operable. The only major issues we found was it appears that the heating water hose kits at the fan coil units appear to be failing at approximately 50% of the units.

Site Safety Evaluation

Site Perimeter Score	2 - Good: not fully enclosed but with controlled entries
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Stevens
1242 18 AV E SEATTLE, WA 98112



School Type	ES
No. Buildings	4
No. Portables	0
Total GSF	72,289
Year Built	1906
Year Modified	2001

Total Direct Cost of Corrective Actions	\$896,737
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	2
Accessibility Score	0

Facility Need - CSA	Minor Modification
Facility Need - MEP	Minor Modification
Facility Needs - LEA	No significant changes

BCA Executive Summary

CSA - The campus buildings are in reasonably good shape and well maintained. There are some areas showing wear, such as the older carpet and wood flooring that are now showing their age. The primary concern is lack of good weather seals on the doors and some of the windows. The other significant energy efficiency issue is that the roof for the older building does not appear to be insulated.

MEP - The HVAC system is generally a 4-pipe air handler system with boilers and a chiller. The lighting is mostly 2x4 lay-in fluorescent fixtures. The electrical system is a standard 480 volt service with a step down transformer for 208 volt power. The facility has current IT network infrastructure, access controls and fire alarm.

Site Safety Evaluation

Site Perimeter Score	2 - Good: not fully enclosed but with controlled entries
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	No

SW Interagency Academy at Roxhill
7740 34th Ave SW SEATTLE, WA 98126



School Type	Option
No. Buildings	1
No. Portables	4
Total GSF	42,102
Year Built	1957
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$2,770,470
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School Weighted Avg. BCA Score by SF	4
Average LEA Score	5
Accessibility Score	5

Facility Need - CSA	Total Replacement
Facility Need - MEP	Total Replacement
Facility Needs - LEA	Total Replacement

BCA Executive Summary	
CSA - Although this facility's structure appears sound and some areas of the building and site have been updated; new windows, finishes and certain equipment, overall the facility is at the end of its normal useful life.	
MEP - The HVAC system is beyond normal useful life. The lighting is mostly fluorescent and in poor condition. The security system is marginal, although the fire alarm and sprinkler systems appear to be operational and in good condition.	

Site Safety Evaluation

Site Perimeter Score	3 - Fair: some uncontrolled entries
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Did not observe any 'stand alone' emergency lighting, but fixtures may be on a different circuit. The fire alarm system looked relatively new so I would image emergency lighting would have been part of that upgrade.
Does the means of egress appear deficient?	
Steep ramps, noncompliant door hardware, inadequate door clearances.	

T.T. Minor (Seattle World School)
1700 E UNION ST SEATTLE, WA 98122



School Type	6-12
No. Buildings	2
No. Portables	0
Total GSF	59,495
Year Built	1940
Year Modified	2016

Total Direct Cost of Corrective Actions	\$2,021,850
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	1
Accessibility Score	0

Facility Need - CSA	Preventative Maintenance
Facility Need - MEP	Preventative Maintenance
Facility Needs - LEA	No significant changes

BCA Executive Summary

CSA - Overall, the 2014 renovation of the main building is in good condition with some exceptions. The red vinyl flooring is bubbling in a couple locations and poses a tripping hazard. The flooring may not have been properly adhered, or potentially there is a moisture problem in the area of bubbling. The roof insulation was not properly tapered and there is standing water in multiple locations on the main building and at the gym roofs. The gym is old and notwithstanding new clerestory units, needs either a major renovation or total replacement (i.e., severely undersized). The Principal shared a number of operational issues: stage lighting only illuminates the front edge of the stage, which requires secondary lighting to illuminate the balance of the stage. There is a large number of restrooms in the admin, lobby, resource and cafeteria end of the building, however insufficient number of restrooms in the classroom wings where needed. There is no ADA staff restroom on the second floor.

MEP - The site is made up of two buildings. The main building HVAC system is generally 2 pipe VAV air handlers and single zone air handlers. The VAV boxes have electric strip heat. The electrical distribution systems are new and in good condition. The plumbing systems are also new and in good condition. The second building is the gym building. The HVAC system in the gym is old and due for replacement. There are two 4-pipe air handlers serving the gym. All other MEP systems in the gym building appear in good working condition.

Site Safety Evaluation

Site Perimeter Score	3 - Fair: some uncontrolled entries
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Thornton Creek
7711 43rd Ave NE SEATTLE, WA 98115



School Type	ES
No. Buildings	1
No. Portables	0
Total GSF	92,490
Year Built	2016
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$0
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School Weighted Avg. BCA Score by SF	2
Average LEA Score	1
Accessibility Score	0

Facility Need - CSA	Preventative Maintenance
Facility Need - MEP	Preventative Maintenance
Facility Needs - LEA	No significant changes

BCA Executive Summary
CSA - Beautiful, new school (4 years) with no issues observed. Although a wooden ladder is being used on the roof and should be replaced with safer metal ladder.
MEP - Newer ground source heat pump system with electric boilers serves the entire building. Heat recovery units are installed to provide outside air to the classrooms via individual VAVs. Gas water heaters with individual circulation pumps deliver hot water to all sinks and kitchen equipment. Several exhaust fans ventilate kitchen, janitorial closets, kindergarten spaces, mechanical and electrical rooms. The entire school is protected with state-of-the-art fire sprinkler system. The entire facility has modern security and access controls with keyless entry pads and security cameras throughout the building.

Site Safety Evaluation

Site Perimeter Score	1 - Excellent: fully secured perimeter
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	No

Thurgood Marshall (Colman)
2401 S IRVING ST SEATTLE, WA 98144



School Type	ES
No. Buildings	2
No. Portables	3
Total GSF	63,950
Year Built	1991
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$919,236
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	3
Accessibility Score	0

Facility Need - CSA	Minor Modification
Facility Need - MEP	Major Modification
Facility Needs - LEA	No significant changes

BCA Executive Summary	
CSA - Thurgood Marshall brick cladding in good condition. 3-tab composition roofing on the pitched roof appears to be in reasonable condition. Overall, building systems, materials/finishes appear well-maintained, reflect their age, but remain functional.	
MEP - The mechanical system consists of hydronic heat pumps that were installed approximately 30 years ago. The system is at the end of normal useful life and should be considered for an HVAC retrofit within the next five years. The electrical distribution system appears to be in good working order, installed in 1991. The data and communication systems appear to be functional and with no noted issues. Security and access controls and devices appear to be functional and available staff did not report any issues.	

Site Safety Evaluation

Site Perimeter Score	3 - Fair: some uncontrolled entries
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
Yes	

View Ridge
7047 50 AV NE SEATTLE, WA 98115



School Type	ES
No. Buildings	1
No. Portables	6
Total GSF	63,983
Year Built	1947
Year Modified	1960

Total Direct Cost of Corrective Actions	\$9,024,158
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School Weighted Avg. BCA Score by SF	4
Average LEA Score	4
Accessibility Score	1

Facility Need - CSA	Total Replacement
Facility Need - MEP	Major Modification
Facility Needs - LEA	Total Replacement

BCA Executive Summary

CSA - View Ridge ES is a single story, Roman brick masonry building constructed in 1947 with a building addition in 1960. It looks to have recently had a seismic retrofit. The site conditions range from good to poor; with beautiful landscaping, but aging walkways, sprawling and areas of erosion at site walls and paved play areas. The exterior windows and doors are almost exclusively original, with old hardware and poor energy inefficiency. The interiors finishes, spaces, hardware, fixtures and equipment are all very dated and beyond useful life.

MEP - The heating system consists of old boilers and some York RTUs that have deteriorated from weather and use and currently at the end of life expectancy. There is no cooling in the building. The DDC system is from the early 2000s and not expandable with some parts not even available, therefore beyond useful life. The domestic hot water heaters and piping remains in good condition. Lighting is fair with a combination of T-8 and some incandescent lighting. No fire sprinklers have been installed in the majority of the building's areas.

Site Safety Evaluation

Site Perimeter Score	4 - Poor: many uncontrolled entries or ineffective perimeter fencing
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
Non ADA compliant hardware.	

Washington
2101 S JACKSON ST SEATTLE, WA 98144



School Type	MS
No. Buildings	2
No. Portables	8
Total GSF	136,369
Year Built	1964
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$5,850,079
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School Weighted Avg. BCA Score by SF	4
Average LEA Score	4
Accessibility Score	2

Facility Need - CSA	Total Replacement
Facility Need - MEP	Total Replacement
Facility Needs - LEA	Total Replacement

BCA Executive Summary	
<p>CSA - Washington MS is generally worn out and outdated for modern schools. There are several areas showing damage to concrete roof beams/panels, columns and wall panels. Roofing is near the end of its useful life. Exterior windows are non-thermal frames and single pane glazing. Most interior finishes and equipment is aged and worn.</p>	
<p>MEP - The HVAC system is comprised of unit ventilators with hydronic heating. Larger areas are served by two pipe air handler's. The electrical system is antiquated and due to be replaced. The building controls utilizes an outdated electro pneumatic control system. The intercom system is old technology and beyond useful life as most systems throughout the school.</p>	

Site Safety Evaluation

Site Perimeter Score	5 - Unsatisfactory: no perimeter security
Recommend Further Egress Analysis	Yes
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Wedgwood 2720 NE 85 ST SEATTLE, WA 98115
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School Type	ES
No. Buildings	1
No. Portables	6
Total GSF	45,419
Year Built	1954
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$2,911,918
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School Weighted Avg. BCA Score by SF	4
Average LEA Score	4
Accessibility Score	2

Facility Need - CSA	Major Modification
Facility Need - MEP	Major Modification
Facility Needs - LEA	Total Replacement

BCA Executive Summary

CSA - At the time of this review, the roofing was being replaced along with some seismic improvements. It was not clear if exterior doors were to be replaced as part of the project. Overall the building is in fair condition. Some windows have been replaced, but the majority are still steel sash, single pane units. Interior finishes and casework are old worn and flooring is VAT. The play structures are in disrepair and damaged.

MEP - The building's HVAC system is comprised of a steam heat serving cabinet fan heaters with fin tube radiators and fan coils. The hallways are used as a relief air pathway. The electrical system is old and does not have GFCI or TVSS protections. The fire sprinkler system is in poor condition. The air compressor runs constantly according to the custodian. The fire alarm panel is newer, yet the devices appear to be older, but still operational. The plumbing fixtures are old and worn. Overall the building systems function, yet the heating system appears to be old and in need of replacement.

Site Safety Evaluation

Site Perimeter Score	4 - Poor: many uncontrolled entries or ineffective perimeter fencing
Recommend Further Egress Analysis	Yes
Emergency Lighting Throughout	No
Does the means of egress appear deficient?	
No	

West Seattle ES
6760 34th Ave SW SEATTLE, WA 98126



School Type	ES
No. Buildings	1
No. Portables	5
Total GSF	52,359
Year Built	1988
Year Modified	2002

Total Direct Cost of Corrective Actions	\$2,010,065
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	4
Accessibility Score	1

Facility Need - CSA	Minor Modification
Facility Need - MEP	Major Modification
Facility Needs - LEA	Major Modification

BCA Executive Summary	
CSA	This two-story elementary building is scheduled for addition/modernization starting in the summer of 2021. The building is in fairly good shape, but showing its age with normal wear and tear. Some settlement/cracking is evident on the slab on grade, at the east end of hallway on the 2nd floor.
MEP	The HVAC system is generally comprised of water cooled heat pumps with a electric boilers and a cooling tower. The mechanical system is original and nearing the end of it's 30 year life. The electrical distribution, security and access, data, intercom, and other electrical systems are good working order. The fire sprinkler system appear to only cover half of the first floor of the building. No fire sprinklers exist in the activities wing or the entire second floor and mechanical mezzanine.

Site Safety Evaluation

Site Perimeter Score	4 - Poor: many uncontrolled entries or ineffective perimeter fencing
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes. At least one older unit in the hallway was not working.
Does the means of egress appear deficient?	
No	

West Seattle HS
3000 CALIFORNIA AV SW SEATTLE, WA 98116



School Type	HS
No. Buildings	1
No. Portables	0
Total GSF	201,353
Year Built	1917
Year Modified	2002

Total Direct Cost of Corrective Actions	\$2,152,599
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	2
Accessibility Score	0

Facility Need - CSA	Minor Modification
Facility Need - MEP	Minor Modification
Facility Needs - LEA	No significant changes

BCA Executive Summary

CSA - Some system in the older building and the new addition are in reasonably good condition. The entire building is being reroofed. Seismic upgrades and insulation have been installed at the attic level of the older building. The landmarked, historic wood single pane windows and frames are in reasonably good condition and operate well. However, the exterior and interior paint finishes are in poor condition. The weather/thermal seals are inadequate. The exterior masonry is in good condition. Interior finishes range from poor to good. The flooring is in poor condition and needs complete stripping and refinishing throughout. Walls need patch and refinishing. CMU interior walls need to be cleaned and sealed. Exterior and interior doors and frames need to be refinished. Interior glazing is wireglass at the corridors, commons and library overlooks, and miscellaneous other areas.

MEP - The HVAC system is generally a four pipe fan coil system with heating and chilled water. Two standard efficiency fire tube boilers and a single water cooled chiller provide heating and cooling water for the building. Classrooms are heated by fin tube radiators at exterior walls. The building mechanical and electrical systems were updated in around 2002 and all systems appear to be operating adequately, with the exception that the building is over pressurized. This is likely due to inadequate or inoperable relief air system/pathways.

Site Safety Evaluation

Site Perimeter Score	4 - Poor: many uncontrolled entries or ineffective perimeter fencing
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Whitman
9201 15 AV NW SEATTLE, WA 98117



School Type	MS
No. Buildings	1
No. Portables	14
Total GSF	134,056
Year Built	1959
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$16,526,726
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School Weighted Avg. BCA Score by SF	4
Average LEA Score	3
Accessibility Score	2

Facility Need - CSA	Total Replacement
Facility Need - MEP	Major Modification
Facility Needs - LEA	Major Modification

BCA Executive Summary

CSA - The school is overall old, worn, and at the end of its useful live.

MEP - The HVAC system consists of an old steam boilers with hydronic water feeding the entire building with older unit heaters and radiators in classrooms and common areas. Ventilation system provides outside air with old, obsolete fans throughout the building. Controls system consists of a mixture of DDC and old pneumatic controls. Suggest upgrading to all DDC to better control of unoccupied areas/off hours and for energy savings. Domestic hot water has a newer water heater installed in 2003. However, sinks and fixtures appear to be original. Fire sprinkler do not exist in classrooms nor in common spaces, and appears only in the boiler room and is in fair condition, at best. WIFI service is spotty throughout building, and the PA system is old and obsolete. Communication system is an phone system upgraded 12 years ago.

Site Safety Evaluation

Site Perimeter Score	3 - Fair: some uncontrolled entries
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	No
Does the means of egress appear deficient?	
Yes	

Whittier
1320 NW 75 ST SEATTLE, WA 98117



School Type	ES
No. Buildings	1
No. Portables	0
Total GSF	71,864
Year Built	1999
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$575,500
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School Weighted Avg. BCA Score by SF	3
Average LEA Score	2
Accessibility Score	1

Facility Need - CSA	Minor Modification
Facility Need - MEP	Minor Modification
Facility Needs - LEA	No significant changes

BCA Executive Summary

CSA - School is generally in good shape. There are some structural issues with the slab on grade where it is cracked and telegraphing through the VCT tile damaging the tile. Classroom and corridor walls flooring and ceilings are in surprisingly good condition, though there is some wall damage and some carpet staining. Stairwells are a bit worn with treads worn, some cove base damaged, safety strips worn away, and worn paint on handrails. Exterior windows, doors and masonry are in good condition. The membrane roofing is in good condition, however the three-tab composition roofing is nearing the end of its useful life. There have been roof leaks. The playfield is in good condition. Landscaping lacks maintenance and watering.

MEP - HVAC is generally a 4-pipe fan coil unit system. Standard efficiency boilers and a chiller provide hot and chilled water. The electrical system is standard 480 volt with distributed transformers for 208 volt service. There is evidence of leaking pipes around a small set of fan coil units. The leaks appear to be coming from the heating water system. Security and access control appear to be functioning. The custodian mentioned that the DDC system is only visible at the school and not back at the district headquarters.

Site Safety Evaluation

Site Perimeter Score	2 - Good: not fully enclosed but with controlled entries
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	

Whitworth
5215 46 AV S SEATTLE, WA 98118



School Type	K-8
No. Buildings	3
No. Portables	0
Total GSF	63,649
Year Built	1989
Year Modified	N/A

Total Direct Cost of Corrective Actions	\$1,660,150
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School Weighted Avg. BCA Score by SF	4
Average LEA Score	4
Accessibility Score	1

Facility Need - CSA	Minor Modification
Facility Need - MEP	Minor Modification
Facility Needs - LEA	Total Replacement

BCA Executive Summary	
CSA - Orca K-8 overall is in good to fair condition with several minor maintenance items needed.	
MEP - Heating system consists of heat pumps in classrooms transferring heat via a condensing loop system with older boiler and chilling tower tempering condensing loop controlled through an older Siemens DDC system. Some control valves need to be replaced, however system is in fair condition. HVAC system warrants upgrading. Fire sprinklers throughout building with strobes and horns. Newly upgraded fire control system installed in fire electrical room, however, not fully transferred over from old 1988 system. Lighting is mixture of T-8 and T-12 fluorescent lighting and should be upgraded. Exterior lighting could benefit from additional fixtures for dark areas.	

Site Safety Evaluation

Site Perimeter Score	4 - Poor: many uncontrolled entries or ineffective perimeter fencing
Recommend Further Egress Analysis	No
Emergency Lighting Throughout	Yes
Does the means of egress appear deficient?	
No	



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Adams

Level	ES
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MS Catchment Area
Whitman

GSF Area	63,136
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Site ID #	20687
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Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1989	0

Operational Capacity	549
Feb 2020 Enrollment	497
Utilization	91%

SF/Student	
Adams	127
District-wide	146
Variance	-13%

Learning Environment Assessment Criteria

	SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE	
	Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs		
1	Administration, Teacher Flex/Group, Conf., Counseling	2	4	4	3.33
2	Core Learning (General Classrooms)	2	2	3	2.33
3	Small Group Learning Areas	4	4	2	3.33
4	Kindergarten	1	2	2	1.67
5	Preschool, Child Care, Head Start	1	2	2	1.67
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	3	3	3	3.00
7	Library, Information Resources	2	2	2	2.00
8	Specialty: STEM, Science, Art, Graphics	3	3	3	3.00
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	2	1	2.00
10	Performing Arts (Band, Choir, Drama, Stage)	4	2	3	3.00
11	Gym, Fitness, Athletics, Covered Play	4	3	4	3.67
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	2	2	2	2.00
14	Community/Special Services	3	3	3	3.00
15	General Circulation, Corridors, Lobby, Public Areas	2	3	2	2.33
16	Playfields	2	2	2	2.00
17	Site: Parking, Bus, Parent Drop-off	2	2	2	2.00
		2.5	2.6	2.5	

Surveyed By: JD

Date Surveyed: 11/19/20

LEA Score **2.52**



LEA Executive Summary

Other than minimal provisions for small group learning and the location of the music room, the facility meets most program needs fairly well and operating under capacity.

Primary concerns include main entry security; severely undersized performing arts and physical education areas; and the poor location of the music room. Consider Room #109.

Nice spacious classrooms and learning environment with great use of technology (i.e. 1-1 devices).

The overall facility supports the educational program quite well.

Consider future additions to provide space for undersized areas (e.g., Gym and Performing Arts). Reconfiguration of the main entry and administrative lobby should be considered in the future for safety and security with a secure vestibule.

No.	Comments
1	The main entry that was designed for the school is not used by the administration due to the distance from the doors to the actual reception; very few parents actually came to reception. There is no secure vestibule. The north entry now effectively serves as the main entry for the school. The administrative area itself appears fairly generously sized and with provisions for conference spaces distributed throughout the building. Some of the distributed conference spaces are used for storage and office space.
2	The classrooms are generally oversized in comparison to the education specification, usually about 1000 ft ² or just over 10%. Many of the classrooms lack adequate natural daylighting and many of those appear to remain covered. Classrooms floors are 100% VCT. The school is operating near capacity and has two double portables on site.
3	Only one small group learning area was observed on the lower classroom wing.
4	The four purpose built kindergarten classrooms are self contained. While these classrooms exceed Ed Spec, they are typical of traditional kindergarten classroom areas. Similar to other classrooms, the spaces lack adequate natural daylighting.
5	No comment.
6	Observe limited support for Resource and Special Education.
7	Generously sized library (i.e., 14% oversized).
8	One art room but no makerspace or STEM support observed.
9	51% undersized but generous natural daylighting and it's a very nice space, with strong reflection of the historical Adams Elementary school. The cafeteria is undersized but what is there has generous natural daylighting and it's a very nice space, with strong reflection of the historical Adams Elementary school.
10	Space support for performing arts is undersized by about 63%. The stage currently used by the dance program is well aligned with the cafeteria commons. The music room however is located in the middle of an academic wing instead isolated at the end of a classroom wing to avoid sound disruption.
11	The gym is undersized by about 65% and lacks natural daylighting but is located adjacent to outdoor play area. There is no covered play. This space lacks adequate storage support.
12	The learning resource room was remodeled to provide space for testing. However, the school transitioned to 121 laptops, therefore testing can be completed directly in classrooms.
13	Custodial spaces appear to have a good distribution as well as restrooms.
14	Typical community use of school after hours, but no dedicated or special community support space. Cafeteria/Stage and Gym can operate secured from main building.
15	9-foot corridors on the upper floor and 8-foot corridors on the lower academic wing are basically configured as single loaded corridors.
16	No comment.
17	Walking neighborhood school. Buses use 28th street.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Aki Kurose

Level	MS
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MS Catchment Area
Aki Kurose

GSF Area	171,393
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Site ID #	20689
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Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1952	N/A

Operational Capacity	900
Feb 2020 Enrollment	674
Utilization	75%

SF/Student	
Aki Kurose	254
District-wide	140
Variance	82%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	3	5	4	4.0
2	Core Learning (General Classrooms)	2	3	4	3.0
3	Small Group Learning Areas	5	5	5	5.0
4	Kindergarten	N/A	N/A	N/A	N/A
5	Preschool, Child Care, Head Start	N/A	N/A	N/A	N/A
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	4	4	5	4.3
7	Library, Information Resources	1	3	3	2.3
8	Specialty: STEM, Science, Art, Graphics	2	3	4	3.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	1	3	3	2.3
10	Performing Arts (Band, Choir, Drama, Stage)	3	3	4	3.3
11	Gym, Fitness, Athletics, Covered Play	4	2	2	2.7
12	CTE, Technology, Shops, Computer Labs, Testing	2	2	4	2.7
13	Service, Storage, General Restrooms, Custodial	4	4	4	4.0
14	Community/Special Services	2	2	4	2.7
15	General Circulation, Corridors, Lobby, Public Areas	1	2	3	2.0
16	Playfields	1	1	1	1.0
17	Site: Parking, Bus, Parent Drop-off	3	2	2	2.3
		2.5	2.9	3.5	

Surveyed By: DG
Date Surveyed: 12/4/20

LEA SCORE	2.98
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LEA Executive Summary

This school should be significantly modernized or replaced. Learning areas do not support educational models set forth by the current education specification. Instructional spaces are inadequate and flexible learning/project collaboration spaces are not available. Building systems and finishes do not provide a healthy learning environment. Fresh air delivery is antiquated and appears insufficient (based on visual observation of systems in unoccupied building; not scientifically tested). Glare from overabundant, uncontrolled direct daylight occurs throughout many learning areas and is problematic. For these reasons, most spaces receive a rating of '4' or 'Poor' in the Environment column above. Refer to comments for additional information.

No.	Comments
1	No secure vestibule or waiting area. Counseling & OT separate and isolated, upstairs (inaccessible), poor daylight. Faculty lounge made with open partition in Life Skills. Distributed AP offices (without daylight). 97% undersized per Ed Spec.
2	Artificial lighting may be low. Presentation wall below Stand. Damaged finishes. Overabundant daylighting; glare likely.
3	There are no small group learning areas in classroom areas or in the library.
4	No comment.
5	No comment.
6	Sharp corners everywhere. No outdoor access. Inadequate storage. Insufficient WC/changing; damaged finishes. Insufficient power. No PT (?) or, shared with Life Skills on opposite side of building in converted cooking classroom.
7	Glare, poor ventilation, no teaching areas, raised floor conduit non-conforming. 42% undersized per Ed Spec.
8	Not enough sinks or storage.
9	Nice daylight, no views or connection to outdoors. No table storage? Loud HVAC in kitchen.
10	Permanent risers, clattering hydronic radiator, inadequate instrument storage, no teacher office (re-assigned for counseling). Stage inaccessible from seating. Rake of seating/height of stage not ideal for drama. No ADA WC space. Steep ramp. Loud ventilation. Flutter echo. Auditorium is an excellent location for public access. 179% oversized per Ed Spec.
11	Insufficient bleacher seating. Low structure, roughly 20 feet. Lacking crash pads. Insufficient volleyball grommets. Floor appears to lack spring/ergonomics (minimal sleepers). Daylight & acoustics good. Ventilation questionable. Locker room furnishing not up to Ed Spec. Over abundant showers. Office glazing compromises privacy from hallway to changing. 24% oversized per Ed Spec.
12	No comment.
13	Restrooms lack privacy, ventilation, some ADA requirements, and signage; damaged finish.
14	No exterior access or food prep.
15	14-foot wide main corridor, clock system nonfunctional. No wainscoting. Tack strip high and low, damaged. Good display cases. Sharp, projecting FEC non-ADA compliant.
16	New adjacent city park: Brighton Playfield. No usable outdoor play or learning on school property.
17	Delineated bus drop-off lane in street parking lane next to public sidewalk in front of main entrance, controlled by city signage. No delineated automobile drop-off lane. Insufficient off street parking. ADA accessibility not ideal.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Alan T. Sugiyama

Level	Option - HS
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MS Catchment Area
N/A

GSF Area	29,519
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Site ID #	20657
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
2008	N/A

Operational Capacity	240
Feb 2020 Enrollment	52
Utilization	22%

	SF/Student
South Lake	568
District-wide	162
Variance	250%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	1	1	1	1.0
2	Core Learning (General Classrooms)	1	1	1	1.0
3	Small Group Learning Areas	3	1	1	1.7
4	Kindergarten	N/A	N/A	N/A	N/A
5	Preschool, Child Care, Head Start	1	1	1	1.0
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	2	1	1	1.3
7	Library, Information Resources	4	3	3	3.3
8	Specialty: STEM, Science, Art, Graphics	2	2	2	2.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	2	1	1	1.3
10	Performing Arts (Band, Choir, Drama, Stage)	5	3	1	3.0
11	Gym, Fitness, Athletics, Covered Play	5	5	5	5.0
12	CTE, Technology, Shops, Computer Labs, Testing	3	3	3	3.0
13	Service, Storage, General Restrooms, Custodial	2	2	2	2.0
14	Community/Special Services	2	2	2	2.0
15	General Circulation, Corridors, Lobby, Public Areas	1	1	1	1.0
16	Playfields	3	3	3	3.0
17	Site: Parking, Bus, Parent Drop-off	2	2	2	2.0
		2.4	2.0	1.9	

Surveyed By: JD
Date Surveyed: 1/13/21

LEA SCORE **2.10**



LEA Executive Summary

This is a newer facility that is being very well maintained and serves special programs and community resources. The program is currently undersubscribed with enrollment of just 22% capacity. In conversation with local administration, the program would benefit and grow from stronger ties with other high schools beside Rainier Beach High School. This is a very good and welcoming learning environment, which is only limited by its size and support for physical education space and LRC programs. The site, however, could accommodate an addition to expand program spaces (e.g., Gym/Performing Arts) in the future.

No.	Comments
1	No comment.
2	Enrollment is operating below capacity and supports smaller class sizes which are important factor for the students.
3	One shared learning area on 2nd floor.
4	No comment.
5	Program provides primary support for teen mothers, including infant and toddler care.
6	Developing Family/Life Skills is the primary driver of this program supporting continuing education for teen mothers.
7	Undersized LRC limits adequate support for student resources. 93% undersized per education specification.
8	No comment.
9	44% undersized per Ed Spec.
10	Dedicated Acting Lab on 2nd floor and separate music/computer lab, on 1st floor spaces; lacking any adjacency with elevated platform/performance area in Commons. 93% undersized per Ed Spec.
11	No PE spaces located in the building, but school is located adjacent to community center.
12	1 computer lab; shared with music room.
13	No comment.
14	Partnerships with Communities in Schools and Community Passageways.
15	No secure vestibule.
16	Athletics and playfields are not a strong factor at this site, but fields are available and adjacent to the building.
17	The site is fairly austere, including that of the Rainier Beach Community Center, Southlake PK-8, creating an overall campus and shared areas that all lends itself well to CPTED principles.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Arbor Heights

Level	ES
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MS Catchment Area
Denny

GSF Area	91,660
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Site ID #	20688
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Original Construct	Last Mod/Add
2016	N/A

Operational Capacity	573
Feb 2020 Enrollment	597
Utilization	104%

SF/Student	
Arbor Heights	154
District-wide	146
Variance	5%

Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	1	1	1	1.0
2	Core Learning (General Classrooms)	1	1	1	1.0
3	Small Group Learning Areas	1	1	2	1.3
4	Kindergarten	1	1	1	1.0
5	Preschool, Child Care, Head Start	1	1	1	1.0
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	1	1	1	1.0
7	Library, Information Resources	2	2	2	2.0
8	Specialty: STEM, Science, Art, Graphics	1	1	2	1.3
9	Food Service, Cafeteria, Multi-Purpose, Commons	1	2	1	1.3
10	Performing Arts (Band, Choir, Drama, Stage)	2	1	1	1.3
11	Gym, Fitness, Athletics, Covered Play	2	2	1	1.7
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	1	1	1	1.0
14	Community/Special Services	5	5	5	5.0
15	General Circulation, Corridors, Lobby, Public Areas	2	2	1	1.7
16	Playfields	2	2	3	2.3
17	Site: Parking, Bus, Parent Drop-off	2	2	2	2.0
		1.6	1.6	1.6	

Surveyed By: SPP
Date Surveyed: 12/10/20

LEA SCORE 1.63



LEA Executive Summary

The LEA score reflects the 2016 design being relatively current with district education specification and standards, reflecting design principles that support 21st century learning. Overall, the facility supports the academic program very well. One concern, or negative, is that the configuration of the space plan separates the cafeteria/commons, gym and library from the academic wings by a relatively long travel distance for short legs of pre-elementary and elementary school children. This space plan was probably imposed by the site topography (and possibly by working around a replaced school that needed to stay occupied). The lighting issue noted in the comments below can be remedied with a relatively inexpensive lighting revamping or retrofit. The lack of a community/family space is a problem that would be difficult to resolve - there is a lack of an appropriate sized space in the administration, library, and commons area of the school. Possibly a computer lab could better serve as a community resource room.

No.	Comments
1	Principal comment: "Large office in Administration is not well used - would be better utilized with smaller office/conference/counseling spaces that would provide privacy for counseling/conferences/phone conferences."
2	No comment.
3	Principal comments: "Open learning areas are being used primarily for small break outs - have added partitioning, i.e., with furniture, bookcases, partition screens, to create smaller spaces within the larger area; not using for large group activities."
4	Principal comment: "Sinks are too far forward in counter and water from sinks splashes, gets on floor and becomes a slip/safety issue."
5	Principal comments: "Preschool outdoor play area isn't adequately sized for 40 kids, even 20 is a stretch; health issue: pigeon population is bad (despite District having installed bird deterrent spikes) - excrement, particularly in the preschool play and parent drop-off entrance area is bad and creating an unhealthy environment, as well as unsightly to the public, excrement getting on kids and getting tracked into the rooms; special needs access to the soft play isn't easy to use and chips vs rubber mats, doesn't work well for special needs kids."
6	No comment.
7	Computer labs/testing rooms ventilation inadequate gets very hot and has poor air quality when used for computing; room temperature is a problem when test taking - heat and lack of good air flow is a distraction. 31% undersized per Ed Spec.
8	Principal comment: "Lighting at the larger STEM/Flex/Art/Maker rooms and adjacent glass front rooms, is providing inadequate and not well distributed lighting; staff report hard for students to work in." SP comment: "Agree, and the secondary spot task lighting doesn't help much."
9	No comment.
10	34% oversized per Ed Spec.
11	20% undersized per Ed Spec.
12	No comment.
13	No comment.
14	No comment.
15	No comment.
16	Lack of maintenance, particularly the blackberry bushes, and storm drainage ponding are hindering use of play areas. Basalt pillars in play area are a safety issue with injuries having happened.
17	No comment.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Ballard

Level	HS
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MS Catchment Area
N/A

GSF Area	242,795
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Site ID #	20680
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1999	0

Operational Capacity	1805
Feb 2020 Enrollment	1841
Utilization	102%

SF/Student	
Ballard	132
District-wide	162
Variance	-19%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	3	3	4	3.33
2	Core Learning (General Classrooms)	2	3	4	3.00
3	Small Group Learning Areas	5	5	5	5.00
4	Kindergarten	N/A	N/A	N/A	N/A
5	Preschool, Child Care, Head Start	N/A	N/A	N/A	N/A
6	Resource, Special Education (OTTP, ESL, etc.), Family, Life Skills	3	3	3	3.00
7	Library, Information Resources	2	2	3	2.33
8	Specialty: STEM, Science, Art, Graphics	3	3	3	3.00
9	Food Service, Cafeteria, Multi-Purpose, Commons	2	2	2	2.00
10	Performing Arts (Band, Choir, Drama, Stage)	3	2	3	2.67
11	Gym, Fitness, Athletics, Covered Play	3	3	4	3.33
12	CTE, Technology, Shops, Computer Labs, Testing	3	3	4	3.33
13	Service, Storage, General Restrooms, Custodial	2	2	3	2.33
14	Community/Special Services	3	3	3	3.00
15	General Circulation, Corridors, Lobby, Public Areas	1	2	3	2.00
16	Playfields	3	3	2	2.67
17	Site: Parking, Bus, Parent Drop-off	3	2	3	2.67
		2.7	2.7	3.3	

Surveyed By: JH
Date Surveyed: 11/19/20

LEA SCORE	2.91
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LEA Executive Summary

The score suggests the learning environment is fair. The school is operating above capacity and needs more square footage for science, flex/small group learning, and special education areas. The classroom technology shall be upgraded to meet today's A/V and computer technology. The public spaces have great daylight and supervision opportunities in general. The hallways are wide to accommodate large amount of moving students during breaks. The overall facility supports most of the educational program well, except science and SPED areas. The school should be modernized.

No.	Comments
1	Administration offices are properly sized and located by the main entry. There is no vestibules to buffer visitors or direct connections between the main entry and office. Teachers are lacking collaboration and planning spaces.
2	The majority of classrooms are properly sized, except a few classrooms where operable portion walls are small. The original teachers planning room were converted to general classrooms without windows or relite to hallways. Technologies in classrooms are obsolete.
3	Small group or flex areas do not exist.
4	No comment.
5	No comment.
6	Some SPED spaces are under sized. Life Skill is a conversion from a Daycare program space. One of the inland space was converted to SPED space without windows or relite.
7	Library is properly sized and centrally located with great daylight into the space. Aesthetic could be improved.
8	The original science classrooms are properly sized with open teaching space for flexibility. However, a few science classrooms were a conversion from general classrooms which are lacking proper MEP connections and safety requirement.
9	These spaces are sized to serve approximately 600 lunches. The commons space has plenty of daylight and located between administrative offices and library. 56% oversized per education specification.
10	There are 450 seats in auditorium and a black box theater, but lacking support spaces (i.e., screen shop, costume storage, etc.); performing art spaces are in good adjacencies. Art classrooms are properly sized with daylight. 21% undersized per Ed Spec.
11	The main and auxiliary gyms are properly sized, but dated. The weight room is too small to house 30 students per class.
12	The original auto shop was converted to a science classroom. The wood shop is proper with some old wood working equipment.
13	Lacking indoor storage for wrestling and gymnastic mats. Custodial storages are fair.
14	Auditorium is used by the community occasionally. The community has a small office space.
15	Hallway widths are generous. Circulation is clear and easy to navigate.
16	Playfield is in good condition, but quantity and size are limited due to the urban site. Outdoor storage shall be considered.
17	Staff (south) parking appears to be small.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Beacon Hill International

Level	ES
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MS Catchment Area
Mercer

GSF Area	51,704
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Site ID #	20694
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Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1971	2006

Operational Capacity	407
Feb 2020 Enrollment	418
Utilization	103%

SF/Student	
Beacon Hill	124
District-wide	146
Variance	-15%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	3	3	3	3.0
2	Core Learning (General Classrooms)	3	4	4	3.7
3	Small Group Learning Areas	2	3	4	3.0
4	Kindergarten	3	4	4	3.7
5	Preschool, Child Care, Head Start	2	3	2	2.3
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	3	3	2	2.7
7	Library, Information Resources	3	3	3	3.0
8	Specialty: STEM, Science, Art, Graphics	2	4	2	2.7
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	2	2	2.3
10	Performing Arts (Band, Choir, Drama, Stage)	4	3	2	3.0
11	Gym, Fitness, Athletics, Covered Play	4	3	3	3.3
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	3	3	3	3.0
14	Community/Special Services	4	4	4	4.0
15	General Circulation, Corridors, Lobby, Public Areas	4	4	4	4.0
16	Playfields	3	3	3	3.0
17	Site: Parking, Bus, Parent Drop-off	4	4	4	4.0
		3.1	3.3	3.1	

Surveyed By: JD
Date Surveyed: 12/9/20

LEA Score	3.17
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LEA Executive Summary

The open concept plan creates many challenges for this learning environment, particularly given the unique international language aspects of the program. Future renovations to the school should consider removing the open concept plan elements of the school. There is overall a lack of sufficient space in virtually all program areas. The open concept plan creates a dynamic, noisy learning environment and site security and supervision is another big challenge. The facility generally supports the educational program moderately well. Given the unique English/Spanish/Mandarin program, the program appears to be in high demand. Enrollment exceeds operational capacity of this facility. Suggest adding more partition walls. This was recently done to reconfigure the E-Pod with individual classrooms for the 2nd/3rd Grade Math/Science classrooms and organized by the three language cohorts.

No.	Comments
1	Limited office space and workroom areas.
2	Enrollment beyond operational capacity.
3	Teachers are using the "Cave" and other small pullout areas for small group learning.
4	Open concept school is intimidating for kindergarten students.
5	"Launch" program operates the childcare program with dedicated play space in the courtyard.
6	Limited special education space located in the 2006 addition.
7	Quite undersized (i.e., 32%) per education specification.
8	Art room is removed from Kiln which is located off the multipurpose area.
9	22% undersized per Ed Spec, but has two operable partitions making this a flexible space with direct proximity to stage area.
10	Limited support, undersized by nearly 70%. Only a stage area that is reportedly only used for band/music twice weekly. No other dedicated music room.
11	Less than half the size provided per Ed Spec. Can operate independently of academic building.
12	No comment.
13	Limited storage throughout.
14	Undersized health clinic to meet community needs.
15	Narrow, convoluted corridors in the open concept school make wayfinding extremely challenging.
16	Use of City Playfield on higher grade to the north with challenging site supervision/security.
17	No on-site parking. Typical bus/parent drop challenges of urban site.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
BF Day

Level	ES
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MS Catchment Area
Hamilton

GSF Area	65,188
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Site ID #	20654
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1892	1991

Operational Capacity	375
Feb 2020 Enrollment	415
Utilization	111%

SF/Student	
BF Day	157
District-wide	146
Variance	8%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	3	3	4	3.33
2	Core Learning (General Classrooms)	1	1	3	1.67
3	Small Group Learning Areas	5	5	5	5.00
4	Kindergarten	2	2	3	2.33
5	Preschool, Child Care, Head Start	3	4	5	4.00
6	Resource, Special Education (OPTP, ESL, etc.), Family, Life Skills	3	2	3	2.67
7	Library, Information Resources	1	2	2	1.67
8	Specialty: STEM, Science, Art, Graphics	4	3	3	3.33
9	Food Service, Cafeteria, Multi-Purpose, Commons	5	5	5	5.00
10	Performing Arts (Band, Choir, Drama, Stage)	5	5	5	5.00
11	Gym, Fitness, Athletics, Covered Play	5	4	5	4.67
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	3	3	3	3.00
14	Community/Special Services	5	5	5	5.00
15	General Circulation, Corridors, Lobby, Public Areas	1	2	2	1.67
16	Playfields	3	3	2	2.67
17	Site: Parking, Bus, Parent Drop-off	4	4	4	4.00
		3.3	3.3	3.7	

Surveyed By: SP

Date Surveyed: 11/19/20

LEA SCORE **3.44**



LEA Executive Summary

The LEA score reflects the 1892 educational approach and school design at the turn of the 19th century. The classrooms are large and light filled, however lack amenities and design elements found in a 21st century learning environment. Overall the facility supports the core educational program. However, resource and special needs, STEM, arts, and physical education spaces are not well supported. The primary concerns include the school operating above capacity; lack of a commons or auditorium that can support all school assemblies; the inadequacy and poor condition of the gymnasium and lack of a covered play; and the lack of adequate and quality resource rooms. The school is a landmark facility and although had a modernization in 1990, the facility would benefit from a major renovation to modernize and develop additions to better support current education specification.

No.	Comments
1	Principal's comments: "Need a bigger gym; more bathroom area for size of student population; and need a whole school assembly space. Use the gym for assemblies but it is in adequate and lacks seating, and the cafeteria is inadequate for assemblies."
2	Site lacks a covered play area and a grass playfield.
3	Identification of room functions on the evacuation map is out of date.
4	Both site and the building are constrained by the size of the block that the building occupies and adjacent street grid.
5	No comment.
6	No comment.
7	No comment.
8	No comment.
9	67% undersized per Ed Spec.
10	100% undersized per Ed Spec.
11	74% undersized per Ed Spec.
12	No comment.
13	No comment.
14	No comment.
15	No comment.
16	No comment.
17	No comment.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name	Catharine Blaine
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Level	ES
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MS Catchment Area	McClure
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GSF Area	109,109
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Site ID #	20652
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Original Construct	1952
Last Mod/Add	N/A

Operational Capacity	779
Feb 2020 Enrollment	627
Utilization	80%

SF/Student	
Blaine	174
District-wide	151
Variance	15%

Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	4	4	4	4.0
2	Core Learning (General Classrooms)	1	2	3	2.0
3	Small Group Learning Areas	5	5	5	5.0
4	Kindergarten	2	3	4	3.0
5	Preschool, Child Care, Head Start	N/A	N/A	N/A	N/A
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	3	3	4	3.3
7	Library, Information Resources	3	2	4	3.0
8	Specialty: STEM, Science, Art, Graphics	3	3	4	3.3
9	Food Service, Cafeteria, Multi-Purpose, Commons	1	2	4	2.3
10	Performing Arts (Band, Choir, Drama, Stage)	1	2	4	2.3
11	Gym, Fitness, Athletics, Covered Play	1	4	4	3.0
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	2	2	4	2.7
14	Community/Special Services	N/A	N/A	N/A	N/A
15	General Circulation, Corridors, Lobby, Public Areas	2	3	4	3.0
16	Playfields	3	4	4	3.7
17	Site: Parking, Bus, Parent Drop-off	4	4	3	3.7
		2.5	3.1	3.9	

Surveyed By: SPP
Date Surveyed: 01/13/21

LEA SCORE 3.17



LEA Executive Summary

The LEA score reflects the generally poor configuration and linear layout of the 1950's design, and the generally poor quality and furnishings of the learning spaces. The primary concerns are the inadequacy of the kindergarten with poor configuration and lack of restrooms, etc.; the poor sizes, configurations, locations, and environmental quality of the Resource/SPED spaces; and the overall poor condition and lack of modern equipment throughout the school. The long linear layout creates long distances and travel times for short legs. Access to the gym is poor and requires a long flight of stairs. ADA access between levels (at cafeteria/auditorium and at the gym) is poor, requiring the use of a wheelchair lift. The best features of the school are the general size/configuration of the classrooms and the daylight quality of the roof monitors. The facility does a moderate job of supporting the education program and is operating at 80% capacity. The school is due for replacement due to the configuration, ADA access issues, with fair configuration and poor environment.

No.	Comments
	Principal's comments: see the excellent responses to the questionnaire; "Site was developed in partnership with City re school building and community center, fields shared, etc.; site is a checkerboard between District and City ownership; maintenance and reliability of heating system is uncertain; folding partition wall at gym is on last legs, so used sparingly and impacts being able to divide gym for multiple classes; locker rooms are not used; no separate spaces available for breakouts so do it in classrooms, breezeway outside cafeteria/auditorium is sometimes used; don't have a dedicated conference room, so use odd spaces for conferences or individual's offices; for resource rooms using classrooms, odd spaces and offices' of specialists; space used for OT/PT (adjacent to auditorium - storage room) does not have ADA access; use cafeteria/auditorium and library for community use; outdoor space outside kindergarten with paving and some planter boxes is not used; kindergarten doesn't have adjacent outdoor play area, have to go down stairs to general play areas; grass playfield (part of City parks community center) is not securely fenced and has poor drainage so not able to use during wet months and without good supervision; kindergarten classrooms do not have dedicated restrooms, but are close by though not scaled for kindergarteners; kindergarten in former shop space doesn't have adequate and well controlled ventilation."
1	No comment.
2	Classrooms have a nice size and configuration; they lack much in the way of storage; they do have lots of wall space for pinups; there are white boards installed over black boards in most of the classrooms; projection screens are older pull down; some have overhead projectors, some of the projectors are on the desk; not all classrooms have sound enhancement; acoustics are probably reasonable due to the configuration of the rooms and ceilings, and the presence of large roof monitors; daylighting is good but glare control a problem; heavy blinds on monitors some with broken opening/closing cords or tracks; doors all have non-ADA compliant knob handles; no interior locking capability; fin tube radiators are noisy; ventilation is poor; expect heating control is poor; single pane strip windows in all of the classrooms.
3	No designed spaces, however using some of the smaller rooms for this purpose.
4	Kindergarten is in the north wing which was formerly wood shop/metal shop area, is poorly insulated/glazed, and lacks good heating and ventilation systems (i.e., overhead electrical or gas radiant heaters); observations for core classrooms apply to the north wing rooms as well.
5	No comment.
6	Dispersed around in miscellaneous smaller classrooms. Same comments as core classrooms apply. 57% undersized per education specification.
7	Relatively small and occupies several bays of the building layout equivalent to the width of a core classroom, but 2 plus classrooms long; same comments as core classrooms apply.
8	Science rooms have the same considerations and observations as the core classroom areas. Height and width of the lab countertops look like they will be difficult to make practical use of; limited number of sinks; desktops are old and in poor condition; casework for storage is limited; there is a shared prep area with limited storage and work surface, no hood or ventilation other than exhaust for the kiln which is in the prep room.
9	Cafeteria, stage and music areas are on an upper level with stairs access; ADA accessible access requires use of a wheelchair lift or going around the outside to a rear entrance. 63% oversized per Ed Spec.
10	Band and choir rooms are well proportioned with tall ceilings; walls and ceilings of acoustical attenuation headed; each room has its platforms a tiered seating; lighting is fair to poor; ventilation and heating are poor; there is ample storage for band storage; stage is well equipped with curtains and lighting though old and probably poor controls; old there's no ramp to the stage level or other ADA access; this portion of the building is at a higher elevation and connected by wide corridors and stairs. 40% oversized per Ed Spec.
11	Gym is at a lower level and requires a wheelchair lift for ADA access. No covered play. Gym shared with City community center. 58% oversized per Ed Spec.
12	No comment.
13	No comment.
14	No comment.
15	Corridors are wide; there is a wide, well daylit area outside the cafeteria/auditorium that lends itself for a student hangout space; no well defined lobby or public area.
16	Hard surface play limited in area and in poor condition, worn stripping graphics, weedy. Use community center grass playfield.
17	Bus drop-off/pick-up is at the curb; there is a parent loop and small parking area; also small staff parking area that provides a means for parents to drop-off/pick-up at the kindergarten areas, but is limited and poor access/parking.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Broadview-Thomson

Level	ES
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MS Catchment Area
Robert Eagle Staff

GSF Area	129,984
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Site ID #	20696
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Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1963	N/A

Operational Capacity	613
Feb 2020 Enrollment	629
Utilization	103%

SF/Student	
Broadview-Thomson	207
District-wide	151
Variance	37%

Learning Environment Assessment Criteria

	SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE	
	Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs		
1	Administration, Teacher Flex/Group, Conf., Counseling	1	2	3	2.0
2	Core Learning (General Classrooms)	1	2	4	2.3
3	Small Group Learning Areas	5	5	5	5.0
4	Kindergarten	4	4	5	4.3
5	Preschool, Child Care, Head Start	2	4	4	3.3
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	2	3	4	3.0
7	Library, Information Resources	4	2	4	3.3
8	Specialty: STEM, Science, Art, Graphics	2	3	4	3.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	1	2	4	2.3
10	Performing Arts (Band, Choir, Drama, Stage)	2	4	4	3.3
11	Gym, Fitness, Athletics, Covered Play	1	3	3	2.3
12	CTE, Technology, Shops, Computer Labs, Testing	3	4	4	3.7
13	Service, Storage, General Restrooms, Custodial	1	2	3	2.0
14	Community/Special Services	5	5	5	5.0
15	General Circulation, Corridors, Lobby, Public Areas	3	3	4	3.3
16	Playfields	5	5	5	5.0
17	Site: Parking, Bus, Parent Drop-off	4	4	5	4.3
	2.7	3.4	4.1		

Surveyed By: SPP
Date Surveyed: 01/06/21

LEA SCORE	3.39
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LEA Executive Summary

The LEA score reflects the 1960's design and construction of the building and associated deficiencies relative to the District's current education specification. The concerns are many, but the key ones are relative to the quality of the learning environment, the spread out nature of the building layout, and the lack of adequate facilities (including dedicated restrooms) and dispersed layout of the kindergarten classrooms. The primary asset of the school is the ample size of the classrooms. The basic educational program can be delivered in the spaces available. The facility is operating slightly above capacity and should be replaced due to the construction type, the poor layout and adjacencies, and quality of the learning environment.

No.	Comments
	Principal's comments: "Kindergarten classes - are dispersed with a few in the north west corner, and a few elsewhere; school is not being used as originally program as a middle school and not well suited for kindergarten and elementary; kindergarteners have to walk to get to restrooms; family support worker has an office where able to meet with families: admin conference room is used for community meetings; numerous deficiencies due to the age of building; stage in classroom is not really usable; Wi-Fi coverage and quality is inconsistent; lack of there being whiteboards in every classroom; travel times to get around school are long for young students; counseling doesn't have adequate private spaces; balance of classrooms re grade levels split between floors doesn't work; admin secretaries area crowded."
1	No comment.
2	Some rooms lack A/V enhancement systems; most rooms have chalkboards and very few have whiteboards mounted over chalkboards; not all rooms have overhead projectors and projection screens range from smart boards to old pull down screens; the day lighting is poor to fair; furnishings tend to be old but are consistent in style; classroom lighting is suspended pendant, good quality lighting; temperature control and ventilation appear to be challenging though the windows are operable; acoustics are probably marginal due to the hard surfaces concrete CMU block walls and concrete roof structure with surface applied ACT and suspended ceilings between concrete beams in some rooms; rooms on the ground floor have knob handles and are not ADA compliant; ADA access to 2nd floor is by a small elevator at opposite side of building from main entry: 23% oversized per Ed Spec.
3	No comment.
4	One kindergarten room has only one bathroom which is out of order and the toilet removed; the temperature control feels to be out of control and ventilation is poor; acoustics and lighting are similar to core classrooms; does have a sound enhancement system; no overhead projector but an old pull down screen; and there are white boards installed over blackboards and peeling off; other identified kindergarten classroom is similar but is sharing space with math and reading intervention with only a half-height partition between; space does not have restrooms although has hand wash sinks.
5	Headstart space is in classrooms labeled CTE which have been converted with walls to add classrooms for Headstart; classroom spaces are similar to the other classroom spaces with the deficiencies noted; no restrooms or kitchen area identified in the Headstart area; outdoor play is not adjacent to the program. There is a separate Daycare program independently run in the multipurpose room off of the gymnasium.
6	No comment.
7	57% undersized per Ed Spec.
8	There is a dedicated art room with a display case in the lobby, kiln, some other equipment and appropriate sinks and cupboards.
9	No comment.
10	No comment.
11	90% oversized per Ed Spec.
12	No comment.
13	No comment.
14	No comment.
15	No comment.
16	There is no grass play field; soft play areas are limited and not well located. There is asphalt paving surrounding the building that doubles for a drive aisle and parking area; the hard surface play asphalt is failing and the play area striping is worn.
17	No comment.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Bryant

Level	ES
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MS Catchment Area
Eckstein

GSF Area	83,167
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Site ID #	20740
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Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1926	0

Operational Capacity	552
Feb 2020 Enrollment	581
Utilization	105%

SF/Student	
Bryant	143
District-wide	146
Variance	-2%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	2	2	2	2.00
2	Core Learning (General Classrooms)	1	1	2	1.33
3	Small Group Learning Areas	5	5	5	5.00
4	Kindergarten	1	1	2	1.33
5	Preschool, Child Care, Head Start	1	1	2	1.33
6	Resource, Special Education (OPTP, ESL, etc.), Family, Life Skills	3	3	2	2.67
7	Library, Information Resources	1	1	1	1.00
8	Specialty: STEM, Science, Art, Graphics	4	3	2	3.00
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	2	2	2.33
10	Performing Arts (Band, Choir, Drama, Stage)	3	3	2	2.67
11	Gym, Fitness, Athletics, Covered Play	3	2	2	2.33
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	2	2	2	2.00
14	Community/Special Services	5	5	5	5.00
15	General Circulation, Corridors, Lobby, Public Areas	2	3	2	2.33
16	Playfields	3	2	3	2.67
17	Site: Parking, Bus, Parent Drop-off	4	4	4	4.00
		2.7	2.5	2.5	

Surveyed By: SP

Date Surveyed: 11/25/20

LEA SCORE **2.56**



LEA Executive Summary

The LEA score reflects the generous sizing and high ceilings of the original 1926 design, the similar sizing of spaces for the 2000 addition, preservation of the classroom sizes in the 2000 modernization, and thoughtful incorporation of resource and support spaces in the modernization. Primary concerns are the lack of small group learning areas, lack of specialty classrooms, lack of a community family room, and inadequate dedicated outdoor play for both the childcare and kindergarten programs. The program approach accommodates the lack of small group areas and specialty classrooms by incorporating these functions into the large classrooms, and community functions in the cafeteria. Investment in play area development could create dedicated outdoor play areas, at the sacrifice of the upper grades outdoor play. Overall, the facility supports the program very well, particularly the core learning and resource areas. The facility does not require minor or major modernization at this time, but operating above capacity and space nearing a score of fair, both suggest consideration of possible additions in the mid-term future.

No.	Comments
1	Principals comments: "Overall very satisfied with the quantity size and quality of spaces. However anticipates increased enrollment next year as families come back; for 2020 is 5% over capacity. Because the classrooms are large small group learning and individual tutoring typically happens within the classrooms and sometimes out in the corridors or resource rooms. Only specialty classrooms are Music and Art, math and science happen in the classrooms. What was the technology classroom is now being used as a regular classroom and the technology teacher is using a cart and going out to individual classrooms. We do not have a family outreach and resource coordinator, I do most of that, and we don't have a dedicated family community room so we use the cafeteria area."
2	Voice enhancement systems include a mix of older and some newer systems connected to a combination of ceiling tile mounted speakers and some wall soffit mounted speakers.
3	Many of the classrooms do not have ceiling mounted or short throw projectors.
4	Childcare classrooms have a very limited outdoor space without dedicated hard and soft play areas. The kindergarten classrooms also do not have dedicated hard and soft surface play areas, sharing with the upper grades. The grass playfield is limited in size.
5	On-site parking is limited to several ADA stalls. Bus and parent drop-off/pick-up is curbside.
6	The stage functions as a multipurpose space, supporting OT/PT, music, and other program functions.
7	34% oversized per Ed Spec.
8	No comment.
9	52% undersized per Ed Spec.
10	No comment.
11	39% undersized per Ed Spec.
12	No comment.
13	No comment.
14	No comment.
15	No comment.
16	No comment.
17	No comment.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Cascadia

Level	ES
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MS Catchment Area
Robert Eagle Staff

GSF Area	97,381
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Site ID #	22335
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Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
2017	0

Operational Capacity	612
Feb 2020 Enrollment	527
Utilization	86%

SF/Student	
Cascadia	185
District-wide	146
Variance	27%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	1	1	1	1.0
2	Core Learning (General Classrooms)	1	1	1	1.0
3	Small Group Learning Areas	1	1	1	1.0
4	Kindergarten	5	5	5	5.0
5	Preschool, Child Care, Head Start	1	1	1	1.0
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	1	1	1	1.0
7	Library, Information Resources	1	1	1	1.0
8	Specialty: STEM, Science, Art, Graphics	1	1	1	1.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	2	1	1	1.3
10	Performing Arts (Band, Choir, Drama, Stage)	3	1	1	1.7
11	Gym, Fitness, Athletics, Covered Play	1	1	1	1.0
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	1	1	1	1.0
14	Community/Special Services	1	1	1	1.0
15	General Circulation, Corridors, Lobby, Public Areas	1	1	1	1.0
16	Playfields	1	1	1	1.0
17	Site: Parking, Bus, Parent Drop-off	1	1	1	1.0
		1.4	1.3	1.3	

Surveyed By: DH
Date Surveyed: 12/1/20

LEA SCORE	1.31
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LEA Executive Summary

The LEA score reflects that this is a new school designed to the current standards. The site allowed the new facility to meet all requirements. The facility appears to meet the needs of the community very well at this time and does not require any upgrades at this time. If kindergarten is implemented at this facility in the future, minor changes may need to be made.

No.	Comments
1	No comment.
2	No comment.
3	No comment.
4	No kindergarten at this school.
5	No comment.
6	No comment.
7	53% oversized per Ed Spec.
8	No comment.
9	34% undersized per Ed Spec.
10	47% undersized per Ed Spec.
11	No comment.
12	No comment.
13	No comment.
14	No comment.
15	No comment.
16	No comment.
17	No comment.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Cedar Park

Level	ES
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MS Catchment Area
Jane Addams

GSF Area	33,037
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Site ID #	20723
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Original Construct	Last Mod/Add
1959	2015

Operational Capacity	290
Feb 2020 Enrollment	184
Utilization	63%

SF/Student	
Cedar Park	180
District-wide	146
Variance	23%

Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	4	4	3	3.67
2	Core Learning (General Classrooms)	3	3	2	2.67
3	Small Group Learning Areas	5	5	5	5.00
4	Kindergarten	3	3	2	2.67
5	Preschool, Child Care, Head Start	3	3	2	2.67
6	Resource, Special Education (OTTP, ESL, etc.), Family, Life Skills	5	4	4	4.33
7	Library, Information Resources	3	2	2	2.33
8	Specialty: STEM, Science, Art, Graphics	3	3	2	2.67
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	3	3	3.00
10	Performing Arts (Band, Choir, Drama, Stage)	4	4	3	3.67
11	Gym, Fitness, Athletics, Covered Play	2	3	3	2.67
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	3	3	3	3.00
14	Community/Special Services	5	5	5	5.00
15	General Circulation, Corridors, Lobby, Public Areas	4	3	3	3.33
16	Playfields	2	5	3	3.33
17	Site: Parking, Bus, Parent Drop-off	4	4	4	4.00
		3.5	3.6	3.1	

Surveyed By: SP

Date Surveyed: 11/18/20

LEA SCORE **3.38**



LEA Executive Summary

The LEA score reflects the 1960's era design relative lack of elements found in a school designed to 21st century learning criteria. School has landmark status which limited changes that were possible when renovated. Major concerns are the lack of resource support space, performing arts (music in a portable), and administrative/staff space. The school, while lacking in the physical features, apparently serves the neighborhood community well. Utilization is only 63% of operational capacity. Notwithstanding the recent renovation and restroom addition, Space, Configuration and Environment scores are only Fair and would benefit from improvements.

No.	Comments
1	Principal's comments: "Kindergarten classrooms do not have adequate storage; school and number of students is small so existing classrooms meet the current needs."
2	No comment.
3	No comment.
4	No comment.
5	No comment.
6	No comment.
7	44% undersized per Ed Spec.
8	No comment.
9	57% undersized per Ed Spec.
10	49% undersized per Ed Spec.
11	No comment.
12	No comment.
13	An addition has been added to the south end of the classroom wing providing three restroom spaces serving the kindergarten areas and the portables.
14	No comment.
15	No comment.
16	Soft play and playfield are shared with Seattle Parks; located down a long stair and ramps without convenient access.
17	No on-site parking for public; parent and bus drop-off/pick-up is curbside pullout.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Chief Sealth

Level	HS
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MS Catchment Area
N/A

GSF Area	230,357
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Site ID #	20732
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Original Construct	Last Mod/Add
1957, 1970	2010

Operational Capacity	1430
Feb 2020 Enrollment	1094
Utilization	76%

SF/Student	
Chief Sealth	211
District-wide	162
Variance	30%

Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	2	3	4	3.0
2	Core Learning (General Classrooms)	2	3	3	2.7
3	Small Group Learning Areas	4	4	4	4.0
4	Kindergarten	N/A	N/A	N/A	N/A
5	Preschool, Child Care, Head Start	N/A	N/A	N/A	N/A
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	3	4	3	3.3
7	Library, Information Resources	1	2	2	1.7
8	Specialty: STEM, Science, Art, Graphics	3	3	3	3.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	2	2	2.3
10	Performing Arts (Band, Choir, Drama, Stage)	2	2	2	2.0
11	Gym, Fitness, Athletics, Covered Play	1	2	2	1.7
12	CTE, Technology, Shops, Computer Labs, Testing	2	4	3	3.0
13	Service, Storage, General Restrooms, Custodial	2	2	2	2.0
14	Community/Special Services	2	2	2	2.0
15	General Circulation, Corridors, Lobby, Public Areas	2	2	2	2.0
16	Playfields	2	3	2	2.3
17	Site: Parking, Bus, Parent Drop-off	2	2	3	2.3
		2.2	2.7	2.6	

Surveyed By: JH

Date Surveyed: 12/03/20

LEA SCORE 2.49



LEA Executive Summary

The score is suggesting that the school is mostly meeting the school district standards. The first concern of the school is that some of the program spaces, such as world language, CTE, and science classrooms do not have clear accesses. The second concern is the administrative office area has a very narrow hallway and poor acoustical separation. The third concern of the school is that the special education spaces are located away from vehicular circulation. The school has very wide corridors and full of daylight. The overall facility appears to support the educational program well and building systems and materials seem to be in good condition. We suggest a minor modernization to improve specialized program classroom accesses and administration office layout.

No.	Comments
1	The size of offices and number of program spaces appear to be adequate. Internal circulation is narrow at 4-feet. Thermal comfort and acoustical separation seem to be a problem in many offices. Room 147 is currently being used by Denny International.
2	General classrooms room sizes vary from 815-890 SF. Only a few are above 900 SF. Science classrooms are averaging at 1,300 SF.
3	There is no designated flex areas or small group learning areas. Students utilize benches in wide corridor as small group learning areas.
4	No comment.
5	No comment.
6	Program spaces are lower than educational specification. The location of this program is not easy to access.
7	The library is centrally located in the building. The space is open and full of daylight. 36% oversized per Ed Spec.
8	No comment.
9	Kitchen is a shared facility with Denny International. 44% undersized per Ed Spec.
10	No comment.
11	29% oversized per Ed Spec.
12	Some CTE and shops are not easy to get to. Students will either need to go through hidden hallway, another classroom, or outdoor entries.
13	No comment.
14	No comment.
15	The corridors are wide and full of daylight.
16	No comment.
17	No comment.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name		Level	
Cleveland		HS	
MS Catchment Area		GSF Area	
N/A		161,731	
Original Construct		Site ID #	
1927, 2007		20697	
Last Mod/Add		SF/Student	
		Cleveland 178	
Operational Capacity		District-wide 162	
965		Variance 10%	
Feb 2020 Enrollment			
911			
Utilization			
94%			

Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

Learning Environment Assessment Criteria

	SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE	
	Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs		
1	Administration, Teacher Flex/Group, Conf., Counseling	2	2	1	1.7
2	Core Learning (General Classrooms)	4	3	1	2.7
3	Small Group Learning Areas	3	3	1	2.3
4	Kindergarten	N/A	N/A	N/A	N/A
5	Preschool, Child Care, Head Start	N/A	N/A	N/A	N/A
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	4	3	2	3.0
7	Library, Information Resources	3	2	2	2.3
8	Specialty: STEM, Science, Art, Graphics	4	3	1	2.7
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	2	1	2.0
10	Performing Arts (Band, Choir, Drama, Stage)	3	2	1	2.0
11	Gym, Fitness, Athletics, Covered Play	3	3	1	2.3
12	CTE, Technology, Shops, Computer Labs, Testing	4	3	1	2.7
13	Service, Storage, General Restrooms, Custodial	2	2	3	2.3
14	Community/Special Services	4	4	N/A	2.7
15	General Circulation, Corridors, Lobby, Public Areas	1	1	1	1.0
16	Playfields	3	3	3	3.0
17	Site: Parking, Bus, Parent Drop-off	3	2	2	2.3
	3.1	2.5	1.5		

Surveyed By: DG
Date Surveyed: 12/10/20

LEA SCORE 2.37



LEA Executive Summary

Grover Cleveland High School is currently structured as a two school STEM program comprised of a School of Engineering & Design and a School of Life Sciences. By speaking with Principal George Breland, we learned that the 2007 modernization design was based on a Small Schools structure, which might explain why the majority of learning spaces are significantly undersized compared with the current education specification. Enrollment has grown from 800 to over 900 students in the past 8 years, and the school carries a continual waiting list of over 100 students who have applied for enrollment. As such, the facility does not adequately support its STEM curriculum. Many of the 1,000 SF science labs have been re-assigned as general classrooms. Consequently, there are too few science labs. General classes still taught in the 700 SF general classrooms are overcrowded. There are no open learning commons and all of the small group rooms have been re-assigned to Community Partnership programs and special education functions, both of which are particularly vital to the community it serves. The building offers generous open areas which have the potential to foster enriching community engagement events, but the lack of connected activity rooms, the disconnected athletic facilities and the lack of convenient parking make hosting community events difficult. Experientially, the building's spaces are very satisfying, with thoughtful connections across courtyards, abundant interior daylight, durable and pleasing finishes, and a proud community presence. A reconfiguring of classroom partitions to accommodate standard class sizes and provide for project-based learning outside classrooms would benefit the school immensely.

No. Comments

No.	Comments
1	No comment.
2	General classrooms average approximately 700 SF throughout the 1927 building (renovated in 2007) as well as the 2007 additions, far below the 900 SF Ed Spec requirement. There are no 900 SF classrooms in the school. Less than half the required support spaces are provided.
3	The number of small group spaces is below generic Ed Specs for an SPS high school, and well below what would be recommended for a STEM curriculum. The few small group rooms that exist have been re-assigned to accommodate Community and Special Services programs, for which there is no dedicated space, effectively leaving no small group spaces. Learning Commons in 2007 Building 2 addition have been walled-off to create additional general classrooms.
4	No comment.
5	No comment.
6	Dedicated specialized space for most SPED programs is not provided. Life Skills facilities are inadequately furnished and insufficient, as are WC and changing area. No dedicated space for EBD. Social/Emotional (SM1, SM2, SM3, SM4) have been assigned to non-specialized small classrooms throughout the school; this includes rooms for non-integrated medically fragile and trauma-sensitive students.
7	The library is centrally located in the 3rd floor of the original building, but lacks adjacency to other learning areas and resource rooms, making it somewhat isolated. It has no small conference rooms. The stacks and some worktables are daylighted well, but the main reading room is partitioned to the building interior and lacks daylight. 55% undersized per Ed Spec.
8	(7) Science labs in the 1927 building average approximately 1000 SF, far below the required 1,350 SF. Fixed lab benches are located in the middle of these rooms, reducing flexibility of seating reconfiguration. (5) Science labs in the 2007 addition exceed the requirement with an average above 1,400 SF.
9	The Commons appears too small to accommodate 1/2 or even 1/3 of current enrollment, and is not located near any flexible areas to accommodate spill-over, nor is usable covered outdoor area provided. A small PTSA room is adjacent, but there are no activity rooms nearby. 76% undersized per Ed Spec.
10	One Music Room and the Drama Room have been displaced by the need for a Computer Science Room and the Graphic Arts/Journalism Room, respectfully. There are no Practice Rooms. Stage Storage appears to be lacking as platform risers are currently stored in a Theater Vestibule (in violation of exiting requirements). A lift is required for wheel chair access to the Stage from the audience area. 23% undersized per Ed Spec.
11	The Main Gym is in a separate building and contains no general classrooms. There is no auxiliary gym. 21% undersized per Ed Spec.
12	Computer labs are lacking in quantity (reference Item 10 Comments). There are no robotics labs, advanced technology Labs, auto shops, wood shops, cooking labs, or makerspaces.
13	WCs are not touchless, have sight lines from hallway into handwashing areas.
14	There are no Community Activity spaces so several small classrooms have been reassigned to community collaboration partners and distributed throughout the classroom groupings in the original building, displacing their intended use as learning spaces. Teen Health space is good in every category.
15	No comment.
16	Playfield is not adjacent to gym, has no observation stands, no adjacent parking area, and no baseball diamond. It is immediately adjacent to the I-5 freeway, exposing PE students and athletes to constant extreme noise and likely poor air quality.
17	No comment.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Coe

Level	ES
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MS Catchment Area
McClure

GSF Area	68,010
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Site ID #	20707
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Original Construct	Last Mod/Add
2003	N/A

Operational Capacity	529
Feb 2020 Enrollment	552
Utilization	104%

SF/Student	
Coe	123
District-wide	146
Variance	-16%

Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	2	1	1	1.33
2	Core Learning (General Classrooms)	1	1	1	1.00
3	Small Group Learning Areas	2	1	1	1.33
4	Kindergarten	2	2	1	1.67
5	Preschool, Child Care, Head Start	1	1	1	1.00
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	1	1	1	1.00
7	Library, Information Resources	1	1	1	1.00
8	Specialty: STEM, Science, Art, Graphics	1	1	1	1.00
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	1	1	1.67
10	Performing Arts (Band, Choir, Drama, Stage)	3	1	1	1.67
11	Gym, Fitness, Athletics, Covered Play	2	1	1	1.33
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	1	1	1	1.00
14	Community/Special Services	1	1	1	1.00
15	General Circulation, Corridors, Lobby, Public Areas	1	1	1	1.00
16	Playfields	3	2	2	2.33
17	Site: Parking, Bus, Parent Drop-off	2	2	2	2.00
		1.7	1.2	1.1	

Surveyed By: DH
Date Surveyed: 12/8/20

LEA SCORE **1.33**



LEA Executive Summary

The LEA score says that this school provides a very good learning environment, although operating slightly above capacity with undersized cafeteria, performing arts, and gym areas. The concerns for this school regarding the kindergarten space, small group space, and office space are being addressed in the current addition. This school fits into the neighborhood very well and appears to meet the community needs. An addition is underway at this time and the facility is in great shape.

No.	Comments
1	Due to current enrollment there is a shortage of spaces. This should be addressed in the current addition.
2	Due to current enrollment there is a shortage of spaces. This should be addressed in the current addition.
3	Due to current enrollment there is a shortage of spaces. This should be addressed in the current addition.
4	No comment.
5	No comment.
6	No comment.
7	23% oversized per Ed Spec.
8	No comment.
9	37% undersized per Ed Spec.
10	49% undersized per Ed Spec.
11	No comment.
12	No comment.
13	No comment.
14	No comment.
15	No comment.
16	No comment.
17	As an urban school, there is limited parking.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Columbia

Level	Option
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MS Catchment Area
N/A

GSF Area	34,581
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Site ID #	20642
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Scoring

- 1 Excellent** (Meets All SPS Standards)
- 2 Good** (Meets Most SPS Standards)
- 3 Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1922	2014

Operational Capacity	256
Feb 2020 Enrollment	Unknown
Utilization	-

	SF/Student
Columbia	-
District-wide	146
Variance	-

Learning Environment Assessment Criteria

	SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE	
	Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs		
1	Administration, Teacher Flex/Group, Conf., Counseling	4	3	3	3.3
2	Core Learning (General Classrooms)	1	2	3	2.0
3	Small Group Learning Areas	5	5	5	5.0
4	Kindergarten	N/A	N/A	N/A	N/A
5	Preschool, Child Care, Head Start	N/A	N/A	N/A	N/A
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	N/A	N/A	N/A	N/A
7	Library, Information Resources	4	3	4	3.7
8	Specialty: STEM, Science, Art, Graphics	N/A	N/A	N/A	N/A
9	Food Service, Cafeteria, Multi-Purpose, Commons	4	4	4	4.0
10	Performing Arts (Band, Choir, Drama, Stage)	N/A	N/A	N/A	N/A
11	Gym, Fitness, Athletics, Covered Play	4	4	4	4.0
12	CTE, Technology, Shops, Computer Labs, Testing	3	4	4	3.7
13	Service, Storage, General Restrooms, Custodial	4	4	4	4.0
14	Community/Special Services	5	5	5	5.0
15	General Circulation, Corridors, Lobby, Public Areas	4	4	3	3.7
16	Playfields	4	4	4	4.0
17	Site: Parking, Bus, Parent Drop-off	4	4	4	4.0
	3.8	3.8	3.9		

Surveyed By: SPP
Date Surveyed: 01/07/21

LEA SCORE	3.86
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LEA Executive Summary

The relatively low LEA score reflects a combination of the age of the facility relative to the district education specification and standards, that it was built for an elementary school, and is being used as an Interagency high school. Top concerns are the lack of adequate Library/Resource Room, Athletics, Performing Arts, and Specialty classes facilities for the high school population; however, students have access to facilities at other Interagency sites. The CTE program is innovatively utilizing the covered play area for "outdoor" classes for the Applied Math/Science and Welding/Metalworking Skills training program, especially applicable in the COVID-19 environment. The school appears to do well serving and providing flexibility for the select population it serves. While the facility falls short in supporting the educational program from a traditional perspective, the classrooms are reasonably well suited for small group learning. The school is probably best suited for full replacement in the future to better utilize the limited site area and to be current with the education specification and standards.

No.	Comments
1	Some classroom space has been converted for resource type rooms, counseling, community and family services, etc.
2	Older classrooms have been upgraded with technology, short-throw overhead projectors and quality projection screens, voice enhancement, and large whiteboards; daylighting is good; ventilation appears to be good; mechanical temperature controls are old and pneumatic; light fixtures should be replaced with fixture with better lighting quality.
3	No comment.
4	No comment.
5	No comment.
6	No comment.
7	Library resource room is a classroom used as a resource library. 70% undersized per Ed Spec.
8	STEM and Arts activities are integrated into the Core classrooms.
9	70% undersized per Ed Spec.
10	No formal drama or music program. 90% undersized per Ed Spec.
11	No formal athletics program; gym is adequate for a game of hoops. 29% undersized per Ed Spec.
12	Several classrooms are set up for computer access for students; CTE program and shops have been using old covered play for welding, outdoor hard surface for forklift training, and community garden/greenhouse for agriculture; just expanded applied math/science/welding program into balance of covered play with metal shop equipment/workbench booths for (COVID-19 conditions) outdoor learning environment.
13	No comment.
14	No comment.
15	No comment.
16	No comment.
17	No comment.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Concord International

Level	ES
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MS Catchment Area
Denny

GSF Area	67,889
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Site ID #	20737
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1913	2000

Operational Capacity	333
Feb 2020 Enrollment	340
Utilization	102%

	SF/Student
Concord Int'l	200
District-wide	146
Variance	37%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	2	3	2	2.33
2	Core Learning (General Classrooms)	2	2	2	2.00
3	Small Group Learning Areas	2	3	2	2.33
4	Kindergarten	2	2	2	2.00
5	Preschool, Child Care, Head Start	2	2	2	2.00
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	2	3	2	2.33
7	Library, Information Resources	2	2	2	2.00
8	Specialty: STEM, Science, Art, Graphics	2	2	2	2.00
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	2	2	2.33
10	Performing Arts (Band, Choir, Drama, Stage)	3	2	2	2.33
11	Gym, Fitness, Athletics, Covered Play	3	2	2	2.33
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	2	3	3	2.67
14	Community/Special Services	2	2	3	2.33
15	General Circulation, Corridors, Lobby, Public Areas	3	3	2	2.67
16	Playfields	2	2	2	2.00
17	Site: Parking, Bus, Parent Drop-off	2	2	2	2.00
		2.3	2.3	2.1	

Surveyed By: DH
Date Surveyed: 12/3/2020

LEA SCORE **2.23**



LEA Executive Summary

The LEA score suggests that this school is a good example of blending old with new and is a good learning environment, although operating slightly above capacity with undersized cafeteria, performing arts and gym areas. Top concern for this facility is the ability to meet all program needs if the student population increases further above capacity, particularly the kindergarten and preschool spaces needs in the future and community use spaces. This school integrates very well with community and is a nice facility, supporting the educational program very well. The school only needs minor updates to meet new programs.

No.	Comments
1	No comment.
2	No comment.
3	No comment.
4	No comment.
5	No comment.
6	No comment.
7	No comment.
8	No comment.
9	47% undersized per Ed Spec.
10	51% undersized per Ed Spec.
11	43% undersized per Ed Spec.
12	No comment.
13	No comment.
14	No comment.
15	No comment.
16	No comment.
17	No comment.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Dearborn Park International

Level	ES
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MS Catchment Area
Mercer

GSF Area	54,573
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Site ID #	20727
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Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1972, 2006	2006

Operational Capacity	354
Feb 2020 Enrollment	339
Utilization	96%

SF/Student	
Dearborn Park	161
District-wide	146
Variance	10%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	3	4	4	3.67
2	Core Learning (General Classrooms)	4	4	4	4.00
3	Small Group Learning Areas	3	4	4	3.67
4	Kindergarten	3	4	4	3.67
5	Preschool, Child Care, Head Start	2	3	3	2.67
6	Resource, Special Education (OPTP, ESL, etc.), Family, Life Skills	4	5	4	4.33
7	Library, Information Resources	3	4	3	3.33
8	Specialty: STEM, Science, Art, Graphics	4	4	4	4.00
9	Food Service, Cafeteria, Multi-Purpose, Commons	4	4	4	4.00
10	Performing Arts (Band, Choir, Drama, Stage)	3	4	4	3.67
11	Gym, Fitness, Athletics, Covered Play	4	4	4	4.00
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	3	4	4	3.67
14	Community/Special Services	4	4	4	4.00
15	General Circulation, Corridors, Lobby, Public Areas	4	4	4	4.00
16	Playfields	4	4	3	3.67
17	Site: Parking, Bus, Parent Drop-off	2	3	3	2.67
		3.4	3.9	3.8	

Surveyed By: DDH

Date Surveyed: 11/18/20

LEA SCORE 3.69



LEA Executive Summary

The LEA score suggests the facility does not meet basic criteria in several areas; it is operating near capacity with severely undersized gym, cafeteria and performing arts areas. While the building appears “substantial”, it lacks flexibility to be modernized to meet future needs, therefore should be considered for replacement in the future. Many areas do not meet accessibility standards. The pods with 3 teaching stations are not able to be divided for teachers needs. While the school does appear to connect well with the community, it also appears to struggles in supporting the educational program. Based on the observed limitations for modernization, this school should be replaced. The structure type and multiple levels are a major constraint. The newer building addition of Gym and Multipurpose is much more accessible and could potentially be incorporated into a replacement structure of the main facility in the future.

No.	Comments
1	Adult restrooms not accessible.
2	Most of the classrooms are pods with 3 teaching stations each. Problematic for multi-language teaching. Pods do not provide typical wall space for student/teacher use within the class spaces. 24% oversized per education specification.
3	No comment.
4	No comment.
5	Preschool is separate building and not convenient to main areas. No daycare provided at this facility.
6	No comment.
7	46% oversized per Ed Spec.
8	No comment.
9	67% undersized per Ed Spec.
10	37% undersized per Ed Spec.
11	61% undersized per Ed Spec.
12	No comment.
13	No comment.
14	No comment.
15	The multiple levels of the school requires long ramps that are not very accessible. The student restrooms in main building are not accessible. Some corridors are narrow.
16	Playfields are difficult to access and not in very good condition.
17	Drop-off area is not very close to entrance.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Decatur

Level	ES
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MS Catchment Area
Eckstein

GSF Area	44,210
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Site ID #	20719
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1961, 1966	0

Operational Capacity	291
Feb 2020 Enrollment	232
Utilization	80%

	SF/Student
Decatur	191
District-wide	146
Variance	31%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	3	3	2	2.67
2	Core Learning (General Classrooms)	1	2	3	2.00
3	Small Group Learning Areas	5	5	5	5.00
4	Kindergarten	N/A	N/A	N/A	N/A
5	Preschool, Child Care, Head Start	3	3	3	3.00
6	Resource, Special Education (OTTP, ESL, etc.), Family, Life Skills	4	3	3	3.33
7	Library, Information Resources	4	3	3	3.33
8	Specialty: STEM, Science, Art, Graphics	3	2	3	2.67
9	Food Service, Cafeteria, Multi-Purpose, Commons	4	3	3	3.33
10	Performing Arts (Band, Choir, Drama, Stage)	4	3	3	3.33
11	Gym, Fitness, Athletics, Covered Play	3	3	3	3.00
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	3	3	3	3.00
14	Community/Special Services	5	5	5	5.00
15	General Circulation, Corridors, Lobby, Public Areas	3	3	3	3.00
16	Playfields	2	2	2	2.00
17	Site: Parking, Bus, Parent Drop-off	3	3	3	3.00
		3.3	3.1	3.1	

Surveyed By: SP

Date Surveyed: 11/18/20

LEA SCORE	3.18
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LEA Executive Summary

The LEA score reflects the older 1960's design of the facility along with the more recent remodel of finishes and fixtures. Overall, the core classroom areas appear to be serving the educational needs of the program reasonably well, likely due to operating at 80% of capacity. However the Library, Cafeteria and Performing Arts are severely undersized. Unfortunately, the school does not incorporate many of the features found in school design for 21st-century learning. Primary concerns are the lack of resource support spaces and shared learning spaces, lack of a community special services space, and limited space for performing arts and specialty classes. The school has limited options for modernization and eventually warrants replacement; it is serving the program reasonably well despite deficiencies at this point in time.

No.	Comments
1	How the administration and other support spaces are being used differs from the labeling on the plans. See mark ups on plan sheet.
2	No comment.
3	No comment.
4	No comment.
5	No comment.
6	No comment.
7	67% undersized per Ed Spec.
8	No comment.
9	62% undersized per Ed Spec.
10	68% undersized per Ed Spec.
11	32% undersized per Ed Spec.
12	No comment.
13	No comment.
14	No comment.
15	Vestibule door has been added at the main entrance to provide for a secure entry. See mark ups on plan sheet.
16	Decatur shares a campus with Thornton Creek Elementary School including playfields, parking and bus parent drop-off.
17	Bus and parent drop-off are curbside.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Denny International

Level	MS
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MS Catchment Area
Denny International

GSF Area	138,778
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Site ID #	20734
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
2010	N/A

Operational Capacity	949
Feb 2020 Enrollment	851
Utilization	90%

	SF/Student
Denny International	163
District-wide	139
Variance	17%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	2	2	3	2.3
2	Core Learning (General Classrooms)	2	2	2	2.0
3	Small Group Learning Areas	2	2	2	2.0
4	Kindergarten	N/A	N/A	N/A	N/A
5	Preschool, Child Care, Head Start	N/A	N/A	N/A	N/A
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	2	3	2	2.3
7	Library, Information Resources	3	3	2	2.7
8	Specialty: STEM, Science, Art, Graphics	2	2	2	2.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	1	2	2	1.7
10	Performing Arts (Band, Choir, Drama, Stage)	2	2	2	2.0
11	Gym, Fitness, Athletics, Covered Play	2	2	2	2.0
12	CTE, Technology, Shops, Computer Labs, Testing	2	2	2	2.0
13	Service, Storage, General Restrooms, Custodial	2	2	2	2.0
14	Community/Special Services	2	2	2	2.0
15	General Circulation, Corridors, Lobby, Public Areas	2	2	2	2.0
16	Playfields	3	4	2	3.0
17	Site: Parking, Bus, Parent Drop-off	2	3	2	2.3
		2.1	2.3	2.1	

Surveyed By: JH

Date Surveyed: 12/11/20

LEA SCORE **2.16**



LEA Executive Summary

The LEA score suggests that Denny International Middle School meets the school district standards quite well and is operating at 90% capacity. The top three concerns are the access to the field, special education classroom adjacencies, and location and undersized area of the library. Classrooms are furnished with flexible furniture and located around flex areas that allow for flexible learning and small group projects. The school occasionally also share program spaces with Chief Sealth High School. The overall facility appears to support the education program very well. This school does not need immediate renovation or replacement. Minor modernization may be needed in 10- 15 years.

No.	Comments
1	No comment.
2	No comment.
3	No comment.
4	No comment.
5	No comment.
6	There is no designated SPED cluster. SPED classrooms are disbursed on all 3 floors.
7	Library is located at the 3rd floor and hard to access for the program spaces on the 1st floor. 30% undersized per education specification.
8	No comment.
9	Shared kitchen facility with Chief Sealth High School. Commons is not only good sized, but also connected with Chief Sealth for large community use.
10	No comment.
11	No comment.
12	No comment.
13	No comment.
14	No comment.
15	No comment.
16	Playfield seems to be small. Track and field are across SW Thistle Street and shared with the high school.
17	No comment.



Learning Environment Assessment (LEA) ©

prepared by Sázán Environmental Services

Facility Name
Dunlap

Level	ES
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MS Catchment Area
Aki Kurose

GSF Area	74,310
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Site ID #	20715
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Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1924	2000

Operational Capacity	303
Feb 2020 Enrollment	338
Utilization	112%

	SF/Student
Dunlap	220
District-wide	146
Variance	51%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	2	1	2	1.7
2	Core Learning (General Classrooms)	1	2	3	2.0
3	Small Group Learning Areas	5	5	5	5.0
4	Kindergarten	1	3	3	2.3
5	Preschool, Child Care, Head Start	1	2	3	2.0
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	2	2	3	2.3
7	Library, Information Resources	2	2	2	2.0
8	Specialty: STEM, Science, Art, Graphics	4	4	4	4.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	4	2	3	3.0
10	Performing Arts (Band, Choir, Drama, Stage)	4	4	4	4.0
11	Gym, Fitness, Athletics, Covered Play	2	2	2	2.0
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	2	2	3	2.3
14	Community/Special Services	1	2	2	1.7
15	General Circulation, Corridors, Lobby, Public Areas	2	2	3	2.3
16	Playfields	3	3	3	3.0
17	Site: Parking, Bus, Parent Drop-off	3	2	3	2.7
		2.4	2.5	3.0	

Surveyed By: SPP
Date Surveyed: 12/11/20

LEA SCORE 2.65



LEA Executive Summary

The LEA score reflects the inherent qualities of the original building, namely large classrooms and high windows. The score also reflects intelligent design for the 2000 modernization and addition. Overall the school supports the educational program well, notwithstanding operating 112% of capacity. Major deficiencies appear under the Environment criteria with a Fair rating. Major concerns include the lack of classrooms well equipped for STEM and arts programs; lack of dedicated classrooms for the performing arts, other than the stage; and lack of a grass play field, even though the school is adjacent to a public park and presumably has access to the park. The classrooms and other program spaces were not rated higher than a 3 generally because of equipment furnishings deficiencies such as lack of integrated sound enhancement systems, ceiling mounted projectors and other minor issues. The school would benefit from minor modifications to address some of the deficiencies in the classrooms, adding a secure entry vestibule, and playground improvements. It would take an addition to address the need of additional performing arts space, and for some of the specialty classrooms such as STEM, arts, etc. and small group learning areas.

No.	Comments
1	Some work rooms and conference rooms in the administration space are doubling as office desk space.
2	Sound enhancement system for classrooms, also noticed in the library, is a local system with desktop speakers. Projectors are just in the older portion of the school.
3	No comment.
4	No comment.
5	No comment.
6	No comment.
7	Large open library with great daylighting provided by the south facing windows.
8	A standard classroom is being used for the art room.
9	Food service prep area is on the small side. The cafeteria is also on the small side. 37% undersized per Ed Spec.
10	59% undersized per Ed Spec.
11	No comment.
12	No comment.
13	No comment.
14	No comment.
15	Building does not have a secure entry vestibule.
16	No comment.
17	No comment.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Eckstein

Level	MS
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MS Catchment Area
Eckstein

GSF Area	172,217
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Site ID #	20712
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1950	N/A

Operational Capacity	1044
Feb 2020 Enrollment	1086
Utilization	104%

SF/Student	
Eckstein	159
District-wide	140
Variance	13%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	4	4	4	4.0
2	Core Learning (General Classrooms)	5	3	4	4.0
3	Small Group Learning Areas	5	5	5	5.0
4	Kindergarten	N/A	N/A	N/A	N/A
5	Preschool, Child Care, Head Start	N/A	N/A	N/A	N/A
6	Resource, Special Education (OPT, ESL, etc.), Family, Life Skills	2	2	3	2.3
7	Library, Information Resources	4	3	2	3.0
8	Specialty: STEM, Science, Art, Graphics	3	3	3	3.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	2	2	2.3
10	Performing Arts (Band, Choir, Drama, Stage)	2	2	4	2.7
11	Gym, Fitness, Athletics, Covered Play	2	4	4	3.3
12	CTE, Technology, Shops, Computer Labs, Testing	3	3	3	3.0
13	Service, Storage, General Restrooms, Custodial	4	3	3	3.3
14	Community/Special Services	4	4	4	4.0
15	General Circulation, Corridors, Lobby, Public Areas	3	4	4	3.7
16	Playfields	2	1	1	1.3
17	Site: Parking, Bus, Parent Drop-off	3	3	3	3.0
		3.3	3.1	3.3	

Surveyed By: JD
Date Surveyed: 12/2/20

LEA SCORE **3.20**



LEA Executive Summary

Major modernization to restore this gem of a facility should be prioritized. The school is very well maintained facility by custodial staff and has been instrumental in extending the useful life of the school. The school is operating above capacity which will further accelerate system lifecycle replacements, especially interior finishes. Classrooms have excellent daylighting. The facility has great space provisions for performing arts and has intuitive wayfinding throughout the building; unfortunately the annex classrooms are extremely dated and are dismal learning environments. The school no longer appears to adequately support the CTE program. The site is extremely porous and challenging to supervise. The facility provides reasonable support for the educational program but needs a major renovation to bring the facility back to its potential grandeur and provisions for state of the art middle school program. The school should not be replaced, but a full modernization/addition is long over due.

No.	Comments
1	Undersized administration area for size of staff and student body, with some counseling support distributed to 2nd floor.
2	School enrollment is above operational capacity. Old annex classrooms are very poor learning environments. A new triple portable is currently under installation. The existing classrooms support a mix of different sized learning areas, some slightly below education specification and some over. All existing classrooms have wonderful natural daylighting, but generally suffer from poor ventilation.
3	No provisions for small group learning areas. There are some small areas at the heads of stairs and ends of corridors that could be made more suitable but lack effective furnishings to support this function.
4	No comment.
5	No comment.
6	No comment.
7	30% undersized per current MS Ed Spec, and further compromised by Makerspace program; overall a very nice space.
8	Satisfactory provisions for science and art, with makerspace located in library.
9	10% undersized per current Ed Spec, but very nice space.
10	Auditorium is a nice space, but is in great need for an update to restore stature, particularly curtains (reportedly replaced 11 years ago) and stage. Orchestra wing is well situated and Little Theater provides additional space, but may be compromised by future growth and need for additional cafeteria
11	Bleachers are reportedly condemned. While overall gym space exceeds Ed Specs by nearly 30 %, actual court space is only about 14% oversized; this is largely due to oversized, out-of-date configuration of locker rooms and storage/climbing wall areas.
12	Two former CTE classrooms currently support two Technology classrooms, which exceeds Ed Spec by 30%, but appear generic in use, lacking technology/robotics, etc. Makerspace located in library.
13	Custodial support appears well distributed and supported, however lacking equitable distribution of women's restrooms.
14	Generally lacking.
15	Lacking secure vestibule. Recent re-keying of the facility has improved general building security but many exterior circulation doors challenge supervision and security. Generous 14-ft corridors are generally well lit but, like the school in general, is due for a comprehensive modernization.
16	Athletic fields upgraded in 2008 appear to be well maintained.
17	Circulation works well with parking and bus areas located on west end of site on 30th Ave NE. Parent drop on NE 75th and Special Needs bus-in directly on site. Circulation on 30th Avenue and parent drop on the very busy 75th Street however both appear to present challenges for supervision and safety, respectively.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Emerson

Level	ES
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MS Catchment Area
Aki Kurose

GSF Area	78,804
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Site ID #	20700
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1909	2001

Operational Capacity	351
Feb 2020 Enrollment	382
Utilization	109%

SF/Student	
Emerson	206
District-wide	146
Variance	41%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	4	4	3	3.7
2	Core Learning (General Classrooms)	1	3	3	2.3
3	Small Group Learning Areas	5	5	5	5.0
4	Kindergarten	1	3	3	2.3
5	Preschool, Child Care, Head Start	2	3	3	2.7
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	4	3	3	3.3
7	Library, Information Resources	1	4	4	3.0
8	Specialty: STEM, Science, Art, Graphics	3	3	2	2.7
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	2	2	2.3
10	Performing Arts (Band, Choir, Drama, Stage)	4	3	3	3.3
11	Gym, Fitness, Athletics, Covered Play	2	4	3	3.0
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	3	2	3	2.7
14	Community/Special Services	5	5	5	5.0
15	General Circulation, Corridors, Lobby, Public Areas	2	3	2	2.3
16	Playfields	4	5	4	4.3
17	Site: Parking, Bus, Parent Drop-off	4	4	4	4.0
		3.0	3.5	3.3	

Surveyed By: SPP

Date Surveyed: 12/11/20

LEA SCORE 3.25



LEA Executive Summary

The LEA score reflects design choices made during the 2000 modernization. The older building has very nice classrooms and the modernization was done well. However the addition classrooms have lower ceilings; fewer and smaller windows; insufficient casework; and missing amenities like ceiling mounted projectors. Overall the facility serves the educational program fairly well but there are some deficiencies. The Resource rooms are limited in quantity and size, and are not well distributed. There are no Small Group Learning Areas. Other than a very nice art studio there are no other specialty classrooms. Likewise there are no facilities for the performing arts other than the stage and a regular classroom used as a music room. Lastly, the lack of good outdoor grass, hard surface and soft surface play areas is a significant deficiency. Most of these deficiencies cannot be remedied due to the limitations of the site, lack of room for an addition and expansion of the playfield area. Minor improvements could be made to improve the classroom environments such as technology updates.

No.	Comments
1	Principal comments: "Insufficient number of conference and resource rooms for meetings with students, parents, and between staff."
2	Principal comments: "Projectors are desktop typically, have a few ceiling mount - would be helpful to have them mounted; good to have smart boards; the projection screens are tiny."
3	No comment.
4	Kindergarten area only has a small concrete play area balcony. Principal comment: "Not all kindergarten have restrooms."
5	Childcare area has a very small concrete outdoor area and lacks real hard surface or soft play area. Childcare is used for the Headstart program.
6	Principal comments: "Insufficient number and limited sizes to support program."
7	25% oversized per Ed Spec.
8	Specialty areas are pretty much limited to an art/science classroom which is quite large however it is only being used as an art classroom.
9	Cafeteria multipurpose area is small as is the food service area. 39% undersized per Ed Spec.
10	75% undersized per Ed Spec.
11	The 4 rating is based on the covered play being located beneath the gymnasium with difficult access. Partition wall installed backward.
12	No comment.
13	Principal comments: "Classroom is being used as a bookroom - plan is to convert back to a classroom storage; overall storage is lacking."
14	Principal comments: "Limited program because no space for families/parents to gather."
15	Principal comments: "Bridge walkway between old and new 2nd floor being open is a potential safety issue of stuff tossed over."
16	Playfield opportunities are very limited on the Emerson site due to small size and grade change. There is a covered play area located underneath a portion of the gym. There are some small outdoor play areas that are concrete surface. There is no grass playfield; however the school uses the city park down the hill and across the street which has hard, soft and grass playfields.
17	No comment.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Fairmount Park

Level	ES
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MS Catchment Area
Madison

GSF Area	60,062
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Site ID #	20674
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Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1964, 2014	2014

Operational Capacity	516
Feb 2020 Enrollment	533
Utilization	103%

	SF/Student
Fairmount Park	113
District-wide	146
Variance	-23%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	2	2	2	2.0
2	Core Learning (General Classrooms)	3	2	1	2.0
3	Small Group Learning Areas	3	3	2	2.7
4	Kindergarten	3	3	3	3.0
5	Preschool, Child Care, Head Start	1	1	1	1.0
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	3	3	3	3.0
7	Library, Information Resources	1	2	1	1.3
8	Specialty: STEM, Science, Art, Graphics	2	2	2	2.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	2	2	2.3
10	Performing Arts (Band, Choir, Drama, Stage)	2	1	2	1.7
11	Gym, Fitness, Athletics, Covered Play	4	4	3	3.7
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	2	2	2	2.0
14	Community/Special Services	4	4	4	4.0
15	General Circulation, Corridors, Lobby, Public Areas	2	2	2	2.0
16	Playfields	3	2	3	2.7
17	Site: Parking, Bus, Parent Drop-off	4	4	4	4.0
		2.6	2.4	2.3	

Surveyed By: JD
Date Surveyed: 12/23/20

LEA SCORE	2.46
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LEA Executive Summary

Capacity of the school is probably the greatest concern, given the tendency to operate above capacity, which is reflected by lowest score in Space criteria. The recent remodel and additions however bring a bright new feel to the school with strong provisions for natural daylighting and the creation of a positive overall learning environment.

No.	Comments
1	Good sightlines of main entry and courtyard from Reception and workrooms distributed throughout the building.
2	Classrooms are all below education specification, but excellent daylighting with good separation of 2nd and 3rd floor academic wings from more public spaces located on 1st floor. Concerns with operating over capacity.
3	Some provisions for small group learning (e.g., learning stairs on 2nd floor).
4	Currently 5 kindergarten classrooms: 2 are located in the childcare classrooms; 1 located in general education classroom.
5	Purpose built Childcare currently occupied by Kindergarten program.
6	2 self contained special education classrooms: Preschool, but located at far end of 2nd floor.
7	No comment.
8	Art accessed from exterior courtyard.
9	40% undersized per Ed Spec.
10	25% undersized per Ed Spec, but strong adjacency with Stage and Multipurpose.
11	58% undersized per Ed Spec. Strong adjacency with playfield, but no interior access to gym from the rest of the school and no covered play.
12	No comment.
13	No comment.
14	Minimal provisions for community space.
15	No secure vestibule, with free access to 2nd floor academic wings. Generous corridor widths.
16	Hard surface play on site, but playfield use of City's Fairmount Park.
17	Challenging, street only site access from SW Finlay with no separation of bus/cars, and limited parking off Alley for staff.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Franklin

Level	HS
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MS Catchment Area
N/A

GSF Area	269,201
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Site ID #	20686
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1912	1991

Operational Capacity	1398
Feb 2020 Enrollment	1204
Utilization	86%

SF/Student	
Franklin	224
District-wide	162
Variance	38%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	4	4	4	4.0
2	Core Learning (General Classrooms)	4	4	4	4.0
3	Small Group Learning Areas	5	5	5	5.0
4	Kindergarten	N/A	N/A	N/A	N/A
5	Preschool, Child Care, Head Start	N/A	N/A	N/A	N/A
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	4	4	4	4.0
7	Library, Information Resources	3	3	3	3.0
8	Specialty: STEM, Science, Art, Graphics	4	4	4	4.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	4	4	3	3.7
10	Performing Arts (Band, Choir, Drama, Stage)	3	3	3	3.0
11	Gym, Fitness, Athletics, Covered Play	3	4	4	3.7
12	CTE, Technology, Shops, Computer Labs, Testing	4	4	3	3.7
13	Service, Storage, General Restrooms, Custodial	3	3	3	3.0
14	Community/Special Services	3	3	3	3.0
15	General Circulation, Corridors, Lobby, Public Areas	3	2	2	2.3
16	Playfields	1	1	1	1.0
17	Site: Parking, Bus, Parent Drop-off	3	3	3	3.0
		3.4	3.4	3.3	

Surveyed By: LS

Date Surveyed: 12/16/20

LEA SCORE **3.36**



LEA Executive Summary

Franklin's last renovation in the early 1990s was insufficient and does not support today's 21st-century learning environments. It is currently operating at 86% capacity. Top three concerns are: (1) Classroom sizes; (2) Lack of student collaboration & socialization spaces; (3) daylight outside of classrooms. Franklin's exterior is a beautiful, significant and well kept community historic building. The overall facility does not support today's educational program, but rather reflects an outdated 'cells & bells' model. This school should be considered for a significant modernization. Note: Site perimeter fencing is around turf fields but not around main school building because it is surrounded by streets without outdoor recreation area.

No.	Comments
1	Many spaces lacking.
2	Nearly all general education classrooms significantly undersized; furniture not flexible (chairs attached to sloped desk surfaces); original teaching surfaces with overlays.
3	No comment.
4	No comment.
5	No comment.
6	Only 2 out of 10 teaching stations in education specification in building. There is no OT/PT storage and no special education staff planning areas.
7	27% undersized per Ed Spec. Missing small group collaboration & distance learning spaces.
8	Aged spaces without fume hoods, epoxy top surfaces; no exterior windows.
9	Historic Commons & food service areas undersized; lacks variety of distributed spaces to support student socialization. 49% undersized per Ed Spec.
10	No comment.
11	While overall square footage is above Ed Spec, main gym lacks safety perimeter around basketball court; girls/boys locker rooms are not proportionate; poor ventilation. 41% oversized per Ed Spec.
12	Site-specific program is a basement wood shop; has 4th floor greenhouse.
13	No comment.
14	No comment.
15	No secure entry vestibule; some hallways are wide with high ceilings but all lack access to daylight and views.
16	Recent turf fields.
17	All parking is along neighborhood streets; no school parking lots.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Garfield

Level	HS
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MS Catchment Area
N/A

GSF Area	331,495
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Site ID #	20705
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1923	2008

Operational Capacity	1619
Feb 2020 Enrollment	1767
Utilization	109%

SF/Student	
Garfield	188
District-wide	162
Variance	16%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	1	1	2	1.3
2	Core Learning (General Classrooms)	1	2	2	1.7
3	Small Group Learning Areas	5	5	5	5.0
4	Kindergarten	N/A	N/A	N/A	N/A
5	Preschool, Child Care, Head Start	N/A	N/A	N/A	N/A
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	1	2	2	1.7
7	Library, Information Resources	3	2	2	2.3
8	Specialty: STEM, Science, Art, Graphics	1	2	2	1.7
9	Food Service, Cafeteria, Multi-Purpose, Commons	1	1	2	1.3
10	Performing Arts (Band, Choir, Drama, Stage)	1	2	2	1.7
11	Gym, Fitness, Athletics, Covered Play	1	2	1	1.3
12	CTE, Technology, Shops, Computer Labs, Testing	1	1	2	1.3
13	Service, Storage, General Restrooms, Custodial	1	1	1	1.0
14	Community/Special Services	1	1	2	1.3
15	General Circulation, Corridors, Lobby, Public Areas	1	1	2	1.3
16	Playfields	1	1	2	1.3
17	Site: Parking, Bus, Parent Drop-off	1	2	2	1.7
		1.4	1.7	2.1	

Surveyed By: AV

Date Surveyed: 12/10/20

LEA SCORE	1.73
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LEA Executive Summary

Overall the building supports the educational mission and is operating at 109% of capacity. Limited ADA access into the building and between buildings. Students circulate outside to get to the Performing Arts or gymnasium from the main building. The school maximizes the floorplan within an existing historic building. The building would benefit from some cosmetic updates.

No.	Comments
1	Administration is located on the first floor with direct access to the main entry. Counseling provides good supervision for the ADA entrance. There are also distributed offices around the high school. A few finishes could be updated.
2	Flexibility is lacking because of the historic nature of the building. Technology/teaching wall is not per current standard but works.
3	Zero small group learning areas; all small group areas were turned into classrooms.
4	No comment.
5	No comment.
6	Centrally located on the main floor.
7	Undersized but has 3 teaching spaces (including computer lab). Good daylighting. 28% undersized per education specification.
8	Science rooms typically had two areas: lab area/lecture area. Some of the classrooms had fixed island stations that didn't allow for flexibility.
9	Some finishes are a little worn; no physical or visual connection to the exterior. 83% oversized per Ed Spec.
10	Location of Band and Choir to the Performing Arts Center. 24% oversized per Ed Spec.
11	Locker rooms are a level below the gym and field.
12	Nice CTE suite with adequate offices and support spaces. Some spaces didn't have daylight and acoustics of open floor concept are a concern.
13	No comment.
14	Great community access.
15	Some corridors didn't have daylight but the majority did.
16	Field and track are great but could use some small bleacher seating.
17	Dispersed parking around campus and fields.



Learning Environment Assessment (LEA) ©

Facility Name
Gatewood

Level	ES
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MS Catchment Area
Madison

GSF Area	55,785
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Site ID #	20739
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Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1910	1991

Operational Capacity	386
Feb 2020 Enrollment	399
Utilization	103%

SF/Student	
Gatewood	140
District-wide	146
Variance	-4%

Learning Environment Assessment Criteria

	SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
	Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	3	4	3.3
2	Core Learning (General Classrooms)	1	3	2.0
3	Small Group Learning Areas	3	4	3.3
4	Kindergarten	1	3	2.3
5	Preschool, Child Care, Head Start	1	3	2.0
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	4	4	3.7
7	Library, Information Resources	1	2	1.3
8	Specialty: STEM, Science, Art, Graphics	3	3	3.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	4	3	3.3
10	Performing Arts (Band, Choir, Drama, Stage)	4	3	3.3
11	Gym, Fitness, Athletics, Covered Play	4	3	3.3
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	4	4	3.7
14	Community/Special Services	5	5	5.0
15	General Circulation, Corridors, Lobby, Public Areas	2	3	2.3
16	Playfields	2	3	3.3
17	Site: Parking, Bus, Parent Drop-off	3	3	3.0
	2.8	2.9	3.3	

Surveyed By: SPP
Date Surveyed: 12/15/20

LEA SCORE **3.02**



LEA Executive Summary

The LEA score reflects the lack of spaces to accommodate several program areas, the overall poor configurations of several types of spaces to support program activities, and the generally poor condition of the program areas. The primary concerns are the lack of space to support special education and other resources, lack of space for specialty spaces, but especially undersized cafeteria, performing arts programs and gym. The Environmental criteria scores are Fair and generally reflect the poor quality of the educational spaces. Examples include: very poor daylighting, artificial lighting, and poor indoor air quality. Overall the classrooms support core learning, since they are oversized. However, the lack of specialty spaces impacts the delivery of non-core programs. The school is due for a modernization and possibly an addition.

No.	Comments
	Principal's comments: "No dedicated resource classrooms or meeting rooms so staff use nooks and crannies; insufficient number of offices and conference rooms; Music room lacks acoustical attenuation and is loud; Music room on 3rd floor is a long way for kindergarteners to go, and also is distance from Stage; classroom lighting is very poor; heating/cooling throughout school is poor and inconsistent, goes from hot to cold, and between spaces, ventilation is lacking - not a good environment for learning and teaching; lack of space for OT/PT, special resources; lack of a suitable room for staff meetings, no conference room; no community room; fencing around playground is incomplete; no ADA access to playground without leaving campus to go down hill on the sidewalk."
1	No comment.
2	The quality of the artificial lighting in the classrooms is very poor. Some classrooms have blue covers over the transfers to defuse the light. Projectors are desktop and screens are small. Audio enhancement is wired for ceiling speakers.
3	No comment.
4	No comment.
5	No comment.
6	No comment.
7	No comment.
8	A large classroom with good daylighting has been dedicated as the art studio. The studio has an adjacent room for a kiln and storage room; however the IT switches are installed in this room sitting right on top of the kilns so obviously the kilns are not in use.
9	40% undersized per Ed Spec.
10	Large classroom is dedicated for the music program. No special acoustical treatments. 73% undersized per Ed Spec.
11	63% undersized per Ed Spec.
12	No comment.
13	No comment.
14	No comment.
15	No comment.
16	No comment.
17	No comment.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Bailey Gatzert

Level	ES
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MS Catchment Area
Washington

GSF Area	53,958
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Site ID #	20658
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Original Construct	Last Mod/Add
1988	N/A

Operational Capacity	270
Feb 2020 Enrollment	358
Utilization	133%

SF/Student	
Gatzert	151
District-wide	146
Variance	3%

Scoring

- 1 Excellent** (Meets All SPS Standards)
- 2 Good** (Meets Most SPS Standards)
- 3 Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 Unsuitable** (Severely Lacking Support for SPS Standards)

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	3	3	3	3.0
2	Core Learning (General Classrooms)	3	3	3	3.0
3	Small Group Learning Areas	5	5	5	5.0
4	Kindergarten	5	5	3	4.3
5	Preschool, Child Care, Head Start	1	2	2	1.7
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	1	3	3	2.3
7	Library, Information Resources	3	3	3	3.0
8	Specialty: STEM, Science, Art, Graphics	5	5	5	5.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	2	3	2.7
10	Performing Arts (Band, Choir, Drama, Stage)	4	3	3	3.3
11	Gym, Fitness, Athletics, Covered Play	5	4	3	4.0
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	3	3	3	3.0
14	Community/Special Services	1	3	3	2.3
15	General Circulation, Corridors, Lobby, Public Areas	4	4	3	3.7
16	Playfields	1	3	4	2.7
17	Site: Parking, Bus, Parent Drop-off	2	2	N/A	1.3
		3.1	3.3	3.3	

Surveyed By: JD
Date Surveyed: 12/9/20

LEA SCORE 3.21



LEA Executive Summary

This is a highly utilized (i.e., 133% of operational capacity) and mixed use facility supporting a rich variety of community programs. Operating above capacity strains the ability of core programs such as Administration, gym, MP, and corridors to operate most effectively. The perimeter of the site could be more robust to ensure student safety and minimize homeless incursions. Configuration with the gym and classrooms islanded within the core impacts positive adjacencies, daylighting and interior circulation. Dedicated extensively to community and special education, the facility unfortunately lacks capacity for stronger support for general education programs. Consideration should be made for modernization and addition to better support the unique needs of community programs, which would free up classrooms and offices for general education.

No.	Comments
1	Small administrative suite is augmented by distributed administration/office spaces throughout building. Difficult passive supervision of both interior and exterior from admin area.
2	Classrooms lack modern A/V support (i.e., desktop projectors). Generally good daylighting on perimeter classrooms, but not for classrooms 24-26. Music room in portable. School operating above capacity. Classrooms showing their age and high use.
3	No comment.
4	Only 2 kindergarten classrooms, which are located in core classrooms, not self-contained with restroom across the corridor.
5	School support YMCA program, Pre-K programs from 2014 improvement project.
6	Extensive support for multiple levels and many spaced dedicated to special education, with configuration and environment reflecting the age of facility.
7	25% undersized library space per education specification.
8	No support for specialty programs. No art classroom.
9	36% undersized per Ed Spec. Strong adjacency with Administration, main entry, stage and gym. Environment reflects age and high use of space.
10	Nearly 60% undersized per Ed Spec, no permanent music room, located in portable.
11	Nearly 60% undersized per Ed Spec, limited covered play and gym is less than 1/2 of Ed Spec. Good, linear relationship with multipurpose and stage area, but located in the core of the building with poor adjacency to outdoor play.
12	"Technology" classroom will be phased out.
13	No comment.
14	Title I School hosts AmeriCorps; YMCA; Seattle University; Family Support and Neighborcare Health programs scattered throughout the buildings classrooms and offices.
15	No secure vestibule. Narrow corridors for the mixed use of program, which meander around gym/MP and interior classrooms, with no return to Central Administration.
16	Limited site security. Subject to homeless camping and paraphernalia. District playfield provides access to City use, which opens site after hours/weekend.
17	Given urban site off busy Yesler Way, the site has usually good provisions for onsite parking and separation of car and bus circulation. Newly installed gates prevent homeless parking.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Genesee Hill

Level	ES
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MS Catchment Area
Madison

GSF Area	91,281
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Site ID #	20698
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Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
2016	N/A

Operational Capacity	664
Feb 2020 Enrollment	646
Utilization	97%

	SF/Student
Genesee Hill	141
District-wide	146
Variance	-3%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	1	1	1	1.0
2	Core Learning (General Classrooms)	1	1	1	1.0
3	Small Group Learning Areas	1	1	1	1.0
4	Kindergarten	2	1	1	1.3
5	Preschool, Child Care, Head Start	2	1	1	1.3
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	1	1	1	1.0
7	Library, Information Resources	1	1	1	1.0
8	Specialty: STEM, Science, Art, Graphics	1	1	1	1.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	1	1	1	1.0
10	Performing Arts (Band, Choir, Drama, Stage)	1	1	1	1.0
11	Gym, Fitness, Athletics, Covered Play	1	1	1	1.0
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	1	1	1	1.0
14	Community/Special Services	1	1	1	1.0
15	General Circulation, Corridors, Lobby, Public Areas	1	1	1	1.0
16	Playfields	1	1	3	1.7
17	Site: Parking, Bus, Parent Drop-off	1	2	2	1.7
		1.1	1.1	1.2	

Surveyed By: JD
Date Surveyed: 12/16/20

LEA SCORE	1.13
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LEA Executive Summary

Genesee Hill Elementary School represents state of the art building configuration and support of current pedagogy, and is a model to be followed.

No.	Comments
1	No comment.
2	No comment.
3	No comment.
4	6 kindergarten classrooms being operated, but two have consumed the childcare space.
5	Dedicated Childcare Center is currently not active, but used as kindergarten suite.
6	No comment.
7	41% oversized per education specification.
8	No comment.
9	No comment.
10	27% oversized per Ed Spec. Perfect orientation with auditorium and partitioned gym.
11	38% oversized per Ed Spec.
12	Small technology lab remains for now.
13	No comment.
14	No comment.
15	No comment.
16	The playfield has poor drainage, which creates an unusable mud field; this is the only issue of concern at the school.
17	Nice bus pullout area (i.e., only 2 long buses currently being used) from 51st Ave SW. Parents also drop-off on the same street, with Kindergarten drop-off on SW Dakota Street. Generous staff parking area off SW Genesee Street and nice visitor parking area off SW Dakota, which is also used by the 2 special education buses.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Graham Hill

Level	ES
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MS Catchment Area
Aki Kurose

GSF Area	55,792
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Site ID #	20704
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Original Construct	Last Mod/Add
1961	2004

Operational Capacity	388
Feb 2020 Enrollment	325
Utilization	84%

SF/Student	
Graham Hill	172
District-wide	146
Variance	18%

Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	3	2	3	2.67
2	Core Learning (General Classrooms)	3	2	4	3.00
3	Small Group Learning Areas	3	3	3	3.00
4	Kindergarten	3	3	4	3.33
5	Preschool, Child Care, Head Start	2	2	2	2.00
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	2	2	2	2.00
7	Library, Information Resources	2	2	2	2.00
8	Specialty: STEM, Science, Art, Graphics	2	2	2	2.00
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	2	2	2.33
10	Performing Arts (Band, Choir, Drama, Stage)	3	2	2	2.33
11	Gym, Fitness, Athletics, Covered Play	2	2	4	2.67
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	2	2	2	2.00
14	Community/Special Services	3	3	3	3.00
15	General Circulation, Corridors, Lobby, Public Areas	3	3	3	3.00
16	Playfields	3	3	3	3.00
17	Site: Parking, Bus, Parent Drop-off	2	2	2	2.00
		2.6	2.3	2.7	

Surveyed By: DDH
Date Surveyed: 12/10/20

LEA SCORE	2.52
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LEA Executive Summary

The LEA score suggest that this school supports a generally Good-Fair learning environment and is operating at 84% capacity. The top three concerns are the classrooms have through wall unit ventilators and many are noisy, especially in old building; the classrooms need updating; and card readers are recommended for exterior access points. The school appears to meet the community needs well. The custodial staff keeps the facility looking very good for their condition. Overall the facility supports the educational program. This facility should be modernized, especially the older building portion. The HVAC system needs replaced with current technology.

No.	Comments
1	No comment.
2	The Classrooms in the older building are a little undersized. All of the door hardware of the older building are still knob (ADA non-compliant) type.
3	No comment.
4	No comment.
5	No comment.
6	No comment.
7	No comment.
8	No comment.
9	44% undersized per Ed Spec.
10	38% undersized per Ed Spec.
11	The paved surface of the Covered Play area is uneven and rough. 20% undersized per Ed Spec.
12	No comment.
13	No comment.
14	No comment.
15	The exterior entrances for portable and playfield do not have key card readers, so staff has to be buzzed in.
16	No comment.
17	No comment.



Learning Environment Assessment (LEA) ©

prepared by Sázán Environmental Services

Facility Name
Green Lake

Level	ES
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MS Catchment Area
Eckstein

GSF Area	49,397
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Site ID #	20682
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Original Construct	Last Mod/Add
1971	0

Operational Capacity	387
Feb 2020 Enrollment	433
Utilization	112%

SF/Student	
Green Lake	114
District-wide	146
Variance	-22%

Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	3	4	3	3.33
2	Core Learning (General Classrooms)	3	3	3	3.00
3	Small Group Learning Areas	4	4	4	4.00
4	Kindergarten	4	3	4	3.67
5	Preschool, Child Care, Head Start	3	3	3	3.00
6	Resource, Special Education (OPTP, ESL, etc.), Family, Life Skills	2	3	3	2.67
7	Library, Information Resources	3	2	2	2.33
8	Specialty: STEM, Science, Art, Graphics	4	4	4	4.00
9	Food Service, Cafeteria, Multi-Purpose, Commons	4	1	1	2.00
10	Performing Arts (Band, Choir, Drama, Stage)	4	1	1	2.00
11	Gym, Fitness, Athletics, Covered Play	3	4	3	3.33
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	4	3	3	3.33
14	Community/Special Services	4	4	4	4.00
15	General Circulation, Corridors, Lobby, Public Areas	3	3	3	3.00
16	Playfields	3	4	3	3.33
17	Site: Parking, Bus, Parent Drop-off	3	3	3	3.00
		3.4	3.1	2.9	

Surveyed By: JD
Date Surveyed: 11/18/20

LEA SCORE 3.13



LEA Executive Summary

Notwithstanding the 2014 addition and 2017 renovations, several programs are not supported by the older building. Safe and secure access to the playfield and the school has multiple, unsecured exterior doors. Open concept layout is inconsistent with current pedagogy. Poor natural daylighting in learning areas. Library and cafeteria/stage programs are well configured, but the cafeteria and Performing Arts are 50% undersized. The extent of interior renovations of the old building suggests replacement, while retaining the 2014 wing.

No.	Comments
1	No secure vestibule. Cold perimeter walls. Limited storage. Central clock does not operate and intercom is dysfunctional. Poor interior supervision from Administration.
2	Insufficient daylighting in classrooms. Open concept pod configuration does not support current pedagogy.
3	No purpose-built small group learning areas. Small prep rooms and classrooms used to serve small groups, but require active supervision.
4	Open concept, undersized kindergarten classrooms.
5	No dedicated Childcare Center, but supporting a PK Autism program.
6	Green Lake ES was built for special education program and currently houses the Medically Challenged program, which is housed in a pod.
7	Library is slightly undersized, but works generally pretty well for the librarian.
8	Art room is undersized and only accessible through gym or out of doors. Kiln located outdoors. No provisions observed for STEM or makerspaces.
9	50% undersized per education specification, but is a new 2014 edition as well appointed with good daylighting and quality of finishes generous provisions for performance stage with operable partition and room for good teaching area as well.
10	54% undersized per Ed Spec. New 2014 addition.
11	39% undersized per Ed Spec. Gym is located on lower level and undersized. Former covered play enclosed to create classrooms.
12	Minimal provisions for computers and testing.
13	Typical lack of sufficient storage and custodial space.
14	No community space observed.
15	Narrow 8 foot corridors. Rather challenging wayfinding.
16	New play area under construction. Largely hard surface place. Rather circuitous accessibility from east side of building poses security and safety issues.
17	Good separation of bus, parent drop areas, but many points of access require extensive supervision. No onsite parking.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Greenwood

Level	ES
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MS Catchment Area
Robert Eagle Staff

GSF Area	65,600
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Site ID #	20725
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Original Construct	Last Mod/Add
1909	2002

Operational Capacity	345
Feb 2020 Enrollment	335
Utilization	97%

SF/Student	
Greenwood	196
District-wide	146
Variance	34%

Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	2	3	2	2.3
2	Core Learning (General Classrooms)	2	3	2	2.3
3	Small Group Learning Areas	2	2	3	2.3
4	Kindergarten	3	3	3	3.0
5	Preschool, Child Care, Head Start	3	3	3	3.0
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	2	2	2	2.0
7	Library, Information Resources	3	2	2	2.3
8	Specialty: STEM, Science, Art, Graphics	3	3	3	3.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	4	3	2	3.0
10	Performing Arts (Band, Choir, Drama, Stage)	3	2	2	2.3
11	Gym, Fitness, Athletics, Covered Play	2	1	2	1.7
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	2	2	2	2.0
14	Community/Special Services	2	2	2	2.0
15	General Circulation, Corridors, Lobby, Public Areas	2	3	2	2.3
16	Playfields	3	3	3	3.0
17	Site: Parking, Bus, Parent Drop-off	4	4	4	4.0
		2.6	2.6	2.4	

Surveyed By: DH
Date Surveyed: 12/1/20

LEA SCORE	2.54
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LEA Executive Summary

The LEA score suggest that this facility is providing a good learning environment. The top 3 concerns are: the exterior of the original building is in bad need of repairs/restoration work; some of the spaces need general improvements to meet current programs (e.g., Cafeteria and Performing Arts); and site upgrades for access and space utilization. This facility connects very well with community and is a great example of incorporating an old building with additions to stay with character of neighborhood. I think that this facility supports the neighborhoods educational needs well. This school should be modernized.

No.	Comments
1	This facility has a high number of offices and small group spaces. Some of them need updates for better utilization of spaces.
2	No comment.
3	No comment.
4	No comment.
5	No comment.
6	No comment.
7	No comment.
8	No comment.
9	47% undersized per Ed Spec.
10	53%undersized per Ed Spec.
11	No comment.
12	No comment.
13	No comment.
14	No comment.
15	No comment.
16	Playfield area is limited and could use some improvements for access and function.
17	Parking is very limited as well as student drop-off.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Hamilton International

Level	MS
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MS Catchment Area
Hamilton

GSF Area	150,473
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Site ID #	20683
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1926, 2009	2010

Operational Capacity	978
Feb 2020 Enrollment	1041
Utilization	106%

	SF/Student
Hamilton Int'l	145
District-wide	140
Variance	3%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	1	1	1	1.0
2	Core Learning (General Classrooms)	1	1	1	1.0
3	Small Group Learning Areas	1	1	1	1.0
4	Kindergarten	N/A	N/A	N/A	N/A
5	Preschool, Child Care, Head Start	N/A	N/A	N/A	N/A
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	2	2	2	2.0
7	Library, Information Resources	3	2	2	2.3
8	Specialty: STEM, Science, Art, Graphics	1	1	1	1.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	1	1	1	1.0
10	Performing Arts (Band, Choir, Drama, Stage)	1	1	1	1.0
11	Gym, Fitness, Athletics, Covered Play	3	2	2	2.3
12	CTE, Technology, Shops, Computer Labs, Testing	2	2	2	2.0
13	Service, Storage, General Restrooms, Custodial	1	1	1	1.0
14	Community/Special Services	2	2	2	2.0
15	General Circulation, Corridors, Lobby, Public Areas	3	3	4	3.3
16	Playfields	3	2	2	2.3
17	Site: Parking, Bus, Parent Drop-off	3	2	3	2.7
		1.9	1.6	1.7	

Surveyed By: JD

Date Surveyed: 12/3/20

LEA SCORE **1.73**



LEA Executive Summary

Hamilton Middle School represents an excellent learning environment. The historic structure and site simply constrains its ability to meet ideal education specification for current MS programs. Parity of playfield area with other MS programs is one concern and the lack of a secure vestibule and having multiple points of entry, along with accessible roofs for graffiti taggers, are additional concerns at this site. State of the art systems in science and performing arts classrooms, and overall excellent support for the educational program. Although the historic preservation and additions to Hamilton MS are now over a decade old, the facility still appears quite new and state-of-the art. Portables have been removed and the school is operating 106% above operational capacity.

No.	Comments
1	Great provisions for 2 staff prep rooms on each level.
2	No comment.
3	No comment.
4	No comment.
5	No comment.
6	No comment.
7	Overly cluttered stacks and 24% undersized per Ed spec.
8	State of the art science rooms/labs.
9	6% undersized per Ed Spec.
10	7% undersized per Ed Spec.
11	Approximately 25% undersized from Ed Spec, but very nice gym with good plan for after hours use and strong adjacency to hard surface play and Wallingford Playfield. Poor adjacency for gym and locker rooms.
12	1:1 devices eliminate need for dedicated computer/testing rooms and allocation to other programs is beneficial. Computers also generally provided in flex areas. No apparent provisions for CTE program.
13	Excellent distribution of storage and custodial spaces throughout.
14	Dedicated community room for storage.
15	No secure vestibule. Extensive staff required to supervise the multiple entry points at start and close of schools (i.e., Main entry, SW and SE entries, North Plaza Entry). Narrow corridors for MS students, but inherent with historic structure. Intuitive wayfinding.
16	Use of Wallingford Playfield adjacent to gym, but in pretty shabby condition, although no homeless tents.
17	Decent separation of site circulation given urban setting, but lacks parking. Porous site, no perimeter security fence.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Hawthorne

Level	ES
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MS Catchment Area
Mercer

GSF Area	52,793
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Site ID #	20655
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Original Construct	Last Mod/Add
1989	N/A

Operational Capacity	351
Feb 2020 Enrollment	450
Utilization	128%

SF/Student	
Hawthorne	117
District-wide	146
Variance	-20%

Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	2	3	3	2.67
2	Core Learning (General Classrooms)	2	3	3	2.67
3	Small Group Learning Areas	3	3	3	3.00
4	Kindergarten	4	4	2	3.33
5	Preschool, Child Care, Head Start	3	3	2	2.67
6	Resource, Special Education (OPTP, ESL, etc.), Family, Life Skills	3	3	3	3.00
7	Library, Information Resources	3	3	2	2.67
8	Specialty: STEM, Science, Art, Graphics	5	5	5	N/A
9	Food Service, Cafeteria, Multi-Purpose, Commons	4	3	3	3.33
10	Performing Arts (Band, Choir, Drama, Stage)	4	3	3	3.33
11	Gym, Fitness, Athletics, Covered Play	4	3	2	3.00
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	2	3	2	2.33
14	Community/Special Services	3	3	3	3.00
15	General Circulation, Corridors, Lobby, Public Areas	2	3	2	2.33
16	Playfields	2	3	2	2.33
17	Site: Parking, Bus, Parent Drop-off	5	4	4	4.33
		3.2	3.3	2.8	

Surveyed By: DDH

Date Surveyed: 11/18/20

LEA SCORE **3.06**



LEA Executive Summary

The LEA score suggests that the school provides a fair learning environment. The school looks good from exterior, but configuration and space needs, particularly the significantly undersized cafeteria, performing arts and gym areas will require attention in the near future. Enrollment has increased to require operation at 128% capacity, which suggests consideration of the need for additional program space, along with modernization and needs for specialty learning areas.

The main concerns are FF&E upgrades to classrooms with new whiteboards and equipment, improve ventilation, accessibility to entry and perimeter upgrades. The overall facility works fairly well, but needs upgrades and should be considered for future modernization.

No.	Comments
1	None of the offices or core spaces have windows.
2	No comment.
3	Probably need additional small group spaces.
4	2 kindergarten classrooms lack restrooms.
5	No comment.
6	No comment.
7	No comment.
8	No comment.
9	53% undersized per Ed Spec.
10	63% undersized per Ed Spec.
11	65% undersized per Ed Spec.
12	No comment.
13	No comment.
14	No comment.
15	No comment.
16	No comment.
17	There are only a few on site parking spaces. Staff and parents must use street parking. The side entry is used as controlled entrance. There are issues with the accessible entry at bus drop-off.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Hazel Wolf

Level	ES
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MS Catchment Area
Jane Addams

GSF Area	81,897
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Site ID #	20666
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Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
2016	N/A

Operational Capacity	658
Feb 2020 Enrollment	723
Utilization	110%

SF/Student	
Hazel Wolf	113
District-wide	151
Variance	-25%

Learning Environment Assessment Criteria

	SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE	
	Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs		
1	Administration, Teacher Flex/Group, Conf., Counseling	2	2	1	1.7
2	Core Learning (General Classrooms)	1	1	1	1.0
3	Small Group Learning Areas	1	1	1	1.0
4	Kindergarten	2	1	1	1.3
5	Preschool, Child Care, Head Start	1	2	1	1.3
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	1	1	1	1.0
7	Library, Information Resources	3	3	1	2.3
8	Specialty: STEM, Science, Art, Graphics	2	2	1	1.7
9	Food Service, Cafeteria, Multi-Purpose, Commons	2	1	1	1.3
10	Performing Arts (Band, Choir, Drama, Stage)	3	1	1	1.7
11	Gym, Fitness, Athletics, Covered Play	1	1	1	1.0
12	CTE, Technology, Shops, Computer Labs, Testing	2	2	1	1.7
13	Service, Storage, General Restrooms, Custodial	1	1	1	1.0
14	Community/Special Services	2	2	1	1.7
15	General Circulation, Corridors, Lobby, Public Areas	1	2	1	1.3
16	Playfields	3	3	3	3.0
17	Site: Parking, Bus, Parent Drop-off	3	3	3	3.0
		1.8	1.7	1.2	

Surveyed By: SPP

Date Surveyed: 01/06/21

LEA SCORE **1.59**



LEA Executive Summary

The LEA score reflects the relatively recent design and construction of the facility in accordance with the current education specification and standards. The school is over-enrolled, which is creating problems. The small group learning areas are being used for regular math classes and are therefore not available for other breakout uses most of the time (also traffic and noise impact math classes). According to the Principal, all-school assemblies are not possible, due to the inability of students sitting on the sides towards the back (when Commons opened up to gym) to see the stage (i.e., poor sightlines). Over-subscribed enrollment also limits the use of outdoor play areas. The circulation is not ideal due to the layout of the corridors being interrupted by outdoor space. These are building size and design issues that will not be easily addressed. Nevertheless, the learning environment was found to be very good. The facility size and room configurations support the program delivery well. The school, a benchmark elementary school facility, constructed in 2016 does not need any significant changes.

No.	Comments
	Principal's comments: "Railings at play hill overlook and at library do not provide adequate protection - SPED student was able to climb over railing; all-school assemblies are not possible due to sightlines being blocked from gym edge seating to the stage; using the shared learning areas for math classes because school enrollment is high therefore not available for other breakout uses; enrolled beyond capacity."
1	No comment.
2	School is 10% over planned capacity.
3	Small group pods outside classrooms are used for math classes, which is problematic due to traffic and noise from being in an open area.
4	No comment.
5	Childcare program is located above the gym offices with street level access and stair access to the gym.
6	No comment.
7	Library is 44% smaller than standard size and not centrally located.
8	STEM is distributed into the Core classrooms; there is a dedicated art room.
9	Food Service is on the smaller size but adequate; Cafeteria/Commons is a bit small. School enrollment is 10% over capacity.
10	While 23% undersized per Ed Spec, the performing arts program areas are well sized.
11	No comment.
12	No comment.
13	No comment.
14	No comment.
15	Layout of the building creates some minor circulation and wayfinding challenges.
16	Site is limited in area and an awkward shape. Soft surface play equipment is limited. Playfield appears to be a sand field and is weedy and in poor condition.
17	No comment.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Highland Park

Level	ES
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MS Catchment Area
Denny

GSF Area	76,206
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Site ID #	20638
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Original Construct	Last Mod/Add
1999	N/A

Operational Capacity	306
Feb 2020 Enrollment	337
Utilization	110%

SF/Student	
Highland Park	226
District-wide	146
Variance	55%

Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	1	1	1	1.0
2	Core Learning (General Classrooms)	1	1	1	1.0
3	Small Group Learning Areas	1	1	1	1.0
4	Kindergarten	1	2	2	1.7
5	Preschool, Child Care, Head Start	2	2	3	2.3
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	1	1	1	1.0
7	Library, Information Resources	1	1	1	1.0
8	Specialty: STEM, Science, Art, Graphics	1	1	1	1.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	1	1	1.7
10	Performing Arts (Band, Choir, Drama, Stage)	1	1	1	1.0
11	Gym, Fitness, Athletics, Covered Play	1	1	1	1.0
12	CTE, Technology, Shops, Computer Labs, Testing	1	1	1	1.0
13	Service, Storage, General Restrooms, Custodial	1	1	1	1.0
14	Community/Special Services	2	2	2	2.0
15	General Circulation, Corridors, Lobby, Public Areas	1	1	2	1.3
16	Playfields	1	1	2	1.3
17	Site: Parking, Bus, Parent Drop-off	1	1	2	1.3
		1.2	1.2	1.4	

Surveyed By: DH
Date Surveyed: 12/3/20

LEA SCORE **1.27**



LEA Executive Summary

The LEA score says that this school is fairly new and meeting education specification. In fact generally oversized, the only exception being the cafeteria area being 40% undersized. Primary concerns for this school include: updating the wall finishes of the corridors as they are looking a bit worn; adding card readers to additional exterior doors for ease of staff entrance; and improve security at the playfield. The school appears to meet the needs of the community and support the educational programs very well. This school only needs minor improvements to meet future program needs.

No.	Comments
1	No comment.
2	No comment.
3	No comment.
4	No comment.
5	Preschool classroom does not have a restroom.
6	No comment.
7	58% oversized per Ed Spec.
8	No comment.
9	40% undersized per Ed Spec.
10	54% oversized per Ed Spec.
11	31% oversized per Ed Spec.
12	No comment.
13	No comment.
14	No comment.
15	No comment.
16	No comment.
17	No comment.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Ingraham

Level	HS
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MS Catchment Area
N/A

GSF Area	219,693
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Site ID #	20678
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Original Construct	Last Mod/Add
1960	2003, 2011, 2019

Operational Capacity	1330
Feb 2020 Enrollment	1467
Utilization	110%

	SF/Student
Ingraham	150
District-wide	162
Variance	-8%

Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	4	4	4	4.0
2	Core Learning (General Classrooms)	3	3	3	3.0
3	Small Group Learning Areas	4	4	1	3.0
4	Kindergarten	N/A	N/A	N/A	N/A
5	Preschool, Child Care, Head Start	N/A	N/A	N/A	N/A
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	3	3	4	3.3
7	Library, Information Resources	2	3	2	2.3
8	Specialty: STEM, Science, Art, Graphics	3	3	3	3.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	2	2	3	2.3
10	Performing Arts (Band, Choir, Drama, Stage)	2	3	4	3.0
11	Gym, Fitness, Athletics, Covered Play	1	3	3	2.3
12	CTE, Technology, Shops, Computer Labs, Testing	2	3	3	2.7
13	Service, Storage, General Restrooms, Custodial	2	2	2	2.0
14	Community/Special Services	3	3	3	3.0
15	General Circulation, Corridors, Lobby, Public Areas	3	3	4	3.3
16	Playfields	2	2	2	2.0
17	Site: Parking, Bus, Parent Drop-off	3	2	2	2.3
		2.6	2.9	2.9	

Surveyed By: AV

Date Surveyed: 12/2/20

LEA SCORE **2.78**



LEA Executive Summary

Operating at 110% capacity is putting pressure on the school's learning environment, which is nearing a Fair rating. Security is a major issue with multiple entrances into the building and students going outside to change classes between Buildings 100, 200, and 300. After hours uses are dispersed throughout school so it is hard to secure the building. Wayfinding in school is a big challenge. Great daylighting in all classrooms, even the ones without direct connection to the exterior. Some programs like the auditorium and gym exceed the educational specification. Original building 100 (minus the additions) should be replaced, except the landmarked auditorium which should be modernized.

No.	Comments
1	Administration area is small, tight circulation, and run down.
2	Not enough classrooms. Existing classrooms are lacking supervision into the hallways. 20% oversized per Ed Spec.
3	Only in the 2009 and 2019 additions.
4	No comment.
5	No comment.
6	Location of special education classrooms to the bus requires small elevation gain. Speech is located in Building 300.
7	Good daylight, technology and furniture are outdated, located in center of building not ideal for after hours use.
8	Located in the Building 200.
9	Dining has new furniture and good daylight. Kitchen is old and outdated.
10	Auditorium is larger than HS Ed Spec and is historic.
11	Access to locker rooms and lower gym is downstairs and elevator is not accessible to students. Shower area is being used as storage. Paint peeling. 37% oversized per Ed Spec.
12	Located in Building 200.
13	Restrooms are adequate in the additions, but not enough in the main building.
14	Heath Services are small. Not enough dedicated spaces per the Ed Spec. Bridges are located in portables.
15	Halls in the existing Building 100 and 200 building have exposed conduits, pipes, ceiling is low. Supervision from classrooms into hallways do not exist. Students need to travel outside between main building, Buildings 200 & 300, and portables.
16	Turf field is going to be replaced in 2022.
17	Bus drop-off is on the street; parking is at full capacity during the school day.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Jane Addams

Level	MS
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MS Catchment Area
Jane Addams

GSF Area	160,645
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Site ID #	20691
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1948	2016

Operational Capacity	993
Feb 2020 Enrollment	996
Utilization	100%

SF/Student	
Jane Addams	161
District-wide	140
Variance	15%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	3	2	2	2.3
2	Core Learning (General Classrooms)	3	2	1	2.0
3	Small Group Learning Areas	5	5	5	5.0
4	Kindergarten	N/A	N/A	N/A	N/A
5	Preschool, Child Care, Head Start	N/A	N/A	N/A	N/A
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	2	2	2	2.0
7	Library, Information Resources	2	1	1	1.3
8	Specialty: STEM, Science, Art, Graphics	1	1	1	1.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	1	3	1	1.7
10	Performing Arts (Band, Choir, Drama, Stage)	1	2	2	1.7
11	Gym, Fitness, Athletics, Covered Play	1	2	2	1.7
12	CTE, Technology, Shops, Computer Labs, Testing	2	2	2	2.0
13	Service, Storage, General Restrooms, Custodial	2	2	2	2.0
14	Community/Special Services	2	2	2	2.0
15	General Circulation, Corridors, Lobby, Public Areas	1	2	2	1.7
16	Playfields	1	1	1	1.0
17	Site: Parking, Bus, Parent Drop-off	3	4	3	3.3
		2.0	2.2	1.9	

Surveyed By: JD

Date Surveyed: 12/2/20

LEA SCORE **2.04**



LEA Executive Summary

Operating at enrollment capacity, the ability for the site and facility to meet current education specification is challenging and inherently constrained by the original building structure. Otherwise, this is a very good and adaptable learning environment. There is a lack of flex/small group learning areas supportive of project based learning, but generous natural daylighting and intuitive circulation create a very positive learning environment with very strong support of performing arts. Unfortunately, no effective separation of bus and parent vehicle circulation. Future classroom addition would allow the replacement of portables.

No.	Comments
1	Small administrative suite is removed from main entry. Some distributed staff offices and new Teen Health Center.
2	5 portable classrooms on site and most core classrooms are undersized. Great natural daylighting. 21% undersized per Ed Spec.
3	Small group learning takes place within classrooms, with no purpose-built spaces.
4	No comment.
5	No comment.
6	No comment.
7	Although 13% undersized from current Ed Spec, this is a very inviting space that is tidy and well organized making this a very flexible space with great daylighting.
8	Strong support of science and art programs.
9	Commons is generous and only slightly (i.e., 3%) oversized. Good daylighting and very inviting. Unfortunately, lacking strong adjacency relationship with other programs.
10	Generous space (i.e., 15% oversized per Ed Spec) with middle school PAC.
11	6% oversized per Ed Spec.
12	No comment.
13	No comment.
14	No comment.
15	Lacking secure vestibule. Easy wayfinding and generous 14-foot corridors for good interior circulation.
16	New, excellent.
17	Generally good site perimeter fencing, but some fencing repairs required. Poor separation of bus/parent vehicle circulation with both utilizing 34th Avenue and requiring strong staff management. Nathan Hale High school's use of the greenhouse further compromises site security.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
John Hay

Level	ES
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MS Catchment Area
McClure

GSF Area	51,362
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Site ID #	20664
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Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1988	

Operational Capacity	458
Feb 2020 Enrollment	503
Utilization	110%

SF/Student	
John Hay	102
District-wide	146
Variance	-30%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	4	3	3	3.33
2	Core Learning (General Classrooms)	2	2	2	2.00
3	Small Group Learning Areas	3	3	3	3.00
4	Kindergarten	3	2	3	2.67
5	Preschool, Child Care, Head Start	2	1	1	1.33
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	2	2	2	2.00
7	Library, Information Resources	3	3	3	3.00
8	Specialty: STEM, Science, Art, Graphics	2	2	2	2.00
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	2	3	2.67
10	Performing Arts (Band, Choir, Drama, Stage)	4	3	3	3.33
11	Gym, Fitness, Athletics, Covered Play	4	4	4	4.00
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	2	2	2	2.00
14	Community/Special Services	3	2	2	2.33
15	General Circulation, Corridors, Lobby, Public Areas	2	2	3	2.33
16	Playfields	3	3	3	3.00
17	Site: Parking, Bus, Parent Drop-off	3	3	3	3.00
		2.8	2.4	2.6	

Surveyed By: DH
Date Surveyed: 12/8/20

LEA SCORE 2.63



LEA Executive Summary

The LEA score suggests that operating at 110% capacity is stressing the space and driving the Good-Fair rating of the overall learning environment. Top three concerns include: the severely undersized performing arts and gym areas; undersized library and cafeteria spaces; and a general lack of office and small group spaces.

The school staff have adapted very well to managing an overcrowded school and appears to be meeting the needs of the neighborhood for now, but modernization/addition should be put on the mid-term planning horizon.

I think the facility does a pretty good job of supporting the educational needs despite the shortcomings of the facility.

This school should be modernized. The classroom spaces and general spaces are good.

There are no keycard readers at exterior doors which requires some doors to be left open for access.

No.	Comments
1	There is not adequate staff space and currently no staff room.
2	No comment.
3	No comment.
4	No comment.
5	No comment.
6	No comment.
7	The Library is quite small. 33% undersized per education specification.
8	No comment.
9	31% undersized per Ed Spec.
10	The stage is very small and currently used as a classroom. 76% undersized per Ed Spec.
11	The gym is very small. 63% undersized per Ed Spec.
12	No comment.
13	No comment.
14	No comment.
15	The 1st floor corridors are fairly dark. Interior finishes need a refresh.
16	No comment.
17	No comment.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
John Muir

Level	ES
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MS Catchment Area
Washington

GSF Area	60,031
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Site ID #	20662
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Original Construct	Last Mod/Add
1991	N/A

Operational Capacity	372
Feb 2020 Enrollment	337
Utilization	91%

SF/Student	
Muir	178
District-wide	146
Variance	22%

Scoring

- 1 Excellent** (Meets All SPS Standards)
- 2 Good** (Meets Most SPS Standards)
- 3 Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 Unsuitable** (Severely Lacking Support for SPS Standards)

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	2	3	2	2.33
2	Core Learning (General Classrooms)	2	2	3	2.33
3	Small Group Learning Areas	5	5	5	5.00
4	Kindergarten	2	3	3	2.67
5	Preschool, Child Care, Head Start	3	2	2	2.33
6	Resource, Special Education (OPTP, ESL, etc.), Family, Life Skills	2	2	2	2.00
7	Library, Information Resources	1	1	1	1.00
8	Specialty: STEM, Science, Art, Graphics	N/A	N/A	N/A	N/A
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	2	2	2.33
10	Performing Arts (Band, Choir, Drama, Stage)	4	3	4	3.67
11	Gym, Fitness, Athletics, Covered Play	3	3	2	2.67
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	2	1	2	1.67
14	Community/Special Services	3	2	2	2.33
15	General Circulation, Corridors, Lobby, Public Areas	2	2	2	2.00
16	Playfields	3	3	3	3.00
17	Site: Parking, Bus, Parent Drop-off	3	3	2	2.67
		2.7	2.5	2.5	

Surveyed By: DDH

Date Surveyed: 11/24/20

LEA SCORE 2.53



LEA Executive Summary

Although now 30 years old and operating at 91% capacity, the LEA score suggests that the facility is maintaining a fairly good learning environment and continues to serve the community well.

The top concerns for this facility are: no space currently in the facility to accommodate Music/Band, which is less than half the space requirements per education specification; there are no purpose-built small group/pull-out learning areas; and lack of restrooms in 2 of the kindergarten classrooms.

The school supports a generously sized library program that is getting books to students and meeting the community needs.

Overall the facility supports the educational program fairly well and is a good facility. However, given the school's age, consideration should be given to modernization and better support programs such as preschool, kindergarten, ELL and small group spaces.

No.	Comments
1	Lacking small group/intervention and conferencing with parents and stakeholders.
2	Habitual roof leaks throughout the building affect the learning environment.
3	No purpose-built small group learning areas in floorplan, and limited/crowded space for small group instruction.
4	Only 2 of 4 kindergarten classrooms have restrooms.
5	The designated daycare space is currently the preschool space.
6	No comment.
7	No comment.
8	No comment.
9	38% undersized per education specification.
10	Having band and music in a portable is not ideal. 51% undersized per Ed Spec.
11	The covered play area is relatively small and requires most attention at the school. Principal noted that because the concrete surface is pretty smooth, they have issues with being slippery when wet or icy. 22% undersized per Ed Spec.
12	No comment.
13	The Principal notes a lack of storage space; this is hard to evaluate at this time as so many furniture items have been moved or stored to allow for distancing.
14	Good support of after school programs including PTA sponsored clubs, Girls on the Run, and Team Read.
15	No comment.
16	Playfields are pitted grass, holes, trip hazards and always muddy in the winter months.
17	Parking for staff and visitors is quite limited and accommodates less than 1/4 of the staff, much less visitors. Additional improvements with City on streets could improve access and student drop-off.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
John Stanford International

Level	ES
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MS Catchment Area
Hamilton

GSF Area	67,495
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Site ID #	20724
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Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1906	2000

Operational Capacity	437
Feb 2020 Enrollment	466
Utilization	107%

SF/Student	
John Stanford Inte	145
District-wide	146
Variance	-1%

Learning Environment Assessment Criteria

	SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
	Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1 Administration, Teacher Flex/Group, Conf., Counseling	3	2	2	2.33
2 Core Learning (General Classrooms)	1	2	2	1.67
3 Small Group Learning Areas	3	3	3	3.00
4 Kindergarten	2	3	2	2.33
5 Preschool, Child Care, Head Start	3	3	4	3.33
6 Resource, Special Education (OPTP, ESL, etc.), Family, Life Skills	4	4	4	4.00
7 Library, Information Resources	1	1	2	1.33
8 Specialty: STEM, Science, Art, Graphics	5	5	5	5.00
9 Food Service, Cafeteria, Multi-Purpose, Commons	4	4	4	4.00
10 Performing Arts (Band, Choir, Drama, Stage)	4	4	4	4.00
11 Gym, Fitness, Athletics, Covered Play	2	4	3	3.00
12 CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13 Service, Storage, General Restrooms, Custodial	3	3	3	3.00
14 Community/Special Services	5	5	5	5.00
15 General Circulation, Corridors, Lobby, Public Areas	4	4	4	4.00
16 Playfields	4	4	4	4.00
17 Site: Parking, Bus, Parent Drop-off	4	3	3	3.33
	3.3	3.4	3.4	

Surveyed By: SP
Date Surveyed: 1/19/20

LEA SCORE **3.33**



LEA Executive Summary

The LEA score reflects the turn of the 19th-century design and subsequent additions, which support the educational program in many ways but also have some significant deficiencies. The school is operating at just over capacity. The configuration of the building is awkward due to having four levels, a linear configuration, and the additions. Despite the deficiencies, the Core classrooms are supporting the basic educational program. The major concerns are the lack of resource and small conference/counseling rooms; the lack of space for STEM education; overall building configuration; and the lack of a grass playfield. The historic nature and status of the building warrants preservation, while leaving the opportunity for major renovation to address some of the configuration and space plan deficiencies.

No.	Comments
1	Principal's comments: "Lack of, inadequate size, and poor configuration of resource rooms; lack of any community spaces; the cafeteria is small; lack of a grass playfield is a problem and complaint or desire of the students."
2	No comment.
3	No comment.
4	Not all classrooms used for kindergarten have restrooms, or appeared to be the case (i.e., plans represent general classroom configuration, and was not able to verify due to teachers having sessions going on).
5	No comment.
6	No comment.
7	20% oversized per education specification.
8	No real spaces for STEM other than within a typical classroom space.
9	54% undersized per Ed Spec.
10	69% undersized per Ed Spec.
11	No comment.
12	No comment.
13	No comment.
14	No comment.
15	No comment.
16	No comment.
17	Parent and bus drop-off/pick-up happens at the curbside.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Lafayette

Level	ES
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MS Catchment Area
Madison

GSF Area	53,471
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Site ID #	20721
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1949	1953

Operational Capacity	508
Feb 2020 Enrollment	447
Utilization	88%

SF/Student	
Lafayette	120
District-wide	146
Variance	-18%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	4	5	4	4.3
2	Core Learning (General Classrooms)	4	3	3	3.3
3	Small Group Learning Areas	5	5	5	5.0
4	Kindergarten	4	5	4	4.3
5	Preschool, Child Care, Head Start	3	4	3	3.3
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	3	4	4	3.7
7	Library, Information Resources	3	3	3	3.0
8	Specialty: STEM, Science, Art, Graphics	3	4	4	3.7
9	Food Service, Cafeteria, Multi-Purpose, Commons	4	3	3	3.3
10	Performing Arts (Band, Choir, Drama, Stage)	4	4	3	3.7
11	Gym, Fitness, Athletics, Covered Play	4	5	4	4.3
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	3	3	3	3.0
14	Community/Special Services	3	3	3	3.0
15	General Circulation, Corridors, Lobby, Public Areas	3	3	3	3.0
16	Playfields	2	3	3	2.7
17	Site: Parking, Bus, Parent Drop-off	3	3	4	3.3
		3.4	3.8	3.5	

Surveyed By: JD
Date Surveyed: 12/16/20

LEA SCORE	3.56
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LEA Executive Summary

The configuration of Lafayette Elementary School is its greatest obstacle to supporting a high quality educational environment. In short, facility is aged, notwithstanding good maintenance evident over the years and is operating at 88% capacity. The lack of a secure vestibule, out of date A/V support throughout the facility and lack of key adjacencies of several program spaces as well as lack of self-contained kindergarten classrooms are of greatest concern. The interior circulation of the building is efficient double loaded corridors providing ease of wayfinding. Overall, the age of facility is far beyond useful life and provides fair to poor contributions to creating a quality learning environment and warrants serious consideration for replacement.

No.	Comments
1	Small and confined administrative suite provide supervision only of main entry and busy California Ave. Some distributed office and workroom space and staff lounge in the most remote corner of the building. Counseling in portable.
2	Although the school appears to be operating at 88% operational capacity, there are 6 portable classrooms on site, most quite old. Classrooms have great natural daylighting due to windows and diffused sawtooth roof clerestory. VCT flooring create rather hard and less inviting spaces. Desktop A/V.
3	No comment.
4	Four kindergarten classrooms are operating in general education classrooms that are not self-contained, nor adequately sized. Two are located at the very end (far north) of the main classroom wing and the other two are located at the far end (west) of the second classroom wing.
5	Lafayette supports a Developmental Preschool classroom that is self-contained.
6	Movement room is extremely chilly.
7	28% undersized.
8	Art room effectively lack adjacency to kiln (could not locate).
9	47% undersized per education specification, but with good daylighting.
10	67% undersized per Ed Spec, music room located in portable on other side of core building and classroom wing.
11	47% undersized per Ed Spec, small bleak covered play located on end of main classroom wing, far from the gym or play area.
12	Technology/computer room still remains, but could now be repurposed.
13	No comment.
14	No comment.
15	No secure vestibule, but could be configured with small addition. Generous 10-foot wide double loaded corridors. Intuitive wayfinding, no lobby per se.
16	No comment.
17	Buses drop on California Ave. and Parent drop on SW Lander. Staff parking lot is in very poor condition.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Laurelhurst

Level	ES
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MS Catchment Area
Eckstein

GSF Area	54,125
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Site ID #	20701
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1929, 1951	1951

Operational Capacity	369
Feb 2020 Enrollment	302
Utilization	82%

SF/Student	
Laurelhurst	179
District-wide	146
Variance	23%

Learning Environment Assessment Criteria

	SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE	
	Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs		
1	Administration, Teacher Flex/Group, Conf., Counseling	5	4	4	4.3
2	Core Learning (General Classrooms)	2	3	3	2.7
3	Small Group Learning Areas	5	5	5	5.0
4	Kindergarten	4	4	3	3.7
5	Preschool, Child Care, Head Start	4	4	4	4.0
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	4	5	5	4.7
7	Library, Information Resources	3	4	3	3.3
8	Specialty: STEM, Science, Art, Graphics	5	5	5	5.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	4	4	3.7
10	Performing Arts (Band, Choir, Drama, Stage)	4	4	3	3.7
11	Gym, Fitness, Athletics, Covered Play	1	3	3	2.3
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	3	3	3	3.0
14	Community/Special Services	4	4	3	3.7
15	General Circulation, Corridors, Lobby, Public Areas	3	3	3	3.0
16	Playfields	3	4	4	3.7
17	Site: Parking, Bus, Parent Drop-off	4	4	5	4.3
	3.6	3.9	3.8		

Surveyed By: SSP
Date Surveyed: 12/17/20

LEA SCORE 3.75



LEA Executive Summary

The low LEA score reflects the older design of the facility relative to lacking space for counseling, tutoring, resource and specialty programs; the layout of the long linear design resulting from the additions; and lack of modernization of the spaces. The primary issues are the undersized performing arts and gym spaces, then lack of resource and specialty program areas; lack of space for small group learning and one-on-one counseling and tutoring; and the overall lack of space forcing programs into portables that are better served by being within the main building (i.e., Special Education, Music, etc.). A major concern is the lack of security measures, including incomplete site fencing, lack of security door hardware, and lack of a secure entry vestibule. The classrooms are adequate to deliver the core program. However, the other deficiencies impact the overall ability of the school to meet the program needs and the SPS standards. Due to the small, narrow site, and the layout of the existing building, the only option to fully meet the program needs is a complete replacement of the school.

No. Comments

	Principal's comments: "Lack meeting spaces for staff, the community and other needs, so use the classrooms and library; there is a room on the 2nd floor used for reading intervention; counselor is in the admin office in a small office; admin space is not well configured, and nurse's office is not private; use the hallways for small group learning activities; the portables house ELL, SPED, music, math tutoring, as well as the daycare program; portables are old and small; portables have older single pane windows which is a safety issue for the special ed behavioral program from students who have thrown stuff and broken windows; there is a severe lack of adult restrooms; lack of storage space; one of our biggest issues is the lack of a secure site - fencing is incomplete and doesn't have gates in numerous locations; our play equipment is old and has safety issues; our projectors are old and the light is dim, so they aren't very functional; there is only one AED equipment out in the Gym and we should have another near the front of the school; despite these issues, we work around them best we can."
1	Significant deficit of small, private spaces available for counseling and conferencing. No teacher meeting room and staff lounge is adjacent to the auditorium and not near the Administration and classrooms.
2	Older classrooms are equipped with quality built-ins and have tall windows, but have a mix of white boards, smart boards, and a few remaining black boards, most projectors are not overhead mounted. Older fin tube radiators in the classrooms and elsewhere are extremely noisy and loud; they do not provide optimal ventilation and heating control to provide a comfortable environment, in addition to the noise issue.
3	No comment.
4	Only one room sized and equipped to be a kindergarten room.
5	Limited program in older portables.
6	Use portables which are not well suited, lack restroom facilities, are older and not in optimal condition.
7	Library is small and crowded with little room between cases for sitting and tables. Lacks a workroom and office (converted from the original kindergarten space). 42% undersized per education specification.
8	Art and STEM activities occur in the classrooms.
9	Kitchen is relatively small but probably adequate for non-prep use; auditorium is relatively large for the size of the school. 22% undersized per Ed Spec.
10	Music in a portable; large stage area. 61% undersized per Ed Spec.
11	Large gymnasium serves as a community resource with a Seattle Parks and Recreation program. 82% oversized per Ed Spec.
12	No comment.
13	ADA compliance is incomplete.
14	Use auditorium, library and classrooms.
15	ADA compliance is incomplete; no lobby; corridors are reasonable size.
16	Lack grass playfield.
17	Small site; lack of complete site fencing with many openings; curbside with no parking.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Lawton

Level	ES
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MS Catchment Area
McClure

GSF Area	54,766
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Site ID #	20645
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1990	N/A

Operational Capacity	429
Feb 2020 Enrollment	418
Utilization	97%

SF/Student	
Lawton	131
District-wide	146
Variance	-10%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	3	2	3	2.7
2	Core Learning (General Classrooms)	2	2	3	2.3
3	Small Group Learning Areas	5	5	5	5.0
4	Kindergarten	2	3	3	2.7
5	Preschool, Child Care, Head Start	2	2	2	2.0
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	2	2	2	2.0
7	Library, Information Resources	3	2	2	2.3
8	Specialty: STEM, Science, Art, Graphics	3	3	3	3.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	3	3	3.0
10	Performing Arts (Band, Choir, Drama, Stage)	3	3	3	3.0
11	Gym, Fitness, Athletics, Covered Play	3	3	3	3.0
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	2	2	2	2.0
14	Community/Special Services	3	3	3	3.0
15	General Circulation, Corridors, Lobby, Public Areas	2	3	3	2.7
16	Playfields	3	3	3	3.0
17	Site: Parking, Bus, Parent Drop-off	3	3	3	3.0
		2.8	2.8	2.9	

Surveyed By: JD
Date Surveyed: 12/17/20

LEA SCORE	2.79
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LEA Executive Summary

Lawton Elementary School is now 30 years old and while well maintained is showing its age. The facility has less natural daylighting than most other facilities in the district and suffers from HVAC issues in general classrooms and undersized Core program support spaces and lacking in small group learning spaces. Lawton ES is operating at very near (i.e., 97%) enrollment capacity. The facility provides reasonably good support for the educational program, given the middling age of the facility.

No.	Comments
1	Small administrative suite has good visibility and supervision of entry and main circulation corridor.
2	General classrooms average about 900 SF; slightly above education specification requirements. Some classrooms are hot and uncomfortable (e.g., Room 204, 206).
3	No small group learning areas.
4	5 kindergarten classrooms, but only 2 are purpose-built and self-contained.
5	Dedicated daycare area, with access off 26th Ave. W., but no preschool program.
6	No comment.
7	23% undersized per Ed Spec.
8	No STEM/makerspace.
9	45% undersized per Ed Spec and minimal daylighting. Small but efficient kitchen.
10	28% undersized per Ed Spec, very small music room.
11	35% undersized per Ed Spec. Lacking storage. Floors are worn and showing age.
12	No comment.
13	No comment.
14	Typical Boys & Girls Club after school program, but no community space per se.
15	No secure vestibule, but could be configured. Good circulation and wayfinding with 9-foot corridors.
16	Use of City's Lawton Park, which is at higher level grade and somewhat adjacent. Only hard surface play and play structure on school site. Covered play is rather dim.
17	All traffic concentrated on 27th Ave. W. cul-de-sac. On-site parking.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Leschi

Level	ES
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MS Catchment Area
Meany

GSF Area	59,490
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Site ID #	20651
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Original Construct	Last Mod/Add
1988	N/A

Operational Capacity	369
Feb 2020 Enrollment	369
Utilization	100%

SF/Student	
Leschi	161
District-wide	146
Variance	10%

Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	3	3	3	3.0
2	Core Learning (General Classrooms)	3	2		1.7
3	Small Group Learning Areas	4	4	4	4.0
4	Kindergarten	4	5	4	4.3
5	Preschool, Child Care, Head Start	2	2	2	2.0
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	2	3	2	2.3
7	Library, Information Resources	2	2	2	2.0
8	Specialty: STEM, Science, Art, Graphics	4	4	3	3.7
9	Food Service, Cafeteria, Multi-Purpose, Commons	4	3	3	3.3
10	Performing Arts (Band, Choir, Drama, Stage)	4	4	3	3.7
11	Gym, Fitness, Athletics, Covered Play	3	3	3	3.0
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	3	2	3	2.7
14	Community/Special Services	3	3	3	3.0
15	General Circulation, Corridors, Lobby, Public Areas	2	3	4	3.0
16	Playfields	3	3	3	3.0
17	Site: Parking, Bus, Parent Drop-off	3	3	3	3.0
		3.1	3.1	3.0	

Surveyed By: JD
Date Surveyed: 12/10/20

LEA SCORE **3.04**



LEA Executive Summary

Leschi Elementary School provides strong support for special education and community programs. The school is operating at 100% capacity, but with many programs located in non-purpose built spaces. This impacts the overall quality of the learning environment. Leschi ES lacks self-contained kindergarten classrooms, which lack any adjacency to one another, being on widely distributed on the second floor. The undersized gym, Multipurpose and Performing Arts are also concerns. Leschi ES currently provides good support for a variety of community and SPED programs. A new 4-classroom addition is planned for construction this summer/fall 2021. It is also suggested that consideration be made for minor modernization/addition to better support of the kindergarten program.

No.	Comments
1	Most storage and conference rooms being used as small, distributed office space and usually shared between 2-3 staff that support all the special community programs.
2	School operating at capacity; 4-classroom addition will provide 3 general education spaces, and 1 art space.
3	Some conference rooms serve as small group learning areas and end of hallway/stairwell spaced serve as ad hoc small group learning areas.
4	3 kindergarten classrooms are house in general education spaces that are widely distributed, no adjacency and not self-contained.
5	Launch Daycare, but no Preschool.
6	Good support for SPED with Resource, Access and Distinct, but since they occupy purpose-built kindergarten classrooms they are not integrated near general education classrooms.
7	Slightly undersized library.
8	One art room currently co-located with Launch Childcare space. Purpose-built art room currently houses computer room. New classroom addition will provide new art classroom.
9	48% undersized per education specification, no daylighting.
10	72 % undersized per Ed Spec, Community Day uses a classroom on the 1st floor for after school music program storage.
11	30% undersized per Ed Spec. No daylighting in the gym, which is only at 3,000 SF.
12	Computer room currently located in Room 305. With 1:1 devices and computer carts, this space should be freed up to support other learning spaces.
13	Typical, limited storage.
14	General classroom space provided to Family Support and Rising Sons and Daughters, but lacking support for community gathering during in-person schooling for families and community members.
15	No secure vestibule, but could easily be configured. 9-foot corridors with intuitive interior circulation, with the exception of limited continuous circulation between 1st and 3rd floors.
16	Generous hard surface play in need of TLC. Extensive ad hoc fencing creates an uninviting environment, recent additional fencing is ineffective for security. Adjacent to City park.
17	Bus drop-off on Spruce Street to North and Parent drop on E. Yesler Way have good separation.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Lincoln

Level	HS
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MS Catchment Area
N/A

GSF Area	235,914
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Site ID #	20722
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Scoring

- 1 Excellent** (Meets All SPS Standards)
- 2 Good** (Meets Most SPS Standards)
- 3 Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1906, 1960	1997

Operational Capacity	1600
Feb 2020 Enrollment	589
Utilization	37%

SF/Student	
Lincoln	401
District-wide	162
Variance	147%

Learning Environment Assessment Criteria

	SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
	Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	1	1	1.00
2	Core Learning (General Classrooms)	1	1	1.00
3	Small Group Learning Areas	2	2	2.00
4	Kindergarten	N/A	N/A	N/A
5	Preschool, Child Care, Head Start	N/A	N/A	N/A
6	Resource, Special Education (OPTP, ESL, etc.), Family, Life Skills	3	2	2.00
7	Library, Information Resources	1	1	1.00
8	Specialty: STEM, Science, Art, Graphics	1	1	1.00
9	Food Service, Cafeteria, Multi-Purpose, Commons	1	1	1.00
10	Performing Arts (Band, Choir, Drama, Stage)	1	2	1.33
11	Gym, Fitness, Athletics, Covered Play	4	2	3.33
12	CTE, Technology, Shops, Computer Labs, Testing	1	1	1.00
13	Service, Storage, General Restrooms, Custodial	1	1	1.00
14	Community/Special Services	N/A	N/A	N/A
15	General Circulation, Corridors, Lobby, Public Areas	1	1	1.00
16	Playfields	5	5	5.00
17	Site: Parking, Bus, Parent Drop-off	N/A	N/A	N/A
		1.8	1.6	1.6

Surveyed By: DG

Date Surveyed: 11/13/20

LEA SCORE 1.67



LEA Executive Summary

Lincoln High School is a newly modernized historic school. It provides satisfying social engagement spaces supporting interpersonal skill development and enhancing the school community experience. The modernization design captures every opportunity to provide flexible, small group break out spaces with access from classrooms made as convenient as possible. While these adjacencies are not as consistent as would be possible in a replacement school, and space for them was not found in locations offering daylight, they are abundant in quantity, generous in area, and useable. The original gym and theater outbuildings are particularly well-situated for community engagement. That said, the gym was not included in the recent renovation and it is in need of significant improvements. Most importantly, locker rooms are on the level below the gym and without an elevator are not wheelchair accessible, making the entire PE program non-conforming to ADA and education specification requirements. Also, because no athletic fields are located within walking distance of the school, the Playfield category is graded severely low. Overall this is an excellent facility.

No.	Comments
1	Counseling, AP office, and faculty workroom/lounge are located separately from Administration/Healthcare. They are distributed across three floors in the same general area of the school. This appears to have been necessary to achieve program area within the limited space of the existing building. While these program areas are often located together, distributing them also has advantages and is preferred by some.
2	Large and small group learning areas are distributed throughout the school in a combination of open and enclosed environments. Generally, these are found in interior locations without access to daylight. Proximity to these small group learning areas from general and specialized classrooms varies; a few have direct classroom frontage.
3	No comment.
4	No comment.
5	No comment.
6	113 OT/PT temporarily reassigned IEP Office. Classrooms 169 & 171 (appear intended for special education) redesigned/renovated for CTE. Appears SPED program downsized at Lincoln HS.
7	No comment.
8	No comment.
9	No comment.
10	Closer exit south door does not latch. No observation between locker room and PE office.
11	Score for space is attributed to lack of an auxiliary gym. Scores for Configuration and Environment are attributed to the basement location of boys and girls locker rooms beneath the main gym. These amenities are not wheelchair accessible. Also, the configuration of changing areas and offices with limited glazing are not up to Ed Spec standards for monitoring student behavior. 53% undersized per Ed Spec.
12	No comment.
13	C102 Band & C104 Orchestra: fixed risers reduce flexibility and ADA accessibility; also, storage may be insufficient.
14	A Public Health entity was not found; nor was a dedicated community resource room in the school. The gymnasium and theater are both well-suited for community use, because of their site locations/orientations as well as their floor plan configurations, generous lobbies, and generous covered entrance areas.
15	No comment.
16	Playfields are not on site or located nearby.
17	No comment.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name	Louisa Boren	Level	ES
MS Catchment Area	Denny	GSF Area	119,514
Original Construct	1964	Site ID #	20706
Last Mod/Add	2014		
Operational Capacity	576	SF/Student	215
Feb 2020 Enrollment	556	District-wide	151
Utilization	97%	Variance	42%

Scoring

- Excellent (Meets All SPS Standards)
- Good (Meets Most SPS Standards)
- Fair (Below Current SPS Standards w/Some Criteria Lacking)
- Poor (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable (Severely Lacking Support for SPS Standards)

Learning Environment Assessment Criteria

	SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
	Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1 Administration, Teacher Flex/Group, Conf., Counseling	2	3	3	2.7
2 Core Learning (General Classrooms)	1	4	3	2.7
3 Small Group Learning Areas	5	5	5	5.0
4 Kindergarten	3	4	4	3.7
5 Preschool, Child Care, Head Start	2	4	3	3.0
6 Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	2	3	3	2.7
7 Library, Information Resources	4	3	4	3.7
8 Specialty: STEM, Science, Art, Graphics	2	2	3	2.3
9 Food Service, Cafeteria, Multi-Purpose, Commons	4	3	4	3.7
10 Performing Arts (Band, Choir, Drama, Stage)	3	4	3	3.3
11 Gym, Fitness, Athletics, Covered Play	3	3	4	3.3
12 CTE, Technology, Shops, Computer Labs, Testing	2	3	3	2.7
13 Service, Storage, General Restrooms, Custodial	4	3	3	3.3
14 Community/Special Services	5	5	5	5.0
15 General Circulation, Corridors, Lobby, Public Areas	4	5	4	4.3
16 Playfields	4	4	4	4.0
17 Site: Parking, Bus, Parent Drop-off	3	4	4	3.7
	3.1	3.6	3.6	

Surveyed By: SPP
Date Surveyed: 01/14/21

LEA SCORE 3.47



LEA Executive Summary

The LEA score reflects the mid-1960's design with several inherent issues. The primary concern is the large footprint of the school and linear distances which introduce the disadvantages of long travel distances and times, dispersed and somewhat isolated nature of grade and resource groups, and management of safety and security. The school has insufficient and widely spaced restroom facilities for both students and adults. This is compounded by the size of the school. The intercom system is old, with breakdowns in the network, rendering sections of the school without a functioning intercom, which poses a major safety and security risk. While there is a large gym, with operable partition, the athletic facilities are not adequate for the school's needs - operable partition does not work reliably, which impacts the ability to flex between size and numbers of groups using the gym concurrently. Additionally, the lack of a covered play area and inadequately sized outdoor play areas, and playfields in very poor condition pose additional obstacles. The older building with poor insulation and single-pane windows, along with an old and difficult to control heating system, are all factors making it difficult to maintain a reasonable temperature range, which impacts occupant comfort. The large classrooms have good daylighting. The structural grid offers flexibility to move walls, and has allowed the school (within budget constraints) to accommodate a strong STEM project based learning environment. The facility is operating near capacity, and does a Fair to Poor job supporting the education specification. Therefore this school is a strong candidate for a replacement.

No. Comments

	Principal's comments: "No permanent sound enhancement in elementary classrooms; wireless Wi-Fi system is poorly zoned with uneven coverage - significant issue because of implementation of iPad one-one instruction; obsolete clock and intercom system does not work throughout the school - safety/security issue in an emergency situation; play structure/hard surface does not accommodate size of school enrollment, no covered play; inadequate soft play; grass play field drainage is inadequate, therefore unusable during much of the year; location of grass playfield is poor due to the elevation grade and distance from school; grass playfield is dangerous due to uneven, potholed surface; restrooms in the gym area are too far from classrooms to be of general use; inadequate soft play for preschool or SPED; gym partition breaks down frequently, which impacts program flexibility and creates problems when not working; inadequate adult restrooms - 3 in a very big schools; student restrooms are inadequate for size of school population and footprint; restrooms located in the band area aren't reasonably accessible for general use; no restrooms in the kindergarten and SPED, etc. rooms; lack of sufficient drinking fountains creates a traffic flow jam up problem; preschool is located in the middle school wing; some of the rooms with older science lab layouts/counters are used for core classrooms and are impeded by the lab layouts; main corridor is inadequately sized to accommodate all students and jams up, so route middle schoolers through outside breezeway; overall size of the building footprint is too big (1/4 mile from one end to the other) and causes traffic flow and programming issues; lack of hangout space for middle schoolers to hang out inside or covered outside; parking lot becomes a safety issue when flooded (frequently from upper playfield) during the winter forcing pedestrians to walk in the drive
1	No comment.
2	Classrooms have short throw projector and whiteboards. Some of the whiteboards are mounted over older black boards. Most classrooms do not have sinks; lighting is older fluorescence generally good coverage; mastic on tiles probably fair temperature control is poor; the lighting is good with operable windows however the windows are single pane with poor insulation qualities; furnishings are older but generally in good condition; daylighting is good; operable windows but single pane; finishes are generally in good condition.
3	No comment.
4	Kindergarten rooms lack restrooms and sinks; rooms are small for kindergarten; rooms block exterior doors to access outside play areas; there are short throw overhead projectors displaying on whiteboards which are mounted over older black boards; black boards and peanut boards installed elsewhere; lighting is older florescent with good coverage; heating and ventilation system has poor controls; no voice enhancement systems.
5	No comment.
6	Resource rooms are distributed throughout the school and classroom spaces or smaller office like spaces.
7	Library is exceptionally small for the size of the school to meet the needs from pre-k through eighth grade. 80% undersized per Ed Spec.
8	No comment.
9	The cafeteria doubles as the auditorium and is small for school population; poor lighting and acoustics. 58% undersized per Ed Spec.
10	No stage area; band in music rooms have reasonably good platforms; lighting and acoustical attenuation in the music and band rooms is poor to fair; good storage; band/music are in a separate annex building attached to gym. 71% undersized per Ed Spec.
11	Gym and auxiliary gym are joined by a falling partition wall in between which is in poor condition; equipment appears to be old but reasonable; older wooden bleachers recently have some problems opening and closing; acoustics and lighting are fair; locker rooms are large but not in use other than for storage; there is an electronic scoreboard not sure how well it works; scoreboard is set up for the full gym when the partition wall is open; does not appear to be a sound system for the gym. 49% undersized per Ed Spec.
12	No comment.
13	Definite lack of adequate restroom facilities and facilities are widely spread out given the size of the school; inadequate adult restroom facilities; appears to be limited storage areas.
14	Only available spaces are Auditorium and Library.
15	Significant issue is the large size in the school footprint layout, which is apparently a quarter-mile from the front office to the far end, creating some long distances for students to travel; corridors are smaller than necessary for the size of the enrollment forcing the use of the outside breezeway to move students; entry lobby is limited in size; there is a large corridor in front of the gym entrance and auditorium.
16	No outdoor play area for the preschool; kindergarten outdoor play is in inner courtyard, which is relatively small with a very small, old soft play area; two hard surface play areas - outside Auditorium and outside gym, both of which are limited in size and/or poorly shaped, to accommodate the number of students; soft play outside gym is small for number of students; grass play fields are on an upper elevation distant from the school; condition of grass fields is very poor with trip hazards, dog waste, and water ponding during rains, all of which make the fields unusable for play.
17	Large parking area, but the parent loop runs down center of parking creating a safety issue; bus drop-off/pick-up is on the curb.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Lowell

Level	ES
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MS Catchment Area
Meany

GSF Area	74,136
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Site ID #	20702
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1919	1962

Operational Capacity	356
Feb 2020 Enrollment	279
Utilization	78%

SF/Student	
Lowell	266
District-wide	146
Variance	82%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	4	4	4	4.0
2	Core Learning (General Classrooms)	2	3	4	3.0
3	Small Group Learning Areas	5	5	5	5.0
4	Kindergarten	4	3	3	3.3
5	Preschool, Child Care, Head Start	3	3	3	3.0
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	2	3	4	3.0
7	Library, Information Resources	3	4	4	3.7
8	Specialty: STEM, Science, Art, Graphics	4	4	4	4.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	3	3	3.0
10	Performing Arts (Band, Choir, Drama, Stage)	4	4	4	4.0
11	Gym, Fitness, Athletics, Covered Play	4	4	4	4.0
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	4	4	4	4.0
14	Community/Special Services	2	2	2	2.0
15	General Circulation, Corridors, Lobby, Public Areas	2	3	3	2.7
16	Playfields	2	3	2	2.3
17	Site: Parking, Bus, Parent Drop-off	4	4	4	4.0
		3.3	3.5	3.6	

Surveyed By: JD

Date Surveyed: 1/6/21

LEA SCORE **3.44**



LEA Executive Summary

The 1960's addition is nearly at the end of its useful life and generally poorly configured and dated learning environment relative to modern standards. While the school offers strong support for special education and community programs, support for gym/fitness, performing arts, and the LRC are woefully lacking in space. As most creative and committed instructional staff do, they make the best they can of the facility they have to work with. The generous daylighting in classrooms is a positive offset to the distraction of noise and discomfort of the HVAC system and worn patchwork of interior finishes. Generous width and daylighting of 2nd floor corridors is also nice. Ultimately, historic preservation of the 1919 building in conjunction with the replacement of the 1960 addition is recommended for this site.

No.	Comments
1	Small, cramped administrative suite with poor visibility of main entry or internal circulation.
2	Classroom area aligned with district standard and have excellent natural daylighting, but many classrooms are located off remote and multi story corridors, which require long routes of circulation to access the office, restrooms and other core program areas. HVAC is excessively hot in some rooms while chilly, or very noisy in others, to the point of distraction. Dated desktop A/V equipment.
3	No comment.
4	Only three kindergarten classrooms and Room 105 is extremely hot.
5	Three preschool classrooms, of which two are self-contained, supporting special education program. They are located in classrooms to the far north end of the main corridor. Administrators would prefer these classrooms to be better located adjacent to the innermost courtyard. No childcare program.
6	Lowell ES has extremely strong support for SPED.
7	Library is approximately 26% under sized per education specification and configured with an awkward demising wall and extremely worn and drab finishes.
8	Small art room located in general education classroom. No kiln observed.
9	Approximately 23% undersized in area, but good volume and natural daylighting.
10	38 % undersized program area. The music room is located in general education classroom at the far end of the 1st floor corridor; located more remote from the stage.
11	47% undersized from district standard. Covered play is extremely small and confined with a low, breezeway ceiling between the two main classroom wings and poor adjacency with the gym's entry doors. Gym is dated and poorly configured for after hours use on the site.
12	One computer room remains equipped with desktops located in Room 301.
13	Limited number of restrooms with dated fixtures and finishes that are located in areas challenging for staff to supervise.
14	Extensive array of community programs are hosted at the school including the Boys and Girls Club, Community Roots Housing, Compass Housing, University Tutors, The Joseph Project, Union Church, Food is Love, and Shoes That Fit, supporting the basic needs of the students and families. A new school based clinic is designed to occupy what is currently configured around Rooms 101C and 101D on either side of historical main entry doors serving E. Mercer Street.
15	No secure vestibule. Generally single loaded corridors. Generous 10-foot to 13-foot corridors on 2nd/3rd floors. Narrow (i.e., less than 7 feet) corridors on 1st floor. The main/east wing corridor is extremely long with no connection between the two classroom wings to the north of the building, which would dramatically improve circulation.
16	Playfield is located on District property and very well fenced and semi-adjacent (i.e., vacated E. Roy Street - walking path) to gym.
17	Onsite parking for staff available to far north end of site. On curb (not curbside) parking used by parents for drop-off, creates mud zone on narrow 11th Ave. N. General buses (5) serve students from Federal Ave with SPED buses operating on 11th Ave. N.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Loyal Heights

Level	ES
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MS Catchment Area
Whitman

GSF Area	90,443
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Site ID #	20673
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Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1931	2018

Operational Capacity	572
Feb 2020 Enrollment	463
Utilization	81%

	SF/Student
Loyal Heights	195
District-wide	146
Variance	34%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	1	3	1	1.67
2	Core Learning (General Classrooms)	2	1	1	1.33
3	Small Group Learning Areas	1	1	1	1.00
4	Kindergarten	1	1	1	1.00
5	Preschool, Child Care, Head Start	1	3	3	2.33
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	1	1	1	1.00
7	Library, Information Resources	2	2	1	1.67
8	Specialty: STEM, Science, Art, Graphics	2	1	1	1.33
9	Food Service, Cafeteria, Multi-Purpose, Commons	1	1	1	1.00
10	Performing Arts (Band, Choir, Drama, Stage)	3	2	1	2.00
11	Gym, Fitness, Athletics, Covered Play	1	1	1	1.00
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	1	1	1	1.00
14	Community/Special Services	1	1	1	1.00
15	General Circulation, Corridors, Lobby, Public Areas	1	1	1	1.00
16	Playfields	1	1	1	1.00
17	Site: Parking, Bus, Parent Drop-off	4	4	4	4.00
		1.5	1.6	1.3	

Surveyed By: JD

Date Surveyed: 11/19/20

LEA SCORE 1.46



LEA Executive Summary

Loyal Heights Elementary School is operating under capacity (i.e., only 81%). The lack of parking, particularly no ADA parking is unfortunate. The recent historical modernization and addition create a great learning environment with generous provisions for natural daylighting. Excellent integration of historical renovation and new, modern addition. Great play area security.

No.	Comments
1	The administrative area reportedly functions very well, but lacks supervision of academic wing. The new entry does provide a secure vestibule but could benefit from improved signage for wayfinding.
2	29% undersized per education specification.
3	No comment.
4	The school provides for purpose built kindergarten classrooms. A fifth kindergarten classroom is also being used but is not self contained.
5	The new stage is currently serving as a classroom for the community program providing daycare: NKS.
6	Generous support and distribution of special education spaces throughout the building.
7	33% oversized per Ed Spec. The library is a glorious learning area which was converted during the modernization from the multipurpose stage area. Consequently it is a very large space and sized greater than Ed Spec. Unfortunately it is located at the far north of the school far away from the main classroom spaces.
8	No comment.
9	14% undersized per Ed Spec. Cafeteria commons is slightly below Ed Spec, but has good daylighting and is an inviting area.
10	53% undersized per Ed Spec.
11	No comment.
12	No comment.
13	No comment.
14	No comment.
15	No comment.
16	No comment.
17	No on-site parking. No provisions for ADA parking. Site challenges separation of parent drop-off and bus. Fortunately the school is largely served by walking students.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Madison

Level	MS
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MS Catchment Area
Madison

GSF Area	155,667
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Site ID #	20726
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Original Construct	Last Mod/Add
1929, 1972	2005

Operational Capacity	1039
Feb 2020 Enrollment	989
Utilization	95%

SF/Student	
Madison	157
District-wide	139
Variance	13%

Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	1	1	2	1.3
2	Core Learning (General Classrooms)	3	1	1	1.7
3	Small Group Learning Areas	2	1	2	1.7
4	Kindergarten	N/A	N/A	N/A	N/A
5	Preschool, Child Care, Head Start	N/A	N/A	N/A	N/A
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	2	2	2	2.0
7	Library, Information Resources	3	2	2	2.3
8	Specialty: STEM, Science, Art, Graphics	1	1	2	1.3
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	1	1	1.7
10	Performing Arts (Band, Choir, Drama, Stage)	3	1	1	1.7
11	Gym, Fitness, Athletics, Covered Play	1	2	1	1.3
12	CTE, Technology, Shops, Computer Labs, Testing	4	4	4	4.0
13	Service, Storage, General Restrooms, Custodial	2	1	2	1.7
14	Community/Special Services	1	1	2	1.3
15	General Circulation, Corridors, Lobby, Public Areas	2	1	1	1.3
16	Playfields	2	1	1	1.3
17	Site: Parking, Bus, Parent Drop-off	2	1	1	1.3
		2.1	1.4	1.7	

Surveyed By: DG

Date Surveyed: 12/11/20

LEA SCORE 1.73



LEA Executive Summary

Madison Middle School's learning spaces are thoughtfully configured per education specification guidelines, providing flexible classroom groupings around open, reconfigurable spaces in support of an integrated curriculum. The student commons is beautifully situated in the center of the school with generous daylight and outdoor space with views of the Olympic Mountains. The gymnasium building is separate from the main building for secure community use, while being connected to the academic building by covered walkway. The library is located close to the building's main entrance, providing community access from the main Lobby. Enrollment has increased by 20 to 50 students per year for the past 3 years and is expected to continue for the foreseeable future and the school is operating at 95% capacity. Future, additional learning spaces are likely to be needed to accommodate growth, as well as to fully support programs such as CTE and music; refer to comments.

No.	Comments
1	Sub-standard teacher lounge. AP's distributed throughout school by design.
2	Four portable classroom are currently in use to support growing enrollment.
3	Open Flex spaces nicely configured in classroom groupings. Limited daylight to some. Principal reports these are underutilized.
4	No comment.
5	No comment.
6	No comment.
7	No small conference rooms in library; also lacking direct connection to Commons or other learning spaces. Principal reports library is very well utilized by students. 30% undersized per Ed Spec.
8	There is no STEM program. Grading refers to integrated Ceramics, Graphic Arts, and CAD suite.
9	33% undersized per Ed Spec.
10	There is 1 very functional music room that is well-supported with instrument storage and multiple practice rooms. An additional large music room is needed for Band or Orchestra. An additional large Vocal room is needed. An additional Drama room is needed; they currently use stage. 44% undersized per Ed Spec.
11	Locker rooms below gym. 79% oversized per Ed Spec.
12	There is one CAD room with limited digital printing/lathe equipment in the room. Lacking any fabrication shops. Testing Lab 102 off library to be displaced to re-assigned general classroom.
13	WC's not touchless.
14	Community programs utilize the Commons and adjacent Student Activity area. The latter is partially open to the very gracious former, but feels cut of from direct daylight and views.
15	Corridors are too narrow for 8th grade areas because students are larger. Historic entrance with no secure vestibule.
16	No baseball diamond, 3-lane track, and limited covered play.
17	Very limited off-street parking; no off-street bus or auto drop-off.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Madrona

Level	ES
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MS Catchment Area
Meany

GSF Area	68,127
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Site ID #	20667
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1917	2002

Operational Capacity	390
Feb 2020 Enrollment	268
Utilization	69%

	SF/Student
Madrona	254
District-wide	146
Variance	74%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	3	2	2	2.3
2	Core Learning (General Classrooms)	2	2	3	2.3
3	Small Group Learning Areas	4	3	3	3.3
4	Kindergarten	3	2	2	2.3
5	Preschool, Child Care, Head Start	2	4	3	3.0
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	2	2	2	2.0
7	Library, Information Resources	1	1	2	1.3
8	Specialty: STEM, Science, Art, Graphics	2	2	2	2.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	4	2	3	3.0
10	Performing Arts (Band, Choir, Drama, Stage)	4	1	3	2.7
11	Gym, Fitness, Athletics, Covered Play	2	1	2	1.7
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	2	2	2	2.0
14	Community/Special Services	2	2	2	2.0
15	General Circulation, Corridors, Lobby, Public Areas	2	2	2	2.0
16	Playfields	2	4	2	2.7
17	Site: Parking, Bus, Parent Drop-off	4	3	3	3.3
		2.6	2.2	2.4	

Surveyed By: JD

Date Surveyed: 12/10/20

LEA SCORE 2.38



LEA Executive Summary

Recent modernization and additions support a good learning environment, albeit at variance with certain space standards. With only 69% utilization, the school is operating far below capacity.

Madrona lacks a secure vestibule and the undersized cafeteria and performing arts areas are program areas of concerns relative to operations and current standards. A secure vestibule, however, could be easily configured. The former middle school wing offers strong support for a future STEM/Makerspace program and are currently underutilized by the schools program as they currently support District assessment program(s).

Good daylighting throughout the buildings creates inviting spaces. Since the school is operating well below capacity, this provides flexibility for use of space.

Madrona ES does not have current needs for modernization or replacement.

No.	Comments
1	Main administrative suite is quite small; however offices and lounge are distributed, offering good support and supervision throughout the building.
2	Operating at 69% of utilization. Generous sized classroom space, particularly in middle school wing. Poor ventilation on 2nd floor of west kindergarten wing and distracting 2nd floor vibration (Room 203). Desktop A/V. Good provisions for team teaching with doors between many classrooms.
3	No purpose-built small group learning areas, but excess classroom space provides ad hoc areas.
4	2 kindergarten classrooms providing under 2,300 SF self-contained space.
5	Development Disabled Preschool program located in kindergarten wing. Launch Daycare program located on 2nd floor with poor proximity to restrooms.
6	Special education distributed throughout building.
7	49% oversized per Ed Spec, providing strong support for community.
8	Middle school wing would provide great support for magnet STEM/Makerspace programs, but currently houses District special needs assessment program.
9	58% undersized per education specification, running 4 lunch periods.
10	59% undersized per Ed Spec. Stage under utilized, primarily for after school programs. Stage in strong adjacency with cafeteria and gym.
11	10% undersized per Ed Spec, strong adjacency with covered play and hard surface play.
12	No comment.
13	No comment.
14	Active use of oversized library for community support.
15	No secure vestibule, but not difficult to add. Inviting main entry.
16	Hard surface play on site. Students walk offsite to Madrona Playground: kitty-corner.
17	No onsite parking. Primarily neighborhood school with only 3 buses: 1 long and 2 SPED.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Magnolia

Level	ES
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MS Catchment Area
McClure

GSF Area	46,349
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Site ID #	20660
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Original Construct	Last Mod/Add
1927	1969

Operational Capacity	460
Feb 2020 Enrollment	282
Utilization	61%

SF/Student	
Magnolia	164
District-wide	146
Variance	13%

Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	3	2	1	2.0
2	Core Learning (General Classrooms)	2	1	1	1.3
3	Small Group Learning Areas	1	1	1	1.0
4	Kindergarten	2	1	1	1.3
5	Preschool, Child Care, Head Start	1	1	1	1.0
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	2	1	1	1.3
7	Library, Information Resources	1	1	1	1.0
8	Specialty: STEM, Science, Art, Graphics	2	1	1	1.3
9	Food Service, Cafeteria, Multi-Purpose, Commons	4	2	1	2.3
10	Performing Arts (Band, Choir, Drama, Stage)	4	2	1	2.3
11	Gym, Fitness, Athletics, Covered Play	1	1	1	1.0
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	1	1	1	1.0
14	Community/Special Services	2	2	1	1.7
15	General Circulation, Corridors, Lobby, Public Areas	1	1	1	1.0
16	Playfields	2	2	2	2.0
17	Site: Parking, Bus, Parent Drop-off	3	3	3	3.0
		2.0	1.4	1.2	

Surveyed By: JD

Date Surveyed: 12/17/20

LEA SCORE 1.54



LEA Executive Summary

Magnolia Elementary School is recently renovated with new gym additions and Phase 2 classroom/childcare addition currently under construction. School with a very nice learning environment. Primary operational challenges are the lack of on-site vehicle parking/circulation. With ongoing construction, use of park for playfield; the perimeter security/fencing is challenging to accurately evaluate.

No.	Comments
1	Centrally located, recently renovated but rather small.
2	No comment.
3	Purpose-built learning commons.
4	3 purpose-built kindergarten classrooms.
5	New childcare/classroom addition under construction.
6	No comment.
7	37% oversized per education specification.
8	No comment.
9	54% undersized per Ed Spec.
10	55% undersized per Ed Spec.
11	12% oversized per Ed Spec. Public spaces (Gym/Commons) are well configured for after hours use.
12	No comment.
13	No comment.
14	KidsCo Childcare.
15	Efficient, double loaded corridors with very intuitive wayfinding.
16	City of Seattle's Ella Bailey Park.
17	On street vehicle circulation and parking.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Mann (Nova)

Level	Option - HS
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MS Catchment Area
N/A

GSF Area	49,267
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Site ID #	20661
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1902	2015

Operational Capacity	400
Feb 2020 Enrollment	206
Utilization	52%

SF/Student	
Nova Alternative @ Horace Mann	239
District-wide	162
Variance	48%

Learning Environment Assessment Criteria

	SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE	
					Size Quantity
1	Administration, Teacher Flex/Group, Conf., Counseling	4	3	3	3.3
2	Core Learning (General Classrooms)	4	3	3	3.3
3	Small Group Learning Areas	4	3	4	3.7
4	Kindergarten	N/A	N/A	N/A	N/A
5	Preschool, Child Care, Head Start	N/A	N/A	N/A	N/A
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	5	4	4	4.3
7	Library, Information Resources	4	4	4	4.0
8	Specialty: STEM, Science, Art, Graphics	4	3	3	3.3
9	Food Service, Cafeteria, Multi-Purpose, Commons	4	4	4	4.0
10	Performing Arts (Band, Choir, Drama, Stage)	5	5	5	5.0
11	Gym, Fitness, Athletics, Covered Play	5	5	5	5.0
12	CTE, Technology, Shops, Computer Labs, Testing	4	3	4	3.7
13	Service, Storage, General Restrooms, Custodial	4	3	4	3.7
14	Community/Special Services	4	3	3	3.3
15	General Circulation, Corridors, Lobby, Public Areas	4	3	3	3.3
16	Playfields	5	4	4	4.3
17	Site: Parking, Bus, Parent Drop-off	4	3	4	3.7
		4.3	3.5	3.8	

Surveyed By: JH
Date Surveyed: 12/17/21

LEA SCORE **3.87**



LEA Executive Summary

The LEA score is suggesting that Nova is far below current District standards and many criteria are lacking. The main reason is that Nova is a landmarked building on a very limited campus site. The first concern of the school is safety. The school has multiple entries without clear way finding signs. According to the Principal, police have a hard time finding where to enter the school from time to time. The second concern is the lack of program spaces. The building is landmarked and the site is small, so the additional program spaces may not be able to be accommodated. The last concern is ADA compliance. Due to the age of the building, the room layouts are constrained. The school does well by utilizing the limited program spaces and the fact that it operates at 52% operational capacity. Teachers and students creatively generate libraries and small learning spaces in the wide corridors. Reused furniture from the University of Washington creates flexible learning spaces in classrooms. The overall facility supports current program well, but is limited. The school could have minor modernization to add signage and small security measures.

No.	Comments
1	No comment.
2	No comment.
3	No comment.
4	No comment.
5	No comment.
6	No comment.
7	The school does not have a centralized library. Spaces in the wide corridor are utilized to be decentralized library and Flex spaces.
8	No comment.
9	Cafeteria and food service spaces appear to be severely undersized. The rooms are located in the basement. 36% undersized per education specification.
10	93% undersized per Ed Spec.
11	No comment.
12	No comment.
13	No comment.
14	No comment.
15	No comment.
16	The only outdoor educational space is the greenhouse or garden. However, the program space is lacking power and water.
17	Parking is limited due to the size of the campus. Paving appears to be in acceptable condition. Entry points are not clearly defined and could be a safety issue.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Maple

Level	ES
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MS Catchment Area
Mercer

GSF Area	49,730
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Site ID #	20681
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Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1971, 2006	N/A

Operational Capacity	468
Feb 2020 Enrollment	543
Utilization	116%

SF/Student	
Maple	92
District-wide	146
Variance	-37%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	4	5	5	4.67
2	Core Learning (General Classrooms)	4	5	5	4.67
3	Small Group Learning Areas	3	4	4	3.67
4	Kindergarten	3	4	4	3.67
5	Preschool, Child Care, Head Start	3	4	4	3.67
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	3	3	3	3.00
7	Library, Information Resources	3	3	3	3.00
8	Specialty: STEM, Science, Art, Graphics	4	4	4	4.00
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	3	3	3.00
10	Performing Arts (Band, Choir, Drama, Stage)	4	3	3	3.33
11	Gym, Fitness, Athletics, Covered Play	4	3	3	3.33
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	5	5	5	5.00
14	Community/Special Services	3	3	3	3.00
15	General Circulation, Corridors, Lobby, Public Areas	4	4	5	4.33
16	Playfields	2	2	3	2.33
17	Site: Parking, Bus, Parent Drop-off	2	2	2	2.00
		3.4	3.6	3.7	

Surveyed By: DH

Date Surveyed: 12/3/20

LEA SCORE **3.54**



LEA Executive Summary

The LEA score suggests that this facility is far (i.e., nearing Poor) below standards, while operating at 116% of enrollment capacity, which further stresses the quality of the learning environment.

The top 3 issues with this facility are lack of division between learning spaces, lack of easy access to gym building, and security of school.

One thing this facility does well is provide a community space. Otherwise, the facility fails to meet the educational program and should be seriously considered for replacement.

No.	Comments
1	Administration space is very limited and not easily accessible from most of school.
2	The school is really just one large open space with bookcases as classroom space separators. There is very little natural light to spaces.
3	No comment.
4	No comment.
5	No comment.
6	No comment.
7	No comment.
8	No comment.
9	40% undersized per Ed Spec.
10	52% undersized per Ed Spec.
11	The gym/multipurpose building is in good condition but is not very convenient to the main school and there are no direct ramps for accessibility. There is a substantial change in grade. 78% undersized per Ed Spec.
12	No comment.
13	The restrooms in the main building are not HC accessible.
14	No comment.
15	The corridor and common spaces have low ceiling; does not define separation of spaces. Entry control is an issue with the many access points.
16	Security of the playfields is an issue.
17	No comment.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
John Marshall

Level	ES
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MS Catchment Area
Hamilton

GSF Area	87,927
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Site ID #	20649
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Original Construct	Last Mod/Add
1926	2014

Operational Capacity	Unknown
Feb 2020 Enrollment	535
Utilization	-

SF/Student	
Marshall, John	164
District-wide	146
Variance	13%

Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	4	4	3	3.67
2	Core Learning (General Classrooms)	3	2	1	2.00
3	Small Group Learning Areas	5	5	5	5.00
4	Kindergarten	4	3	3	3.33
5	Preschool, Child Care, Head Start	3	3	3	3.00
6	Resource, Special Education (OTTP, ESL, etc.), Family, Life Skills	4	4	4	4.00
7	Library, Information Resources	4	3	3	3.33
8	Specialty: STEM, Science, Art, Graphics	4	3	3	3.33
9	Food Service, Cafeteria, Multi-Purpose, Commons	2	2	2	2.00
10	Performing Arts (Band, Choir, Drama, Stage)	4	3	5	4.00
11	Gym, Fitness, Athletics, Covered Play	2	2	2	2.00
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	2	2	2	2.00
14	Community/Special Services	4	4	3	3.67
15	General Circulation, Corridors, Lobby, Public Areas	1	1	1	1.00
16	Playfields	4	3	3	3.33
17	Site: Parking, Bus, Parent Drop-off	3	3	3	3.00
		3.3	2.9	2.9	

Surveyed By: JD
Date Surveyed: 11/18/20

LEA SCORE 3.04



LEA Executive Summary

John Marshall Elementary School currently serves Interim programs. Although the building was renovated in 2014, due to the historic nature of the building there are inherent constraints that prevent the school from meeting current education specification. The lack of modern, purpose-built learning areas is the schools greatest deficiency. However, the building has efficient double loaded corridors and the three story structure makes efficient use of the site. Although parking is available on site, the play area is only hard surface play with no Playfields. The site supports parking. There is no secure vestibule serving the reception area.

No.	Comments
1	No secure vestibule. Relatively small administration/support space for school of this size. Limited supervision of interior corridors. Community Childcare Center entrance lacks sufficient administration/reception area.
2	Nice remodeled classrooms have great natural daylighting, but undersized. 29% undersized per Ed Spec.
3	No purpose-built small group learning areas.
4	John Marshall ES really only has two full-sized kindergarten classrooms, but the West Woodland interim program requires 4 kindergarten spaces.
5	The school hosts a community childcare program (Kids Inc.) at the backside of the building but unfortunately there is no adjacent play area and this space lacks any true reception administrative area to be effectively functional.
6	Only 2 special education classrooms observed on 3rd floor (Room 306) and (Room 106).
7	Library is only 3% undersized.
8	Limited provisions for specialty learning spaces.
9	New 2014 addition is only 2% undersized and has good daylighting and quality of finishes, with a generous performance stage that includes an operable partition to create a good instructional area as well.
10	Undersized by 44% per Ed Spec, but good linear organization of Food Service-Cafeteria/Multipurpose-Stage.
11	Undersized 29% per Ed Spec. Stage is not ADA accessible. One music room is located far away from stage, although well situated at corner of building per Ed Spec.
12	One main gym and two auxiliary gyms, but no covered play.
13	Limited computer labs, but computer carts in use.
14	Good distribution of custodial support spaces. Moderate to low support for general storage. Interim nature of programs in the building probably limit the accumulated need for storage.
15	Generous double loaded corridors that are very well maintained.
16	Limited hard surface play and play structures.
17	Onsite parking. Could not observe bus-parent drop off circulation.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
McClure

Level	MS
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MS Catchment Area
McClure

GSF Area	92,727
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Site ID #	20647
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Scoring

- 1 Excellent** (Meets All SPS Standards)
- 2 Good** (Meets Most SPS Standards)
- 3 Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1964	N/A

Operational Capacity	630
Feb 2020 Enrollment	538
Utilization	85%

SF/Student	
McClure	172
District-wide	140
Variance	23%

Learning Environment Assessment Criteria

	SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE	
	Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs		
1	Administration, Teacher Flex/Group, Conf., Counseling	3	3	3	3.0
2	Core Learning (General Classrooms)	4	3	4	3.7
3	Small Group Learning Areas	5	5	5	5.0
4	Kindergarten	N/A	N/A	N/A	N/A
5	Preschool, Child Care, Head Start	N/A	N/A	N/A	N/A
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	2	3	3	2.7
7	Library, Information Resources	5	3	4	4.0
8	Specialty: STEM, Science, Art, Graphics	3	3	3	3.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	4	4	3	3.7
10	Performing Arts (Band, Choir, Drama, Stage)	4	4	4	4.0
11	Gym, Fitness, Athletics, Covered Play	1	4	4	3.0
12	CTE, Technology, Shops, Computer Labs, Testing	4	4	4	4.0
13	Service, Storage, General Restrooms, Custodial	2	2	3	2.3
14	Community/Special Services	3	3	3	3.0
15	General Circulation, Corridors, Lobby, Public Areas	4	4	4	4.0
16	Playfields	5	5	5	5.0
17	Site: Parking, Bus, Parent Drop-off	3	3	3	3.0
		3.5	3.5	3.7	

Surveyed By: JD

Date Surveyed: 12/3/20

LEA SCORE **3.56**



LEA Executive Summary

Notwithstanding the obvious efforts of staff to compensate, this is a depressing, brutal facility. Kudos to the staff and administrators for their commitment and ability to providing quality education, notwithstanding the constraints imposed by the facility plan, design and materials. The burlesque school design creates a depressive/oppressive "institutional and uninviting" learning environment, which is exacerbated by the poor ventilation. McClure should be prioritized for replacement. The lack of a controlled site and adjacent playfield, or even hard surface play make this a challenging site. The school strongly supports special education, art (i.e., ceramics) programs and offers onsite parking. The facility constrains the educational program, forcing staff to overcompensate accordingly. Ultimately, McClure should be replaced ASAP.

No.	Comments
1	Proportionately speaking, adequate administrative space with reasonable visibility of main entry and corridor and some distributed administration/office spaces.
2	Core classrooms are generally below 900 SF and do not meet current education specification. Unfortunately, notwithstanding generous perimeter windows, even natural daylighting is confined by this institutional, concrete structure. Utilization is 85% of operational capacity and hosts 2 portable buildings on site.
3	No purpose-built small group learning areas.
4	No comment.
5	No comment.
6	Strong support of SPED program.
7	Undersized library space.
8	No comment.
9	Grossly (64% undersized per Ed Spec) inadequately sized cafeteria/commons.
10	61% undersized per Ed Spec with no provisions for stage or public performance space. Music room is tidy and well organized, but its remote corner location on the 2nd floor creates poor support for this program area.
11	Although 18% oversized per Ed Spec with generous floor area, the gym's configuration is lacking in volume and daylighting.
12	Very poor support in comparison with other MS and Ed Spec.
13	Maintenance has preserved this brutal facility beyond its normal useful life. Generous custodial and support space throughout. Dated restroom facilities.
14	No comment.
15	Albeit efficient, double loaded corridors provide good wayfinding, they are dark and confining, and with too narrow and cold/hard stairwells for MS sized students.
16	No playfield on site and school is separated from West Queen Ann Playfield by the Queen Anne Community Center.
17	Surprising accommodations for parking on site given the site is constrained in an urban residential neighborhood.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
McDonald International

Level	ES
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MS Catchment Area
Hamilton

GSF Area	51,935
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Site ID #	20718
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Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1913	N/A

Operational Capacity	471
Feb 2020 Enrollment	477
Utilization	101%

SF/Student	
McDonald Int'l	109
District-wide	146
Variance	-25%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	4	3	3	3.33
2	Core Learning (General Classrooms)	1	2	2	1.67
3	Small Group Learning Areas	5	5	5	5.00
4	Kindergarten	1	2	2	1.67
5	Preschool, Child Care, Head Start	3	4	4	3.67
6	Resource, Special Education (OPTP, ESL, etc.), Family, Life Skills	4	4	3	3.67
7	Library, Information Resources	2	2	2	2.00
8	Specialty: STEM, Science, Art, Graphics	5	5	5	5.00
9	Food Service, Cafeteria, Multi-Purpose, Commons	4	3	2	3.00
10	Performing Arts (Band, Choir, Drama, Stage)	5	3	4	4.00
11	Gym, Fitness, Athletics, Covered Play	3	4	4	3.67
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	3	2	2	2.33
14	Community/Special Services	5	5	5	5.00
15	General Circulation, Corridors, Lobby, Public Areas	3	3	3	3.00
16	Playfields	4	4	4	4.00
17	Site: Parking, Bus, Parent Drop-off	4	4	3	3.67
		3.5	3.4	3.3	

Surveyed By: SP
Date Surveyed: 11/19/20

LEA SCORE **3.42**



LEA Executive Summary

The LEA score reflects the educational approach and 1914 architectural design tempered by an addition and remodel in 2014. Overall the facility supports the core learning program, however lacks space for small group activities outside of the classroom and sufficient small resource rooms. Operating at just over enrollment capacity stresses the learning environment. Other concerns include the building lacking a lobby and a community resource room, pushing these functions into the small commons. The cafeteria/commons and food service are small and the detached gym is in a pre-fabricated metal building. Lack of a grass play field or nearby park is also an issue. The building is a historic neighborhood school and should be preserved.

No.	Comments
1	Principal's comments: lack of small flex and small group learning spaces; gym is a separate portable building (actually a pre-fabricated metal building); only two adult restrooms in the building; lack of a grass play field.
2	Bus and parent drop-off/pick-up is curbside.
3	One kindergarten room lacks a restroom
4	Music class is held in a portable.
5	
6	
7	28% undersized per Ed Spec.
8	
9	68% undersized per Ed Spec.
10	88% undersized per Ed Spec.
11	35% undersized per Ed Spec.
12	
13	
14	
15	
16	
17	



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
McGilvra

Level	ES
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MS Catchment Area
Meany

GSF Area	43,700
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Site ID #	20640
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Scoring

- 1 Excellent** (Meets All SPS Standards)
- 2 Good** (Meets Most SPS Standards)
- 3 Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1913, 1941, 2018	1972

Operational Capacity	278
Feb 2020 Enrollment	236
Utilization	85%

SF/Student	
McGilvra	185
District-wide	146
Variance	27%

Learning Environment Assessment Criteria

	SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE	
					Size Quantity
1	Administration, Teacher Flex/Group, Conf., Counseling	3	3	3	3.0
2	Core Learning (General Classrooms)	2	2	2	2.0
3	Small Group Learning Areas	5	5	5	5.0
4	Kindergarten	3	4	3	3.3
5	Preschool, Child Care, Head Start	3	3	3	3.0
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	3	3	3	3.0
7	Library, Information Resources	1	2	2	1.7
8	Specialty: STEM, Science, Art, Graphics	3	3	3	3.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	4	2	2	2.7
10	Performing Arts (Band, Choir, Drama, Stage)	5	5	5	5.0
11	Gym, Fitness, Athletics, Covered Play	4	3	4	3.7
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	3	2	2	2.3
14	Community/Special Services	3	3	3	3.0
15	General Circulation, Corridors, Lobby, Public Areas	2	3	3	2.7
16	Playfields	2	2	2	2.0
17	Site: Parking, Bus, Parent Drop-off	3	3	3	3.0
		3.1	3.0	3.0	

Surveyed By: JD
Date Surveyed: 12/10/20

LEA SCORE	3.02
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LEA Executive Summary

McGilvra Elementary School is a quaint historic school on a small site, which inherently constrains the school's ability to meet current education specifications and therefore the Fair LEA score. Nevertheless, this is a very special and rich learning environment, which received a recent building addition to provide a modern cafeteria space.

The school is operating at 85% operational capacity. The main building lacks a secure vestibule and circuitous, multi-level access to the school's reception area. But unfortunately reconfiguration for such improvements is not likely to be achievable due to landmarks, or without a major addition. The current HVAC systems create two climate zones.

McGilvra ES has a very special quality to it and the classrooms, notwithstanding most lacking carpet, are very inviting, with great daylighting.

The school provides reasonably good educational environment, but given the building/site constraints and recent cafeteria addition, any modernization/addition is not likely for quite some time.

No.	Comments
1	Relatively small administration area with limited passive supervision of interior spaces.
2	Most classrooms slightly undersized, but great daylighting and warm, wood rich environment. Reported complaints of two climate zones in the building with a very cold basement area.
3	No purpose built small group spaces in this historical 3 story main building, ad hoc pullout in hallways.
4	3 kindergarten classrooms, but none are self-contained.
5	Montlake Community Center Childcare program; Seattle Parks use of field after hours/weekends.
6	Basic support for special education and specialists.
7	16% oversized library per Ed Spec, with strong adjacency to core, public area in main building.
8	Small art room now located in basement (former kitchen), otherwise limited support.
9	44% undersized per Ed Spec, notwithstanding newer cafeteria building.
10	Lacking support of performing arts area.
11	Old gym building is 57% undersized per Ed Spec, showing its age and small, curling resilient tiles.
12	No comment.
13	Good distribution of support spaces but fairly limited storage.
14	Limited support.
15	Generous corridors, but the main building reportedly is challenging to exit during emergency evacuation drills. Library/corridor serves as lobby. Separate gym and cafeteria buildings create additional supervision issues. Elevator is constantly requiring repairs.
16	Turf field, hard surface play.
17	3 buses drop on 38th Ave. E and parent drop on E. Blaine St with parent drop/park on E. Garfield. No on-site parking. McGilvra is located in a nice, safe neighborhood.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Meany

Level	MS
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MS Catchment Area
Meany

GSF Area	125,517
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Site ID #	20738
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Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1955	2016

Operational Capacity	850
Feb 2020 Enrollment	516
Utilization	61%

SF/Student	
Meany	243
District-wide	140
Variance	74%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	1	2	1	1.3
2	Core Learning (General Classrooms)	1	1	1	1.0
3	Small Group Learning Areas	4	4	4	4.0
4	Kindergarten	N/A	N/A	N/A	N/A
5	Preschool, Child Care, Head Start	N/A	N/A	N/A	N/A
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	1	1	1	1.0
7	Library, Information Resources	1	2	1	1.3
8	Specialty: STEM, Science, Art, Graphics	1	1	1	1.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	1	1	1	1.0
10	Performing Arts (Band, Choir, Drama, Stage)	1	1	1	1.0
11	Gym, Fitness, Athletics, Covered Play	1	1	1	1.0
12	CTE, Technology, Shops, Computer Labs, Testing	1	1	1	1.0
13	Service, Storage, General Restrooms, Custodial	1	1	1	1.0
14	Community/Special Services	1	1	1	1.0
15	General Circulation, Corridors, Lobby, Public Areas	2	3	2	2.3
16	Playfields	1	1	3	1.7
17	Site: Parking, Bus, Parent Drop-off	3	3	3	3.0
		1.4	1.6	1.5	

Surveyed By: JD
Date Surveyed: 12/1/20

LEA SCORE 1.51



LEA Executive Summary

Meany Middle School supports a great learning environment that is reflective of recent BEX IV modernization. Most core areas (i.e., Multi-purpose/Commons, Performing Arts and Gym) are all oversized from 25%-46% per education specification. Utilization rate of 61% is quite low, especially for a newer facility. Primary concerns include the lack of parking, which is typical of many SPS urban schools; the lack of small group/flex learning areas for pullout; and the building plan constrains organizing the program by grade level cohort. Homeless encampments creates concerns for student safety. Meany MS is very welcoming, great daylighting and presents an inviting educational environment to support future growth. The facility provides excellent support the educational program and has no physical improvement requirements at this time.

No.	Comments
1	Administrative suite supports limited passive supervision.
2	Oversized classrooms in the 1956/62 additions with slightly undersized in NE classroom wing. Good mix of sizes and daylighting.
3	Although recently modernized, the existing structure/layout does not provide for small group/flex learning areas. However, since the school does not currently operate to capacity, several classrooms are available for such use.
4	No comment.
5	No comment.
6	Program supports an inclusive model for special education and various levels of need.
7	No comment.
8	Multiple CTE spaces supported in program, but the school needs funding for FTE CTE teachers.
9	36% oversized per Ed Spec.
10	25% over sized per Ed Spec.
11	43% oversized per Ed Spec.
12	Multiple CTE spaces supported in program, but the school needs funding for FTE CTE teachers. 2 computer lab spaces, but 1:1 devices frees one lab for other use.
13	No comment.
14	After hour programs can operate with security separating the academic and administrative areas.
15	Efficient double loaded corridors in the two main classroom wings. Narrow corridors of the school core are a bit of a maze with poor sightlines for supervision.
16	Great adjacency of gym to Miller Community Center Playfields to the south. Many homeless tents currently occupy the playfield site and reportedly during summer break periods, but during typical school year, the homeless tents are vacated.
17	No onsite parking on District property, but staff are able to use Miller Community Center parking area.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Martin Luther King, Jr.

Level	ES
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MS Catchment Area
Aki Kurose

GSF Area	73,566
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Site ID #	20735
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Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
2004	N/A

Operational Capacity	330
Feb 2020 Enrollment	320
Utilization	97%

SF/Student	
MLK Jr	230
District-wide	146
Variance	57%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	1	1	2	1.33
2	Core Learning (General Classrooms)	1	1	2	1.33
3	Small Group Learning Areas	1	1	1	1.00
4	Kindergarten	2	2	2	2.00
5	Preschool, Child Care, Head Start	2	2	2	2.00
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	1	1	1	1.00
7	Library, Information Resources	1	1	1	1.00
8	Specialty: STEM, Science, Art, Graphics	1	1	1	1.00
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	1	1	1.67
10	Performing Arts (Band, Choir, Drama, Stage)	4	1	1	2.00
11	Gym, Fitness, Athletics, Covered Play	3	1	1	1.67
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	1	1	1	1.00
14	Community/Special Services	2	2	2	2.00
15	General Circulation, Corridors, Lobby, Public Areas	1	1	2	1.33
16	Playfields	2	2	2	2.00
17	Site: Parking, Bus, Parent Drop-off	2	2	2	2.00
		1.8	1.3	1.5	

Surveyed By: DDH

Date Surveyed: 12/10/20

LEA SCORE 1.52



LEA Executive Summary

The LEA score suggest that while this school is not brand new, it supports a very good learning environment. The facility appears to meet the community needs and educational program very well. The school does not need modernization or replacement.

No.	Comments
1	No comment.
2	The classrooms are over standard size.
3	No comment.
4	No comment.
5	No comment.
6	No comment.
7	42% oversized per Ed Spec.
8	No comment.
9	40% undersized per Ed Spec.
10	73% undersized per Ed Spec.
11	24% oversized per Ed Spec.
12	No comment.
13	No comment.
14	No comment.
15	No comment.
16	Playfield is rough and needs work.
17	No comment.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name Monroe (Salmon Bay)	Level ES
MS Catchment Area Whitman	GSF Area 117,116
Original Construct 1930	Last Mod/Add 1970
Operational Capacity 685	SF/Student Monroe (Salmon Bay) 173
Feb 2020 Enrollment 677	District-wide 151
Utilization 99%	Variance 15%

Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

Learning Environment Assessment Criteria

	SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
	Site Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1 Administration, Teacher Flex/Group, Conf., Counseling	4	3	4	3.7
2 Core Learning (General Classrooms)	1	2	3	2.0
3 Small Group Learning Areas	4	3	4	3.7
4 Kindergarten	1	4	4	3.0
5 Preschool, Child Care, Head Start	4	4	4	4.0
6 Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	3	3	4	3.3
7 Library, Information Resources	1	2	3	2.0
8 Specialty: STEM, Science, Art, Graphics	1	2	3	2.0
9 Food Service, Cafeteria, Multi-Purpose, Commons	1	2	4	2.3
10 Performing Arts (Band, Choir, Drama, Stage)	4	3	4	3.7
11 Gym, Fitness, Athletics, Covered Play	4	3	5	4.0
12 CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13 Service, Storage, General Restrooms, Custodial	2	2	4	2.7
14 Community/Special Services	5	4	4	4.3
15 General Circulation, Corridors, Lobby, Public Areas	1	2	4	2.3
16 Playfields	1	4	2	2.3
17 Site: Parking, Bus, Parent Drop-off	5	5	5	5.0
	2.6	3.0	3.8	

Surveyed By: SPP
Date Surveyed: 01/13/21

LEA SCORE 3.15



LEA Executive Summary
The LEA score reflects a combination of the favorable size but only Fair Configuration and nearly Poor Environment, largely due to the original building and the older condition of the building. The major concerns are the size/configuration of the gym facilities not allowing for an adequate athletic program; the poor environmental quality of the cafeteria/auditorium as a quality commons; and the general poor environmental quality throughout, such as the noisy, inefficient heating system and poor lighting quality in most spaces. The school, while operating near capacity, appears to be serving the students quite well in many regards due to the size and configuration of the Core classrooms, combined with the ingenuity of the teachers (and parents?) in how the classrooms are used. For these reasons, it appears that in most regards the school is doing a reasonably good job of supporting the educational program. The original facility offers an excellent opportunity for a high quality major renovation and modernization. The challenge will be the creation of a single gym, which may require an addition (with playfield reduction) and ~~renovating of the original gyms~~.

No.	Comments
	Principal's comments: "Said to see questionnaire responses, but key needs are 1) Gym needs updating - floors redone; equipment replaced; lack of sports storage; volleyball tiedowns replaced; need sound system ; need power outlets; 2) need more drinking fountains/water bottle fillers; 3) band rooms need acoustic upgrade; need band equipment lockers; 4) need technology and tech equipment upgrades."
1	Area for Administration and Health is small; conference, offices and counseling offices are clustered and dispersed, but appear to be sufficient. Sound proofing is poor for the cluster of offices across the entry lobby from Administration.
2	Classrooms are generally large; condition of the finishes in the rooms varies (e.g., some have new carpet or vinyl and some have old sheet vinyl, or the original wood floors showing) ; heating system is old with water or steam radiators that are noisy and have poor control; lighting varies from all fluorescent surface mount fixtures to newer pendant fixtures; most classrooms have chalkboards and whiteboards; most classrooms have newer pull-down projection screens and ceiling mounted overhead projectors; most all classrooms have sound enhancement with ceiling mounted speakers; (classrooms have had a technology upgrade with ceiling mounted projectors, etc.); casework tends to be older built in casework, with some classrooms having additional wall mount case work; furnishings (i.e., desks, etc.) tend to be older and in poor condition; most classrooms have sound enhancement with speakers mounted, but not all of them; some of the doors have ADA compliant lever latches and other doors have old knobs - probably the majority are non-ADA compliant knobs; ventilation seems to be reasonable. 21% oversized per education specification.
3	Most classrooms are sufficiently large enough to allow for smaller breakout groups, while many have adjacent rooms with some appearing to be used for breakout groups. However, there are not small group learning areas off the corridors.
4	Lack dedicated restrooms; poor outside access to the soft play or other outside areas.
5	Uses a small classroom with adjacent rooms and the west gym; also appears to use some outside storage areas in the alley between the school and the play area; access to the soft and hard surface play is poor.
6	Occupies dispersed rooms.
7	Located in center of building and lacks outside views; daylight from two large skylights. Large and flexible with an area with a projector and screen and sound enhancement for class activities.
8	Several science and dedicated art rooms, but also appears that these activities happen in classrooms as well. Multiple Core classrooms look like they were originally set up as Science rooms with lab top and sink areas. Lab tops are in poor to fair condition and configuration.
9	Interior space without daylight or views; low ceilings for size of space; cafeteria is small for size of school; space does not serve purpose of a commons. 35% oversized per Ed Spec.
10	Appears that school has strong drama and music programs. Stage is well equipped with curtains and lighting; no ramp; large props storage room on the floor above the stage. Music rooms lack rows of platform seating; acoustical attenuation is poor. 72% undersized per Ed Spec.
11	There are two small gyms that are old, poorly sized, configured and equipped to support an athletics program; reasonable daylighting from tall windows; lighting is poor; ventilation probably so-so; no covered play; only one single exit door each that is not ADA compliant; access to outdoor play is difficult and requires going down the corridor, through the alley, up stairs to the sidewalk and then to the play areas. 42% undersized per Ed Spec.
12	No comment.
13	Lack of staff restrooms.
14	No dedicated area other than the auditorium/cafe/tertia, though it is obvious that there is strong community involvement in the life of the school.
15	Generally large corridors and a reasonable lobby, but lacking a dedicated gathering area.
16	Large and reasonably equipped with multiple soft play areas, but access from the school is difficult - requires going out of the building, up the sidewalk to access the playgrounds; soft and hard surface play is separated from building by an alley and stairs; soft and hard surface play and the synthetic playfield/track field are separated by a sidewalk/path and stairs; fields are in good condition and well equipped.
17	Street parking and drop-offs.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Nathan Hale

Level	HS
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MS Catchment Area
N/A

GSF Area	239,218
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Site ID #	20692
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1963	N/A

Operational Capacity	1225
Feb 2020 Enrollment	1150
Utilization	94%

	SF/Student
Nathan Hale	208
District-wide	162
Variance	28%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	2	2	2	2.0
2	Core Learning (General Classrooms)	3	2	1	2.0
3	Small Group Learning Areas	3	1	1	1.7
4	Kindergarten	N/A	N/A	N/A	N/A
5	Preschool, Child Care, Head Start	N/A	N/A	N/A	N/A
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	4	2	2	2.7
7	Library, Information Resources	2	2	2	2.0
8	Specialty: STEM, Science, Art, Graphics	3	1	2	2.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	1	1	1.7
10	Performing Arts (Band, Choir, Drama, Stage)	1	1	1	1.0
11	Gym, Fitness, Athletics, Covered Play	1	1	1	1.0
12	CTE, Technology, Shops, Computer Labs, Testing	2	1	1	1.3
13	Service, Storage, General Restrooms, Custodial	2	2	2	2.0
14	Community/Special Services	2	2	2	2.0
15	General Circulation, Corridors, Lobby, Public Areas	1	1	1	1.0
16	Playfields	1	1	1	1.0
17	Site: Parking, Bus, Parent Drop-off	1	1	1	1.0
		2.1	1.4	1.4	

Surveyed By: LS

Date Surveyed: 12/9/20

LEA SCORE **1.62**



LEA Executive Summary

Nathan Hale High School meets that majority of education specification criteria and provides overall quality learning environments & sense of community for students.

Top three concerns: (1) Lack of SPED spaces; (2) Lack of supervision from inside classrooms into hallways; (3) Increase collaboration areas.

The school does well to provide ample daylight and places throughout the school for student socialization in eddies & display on all hallway walls.

The overall facility does well to support the educational program.

At its current enrollment (1,150 students), the school is very near (i.e., 94%) operational capacity. Space is the primary that suggests a future addition in the future to meet the 1,600 student high school Ed Spec.

No.	Comments
1	All in 1st floor administration suite; not distributed.
2	Has 32 out of 40 classrooms noted in Ed Spec; average size is 830-860 SF, not 900 SF per Ed Spec.
3	On 2nd floor only 5 total; Ed Spec quantity is 12. Supervision (all glass) & proximity to classrooms is good.
4	No comment.
5	No comment.
6	Only 2 out of 10 teaching stations in Ed Spec in building. (3 in portables); no OT/PT storage; no SPED staff planning.
7	Overall size close to Ed Spec; missing 10 conference rooms to support small group collaboration & distance learning.
8	Low number of science rooms & prep; small program spaces (e.g., small makerspace).
9	Provides Ed Spec spaces/forum seating across courtyard from Commons. 45% undersized per Ed Spec.
10	Provides Ed Spec spaces/features.
11	Provides Ed Spec spaces/features.
12	Missing program spaces (no Food Lab); has site-specific Skills Center Lab (Audio-eng w/Radio station).
13	No comment.
14	Has Parks Department Teen Center but not Outside Provider Health Center.
15	Secure entry vestibule at main office and secure zoning to library and gym; school plans to address some security blind spots with cameras.
16	Recent turf fields.
17	Zoned and distributed.



Learning Environment Assessment (LEA) ©

prepared by Sāzān Environmental Services

Facility Name
North Beach

Level	ES
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MS Catchment Area
Whitman

GSF Area	37,439
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Site ID #	20676
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1957	0

Operational Capacity	322
Feb 2020 Enrollment	403
Utilization	125%

	SF/Student
North Beach	93
District-wide	146
Variance	-36%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	4	4	4	4.00
2	Core Learning (General Classrooms)	5	4	4	4.33
3	Small Group Learning Areas	5	5	5	5.00
4	Kindergarten	3	3	3	3.00
5	Preschool, Child Care, Head Start	4	4	4	4.00
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	3	3	3	3.00
7	Library, Information Resources	4	3	3	3.33
8	Specialty: STEM, Science, Art, Graphics	4	3	3	3.33
9	Food Service, Cafeteria, Multi-Purpose, Commons	4	4	3	3.67
10	Performing Arts (Band, Choir, Drama, Stage)	4	3	3	3.33
11	Gym, Fitness, Athletics, Covered Play	3	4	3	3.33
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	4	4	4	4.00
14	Community/Special Services	5	5	5	5.00
15	General Circulation, Corridors, Lobby, Public Areas	4	3	5	4.00
16	Playfields	3	4	4	3.67
17	Site: Parking, Bus, Parent Drop-off	4	4	5	4.33
		3.9	3.8	3.8	

Surveyed By: JD

Date Surveyed: 11/19/20

LEA SCORE **3.83**



LEA Executive Summary

North Beach Elementary School is deficient in all program areas and operating far beyond capacity (125%). Primary concerns include the safety and security of site circulation; the lack of adequate support for many program areas; the facility is beyond its useful life. Nevertheless, quality education is being provided, notwithstanding the facility's constraints. The facility is currently in design for some upgrades, but given the space constraints and overall poor support of the educational program, this work is merely a stop-gap and the school should be replaced.

No.	Comments
1	Undersized administrative support spaces. Lack of supervision of portables at the north end of the site.
2	Typical classrooms do not meet education specification requirements. Excessive (i.e., 12) number of portables on site clearly demonstrate the lack of capacity for permanent, quality teaching spaces on this school site. Portables cannot be effectively supervised.
3	No provisions for small group learning.
4	No comment.
5	Childcare uses cafeteria, which lacks support for the Special Needs program.
6	North Beach ES supports a Continuum Special Education program, including Primary level, therefore provides distributed space for these needs throughout the building.
7	Undersized by 35% per Ed Spec. Current desktops should be removed, considering 1-1 computers/CR testing, to open up the library for greater flexibility.
8	Only one art room and no provisions for STEM or makerspace.
9	Severely undersized (i.e. 53%) from Ed Spec. The cafeteria however is an inviting well daylit space, but lacks adjacent with gym.
10	Performing arts is only supported by a small stage. There are no music or band classrooms. Under supported program area by 70%.
11	26% undersized per Ed Spec. Lacks connected adjacencies with cafeteria/stage.
12	Computers/testing in library is no longer required with 1-1 devices.
13	Severe lack of storage.
14	School cannot effectively operate after hours for community use without full access to building.
15	Efficiency of double loaded corridors is compromised by lack of storage and individual pullout space. No secure vestibule.
16	One of the few schools with sod play field, but it is located at the far north edge of the site and lacks supervision.
17	Traffic on 24th street is a serious safety concern, given parent drop off during rush hour on this high traffic arterial. More speed bumps, warning lights and raised crosswalks necessary with vehicle pullout. Buses parking off 90th to provide separation.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Olympic Hills

Level	ES
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MS Catchment Area
Jane Addams

GSF Area	96,081
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Site ID #	22271
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Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
2017	0

Operational Capacity	546
Feb 2020 Enrollment	496
Utilization	91%

SF/Student
Olympic Hills 194
District-wide 146
Variance 33%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	1	1	1	1.00
2	Core Learning (General Classrooms)	1	1	1	1.00
3	Small Group Learning Areas	1	1	1	1.00
4	Kindergarten	1	1	1	1.00
5	Preschool, Child Care, Head Start	1	1	1	1.00
6	Resource, Special Education (OPTP, ESL, etc.), Family, Life Skills	1	1	1	1.00
7	Library, Information Resources	1	1	1	1.00
8	Specialty: STEM, Science, Art, Graphics	1	1	1	1.00
9	Food Service, Cafeteria, Multi-Purpose, Commons	2	1	1	1.33
10	Performing Arts (Band, Choir, Drama, Stage)	3	1	1	1.67
11	Gym, Fitness, Athletics, Covered Play	2	1	1	1.33
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	1	1	1	1.00
14	Community/Special Services	1	1	1	1.00
15	General Circulation, Corridors, Lobby, Public Areas	1	1	1	1.00
16	Playfields	1	1	1	1.00
17	Site: Parking, Bus, Parent Drop-off	2	2	2	2.00
		1.3	1.1	1.1	

Surveyed By: SP

Date Surveyed: 11/18/20

LEA SCORE

1.15



LEA Executive Summary

The LEA score reflects the recent design and construction of Olympic Hills Elementary School, and the school being the model for the District-wide ES specifications. Overall, the facility does well supporting the educational program and is operating at 91% capacity. The assessor's impressions were confirmed in discussions with several available school staff, including: the principal; librarian; special education teacher; and a general classroom teacher. There are no major concerns. Having a covered play would be a benefit. The issue of the desks and tables being extremely heavy does limit the flexibility in how the spaces are used despite the architectural design supporting flexible arrangements. The school does not need any major modifications.

No.	Comments
1	From Principal: "Lack of a covered play limits outdoor play activities; needed a family community resource room near the main entry so converted the professional development room into that space; pods and shared learning spaces configuration work very well however desks and tables are too heavy to easily move around limiting how the open spaces are rearranged and used, mobile furnishings would really facilitate use of the space; need for a computer lab is somewhat obsolete; Roll up garage doors at the art room in the science room in the outdoor learning spaces are really beneficial."
2	From Librarian: "Lack of good shading on the windows creates a lot of glare so have to have blackout shades down most of the time."
3	Numerous west facing windows have shades drawn suggesting that there's a glare problem and inadequate sun shading.
4	Site size and configuration, and a residential neighborhood, require that bus drop-off is curbside, reducing the site score.
5	No comment.
6	No comment.
7	No comment.
8	No comment.
9	No comment.
10	No comment.
11	No comment.
12	No comment.
13	No comment.
14	No comment.
15	No comment.
16	No comment.
17	No comment.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Olympic View

Level	ES
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MS Catchment Area
Robert Eagle Staff

GSF Area	52,792
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Site ID #	20644
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Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1989	N/A

Operational Capacity	458
Feb 2020 Enrollment	454
Utilization	99%

SF/Student	
Olympic View	116
District-wide	146
Variance	-20%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	3	3	4	3.33
2	Core Learning (General Classrooms)	2	2	2	2.00
3	Small Group Learning Areas	3	3	2	2.67
4	Kindergarten	3	3	2	2.67
5	Preschool, Child Care, Head Start	2	3	2	2.33
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	2	3	3	2.67
7	Library, Information Resources	2	2	2	2.00
8	Specialty: STEM, Science, Art, Graphics	N/A	N/A	N/A	N/A
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	2	2	2.33
10	Performing Arts (Band, Choir, Drama, Stage)	4	2	2	2.67
11	Gym, Fitness, Athletics, Covered Play	4	3	3	3.33
12	CTE, Technology, Shops, Computer Labs, Testing	2	3	3	2.67
13	Service, Storage, General Restrooms, Custodial	2	2	2	2.00
14	Community/Special Services	3	3	3	3.00
15	General Circulation, Corridors, Lobby, Public Areas	3	3	4	3.33
16	Playfields	3	3	3	3.00
17	Site: Parking, Bus, Parent Drop-off	4	3	4	3.67
		2.8	2.7	2.7	

Surveyed By: DH

Date Surveyed: 12/1/20

LEA SCORE **2.73**



LEA Executive Summary

The LEA score suggests that this facility is supporting a nearly Fair quality learning environment. The top 3 concerns for this facility are: accessing the building is confusing as the controlled entrance is at side entrance where the parking lot is and not at main entrance; the building lacks a covered play area; and the 2 portables on site are not easily accessed. The school appears to connect well with the community and is well subscribed, operating at 99% capacity. Overall this facility does better than average in supporting educational programs, but could do with an updating of spaces to address current needs, but does not warrant a major modernization at this time.

No.	Comments
1	No comment.
2	No comment.
3	No comment.
4	Only 2 of kindergarten rooms have restrooms.
5	No comment.
6	No comment.
7	21% oversized per education specification.
8	No comment.
9	39% undersized per Ed Spec.
10	63% undersized per Ed Spec.
11	No covered play at this school. 59% undersized per Ed Spec.
12	No comment.
13	No comment.
14	No comment.
15	The controlled entrance is at a side entrance and not main entrance which is confusing to find. There is no direct connection from one to the other.
16	There was currently work going on at playfield to make improvements.
17	Parking lot is limited requiring use of on street parking.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Orca K-8

Level	ES
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MS Catchment Area
Mercer

GSF Area	61,493
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Site ID #	20690
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Original Construct	Last Mod/Add
1989	N/A

Operational Capacity	456
Feb 2020 Enrollment	403
Utilization	88%

SF/Student	
Orca K-8	153
District-wide	151
Variance	1%

Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	3	2	3	2.7
2	Core Learning (General Classrooms)	1	2	3	2.0
3	Small Group Learning Areas	5	5	5	5.0
4	Kindergarten	1	2	4	2.3
5	Preschool, Child Care, Head Start	1	3	4	2.7
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	1	3	4	2.7
7	Library, Information Resources	3	3	3	3.0
8	Specialty: STEM, Science, Art, Graphics	2	4	3	3.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	4	4	3.7
10	Performing Arts (Band, Choir, Drama, Stage)	4	4	4	4.0
11	Gym, Fitness, Athletics, Covered Play	4	4	4	4.0
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	3	3	4	3.3
14	Community/Special Services	4	4	4	4.0
15	General Circulation, Corridors, Lobby, Public Areas	3	3	4	3.3
16	Playfields	2	4	3	3.0
17	Site: Parking, Bus, Parent Drop-off	4	4	4	4.0
		2.8	3.4	3.8	

Surveyed By: SPP

Date Surveyed: 01/07/21

LEA SCORE 3.29



LEA Executive Summary

The LEA score reflects the older design and construction of the building and lack of need facilities. Primary concerns are the limited number of Kindergartens and their location on the lower level without good access to an outdoor play area (other than the garden); similar concerns about the OT/PT and special education rooms which are isolated on the lower floor; and inadequate space and locations of the performing arts, athletics, and specialty programs. Despite the school being older with a poor layout and needing an environment and systems modernization, within the constraints, the facility appears to be supporting the delivery of the basic educational program. The school is due for replacement.

No.	Comments
	Principal's comments (new at Orca): "Lack of kindergarten rooms; resource classroom is in Room 310; drama classroom is on 3rd floor; music on stage, other music happens in classrooms; art is in annex - not used for science; science in classrooms; community support in library or cafeteria - no dedicated space; no room for assistant principal to meet with families."
1	No comment.
2	Equipment in classroom tends to be older; projectors are not ceiling mounted for the most part; projection screens are pull down; there are white boards in most classroom as well as chalkboards and cork boards; audio enhancement appears to use desk speakers but not sure about this; daylighting is fair; HVAC units tend to be quite loud; temperature comfort is reasonable this time of year; ventilation is good (though noisy).
3	No comment.
4	Primary concern with kindergarten rooms are they are on the lower level and do not have easy access to an outdoor play area; day lighting is poor; being on the lower level, kindergarten does not appear to be well integrated into the flow of the life of the school; rooms are older and not equipped with overhead projectors, larger white boards, etc.
5	Primary concern with childcare rooms are they are on the lower level and do not have easy access to an outdoor play area; day lighting is poor; rooms are older.
6	Primary concern with OT/PT, SPED, and Life Skills rooms; they are on the lower level and do not have easy access to an outdoor play area; day lighting is poor; being on the lower level, complex of rooms is isolated and does not appear to be well integrated into the flow of the life of the school; rooms and FFE are older. There is a learning resource room on the 3rd floor.
7	Library Resource Center is on the third floor so not at the center of the school and includes the computer lab facilities within an extension of the primary resource room. Computer lab is part of the Library Resource Center; does not have a dedicated space. 73% undersized per education specification.
8	A standalone addition to the campus called the Annex, originally designed and set up for science, is being used primarily for an art classroom, with the attached greenhouse used for science activities adjacent to an outdoor garden area. Most science classes are held in the Core classrooms.
9	30% undersized per Ed Spec.
10	Stage platform opens onto the cafeteria and is equipped with a folding partition as well as curtains; instrumental music happens on the stage platform; other music instruction happens in the Core classrooms; Drama happens in a 3rd floor classroom. 88% undersized per Ed Spec.
11	Gym is small, with older equipment and build-out, and is located on the lower level requiring students to go from lower level upstairs to access the playfield area. 57% undersized per Ed Spec.
12	Computer lab is part of the Library Resource Center; does not have a dedicated space.
13	No comment.
14	There is no dedicated community family room; the Family Resource worker has an office providing privacy for meeting with families.
15	No comment.
16	No comment.
17	No comment.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Pathfinder

Level	ES
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MS Catchment Area
Madison

GSF Area	74,497
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Site ID #	20659
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Scoring

- 1 Excellent** (Meets All SPS Standards)
- 2 Good** (Meets Most SPS Standards)
- 3 Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1999	N/A

Operational Capacity	460
Feb 2020 Enrollment	494
Utilization	107%

SF/Student	
Pathfinder	151
District-wide	151
Variance	0%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	1	1	2	1.3
2	Core Learning (General Classrooms)	1	1	2	1.3
3	Small Group Learning Areas	5	5	5	5.0
4	Kindergarten	2	3	3	2.7
5	Preschool, Child Care, Head Start	1	2	2	1.7
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	2	2	3	2.3
7	Library, Information Resources	4	1	2	2.3
8	Specialty: STEM, Science, Art, Graphics	3	3	3	3.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	2	2	3	2.3
10	Performing Arts (Band, Choir, Drama, Stage)	5	3	3	3.7
11	Gym, Fitness, Athletics, Covered Play	3	2	3	2.7
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	2	2	2	2.0
14	Community/Special Services	3	3	3	3.0
15	General Circulation, Corridors, Lobby, Public Areas	2	2	3	2.3
16	Playfields	2	4	3	3.0
17	Site: Parking, Bus, Parent Drop-off	2	1	2	1.7
		2.5	2.3	2.8	

Surveyed By: SPP
Date Surveyed: 01/14/21

LEA SCORE **2.52**



LEA Executive Summary

The LEA score reflects the relatively recent design and construction of the school in 1999, showing many features of a more contemporary design that would incorporate the District's current education specification and standards. The primary concerns are lack of small group learning areas, limiting flexibility. This is somewhat compensated for by the larger classrooms. The generic nature of the classrooms provides flexibility for differing uses; however the school lacks the unique facilities of dedicated art studio, science labs, and performing arts spaces. The choice or necessity to use the designed kindergartens for other uses results in the kindergarten (actually K-1 classes) classrooms lacking restrooms, exterior doors, and easy access to outdoor and soft play areas. The organization of the school into stacked wings, along with the culture of the school, does a good job of creating learning communities. The facility does a reasonably good job of supporting the educational program. The facility only warrants minor modifications at this time and is holding up well, although operating above (i.e., 107%) capacity.

No.	Comments
	Principal's comments: Haven't been able to connect with principal for interview; no Questionnaire returned.
1	No comment.
2	Basic size and configuration of classrooms allow for the flexibility to use as specialty classrooms, and Specialty classrooms are not so specialized that they cannot accommodate being shifted to a different classroom if needed.
3	No comment.
4	K1 classrooms are typical classroom without dedicated restrooms or exterior doors. Classrooms designed for kindergarten with larger areas, restrooms and exterior doors are being used for upper grades and special education classrooms.
5	No comment.
6	No comment.
7	Library is well centered in the school, laid out, and equipped, however is quite small for the size of enrollment. 59% undersized per Ed Spec.
8	Art and science rooms are typical classrooms; carpeted floors in Art and in STEM with VCT at sinks.
9	In addition to the multipurpose room adjacent to the kitchen, the stage and opening to the gym, there is a large learning stairs commons at the center of the school.
10	Did not identify any dedicated music rooms; small stage area appears to be being used for a non-performing arts class. 83% undersized per Ed Spec.
11	32% undersized per Ed Spec.
12	No comment.
13	No comment.
14	Community can potentially use the learning stair at the core of the school, as well as the library and multipurpose room.
15	No comment.
16	Childcare play area, play structure and soft play are quite small; soft play area designed for kindergarten use is distant from classes being used for kindergarten (kindergarten rooms being used for upper grades and resource rooms).
17	No comment.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Queen Anne

Level	ES
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MS Catchment Area
McClure

GSF Area	44,181
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Site ID #	20675
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Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1903, 1922	2012, 2019

Operational Capacity	390
Feb 2020 Enrollment	222
Utilization	57%

SF/Student	
Queen Anne	199
District-wide	146
Variance	36%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	1	2	1	1.33
2	Core Learning (General Classrooms)	2	3	2	2.33
3	Small Group Learning Areas	1	1	1	1.00
4	Kindergarten	2	2	2	2.00
5	Preschool, Child Care, Head Start	1	1	1	1.00
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	1	1	1	1.00
7	Library, Information Resources	3	1	1	1.67
8	Specialty: STEM, Science, Art, Graphics	1	1	1	1.00
9	Food Service, Cafeteria, Multi-Purpose, Commons	4	1	1	2.00
10	Performing Arts (Band, Choir, Drama, Stage)	5	5	5	5.00
11	Gym, Fitness, Athletics, Covered Play	3	1	1	1.67
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	1	1	1	1.00
14	Community/Special Services	1	1	1	1.00
15	General Circulation, Corridors, Lobby, Public Areas	1	1	1	1.00
16	Playfields	2	2	2	2.00
17	Site: Parking, Bus, Parent Drop-off	2	2	2	2.00
		1.9	1.6	1.5	

Surveyed By: DDH

Date Surveyed: 12/08/20

LEA SCORE 1.69



LEA Executive Summary

The LEA score suggest that this facility supports a very good learning environment and is operating far below (i.e., 57%) operational capacity. However, the school does appear to fail in its support of an effective performing arts program and provides less than half requisite space (i.e., undersized by 60%) in the Food Service/Commons. This school only minor needs to updating in the old classroom spaces, but obviously would benefit from performing arts and food services/commons spaces when the school begins operating nearer to capacity.

No.	Comments
1	No comment.
2	The new classroom spaces are great and meet all requirements. Some of the classroom spaces in the old building are below District standards.
3	No comment.
4	No comment.
5	No comment.
6	No comment.
7	45% undersized per education specification.
8	No comment.
9	60% undersized per Ed Spec.
10	No comment.
11	No comment.
12	No comment.
13	No comment.
14	No comment.
15	No comment.
16	No comment.
17	The site is rather confusing with the old entrances and building names.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Queen Anne Gym

Level	Option - HS
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MS Catchment Area
N/A

GSF Area	44,181
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Site ID #	Not in ICOS
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Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1962	N/A

Operational Capacity	50
Feb 2020 Enrollment	27
Utilization	-

	SF/Student
Interagency @ QAG	-
District-wide	162
Variance	-

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	5	5	5	5.0
2	Core Learning (General Classrooms)	4	4	4	4.0
3	Small Group Learning Areas	5	5	5	5.0
4	Kindergarten	N/A	N/A	N/A	N/A
5	Preschool, Child Care, Head Start	N/A	N/A	N/A	N/A
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	N/A	N/A	N/A	N/A
7	Library, Information Resources	N/A	N/A	N/A	N/A
8	Specialty: STEM, Science, Art, Graphics	N/A	N/A	N/A	N/A
9	Food Service, Cafeteria, Multi-Purpose, Commons	N/A	N/A	N/A	N/A
10	Performing Arts (Band, Choir, Drama, Stage)	N/A	N/A	N/A	N/A
11	Gym, Fitness, Athletics, Covered Play	2	4	4	3.3
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	N/A	N/A	N/A	N/A
14	Community/Special Services	N/A	N/A	N/A	N/A
15	General Circulation, Corridors, Lobby, Public Areas	4	4	5	4.3
16	Playfields	N/A	N/A	N/A	N/A
17	Site: Parking, Bus, Parent Drop-off	4	3	4	3.7
		4.0	4.2	4.5	

Surveyed By: JD
Date Surveyed: 12/03/20

LEA SCORE	4.22
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LEA Executive Summary

This facility is not conducive to creating a positive learning environment, particularly given the special needs of the Interagency students. Poor quality of classroom environment (lack of daylighting) and "hand-me-down" residential furnishings provide little inspiration for the school's at-risk students. The District would be well served by replacing this dated facility with a more modern and flexible modular building that would be designed to support a variety of the District's short-term educational needs. Such a building with an expected useful life of 20 years, (i.e., @ 2036) would then coincide with the expiration of the initial 50 year lease term of the Queen Ann High School building(s) and redevelopment of a new Queen Ann Campus.

No.	Comments
1	No comment.
2	No comment.
3	No comment.
4	No comment.
5	No comment.
6	No comment.
7	No comment.
8	No comment.
9	No comment.
10	No comment.
11	Old gym for Queen Anne High School.
12	No comment.
13	No comment.
14	No comment.
15	No comment.
16	No comment.
17	Onsite parking. Students either drive/rideshare or take public buses, and then walk to the school.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Rainier View

Level	ES
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MS Catchment Area
Aki Kurose

GSF Area	38,141
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Site ID #	20679
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Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1961	N/A

Operational Capacity	309
Feb 2020 Enrollment	250
Utilization	81%

SF/Student	
Rainier View	153
District-wide	146
Variance	4%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	5	4	4	4.3
2	Core Learning (General Classrooms)	2	3	3	2.7
3	Small Group Learning Areas	5	5	5	5.0
4	Kindergarten	3	3	3	3.0
5	Preschool, Child Care, Head Start	4	5	5	4.7
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	5	4	4	4.3
7	Library, Information Resources	3	2	3	2.7
8	Specialty: STEM, Science, Art, Graphics	4	4	4	4.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	2	3	2.7
10	Performing Arts (Band, Choir, Drama, Stage)	4	3	3	3.3
11	Gym, Fitness, Athletics, Covered Play	4	3	5	4.0
12	CTE, Technology, Shops, Computer Labs, Testing	5	5	5	5.0
13	Service, Storage, General Restrooms, Custodial	4	4	4	4.0
14	Community/Special Services	5	5	5	5.0
15	General Circulation, Corridors, Lobby, Public Areas	4	4	4	4.0
16	Playfields	4	4	4	4.0
17	Site: Parking, Bus, Parent Drop-off	4	4	4	4.0
		4.0	3.8	4.0	

Surveyed By: SPP
Date Surveyed: 12/11/20

LEA SCORE	3.92
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LEA Executive Summary

The LEA score reflects the age of the building and the lack of a modernization and/or addition. Overall, the facility is quite poor at meeting the basic educational program needs. The classrooms, while dated in design, have received technology upgrades and appear to function well in supporting program delivery. The biggest concerns are the lack of space for Resources, Counseling, Conferencing, and Specialty classes. The smaller size of the Multipurpose/Cafeteria space is another concern. Relative to contemporary elementary schools constructed in the last decade, the school is far below those facilities in support the Education Specifications. This school needs to be replaced.

No.	Comments
1	Administration is small but works; rooms available for counseling and conferences is limited.
2	While old, the classrooms meet needs at a basic level. Projectors are ceiling mounted; audio enhancement is in place; windows are reasonable; ceilings are high; and rooms are reasonably sized.
3	No comment.
4	Kindergarten room areas are below standard size.
5	Does not appear to be a Head Start or Preschool program; Childcare is held in a couple adjacent and old portables, though in reasonable condition. Portables are dry and toilet facilities are at a distance in the main building.
6	Resource space is severely limited and not well equipped.
7	31% undersized per Ed Spec.
8	One regular classroom is used for Art; other Specialty programs do not have assigned spaces.
9	Multipurpose/Cafeteria is small; Food Service is small. 48% undersized per Ed Spec.
10	Only support for Performing Arts is the Stage, which is reasonably well equipped given the size of the school. 66% undersized per Ed Spec.
11	Older Gym.
12	One classroom space being used as Computer Lab.
13	No comment.
14	No comment.
15	No comment.
16	No comment.
17	No comment.



Learning Environment Assessment (LEA) ©

prepared by Sázán Environmental Services

Facility Name
Rising Star

Level	ES
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MS Catchment Area
Mercer

GSF Area	104,830
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Site ID #	20699
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
2000	N/A

Operational Capacity	480
Feb 2020 Enrollment	433
Utilization	90%

SF/Student	
Van Asselt Bldg. @ AAA	171
District-wide	146
Variance	17%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	1	1	3	1.7
2	Core Learning (General Classrooms)	2	1	1	1.3
3	Small Group Learning Areas	2	1	1	1.3
4	Kindergarten	2	2	2	2.0
5	Preschool, Child Care, Head Start	2	2	2	2.0
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	1	1	1	1.0
7	Library, Information Resources	1	1	1	1.0
8	Specialty: STEM, Science, Art, Graphics	1	1	1	1.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	1	2	2.0
10	Performing Arts (Band, Choir, Drama, Stage)	1	1	3	1.7
11	Gym, Fitness, Athletics, Covered Play	1	1	1	1.0
12	CTE, Technology, Shops, Computer Labs, Testing	1	1	1	1.0
13	Service, Storage, General Restrooms, Custodial	1	1	1	1.0
14	Community/Special Services	2	2	2	2.0
15	General Circulation, Corridors, Lobby, Public Areas	2	2	2	2.0
16	Playfields	3	3	3	3.0
17	Site: Parking, Bus, Parent Drop-off	2	2	2	2.0
		1.6	1.4	1.7	

Surveyed By: DDH

Date Surveyed: 12/10/20

LEA SCORE 1.59



LEA Executive Summary

The LEA score indicates that this facility provides a very good learning environment.

The top 3 concerns for this facility are: minor safety improvements in cafeteria and other spaces; improvements to equipment in various spaces and signage for school; and parking and drop-off.

This school has the unique ability to support larger theater and other programs that are not typical available to elementary schools.

This facility supports the educational program quite well and only needs a refresh of minor interior facility improvements and equipment updates.

No.	Comments
1	There are some issues with PA system and equipment.
2	No comment.
3	No comment.
4	No comment.
5	No comment.
6	No comment.
7	67% oversized per education specification.
8	No comment.
9	The Principal noted that they have an issue of younger kids swinging through the open rails on stairs. 39% undersized per Ed Spec.
10	This facility has spaces that are not typical in size or function to elementary schools. There are issues with equipment for PA and use in some of these spaces. Hugely (i.e.,174%) oversized per Ed Spec.
11	77% oversized per Ed Spec.
12	No comment.
13	No comment.
14	No comment.
15	No comment.
16	Play structure needs updating and general work to play areas.
17	There is a need for signage of parking lot and a sign for the school.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Robert Eagle Staff

Level	MS
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MS Catchment Area
Robert Eagle Staff

GSF Area	132,398
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Site ID #	22270
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
2015	N/A

Operational Capacity	846
Feb 2020 Enrollment	812
Utilization	96%

SF/Student	
Robert Eagle Staff	163
District-wide	139
Variance	17%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	1	1	1	1.0
2	Core Learning (General Classrooms)	1	1	1	1.0
3	Small Group Learning Areas	1	1	1	1.0
4	Kindergarten	N/A	N/A	N/A	N/A
5	Preschool, Child Care, Head Start	N/A	N/A	N/A	N/A
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	1	1	1	1.0
7	Library, Information Resources	2	1	1	1.3
8	Specialty: STEM, Science, Art, Graphics	1	1	1	1.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	1	1	1	1.0
10	Performing Arts (Band, Choir, Drama, Stage)	1	1	1	1.0
11	Gym, Fitness, Athletics, Covered Play	1	1	1	1.0
12	CTE, Technology, Shops, Computer Labs, Testing	1	1	1	1.0
13	Service, Storage, General Restrooms, Custodial	1	1	1	1.0
14	Community/Special Services	1	1	1	1.0
15	General Circulation, Corridors, Lobby, Public Areas	1	1	1	1.0
16	Playfields	1	1	1	1.0
17	Site: Parking, Bus, Parent Drop-off	1	1	1	1.0
		1.1	1.0	1.0	

Surveyed By: JD
Date Surveyed: 12/8/20

LEA SCORE **1.02**



LEA Executive Summary

Robert Eagle Staff represents the new model standard for SPS' middle school program. Primary concern is for off-site pedestrian safety on Stone Avenue North. The school provides excellent support for a modern educational program and required no program improvements at this time.

No.	Comments
1	No comment.
2	The departure of the Licton Springs K-8 program will return Robert Eagle Staff MS to the comprehensive middle school it was planned to be.
3	No comment.
4	No comment.
5	No comment.
6	No comment.
7	19% undersized per education specification.
8	No comment.
9	Acoustics, open circulation and daylighting detract from this being an optimal performing arts space.
10	Very nice music suite.
11	No comment.
12	No comment.
13	More non-gender specific restrooms.
14	No comment.
15	No comment.
16	No comment.
17	Notwithstanding improvements that have calmed traffic on N. 90th St., there have been three student pedestrian accidents on Stone Avenue N., which raises safety concerns.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Roosevelt

Level	HS
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MS Catchment Area
N/A

GSF Area	298,534
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Site ID #	20672
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1922	2006

Operational Capacity	1869
Feb 2020 Enrollment	1803
Utilization	96%

SF/Student	
Roosevelt	166
District-wide	162
Variance	2%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	2	2	2	2.0
2	Core Learning (General Classrooms)	3	2	2	2.3
3	Small Group Learning Areas	4	3	3	3.3
4	Kindergarten	N/A	N/A	N/A	N/A
5	Preschool, Child Care, Head Start	N/A	N/A	N/A	N/A
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	4	3	3	3.3
7	Library, Information Resources	2	2	2	2.0
8	Specialty: STEM, Science, Art, Graphics	2	2	2	2.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	4	1	1	2.0
10	Performing Arts (Band, Choir, Drama, Stage)	1	1	1	1.0
11	Gym, Fitness, Athletics, Covered Play	3	2	2	2.3
12	CTE, Technology, Shops, Computer Labs, Testing	3	3	3	3.0
13	Service, Storage, General Restrooms, Custodial	2	2	2	2.0
14	Community/Special Services	2	2	2	2.0
15	General Circulation, Corridors, Lobby, Public Areas	3	3	3	3.0
16	Playfields	1	1	1	1.0
17	Site: Parking, Bus, Parent Drop-off	1	1	1	1.0
		2.5	2.0	2.0	

Surveyed By: LS

Date Surveyed: 12/8/20

LEA SCORE 2.16



LEA Executive Summary

Overall Roosevelt High School supports a good learning environment; meeting many education specification criteria, but with many spaces undersized and lacking student collaboration opportunities. Top three concerns are: lack of collaboration spaces; lack of daylight/exterior windows in many teaching spaces; and lack of hallway display opportunities. School provides above Ed Spec quantity of general and science classrooms, though undersized. The overall facility does fair to support the educational program in classrooms that are undersized and lack collaboration and student socialization spaces. At its current enrollment (1,803 students) and is at near (i.e., 96%) operational capacity. The school would need an enrollment reduction and target modernization to meet the 1,600 student HS Ed Spec.

No.	Comments
1	School has multiple teacher prep rooms but most are underutilized; used for staff lunch because staff lounge is now a special education classroom.
2	Undersized, average 800 SF with many below; Ed Spec size is 900 SF.
3	Two spaces each on 2nd & 3rd floors; no exterior windows; no furniture.
4	No comment.
5	No comment.
6	Using staff lounge for self-contained/Daily Living classroom; no OT/PT room; Sensory Space in portable.
7	Undersized, no exterior windows; school would like makerspace.
8	All but one lack windows to outside; a few undersized.
9	Lacks distributed & variety of spaces, like forum seating. 50% undersized per Ed Spec.
10	58% oversized per Ed Spec.
11	PE spaces below Ed Spec sizes.
12	No site-specific CTE program; all computer labs now classroom spaces; does have Food lab.
13	No comment.
14	Has outside provider Health Center.
15	No secure entry vestibule; lack of student display & socialization areas.
16	Recent turf fields.
17	Zoned and distributed.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Roxhill @ E.C. Hughes

Level	ES
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MS Catchment Area
Denny

GSF Area	48,010
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Site ID #	20648
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1926	2018

Operational Capacity	336
Feb 2020 Enrollment	300
Utilization	89%

SF/Student	
Roxhill @ E.C. Hug	160
District-wide	146
Variance	10%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	2	1	1	1.3
2	Core Learning (General Classrooms)	1	1	1	1.0
3	Small Group Learning Areas	5	5	5	5.0
4	Kindergarten	3	3	2	2.7
5	Preschool, Child Care, Head Start	2	2	3	2.3
6	Resource, SPED (OTPT, ESL, etc.), Family, Life Skills	3	3	3	3.0
7	Library, Information Resources	4	3	1	2.7
8	Specialty: STEM, Science, Art, Graphics	4	2	1	2.3
9	Food Service, Cafeteria, Multi-Purpose, Commons	4	2	1	2.3
10	Performing Arts (Band, Choir, Drama, Stage)	4	2	2	2.7
11	Gym, Fitness, Athletics, Covered Play	2	2	2	2.0
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	1	1	1	1.0
14	Community/Special Services	4	1	1	2.0
15	General Circulation, Corridors, Lobby, Public Areas	2	1	1	1.3
16	Playfields	1	2	4	2.3
17	Site: Parking, Bus, Parent Drop-off	3	2	3	2.7
		2.8	2.1	2.0	

Surveyed By: SPP

Date Surveyed: 12/15/20

LEA SCORE **2.29**



LEA Executive Summary

The LEA score is a reflection of the original building design and the recent 2018 modernization. Overall the facility supports the educational program quite well. The major concerns are the location of the Kindergarten, Headstart, Special Education and OT/PT in portables; lack of dedicated space for specialty and performing arts programs; the lack of a grass playfield; and the lack of small group learning areas. The existing building design makes it difficult to create small group learning areas. The site is large enough that it could accommodate a small addition to bring the kindergarten, Headstart, and SPED services into the building. It also might be possible to convert some of the asphalt hard surface play into a small grass play area. Given recent work, and operating below capacity, no major modernization is needed. However, an addition to better support full education specification spaces for performing arts, and food service/commons would be considerations in the future.

No.	Comments
1	No comment.
2	No comment.
3	There are no areas specifically set aside for small group learning.
4	The kindergarten rooms are located in portables with smaller room sizes than standard area.
5	No comment.
6	Principal's comments: "Lack of spaces for some programs; SPED and OT/PT are located in portables and smaller than the standard area."
7	41% undersized per education specification.
8	The only specialty classroom identified is the art classroom which is a typical classroom used for art. There are rooms labeled Intervention Rooms that are typical classrooms that may be use for multiple functions. No science dedicated classrooms were identified.
9	The cafeteria auditorium is small but appropriate for the size of enrollment. Food service is small with limited working counter space but well-equipped. 64% undersized per Ed Spec.
10	Principal's comments: "Lack of space for a Music and Performing Arts. Mobility lift at Stage isn't properly set up. 77% undersized per Ed Spec."
11	No comment.
12	No comment.
13	Principal's comments: "Lack of storage; storing supplies outside in covered play; generally lack of storage throughout the school; need a central storage. Portables lack adult restrooms."
14	No comment.
15	Mobility lift at stage is not usable or fully installed.
16	There is one large soft play area and the rest of the place area is hard surface with no grass play area.
17	Bus and parent drop-off is curbside. There is limited on-site parking available for staff.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Sacajawea

Level	ES
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MS Catchment Area
Jane Addams

GSF Area	38,957
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Site ID #	20671
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Original Construct	Last Mod/Add
1959	N/A

Operational Capacity	247
Feb 2020 Enrollment	256
Utilization	104%

SF/Student	
Sacajawea	152
District-wide	146
Variance	4%

Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	5	5	5	5.0
2	Core Learning (General Classrooms)	4	5	5	4.7
3	Small Group Learning Areas	5	5	5	5.0
4	Kindergarten	3	4	5	4.0
5	Preschool, Child Care, Head Start	5	5	5	5.0
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	5	5	5	5.0
7	Library, Information Resources	3	4	4	3.7
8	Specialty: STEM, Science, Art, Graphics	3	3	4	3.3
9	Food Service, Cafeteria, Multi-Purpose, Commons	4	3	4	3.7
10	Performing Arts (Band, Choir, Drama, Stage)	4	5	5	4.7
11	Gym, Fitness, Athletics, Covered Play	5	4	5	4.7
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	4	4	5	4.3
14	Community/Special Services	5	5	5	5.0
15	General Circulation, Corridors, Lobby, Public Areas	3	3	5	3.7
16	Playfields	4	5	5	4.7
17	Site: Parking, Bus, Parent Drop-off	N/A	N/A	N/A	N/A
		4.1	4.3	4.8	

Surveyed By: AV
Date Surveyed: 12/8/20

LEA SCORE	4.42
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LEA Executive Summary

The building does not meet the educational specification and does not provide an inclusive environment yet is operating just above capacity. While the building fails to meet ADA standards (i.e., circulation, door knobs, etc.), staff make the best of the building to serve their students. Given this is a location that serves a large population of special education students, the building does not support individual support with breakout spaces, nor does it provide ADA access to the front door, or to specialized SPED spaces. In short, this building should be replaced.

No.	Comments
1	Administration spaces are small and being divided for dual purposes. Location good but doesn't have a secure vestibule. Spaces are not flexible/adaptable. Thermal comfort is inadequate. Not ADA compliant, so it doesn't meet the needs of the students.
2	No accessible route to lower level classrooms. All classrooms have good north light. Thermal comfort is non-existent. Teaching wall doesn't comply with District standards. Still using projection screens that may or may not work.
3	Small group learning areas do not exist.
4	No accessible route to lower level classrooms. All classrooms have good north light. Thermal comfort is non-existent. Only one kindergarten has a toilet.
5	Preschool is located in portables and not to standards.
6	Majority of the SPED rooms are located in portables. Access and OT/PT are located in a portable on the lower level with no direct ADA access.
7	Undersized. Library doesn't have a teaching space. Wires are running across floor for students' computers. Not enough support spaces and storage. Environment is similar to the classrooms except on main floor.
8	Art room is undersized and doesn't have sufficient storage or kiln space. Environment is similar to classrooms but located on main floor.
9	Undersized. Stage is not ADA accessible and cannot be separated for stand alone teaching space. Kitchen equipment and all finishes are well worn. Minimal daylight.
10	Non-existent. Uses the art room. Stage is not ADA accessible.
11	Undersized. Not enough storage. No daylight, cold, and no transparency to exterior or corridors. Covered play is being used as storage for the school. Location doesn't allow for secure after hours use.
12	Located in the library.
13	Inadequate storage throughout. Toilet rooms are not ADA compliant and finishes well worn.
14	Located in a portable on playfield.
15	Hallways very worn although has new vinyl tile and some paint. Lighting very inadequate but clerestory daylighting helps. No ADA access to lower level or main entry.
16	Playfields are asphalt lots with an area for play equipment.
17	No comment.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Sand Point

Level	ES
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MS Catchment Area
Eckstein

GSF Area	33,899
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Site ID #	20729
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Original Construct	Last Mod/Add
1957	

Operational Capacity	302
Feb 2020 Enrollment	226
Utilization	75%

SF/Student	
Sand Point	150
District-wide	146
Variance	3%

Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	4	4	3	3.7
2	Core Learning (General Classrooms)	1	3	3	2.3
3	Small Group Learning Areas	5	5	5	5.0
4	Kindergarten	3	3	3	3.0
5	Preschool, Child Care, Head Start	3	4	4	3.7
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	4	4	3	3.7
7	Library, Information Resources	3	3	3	3.0
8	Specialty: STEM, Science, Art, Graphics	5	5	5	5.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	4	3	3	3.3
10	Performing Arts (Band, Choir, Drama, Stage)	4	4	4	4.0
11	Gym, Fitness, Athletics, Covered Play	3	3	4	3.3
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	4	3	4	3.7
14	Community/Special Services	5	5	5	5.0
15	General Circulation, Corridors, Lobby, Public Areas	3	4	4	3.7
16	Playfields	4	4	4	4.0
17	Site: Parking, Bus, Parent Drop-off	4	4	4	4.0
		3.7	3.8	3.8	

Surveyed By: SSP

Date Surveyed: 12/12/20

LEA SCORE **3.77**



LEA Executive Summary

The low LEA score reflects the 1950s vintage of the school and economical design, and resulting lack of spaces available for resource and specialty programs that result in nearly a Poor quality learning environment. As noted, the primary deficiencies are lack of small spaces for private conferences and counseling; smaller classroom/resource rooms for resource programs; and lack of dedicated classrooms for the specialty and performing arts. Additionally, the playfield lacks a grass play area and a second soft-play for the kindergarten classes. Some level of modernization was done at some point in the recent past (i.e., lighting has been upgraded), possibly acoustical paneling put in the ceiling, overhead projectors, voice enhancement systems, new carpet and VCT flooring, ADA compliant lever latches on the doors, some new case work, a seismic upgrade, and miscellaneous improvements. That the classrooms and other spaces have been upgraded with new finishes, lighting and some fixtures has helped provide decent Core learning classrooms in which the primary program can be delivered. The school, which is operating below capacity (i.e., 75%) can continue to house the program for the near future, however should be scheduled for replacement rather than modernization.

No.	Comments
	Principal's comments: "The older construction of walls in the Administration offices, and elsewhere, doesn't block sound so there is no privacy to speak privately in person or on the phone. This is a problem and we do not have rooms where we can speak privately with a student or parent, or each other. We don't have a conference room, or a room where the staff can have a meeting, so have to use the Library or a classroom. There are no small group learning spaces. OT/PT, speech, etc. are in one portable that has been subdivided - doesn't work well, especially in allowing a student to focus on their work. SPED is in a portable which doesn't provide the best environment and adjacencies. Also, the portables do not have restrooms, so these special needs kids and the staff have to come into the building. Music was in a portable, but got moved out to make room for the childcare program and doesn't have a permanent classroom. Art had a room, but wasn't funded this year, so that space went back to being a regular classroom. There is no place for testing or a computer lab. The Kindergarten classrooms do not have restrooms and are smaller than the typical size. What was the original Kindergarten is used for the developmental preschool now. We do have a small space used for family support, but it doesn't have any privacy because of the sound problem. Though the school was upgraded about 10 years ago (it had been out of service for a long time, and was brought back into use about 10 years ago, so I think the improvements must have been made then), the technology is old and limited. The internet is poor, especially in the portables, making it hard, especially for the YMCA childcare program."
1	Main office is small with insufficient room for administration; nurse's room is relatively small with a small non-ADA restroom without shower. Counseling and conference rooms are lacking; based off of the HVAC plan, it appears that two small rooms, entered from the gym, may be used for counseling and conferencing. The staff lounge is adequate, however there is not a conference or meeting room.
2	Classrooms, and much of the school, received upgrades at some point; this included lighting, ceiling fans, acoustics, flooring, and other miscellaneous upgrades. Acoustics may be harsh due to hard surface brick walls in many of the classrooms; acoustical panels have been installed at the metal roof decking/structure. Glazing is single pane and heating system is old, therefore maintaining consistent temperatures and comfort may be a problem; ceiling fans and operable windows may help with limited ventilation.
3	No comment.
4	Same notes as for general classrooms. Only one of several kindergarten rooms is sized appropriately and equipped with restrooms, a kitchen and storage.
5	Childcare program in 4 of the portables, as well as use the covered play and gym.
6	Limited rooms for resource rooms - have dedicated two classrooms as intervention rooms, one of which looked like it included loose equipment for PT/OT.
7	Three classrooms appear to have been converted into a library; work/storage room is created using tall bookcases. Space has received same upgrades in lighting, casework, fans, etc. as classrooms. 34% undersized per education specification.
8	Did not see dedicated art and STEM spaces - assume occur in regular classrooms.
9	Reasonably sized cafeteria/auditorium with a decently sized stage. Has a small entry lobby off of main entrance. Food service is small, with limited facilities, but adequate for warming/serving. 51% undersized per Ed Spec.
10	Other than stage, did not observe dedicated space for performing arts. 66% undersized per Ed Spec.
11	Small gym; large, adjacent covered play. Limited equipment. 25% undersized per Ed Spec.
12	No comment.
13	Limited storage and service areas. Only student restrooms are large boys and girls restrooms adjacent to the gym. They are well located to serve the classrooms, though portables have a long travel distance to use. Limited staff restrooms. All restrooms are dated, with limited ADA compliance, though in reasonable condition.
14	None, other than auditorium/cafeteria.
15	Low ceilinged building is very evident in the corridors. Lacks a secure entry vestibule and there are numerous exterior doors that are only secured by latches.
16	Small site with no grass play area; large hard surface play; only one soft surface play which appears to be reasonably newer vintage. Small garden area.
17	Street drop-off/pick-up; no parking.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Sanislo

Level	ES
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MS Catchment Area
Denny

GSF Area	40,574
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Site ID #	20703
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Scoring

- 1 Excellent** (Meets All SPS Standards)
- 2 Good** (Meets Most SPS Standards)
- 3 Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1972	1998

Operational Capacity	264
Feb 2020 Enrollment	215
Utilization	81%

SF/Student	
Sanislo	189
District-wide	146
Variance	29%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	3	3	3	3.0
2	Core Learning (General Classrooms)	1	2	4	2.3
3	Small Group Learning Areas	3	3	4	3.3
4	Kindergarten	1	2	4	2.3
5	Preschool, Child Care, Head Start	4	4	4	4.0
6	Resource, SPED (OTPT, ESL, etc.), Family, Life Skills	4	3	4	3.7
7	Library, Information Resources	2	3	4	3.0
8	Specialty: STEM, Science, Art, Graphics	3	3	4	3.3
9	Food Service, Cafeteria, Multi-Purpose, Commons	4	3	3	3.3
10	Performing Arts (Band, Choir, Drama, Stage)	4	2	3	3.0
11	Gym, Fitness, Athletics, Covered Play	4	3	3	3.3
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	4	3	4	3.7
14	Community/Special Services	5	5	5	5.0
15	General Circulation, Corridors, Lobby, Public Areas	3	3	4	3.3
16	Playfields	1	4	3	2.7
17	Site: Parking, Bus, Parent Drop-off	3	3	3	3.0
		3.1	3.1	3.7	

Surveyed By: SPP
Date Surveyed: 12/15/20

LEA SCORE **3.27**



LEA Executive Summary

The LEA score primarily reflects the issues associated with the open concept design that have not worked and creates a less than Fair quality learning environment. In general, the school lacks dedicated rooms for resource rooms; acoustically private conference rooms for one-on-one work with students; and dedicated rooms or areas for specialty and performing arts programs. In addition, the school suffers from environmental issues such as poor acoustical attenuation, the use of casework and partitions to define class areas, low ceilings, temperature control, etc.; and safety and security issues. Student are able to climb on the casework partitions and structural framework, which creates safety, concerns and the lack of secure areas of refuge in a lock-down situation. Additionally, the audio enhancement system is old with transmission problems and poor audio quality of the speakers. Despite the many challenges of the space, the basics are provided and the faculty does deliver much of the educational program. In the open area, the audio system has to be turned up to the point of being useful that the voices disturb adjoining classes. The design issues and poor physical condition of the school makes it a candidate for replacement nearer term than in a decade, which the LEA score might otherwise suggest and would likely result in increased enrollment (i.e., it is operating at only 81% capacity).

No.	Comments
	Principal's comments: "Special Education space which includes two classes does not work well due to the lack of a demising wall. Cabinets are currently used to divide the space in two areas and students climb on the cabinets creating an unsafe condition. The area gets quite loud due to the lack of a wall number of students and poor acoustics of the room. The classrooms between the SPED area in the Auditorium have very poor heating control and swing from very hot to very cold. This makes it difficult for the students and the teachers to concentrate. Do you not have a classroom for music so the music program is held on the stage which is open to the Auditorium. The Auditorium is also used for testing because the computer lab area is open to the Library media center and acoustically open to the adjacent classrooms so it is too loud for testing. Being an open concept layout the school lacks adequate and secure areas of refuge in a lockdown. Acoustics are not great in the open classroom areas but are manageable by limiting the number of classes in the open areas at a time. Also utilizing the portables for classes even though there is available classroom space in the open classroom areas to avoid the noise problem. The building structure allows students to climb up the columns into the joists in the open ceiling areas which is a safety issue. Lack adequate space for offices and conference rooms as well as for special resource needs. The audio enhancement system in the large open classroom area does not work. The system is old and audio quality so poor that the volume needs to be turned up so it disturbs adjacent classes so teachers do not use the system."
1	Insufficient number of offices and conference rooms to serve staff.
2	Open concept layout and acoustical issues adversely impact the learning environment. 48% oversized per education specification.
3	No comment.
4	No comment.
5	No comment.
6	No comment.
7	No comment.
8	No comment.
9	66% undersized per Ed Spec.
10	53% undersized per Ed Spec.
11	Facility does not have a covered play. Gym and equipment are dated and limited. 57% undersized per Ed Spec.
12	No comment.
13	No comment.
14	There is no community service area.
15	No comment.
16	Playfield is located a fair distance from the gymnasium and rest of the school.
17	Bus in parent drop-off is curbside.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
South Shore

Level	ES
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MS Catchment Area
Aki Kurose

GSF Area	241,501
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Site ID #	20685
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Original Construct	Last Mod/Add
2009	N/A

Operational Capacity	706
Feb 2020 Enrollment	602
Utilization	85%

	SF/Student
South Shore Pre	401
District-wide	151
Variance	166%

Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	1	1	1	1.0
2	Core Learning (General Classrooms)	1	1	1	1.0
3	Small Group Learning Areas	1	1	1	1.0
4	Kindergarten	1	1	1	1.0
5	Preschool, Child Care, Head Start	1	1	1	1.0
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	1	1	1	1.0
7	Library, Information Resources	1	1	1	1.0
8	Specialty: STEM, Science, Art, Graphics	1	1	1	1.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	1	1	2	1.3
10	Performing Arts (Band, Choir, Drama, Stage)	3	3	1	2.3
11	Gym, Fitness, Athletics, Covered Play	1	2	1	1.3
12	CTE, Technology, Shops, Computer Labs, Testing	1	1	1	1.0
13	Service, Storage, General Restrooms, Custodial	1	1	1	1.0
14	Community/Special Services	1	1	1	1.0
15	General Circulation, Corridors, Lobby, Public Areas	1	1	2	1.3
16	Playfields	1	1	1	1.0
17	Site: Parking, Bus, Parent Drop-off	1	1	1	1.0
		1.1	1.2	1.1	

Surveyed By: JD

Date Surveyed: 1/16/21

LEA SCORE **1.14**



LEA Executive Summary

Excellent example of a state of the art, community based K-8 school. Fair support for performing arts program and only other suggestions include: consider a secure vestibule for the main entry; add ACT clouds for sound attenuation in the commons; and to add an Energy Dashboard that is connected with the new solar PV array to leverage this system and a learning tool. Otherwise the school is operating at only 85% capacity and is not in current need of any major modernization or replacement.

No.	Comments
1	Good distribution of administration space throughout the building; helps passive/active supervision.
2	Classroom sizes vary in size, from just under 700 SF, to over 940 SF, which is responsive to various program needs.
3	No comment.
4	No comment.
5	No comment.
6	No comment.
7	No comment.
8	No comment.
9	Open volume Multipurpose in core of building can get loud. Suggest adding Acoustical Tile clouds to attenuate sound. 69% oversized per education specification.
10	29% undersized per Ed Spec, with the stage also supporting the music room. Another music room is located on the 2nd Floor.
11	27% oversized per Ed Spec, very generously sized, but covered play and gym lack any adjacency on the site.
12	No comment.
13	No comment.
14	No comment.
15	No secure vestibule, but could easily be reconfigured within existing SF. Separate entrances utilized for elementary vs middle school helps manage student flows.
16	No comment.
17	No comment.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Stevens

Level	ES
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MS Catchment Area
Meany

GSF Area	69,381
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Site ID #	20716
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1906, 2001	2001

Operational Capacity	283
Feb 2020 Enrollment	227
Utilization	80%

SF/Student	
Stevens	306
District-wide	146
Variance	109%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	2	2	2	2.0
2	Core Learning (General Classrooms)	2	2	2	2.0
3	Small Group Learning Areas	4	3	3	3.3
4	Kindergarten	3	3	2	2.7
5	Preschool, Child Care, Head Start	3	3	2	2.7
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	2	2	2	2.0
7	Library, Information Resources	1	1	1	1.0
8	Specialty: STEM, Science, Art, Graphics	3	3	2	2.7
9	Food Service, Cafeteria, Multi-Purpose, Commons	4	2	2	2.7
10	Performing Arts (Band, Choir, Drama, Stage)	4	2	2	2.7
11	Gym, Fitness, Athletics, Covered Play	1	2	2	1.7
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	2	2	2	2.0
14	Community/Special Services	2	2	2	2.0
15	General Circulation, Corridors, Lobby, Public Areas	2	2	2	2.0
16	Playfields	4	3	2	3.0
17	Site: Parking, Bus, Parent Drop-off	3	3	3	3.0
		2.6	2.3	2.1	

Surveyed By: JD
Date Surveyed: 12/15/20

LEA SCORE **2.33**



LEA Executive Summary

Stevens Elementary School provides a great learning environment. The historic remodel and additions are now 20 years old and well maintained. Constraints imposed by the historic main building and small site simply prevent this site from supporting current District ES education specification. Primary concerns include lack of playfield, limited support for performing arts, and poor HVAC performance. Stevens ES provides a warm, rich and inviting learning environment and has growth capacity based upon current 80% utilization. No modernization or replacement of Stevens ES is recommended at this time.

No.	Comments
1	No comment.
2	Reportedly HVAC system creates 2 climate zones with the far north classrooms on all three levels being cold (i.e., long morning warmup).
3	No purpose-built small group areas, but generous hallways, stairwell spaces support pullout, albeit limited passive supervision.
4	1 kindergarten classroom on 1st floor, but not self contained. 2 self contained kindergarten classrooms on ground floor, but one is reportedly used for District assessment/storage.
5	Dedicated childcare building: Kids Club program. Fairly small classrooms.
6	Good support for special education.
7	Slightly (11%) oversized, well organized space, very inviting.
8	Art room with kiln located across the hallway.
9	53% undersized per Ed Spec.
10	68% undersized per Ed Spec, music room is the stage. Good adjacency with multipurpose/gym spaces, which all have operable partitions to completely open from gym-stage.
11	11% oversized per Ed Spec, separate from main building.
12	Computer/Technology room still contains computers, but 1:1 devices should allow this room to be freed up for other use (e.g., Makerspace).
13	No comment.
14	No comment.
15	Generous double loaded corridors in historic main building provide efficient circulation and intuitive wayfinding. Separate gym/cafeteria buildings require exterior circulation/access. Elevator needs additional controls to prevent students from accessing the attic space.
16	No playfields, only hard surface play.
17	Only one bus, predominantly neighborhood school, small on-site parking area for staff.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
SW Interagency at Roxhill

MS Catchment Area
N/A

Original Construct	Last Mod/Add
1957	N/A

Operational Capacity	265
Feb 2020 Enrollment	Unknown
Utilization	-

Level	Option - ES
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GSF Area	42,102
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Site ID #	20639
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Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

	SF/Student
Interagency & Bridges @ Roxhill	-
District-wide	146
Variance	-

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	5	4	5	4.7
2	Core Learning (General Classrooms)	1	4	4	3.0
3	Small Group Learning Areas	5	5	5	5.0
4	Kindergarten	1	4	4	3.0
5	Preschool, Child Care, Head Start	N/A	N/A	N/A	N/A
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	3	4	4	3.7
7	Library, Information Resources	5	5	5	5.0
8	Specialty: STEM, Science, Art, Graphics	5	5	5	5.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	4	4	4	4.0
10	Performing Arts (Band, Choir, Drama, Stage)	4	4	4	4.0
11	Gym, Fitness, Athletics, Covered Play	3	4	5	4.0
12	CTE, Technology, Shops, Computer Labs, Testing	5	5	5	5.0
13	Service, Storage, General Restrooms, Custodial	5	5	4	4.7
14	Community/Special Services	5	5	5	5.0
15	General Circulation, Corridors, Lobby, Public Areas	4	5	4	4.3
16	Playfields	3	4	5	4.0
17	Site: Parking, Bus, Parent Drop-off	5	5	5	5.0
		3.9	4.5	4.6	

Surveyed By: SPP

Date Surveyed: 12/10/20

LEA SCORE **4.33**



LEA Executive Summary

Being an older school it was given a rating of Poor in terms of providing a quality learning environment. The redeeming features are the size of the core classrooms and large windows in all the classrooms. Many of the core classroom spaces are being used for specialty and resource rooms. Major concerns are the lack of facilities appropriate for upper grades, primarily athletic, education, STEM, arts, music and performance. There are several safety concerns resulting from the older age of the facility including lack of appropriate ADA facilities and lack of a secure entrance. Playfields are in very poor condition. The school is due for a complete replacement.

No.	Comments
1	No comment.
2	No comment.
3	No comment.
4	No comment.
5	No comment.
6	No comment.
7	31% undersized per the education specification.
8	No comment.
9	43% undersized per Ed Spec.
10	54% undersized per Ed Spec.
11	30% undersized per Ed Spec.
12	No comment.
13	No comment.
14	No comment.
15	No comment.
16	No comment.
17	No comment.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
T.T. Minor (Seattle World School)

Level	Option - 6-12
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MS Catchment Area
N/A

GSF Area	59,495
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Site ID #	20717
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1940, 1960	2016

Operational Capacity	438
Feb 2020 Enrollment	362
Utilization	83%

	SF/Student
TT Minor	164
District-wide	140
Variance	17%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	1	1	1	1.0
2	Core Learning (General Classrooms)	1	1	1	1.0
3	Small Group Learning Areas	4	4	4	4.0
4	Kindergarten	N/A	N/A	N/A	N/A
5	Preschool, Child Care, Head Start	N/A	N/A	N/A	N/A
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	1	1	1	1.0
7	Library, Information Resources	2	1	1	1.3
8	Specialty: STEM, Science, Art, Graphics	3	3	1	2.3
9	Food Service, Cafeteria, Multi-Purpose, Commons	4	1	1	2.0
10	Performing Arts (Band, Choir, Drama, Stage)	4	3	2	3.0
11	Gym, Fitness, Athletics, Covered Play	5	3	1	3.0
12	CTE, Technology, Shops, Computer Labs, Testing	3	2	1	2.0
13	Service, Storage, General Restrooms, Custodial	2	2	1	1.7
14	Community/Special Services	1	1	1	1.0
15	General Circulation, Corridors, Lobby, Public Areas	1	1	1	1.0
16	Playfields	2	2	2	2.0
17	Site: Parking, Bus, Parent Drop-off	2	2	2	2.0
		2.4	1.9	1.4	

Surveyed By: JD
Date Surveyed: 12/1/20

LEA SCORE **1.89**



LEA Executive Summary

TT Minor was originally configured as an elementary and then recently renovated to support the unique needs of the World School Program (grades 6-12). As such, the constraints of the original building inhibit the ability of the facility to meet the middle school educational specification, particularly in the core areas: Cafeteria, Gym and Performing Arts. Otherwise the school is warm and inviting and supports a quality educational environment. Operating at 83% capacity, this suggests the facility has room to accommodate additional students; however, given the undersized nature of the core program areas, increased enrollment would likely stress the overall learning environment.

No.	Comments
1	Administration area well suited to support a traditional education, but is an undersized core for the Seattle World School's special needs.
2	No comment.
3	No purpose built small group learning areas. Learning in small groups takes place within confines of existing classrooms.
4	No comment.
5	No comment.
6	No comment.
7	14% undersized per education specification.
8	Small size of school limits the number of specialty learning areas to art spaces and basic science labs.
9	New multipurpose area is a fantastic addition, but is still 48% undersized per Ed Spec and as a core area if operational capacity were to be reached. Seating is limited to 180.
10	47% undersized. The music room is poorly located for acoustics and lacks daylighting, but new stage/MP has strong adjacency and is a nice area.
11	81 % undersized. Although the gym is much improved from the recent renovation, it remains too small for current secondary program and even for a modern elementary program.
12	School supports multiple computer labs, but no CTE/Technology per se.
13	No comment.
14	Community clinic.
15	No comment.
16	No comment.
17	Unusually generous parking for urban school site available on site and adjacent City park site near front entry.



Learning Environment Assessment (LEA) ©

prepared by Sāzān Environmental Services

Facility Name
Thornton Creek

Level	ES
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MS Catchment Area
Eckstein

GSF Area	92,490
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Site ID #	20665
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Original Construct	Last Mod/Add
2016	N/A

Operational Capacity	586
Feb 2020 Enrollment	584
Utilization	100%

SF/Student	
Thornton Creek	158
District-wide	146
Variance	8%

Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	2	2	1	1.7
2	Core Learning (General Classrooms)	1	1	1	1.0
3	Small Group Learning Areas	1	1	1	1.0
4	Kindergarten	2	1	1	1.3
5	Preschool, Child Care, Head Start	1	1	1	1.0
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	1	1	1	1.0
7	Library, Information Resources	1	2	1	1.3
8	Specialty: STEM, Science, Art, Graphics	1	1	1	1.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	1	3	1	1.7
10	Performing Arts (Band, Choir, Drama, Stage)	1	1	1	1.0
11	Gym, Fitness, Athletics, Covered Play	1	1	1	1.0
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	1	1	1	1.0
14	Community/Special Services	1	1	1	1.0
15	General Circulation, Corridors, Lobby, Public Areas	1	1	1	1.0
16	Playfields	1	1	1	1.0
17	Site: Parking, Bus, Parent Drop-off	2	1	1	1.3
		1.2	1.3	1.0	

Surveyed By: SPP
Date Surveyed: 12/17/20

LEA SCORE **1.15**



LEA Executive Summary

The high LEA score reflects the recent vintage of the school (2016) and being designed following the contemporary education specification. Overall, the school performs excellently in supporting delivery of the academic program. Concerns are, as noted by the principal, the congestion at the north end of the commons, both at the exterior doors, and at the servery. Other comments are that the L-shaped configurations of the library and the commons do not benefit the functioning of the school, and that the kindergartens are on the small size, except for one. Having more small meeting rooms in the classroom wings would be beneficial. For the foreseeable future, no modifications in the facility are needed, but operating at enrollment capacity raises concern relative to any growth of student enrollment and potential negative impacts to the learning environment.

No.	Comments
	Principal's comments: "Overall, school works well, the amount of transparency into the classrooms from the corridors is nice, daylighting is great, and appreciate the good air quality, compared to the old school. The shared learning breakout spaces work, but not sure that teachers know how to use them well. The sitting stairs in the commons aren't really used, haven't figured out what to do with them other than a place for the kids to hang out. The biggest issue we have had is with traffic flow in and out of the two sets of double doors from the commons to the playground. With just under 600 kids, we need to have multiple lunch shifts. Moving the kids from the commons and outdoors between shifts, it gets congested and slowed down. We've tried organizing the kids, also using the other door out of the commons to the courtyard and haven't been able to get the flow to work smoothly. There are just not enough doors going outside."
1	Would benefit from more small, private counseling/conference one-on-one rooms in the academic wings.
2	No comment.
3	Excellent layout and number of small group alcoves.
4	4 of the 5 kindergarten rooms are under 1,000 SF.
5	No comment.
6	No comment.
7	L-shaped layout is not as effective configuration as other, rectangular libraries in some other schools. The one dedicated space available for testing is adjacent to the library, C1. 56% oversized per education specification.
8	Only specialty classrooms are for art, which are excellent; STEM is done in the classrooms, not dedicated spaces designed for science activities or makerspace. Program is experientially based with STEM activities integrated into curriculum; classes do numerous science-based field trips.
9	Splitting the commons into two areas makes for the area near the food service crowded; servery line location makes for congestion in traffic flow. 34% oversized per Ed Spec.
10	No comment.
11	25% oversized per Ed Spec.
12	No comment.
13	No comment.
14	The room noted above for testing, C1, is also situated to serve as a community space.
15	No comment.
16	No comment.
17	Parking is limited; loop is for parent drop-off/pick-up; bus loading is at the curb.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Thurgood Marshall

Level	ES
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MS Catchment Area
Washington

GSF Area	61,054
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Site ID #	20736
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1991	N/A

Operational Capacity	543
Feb 2020 Enrollment	496
Utilization	91%

SF/Student	
Thurgood Marshall	123
District-wide	146
Variance	-16%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	2	2	2	2.0
2	Core Learning (General Classrooms)	2	2	2	2.0
3	Small Group Learning Areas	5	5	5	5.0
4	Kindergarten	2	2	2	2.0
5	Preschool, Child Care, Head Start	2	2	2	2.0
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	2	3	3	2.7
7	Library, Information Resources	1	3	3	2.3
8	Specialty: STEM, Science, Art, Graphics	3	3	3	3.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	3	3	3.0
10	Performing Arts (Band, Choir, Drama, Stage)	4	2	3	3.0
11	Gym, Fitness, Athletics, Covered Play	3	2	3	2.7
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	2	3	2	2.3
14	Community/Special Services	3	3	3	3.0
15	General Circulation, Corridors, Lobby, Public Areas	2	2	3	2.3
16	Playfields	1	2	3	2.0
17	Site: Parking, Bus, Parent Drop-off	2	3	3	2.7
		2.4	2.6	2.8	

Surveyed By: JD
Date Surveyed: 12/9/20

LEA SCORE	2.63
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LEA Executive Summary

Thurgood Marshall Elementary School is operating at 91% capacity, and yet is undersized in all of the core program areas and has 3 portable classrooms on site. Primary concern is the poor support for performing arts area (i.e., 67% below education specification) and both cafeteria and gym spaces being 30% undersized and lacking in natural daylighting. The core area on the 2nd floor is quite stuffy and would benefit from improved ventilation. Classrooms sizes vary from just over 700-950 SF, which provides flexibility from year to year cohort changes; the classrooms are good learning areas and are the primary contributor to supporting a quality learning environment.

No.	Comments
1	Good visibility of main entry on Erving St.
2	General education classrooms are 11% above Ed Spec. Good daylighting and storage. Ceiling mounted A/V projectors. Poor ventilation on 2nd floor core.
3	No purpose built small group areas. Creative teachers create ad hoc small group spaces in classrooms, hallways, closets, etc.
4	Kindergarten program is reasonably well supported with 3 self-contained classrooms and a separate childcare building. Kindergarten space is currently being used for general education.
5	Small preschool room; nice childcare building not currently being used for intended purpose, but good space available.
6	No natural daylight for OT/PT or Resource. School provides Focus and District needs.
7	Nearly meets Ed Spec area, but seems smaller due to low volume, and minimal natural daylighting and excessive clutter of furniture, stacks and decorations.
8	No natural daylight for art room. No STEM.
9	34 % undersized per Ed Spec, lacking natural daylight.
10	67% undersized per Ed Spec. Good linear layout from stage-auditorium-gymnasium with operable partition between the two large volume spaces.
11	30% undersized per Ed Spec.
12	No comment.
13	Good distribution of support spaces. Limited gender neutral: 1 restroom in administrative suite and adult bathroom. Shared B&G gang handwash area.
14	YMCA. Food bank. No family support center; desirable, but not currently supported.
15	No secure vestibule, but could be fairly easily configured. Small lobby and narrow stairwells, but double loaded, 9-foot corridors provide efficient circulation with easy wayfinding.
16	Concerns of homeless from park. Generous hard surface play, equipment and recently re-seeded sod field; however, porous site. Reports of needles/syringes, etc.
17	On-site parking, separate service entry. Cars and bus traffic merges at parking exit, which causes problems.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
TOPS K-8 @ Seward

Level	ES
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MS Catchment Area
Meany

GSF Area	95,501
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Site ID #	20653
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Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1895, 1905, 1917, 1999	1999

Operational Capacity	446
Feb 2020 Enrollment	495
Utilization	111%

SF/Student	
TOPS K-8 @ Seward	193
District-wide	151
Variance	28%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1	Administration, Teacher Flex/Group, Conf., Counseling	3	3	3	3.0
2	Core Learning (General Classrooms)	3	4	3	3.3
3	Small Group Learning Areas	3	3	3	3.0
4	Kindergarten	3	2	2	2.3
5	Preschool, Child Care, Head Start	3	4	3	3.3
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	2	2	2	2.0
7	Library, Information Resources	3	2	2	2.3
8	Specialty: STEM, Science, Art, Graphics	3	4	3	3.3
9	Food Service, Cafeteria, Multi-Purpose, Commons	1	2	2	1.7
10	Performing Arts (Band, Choir, Drama, Stage)	2	4	3	3.0
11	Gym, Fitness, Athletics, Covered Play	4	4	3	3.7
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	3	3	3	3.0
14	Community/Special Services	3	3	3	3.0
15	General Circulation, Corridors, Lobby, Public Areas	3	4	3	3.3
16	Playfields	2	4	4	3.3
17	Site: Parking, Bus, Parent Drop-off	3	3	3	3.0
		2.8	3.2	2.8	

Surveyed By: JD
Date Surveyed: 12/15/20

LEA SCORE	2.92
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LEA Executive Summary

TOPS K-8 School is operating 111% above capacity, yet is lacking in core spaces such as the gym, library and administration. Configuration of many program areas is challenging due to the multiple additions over time. Primary concern is the lack of gym space; poorly configured science and kindergarten classrooms. The general sprawl of the building from the additions over time along with multiple floor levels creates separation for the multiple programs and grade cohorts from childcare to 8th grade. The facility also strongly supports special education programs. TOPS would benefit from building security and A/V technology upgrades and represents a very challenging modernization due to landmarks designation. Yet another addition would accommodate current enrollments, albeit at the expense of the onsite parking area.

No.	Comments
1	Undersized administrative suite, but offices and workrooms are distributed throughout the buildings.
2	Generally oversized classrooms with good natural daylighting. However the long, rectangular classrooms located in the 1917 building present configuration challenges for predominantly desk mounted AV use/viewing. Operating above capacity.
3	3rd and 4th floor commons spaces support as ad hoc small group learning areas, but lack strong passive supervision.
4	2 of 6 required self-contained kindergarten classrooms.
5	1 of 2 requisite childcare classrooms. Self-contained, but poorly located in daylit basement with no adjacency to outdoor play.
6	School hosts hearing program.
7	26 % undersized per education specification, but great volume, daylit space. Lacks appropriate A/V systems for group presentations/faculty meetings.
8	Science classroom is configured with centrally located (vs perimeter walls), fixed lab casework that inhibits functionality and flexibility. Photography located on 2nd floor of library.
9	Additional commons areas distributed in each of the 1905 and 1917 buildings augment and complement the cafeteria in the original 1895 building, bring total area to just 3% below education specification requirements.
10	15 % undersized per Ed Spec, but music rooms are very poorly located on the SE corner of the 1st floor; sound from music room disrupting the library above. Stage is on the far north of the building on the 2nd floor. Stage has recent curtain upgrades but lacks adequate A/V system for large group presentations.
11	45 % undersized per Ed Spec, no covered play, lacking in adjacency to hard surface play area, which is on the vacated Franklin Ave at a lower elevation.
12	Technology and photography located on upper floor of library, with disassembly in process and disconnected.
13	No comment.
14	Typical after school programs and community daycare program.
15	No secure vestibule with main entry located on 1st floor with stairs to administrative suite located on 2nd floor. Multiple building additions and levels have created a sprawl of corridors.
16	Use of City playfield across vacated street on lower elevation with poor proximity to gym. Playfield is poorly managed by City and used more as a no leash dog run.
17	Buses drop on E. Louisa with parent drop on Boylston Ave and E. Louisa require management. Small on-site parking area for staff and visitors.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
View Ridge

Level	ES
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MS Catchment Area
Eckstein

GSF Area	63,983
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Site ID #	20656
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1947	1960

Operational Capacity	538
Feb 2020 Enrollment	487
Utilization	91%

SF/Student	
View Ridge	131
District-wide	146
Variance	-10%

Learning Environment Assessment Criteria

	SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE
	Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	
1 Administration, Teacher Flex/Group, Conf., Counseling	4	4	4	4.00
2 Core Learning (General Classrooms)	1	3	4	2.67
3 Small Group Learning Areas	5	5	5	5.00
4 Kindergarten	1	4	4	3.00
5 Preschool, Child Care, Head Start	N/A	N/A	N/A	N/A
6 Resource, Special Education (OPTP, ESL, etc.), Family, Life Skills	4	4	4	4.00
7 Library, Information Resources	1	3	3	2.33
8 Specialty: STEM, Science, Art, Graphics	5	5	5	5.00
9 Food Service, Cafeteria, Multi-Purpose, Commons	5	5	5	5.00
10 Performing Arts (Band, Choir, Drama, Stage)	5	5	5	5.00
11 Gym, Fitness, Athletics, Covered Play	5	5	5	5.00
12 CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13 Service, Storage, General Restrooms, Custodial	4	4	4	4.00
14 Community/Special Services	5	5	5	5.00
15 General Circulation, Corridors, Lobby, Public Areas	4	4	5	4.33
16 Playfields	2	4	2	2.67
17 Site: Parking, Bus, Parent Drop-off	5	5	5	5.00
	3.7	4.3	4.3	

Surveyed By: SP
Date Surveyed: 11/24/20

LEA SCORE	4.13
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LEA Executive Summary

The LEA score reflects the late 1940s design of the building and the current condition and operating at 91% capacity. Overall, the core learning areas and classrooms do a reasonable job of supporting the program due to size, extent of daylighting, and built-in casework; however these areas have multiple deficiencies. The other program areas are inadequately sized, lack supporting elements, or non-existent. The primary concerns are that the school is not ADA compliant; there is a lack of resource, counseling, and special needs rooms; and the gymnasium is too small and poorly equipped. The non-compliance of ADA, despite having on-grade or level access to some exterior doors, is significant in the lack of ADA level latches, restroom compliance, and lacking a ramp to the stage. The primary asset of the school is the size and openness of the classrooms, and being embedded in the neighborhood. Given the significant deficiencies in supporting the program in multiple areas, and the dated construction, the building does not warrant a major modernization and should be replaced.

No.	Comments
1	Principal's comments: "Check that the special education rooms are adequate; the stage does not have a ramp therefore it doesn't meet ADA requirements and provide an equitable environment." Note: Principal is new and began five days ago, she doesn't have a good sense of the school yet. Teachers comments: "Audio enhancement system is old and does not work well; room temperature is not possible to control well; when sun is shining in the windows the room gets impossibly hot; ventilation air quality is not good; water at sinks and drinking fountains probably shouldn't be drunk, but there are no signs; doors do not have lever latches for ADA access." The building lacks a secure entry vestibule. The office does not have any visibility to the entry to the building except the security cam at the door buster. Receptionist indicated that the door buzzer security system is very difficult to use for monitoring access well.
2	Classroom and other doors lack lever latches and are not ADA compliant, therefore does not provide equitable access for students of differing abilities. Classrooms lack mounted projectors and have old pull-down screens in the lower grades (upper grades have short throw projectors). Some walls still have black boards; other walls have white boards and cork boards mounted over the older black boards. HVAC is loud in many of the rooms from either ventilation air or noise from the heating system. Temperature control is poor creating uncomfortable spaces. Generally lighting is of poor quality.
3	The book room is also used for the teacher work room as well as providing a space for the parent room.
4	The rooms labeled "Kindergarten" lack restrooms. However, the room labeled "First Grade" has restrooms. Unclear how the rooms are being used relative to the grade levels. 69% undersized per education specification.
5	No comment.
6	Nurses office restroom lacks a shower.
7	No comment.
8	No comment.
9	Food service area is small, equipment is old and has limited refrigeration; no cold storage or freezer area. The dry goods storage shelving is very limited.
10	Stage is nice and well equipped but lacks a ramp for ADA accessibility. A ramp could be added to the back of the stage through the back door off the corridor. Music room is in a small portable with a low ceiling, loud HVAC, no restroom, and a hard surface floor. There is very limited storage for instruments.
11	Gym is smaller than district standard and equipment is limited.
12	No comment.
13	In general, restrooms are antiquated and tend to be small except for the boys and girls restroom.
14	No comment.
15	No comment.
16	There is an ADA ramp leading from one of the kindergarten rooms out to the hard surface play area; however, no ADA access to the kindergarten soft surface play.
17	Bus and parent drop off pick up is curbside. Loading dock is located in and accessed through the hard surface play.
	Environmental quality of the portables is quite poor other than daylighting. Air quality is notably poor and temperature control is poor. Generally, the condition of the portables is quite poor.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Washington

Level	MS
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MS Catchment Area
Washington

GSF Area	136,369
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Site ID #	20677
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Scoring

- 1 Excellent** (Meets All SPS Standards)
- 2 Good** (Meets Most SPS Standards)
- 3 Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1964, 1970	N/A

Operational Capacity	1081
Feb 2020 Enrollment	615
Utilization	57%

SF/Student	
Washington	222
District-wide	139
Variance	60%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	4	4	5	4.3
2	Core Learning (General Classrooms)	4	3	4	3.7
3	Small Group Learning Areas	5	5	5	5.0
4	Kindergarten	N/A	N/A	N/A	N/A
5	Preschool, Child Care, Head Start	N/A	N/A	N/A	N/A
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	4	4	5	4.3
7	Library, Information Resources	4	3	3	3.3
8	Specialty: STEM, Science, Art, Graphics	3	4	4	3.7
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	3	4	3.3
10	Performing Arts (Band, Choir, Drama, Stage)	3	3	4	3.3
11	Gym, Fitness, Athletics, Covered Play	5	3	3	3.7
12	CTE, Technology, Shops, Computer Labs, Testing	2	2	4	2.7
13	Service, Storage, General Restrooms, Custodial	3	3	3	3.0
14	Community/Special Services	3	3	4	3.3
15	General Circulation, Corridors, Lobby, Public Areas	1	2	3	2.0
16	Playfields	2	2	2	2.0
17	Site: Parking, Bus, Parent Drop-off	3	2	2	2.3
		3.3	3.1	3.7	

Surveyed By: AV
Date Surveyed: 12/17/20

LEA SCORE **3.33**



LEA Executive Summary

The LEA score being on the poorer side of Fair reflects the fact that learning areas no longer support current educational models set forth by the education specification. Instructional spaces are inadequate and flexible learning/project collaboration spaces are not available. Building systems and finishes do not provide a healthy learning environment. Fresh air delivery is antiquated; appears insufficient and contains flour particles from bakery next door (based on interviewing the principal and assistant principal; not scientifically tested). For these reasons, most spaces receive a rating of '4' or 'Poor' in the Environment column above. Given the lack of space, configuration, and poor environment of this school, serious consideration should be given for replacement, notwithstanding the current facility is undersubscribed and operating at on 57% capacity.

No.	Comments
1	No secure vestibule. No waiting area. Air quality is poor with flour particles in the air from the bakery next door. Principal's office is down the hall due to air quality. Some administration spaces located in 2 classrooms.
2	Currently there is enough classrooms for the current population but not enough with the middle school Ed Spec enrollment. Classrooms are too hot or too cold. Presentation wall below stand. Damaged and outdated finishes.
3	There are no small group learning areas in classroom areas or in the library.
4	No comment.
5	No comment.
6	No outdoor access. Inadequate storage. Insufficient WC/changing; damaged finishes. Insufficient power. Life Skills cabinets and equipment outdated.
7	No teaching space. Good daylight. Space is too cold. Current library space is being turned into classrooms and will be moved to Classroom 140. Classroom 140 is below district standard. 90% undersized per education specification.
8	Science rooms are not flexible and not located within the houses. Do not have enough science rooms.
9	Currently there are 3 lunches for 600 students but for 1,000 students they would need to do at least 4 lunch periods. 29% undersized per Ed Spec.
10	No stage. Music and drama performances are performed in the gymnasium. Band and orchestra have permanent risers. Not flexible. No ADA WC space. 33% undersized per Ed Spec.
11	Insufficient bleacher seating. Lacking crash pads. Insufficient volleyball grommets. Daylight & acoustics are good. Ventilation questionable. Locker room furnishing not up to Ed Spec. Girls locker room is accessed only through gymnasium. Baseball field only 86% undersized per Ed Spec.
12	Only computer lab is in the library. Large robotics lab.
13	Insufficient restrooms throughout the building. Restrooms have damaged finished, poor ventilation, and lack some ADA requirements.
14	Some of the community partners are located in portables.
15	Corridors are too narrow. Travel distance between classes is too long for the passing period.
16	Only has a baseball field and students need to travel across the parking lot to access.
17	Bus drop-off lane in street parking lane next to public sidewalk in front of main entrance and on Jackson, controlled by city signage. No delineated automobile drop-off lane. Insufficient off-street parking. ADA accessibility not ideal.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Wedgwood

Level	ES
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MS Catchment Area
Eckstein

GSF Area	45,419
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Site ID #	20730
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Original Construct	Last Mod/Add
1954	0

Operational Capacity	480
Feb 2020 Enrollment	460
Utilization	96%

SF/Student	
Wedgwood	99
District-wide	146
Variance	-32%

Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	4	3	4	3.67
2	Core Learning (General Classrooms)	3	3	3	3.00
3	Small Group Learning Areas	5	5	5	5.00
4	Kindergarten	3	3	3	3.00
5	Preschool, Child Care, Head Start	5	5	5	5.00
6	Resource, Special Education (OPTP, ESL, etc.), Family, Life Skills	5	5	5	5.00
7	Library, Information Resources	3	3	2	2.67
8	Specialty: STEM, Science, Art, Graphics	5	5	5	5.00
9	Food Service, Cafeteria, Multi-Purpose, Commons	4	2	4	3.33
10	Performing Arts (Band, Choir, Drama, Stage)	4	4	5	4.33
11	Gym, Fitness, Athletics, Covered Play	3	5	4	4.00
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	3	3	3	3.00
14	Community/Special Services	3	3	3	3.00
15	General Circulation, Corridors, Lobby, Public Areas	3	2	3	2.67
16	Playfields	4	4	3	3.67
17	Site: Parking, Bus, Parent Drop-off	3	3	3	3.00
		3.8	3.6	3.8	

Surveyed By: JD

Date Surveyed: 11/18/20

LEA SCORE **3.71**



LEA Executive Summary

Wedgwood Elementary School is nearly 70 years old and showing its age and operating near maximum capacity with six portables. The kindergarten program is reasonably well supported, although two of four classrooms are traditional (i.e., not self-contained) and smaller in size. Severe lack of support for performing arts and food service/common area; less than half the requisite space indicated by education specification. The school's configuration of space and lack of modern program areas, in addition to the well-worn environment suggest full replacement of the school.

No.	Comments
1	Reception lacks secure vestibule. Administrative area is excessively small. Insufficient staff work and conference space.
2	Classrooms are generally above the area specified in the Ed Spec. However, the school itself lacks the capacity and requires the support of classroom space with six portable classrooms. Classrooms are hot/cold but have good natural daylighting.
3	No comment.
4	The Kindergarten program consists of four classrooms only two of which were purpose built. Kindergarten classrooms are located on the lower level with their own exterior entrances.
5	None were observed.
6	No purpose-built special education classrooms were observed.
7	27% undersized from Ed Spec, but has good natural day lighting and is well programmed. Testing takes place in library.
8	No specialty classroom programs were observed.
9	55% undersized per Ed Spec. The food service commons and stage area reflect traditional layout but is significantly below the area required in the Ed Spec.
10	77% undersized per Ed Spec. Wedgwood ES lacks the program support for these arts programs. No ADA lift to stage.
11	36% undersized per Ed Spec. Gym and covered play area is significantly below program requirements.
12	No comment.
13	For as old as the school is the storage requirements.
14	Typical after school programs include We Are and Kid Time & Kids Play, which utilizes the cafeteria, classrooms and portables.
15	No secure vestibule for reception/main entry.
16	No playfields, ample, but all asphalt hard surface play.
17	Some parking on site. Parent drop off on NE 85th with 4 regular buses using 30th Avenue NE for separation and 6 SPED buses using NE 85th Avenue.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
West Seattle

Level	ES
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MS Catchment Area
Denny

GSF Area	52,359
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Site ID #	20708
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1988	2002

Operational Capacity	387
Feb 2020 Enrollment	1107
Utilization	286%

SF/Student	
West Seattle ES	47
District-wide	146
Variance	-68%

Learning Environment Assessment Criteria

	SPACE	CONFIGURATION	ENVIRONMENT	AVERAGE	
	Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs		
1	Administration, Teacher Flex/Group, Conf., Counseling	N/A	N/A	N/A	N/A
2	Core Learning (General Classrooms)	N/A	N/A	N/A	N/A
3	Small Group Learning Areas	N/A	N/A	N/A	N/A
4	Kindergarten	1	2	2	1.7
5	Preschool, Child Care, Head Start	2	2	2	2.0
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	N/A	N/A	N/A	N/A
7	Library, Information Resources	3	3	3	3.0
8	Specialty: STEM, Science, Art, Graphics	N/A	N/A	N/A	N/A
9	Food Service, Cafeteria, Multi-Purpose, Commons	N/A	N/A	N/A	N/A
10	Performing Arts (Band, Choir, Drama, Stage)	N/A	N/A	N/A	N/A
11	Gym, Fitness, Athletics, Covered Play	N/A	N/A	N/A	N/A
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	N/A	N/A	N/A	N/A
14	Community/Special Services	N/A	N/A	N/A	N/A
15	General Circulation, Corridors, Lobby, Public Areas	N/A	N/A	N/A	N/A
16	Playfields	N/A	N/A	N/A	N/A
17	Site: Parking, Bus, Parent Drop-off	N/A	N/A	N/A	N/A
	2.0	2.3	2.3		

Surveyed By: SPP

Date Surveyed: 12/10/20

LEA SCORE **2.22**



LEA Executive Summary

The low LEA score is due to the limitations imposed by the original design, age condition of the facility, and site development relative to the district standards. The school is scheduled for a major modernization and addition. The primary concerns are the inadequacies of the administration spaces and offices; the main entryway and security; and the lack of specialty and resource rooms. The administration does not have good visibility to the drop off and entryway. Also, the classrooms lack good day lighting in views.

No.	Comments
1	No comment.
2	No comment.
3	Daylighting and views are limited in the classrooms, but lots of wall space.
4	Sound enhancement system in the classrooms is not an integrated system but uses desktop speakers versus distributed ceiling mounted speakers.
5	There is a significant deficit of offices and conference meeting rooms. For example, the principal's office is in what appears to be a workroom distance from the rest of the administration offices and not near the entry to the building. The door is labeled elevator machine room which is a room off of the space the principal is using.
6	Music room, which is very well designed for a music room, is being used as an art room; stage is being used as the music room. Interior classroom space on the second floor has no windows and is also being used as a music room.
7	Some classrooms have whiteboards mounted over older chalkboards and other classrooms have just white boards. 28% undersized per Ed Spec.
8	Some classrooms have ceiling mounted projectors and other classrooms do not.
9	OTPT is an interior space with no windows; also, it has a blackboard but no whiteboard. There is not a sound enhancement system in Room C58. 42% undersized per education specification.
10	ADA provisions in the school are not up to standard. For instance, restrooms are lacking grab bars in many locations. 67% undersized per Ed Spec.
11	The main entryway lacks a vestibule and does not have a secure entry. Building has a very limited lobby space. 63% undersized per Ed Spec.
12	No comment.
13	No comment.
14	No comment.
15	No comment.
16	No comment.
17	No comment.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
West Seattle HS

Level	HS
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MS Catchment Area
N/A

GSF Area	201,353
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Site ID #	20720
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1917	2002

Operational Capacity	1215
Feb 2020 Enrollment	1107
Utilization	91%

	SF/Student
West Seattle HS	182
District-wide	162
Variance	12%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	2	2	2	2.0
2	Core Learning (General Classrooms)	2	2	1	1.7
3	Small Group Learning Areas	4	4	4	4.0
4	Kindergarten	N/A	N/A	N/A	N/A
5	Preschool, Child Care, Head Start	N/A	N/A	N/A	N/A
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	2	2	2	2.0
7	Library, Information Resources	2	2	1	1.7
8	Specialty: STEM, Science, Art, Graphics	1	2	2	1.7
9	Food Service, Cafeteria, Multi-Purpose, Commons	1	1	1	1.0
10	Performing Arts (Band, Choir, Drama, Stage)	2	1	1	1.3
11	Gym, Fitness, Athletics, Covered Play	2	1	1	1.3
12	CTE, Technology, Shops, Computer Labs, Testing	1	1	1	1.0
13	Service, Storage, General Restrooms, Custodial	2	1	2	1.7
14	Community/Special Services	2	2	2	N/A
15	General Circulation, Corridors, Lobby, Public Areas	1	1	1	1.0
16	Playfields	2	1	1	1.3
17	Site: Parking, Bus, Parent Drop-off	1	1	1	1.0
		1.8	1.6	1.5	

Surveyed By: DG
Date Surveyed: 12/3/2020

LEA SCORE **1.64**



LEA Executive Summary

West Seattle High School provides excellent social gathering spaces supporting a well-connected school community. As a modernized historic learning facility, general classrooms are generally below the 900 SF education specification standard, but are otherwise functional. However, modernizations have provided little to no space for small group learning, flexible collaboration space, or project based learning. Improvements in this regard would benefit current teaching models. Operating at 91% capacity, space appears to be the greatest need at this facility.

No.	Comments
1	Assistant principals' offices distributed by design for increased student contact and access.
2	General classrooms typically undersized.
3	No open/flex/collaboration spaces in classroom groupings.
4	No comment.
5	No comment.
6	No comment.
7	Ample open flexible instructional space. No enclosed collaboration space.
8	161 Multimedia classroom has no daylight, inadequate ventilation/AQ. Excellent Art space. 265 Science no daylight. 264, 266 Upper daylight only. 264 non-conforming 2nd exit.
9	27% oversized per education specification.
10	Excellent performance, practice, and instructional space. Inadequate instrument storage.
11	Abundant Main Gym area. Inadequate storage? Mats in hallway. Unable to access locker rooms.
12	No comment.
13	No comment.
14	Public Health on site.
15	No secure entry vestibule.
16	No baseball diamond. Newly refurbished Hiawatha public athletic fields immediately adjacent.
17	No comment.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Whitman

Level	MS
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MS Catchment Area
Whitman

GSF Area	134,056
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Site ID #	20709
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Scoring

- Excellent** (Meets All SPS Standards)
- Good** (Meets Most SPS Standards)
- Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1959	N/A

Operational Capacity	1033
Feb 2020 Enrollment	635
Utilization	61%

	SF/Student
Whitman	211
District-wide	139
Variance	52%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	3	3	3	3.0
2	Core Learning (General Classrooms)	2	2	3	2.3
3	Small Group Learning Areas	5	5	5	5.0
4	Kindergarten	N/A	N/A	N/A	N/A
5	Preschool, Child Care, Head Start	N/A	N/A	N/A	N/A
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	3	4	3	3.3
7	Library, Information Resources	4	2	3	3.0
8	Specialty: STEM, Science, Art, Graphics	2	4	4	3.3
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	2	3	2.7
10	Performing Arts (Band, Choir, Drama, Stage)	1	2	3	2.0
11	Gym, Fitness, Athletics, Covered Play	1	2	3	2.0
12	CTE, Technology, Shops, Computer Labs, Testing	1	3	4	2.7
13	Service, Storage, General Restrooms, Custodial	1	1	3	1.7
14	Community/Special Services	3	3	3	3.0
15	General Circulation, Corridors, Lobby, Public Areas	1	2	3	2.0
16	Playfields	1	2	2	1.7
17	Site: Parking, Bus, Parent Drop-off	2	3	3	2.7
		2.2	2.7	3.2	

Surveyed By: JD
Date Surveyed: 12/8/20

LEA SCORE **2.69**



LEA Executive Summary

Whitman Middle School's LEA scores are approaching fair, primarily due to the age of the facility; for a facility that is over 60 years old, both Space and Configuration scores are actually quite good. School utilization is very low; 61% below operational capacity. Size of library and administration areas are fine for current student population, but not if the school is operating at capacity. Excellent support for performing arts and athletics programs, both gym space and fields. Generous support of circulation and custodial support spaces. Notwithstanding its age, the facility supports the educational program quite well, although the location and decrepit conditions of the art/TV production programs on the lower level and an excessive number of old decrepit portables on-site really require attention. From a programmatic standpoint, modernization of the existing structure may be appropriate and engineering studies may prove the building has solid bones. Nevertheless, this is an older, 60-year-old building that has had many system upgrades over the years, including seismic upgrades. Given the core infrastructure appears to be beyond useful life, and with extensive VAT/HazMat remediation, this suggests the strong likelihood that a capital cost benefit analysis will recommend the replacement of this facility.

No.	Comments
1	Administration area has good visibility of main entry, but limited passive supervision of internal building, especially to the north, portables and fields.
2	Core classrooms are 880 SF and 14% below the education specification. Good natural daylighting, but showing their age. 13 single portables and 1 double portable onsite with 7 reportedly vacant.
3	No purpose-built small group areas.
4	No comment.
5	No comment.
6	OT/PT located in portable.
7	Library is 40% undersized per education specification.
8	Art room is located in basement with no access from inside the building.
9	28% undersized, but good daylighting and well maintained space, with the Environment score simply reflective of years of use.
10	111% above capacity. Excellent, strong support for performing arts, over twice the size of Ed Spec. Music rooms lack natural daylighting, but are well situated to stage/PAC.
11	Gym space is 36% oversized, due primarily to the "old school" oversized locker rooms.
12	Generous space provisions for CTE/Technology, but dated and finishes beyond useful life.
13	No comment.
14	No comment.
15	Generous 11 to 12 foot corridors with pretty good daylighting.
16	Newer turf fields, with lighting upgrade project.
17	Bus drop off on street with parent drop-off in main parking area. Generous parking around the building due to adjacent park.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

Facility Name
Whittier

Level	ES
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MS Catchment Area
Whitman

GSF Area	71,864
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Site ID #	20714
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Scoring

- 1 **Excellent** (Meets All SPS Standards)
- 2 **Good** (Meets Most SPS Standards)
- 3 **Fair** (Below Current SPS Standards w/Some Criteria Lacking)
- 4 **Poor** (Far Below SPS Standards w/Many Criteria Lacking)
- 5 **Unsuitable** (Severely Lacking Support for SPS Standards)

Original Construct	Last Mod/Add
1999	N/A

Operational Capacity	471
Feb 2020 Enrollment	444
Utilization	94%

	SF/Student
Whittier	162
District-wide	146
Variance	11%

Learning Environment Assessment Criteria

		SPACE	CONFIGURATION	ENVIRONMENT	
		Size Quantity	Location/Adjacencies Student Centered Flexible / Adaptable	Aesthetics Safety Responsive to Human Needs	AVERAGE
1	Administration, Teacher Flex/Group, Conf., Counseling	2	2	2	2.0
2	Core Learning (General Classrooms)	1	2		1.0
3	Small Group Learning Areas	1	2	2	1.7
4	Kindergarten	3	2	2	2.3
5	Preschool, Child Care, Head Start	2	2	2	2.0
6	Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills	2	2	2	2.0
7	Library, Information Resources	1	1	2	1.3
8	Specialty: STEM, Science, Art, Graphics	1	1	1	1.0
9	Food Service, Cafeteria, Multi-Purpose, Commons	3	1	2	2.0
10	Performing Arts (Band, Choir, Drama, Stage)	3	1	2	2.0
11	Gym, Fitness, Athletics, Covered Play	3	1	2	2.0
12	CTE, Technology, Shops, Computer Labs, Testing	N/A	N/A	N/A	N/A
13	Service, Storage, General Restrooms, Custodial	2	2	2	2.0
14	Community/Special Services	2	2	2	2.0
15	General Circulation, Corridors, Lobby, Public Areas	2	3	2	2.3
16	Playfields	4	3	3	3.3
17	Site: Parking, Bus, Parent Drop-off	3	3	3	3.0
		2.2	1.9	2.1	

Surveyed By: JD
Date Surveyed: 12/17/20

LEA SCORE	2.04
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LEA Executive Summary

Constructed in 1999, Whittier Elementary School has generous daylighting throughout and is a very well maintained facility and scores well, reflecting a Good quality learning environment. The greatest challenges for the school are the constraints of the site, which limits parking on street; bus/vehicle circulation; lack of ADA parking; and the lack of any playfield or soft surface play. The school is also quite undersized 35%-51% in the core program areas. The school is operating very close to capacity (i.e., 94%). Neither major modernization, nor replacement is recommended at this time.

No.	Comments
1	Operating near capacity, so administrative support space and other core areas are getting constrained, but good distribution of workrooms, offices throughout the academic wings and all floor levels.
2	Generously sized classrooms, most around 1,051 SF.
3	Purpose-built small group areas provided in each learning cluster, but surrounding classrooms have no interior window relites to enable effective passive supervision and reportedly underutilized.
4	3 kindergarten classrooms.
5	School hosts community Whittier Kids, for preschool and after school.
6	Special Education Continuum program with Focus recently added.
7	51% oversized per Ed Spec. Tidy space with perimeter stacks and movable table/chairs in center provide great flexibility. Most chairs/tables are heavy adult sized, but starting to be replaced with more modern, varied sized furnishings.
8	When computer stations are removed from library, this will free up space for a makerspace in library. Art room is nearly 2,000 SF. No current garden in outdoor learning areas (i.e., 100% hardscape), which is something to be encouraged for redevelopment.
9	50% undersized per Ed Spec, which presents challenges for all school assembly/performances, especially since no bleacher seating, but great alignment with gym and stage.
10	42% undersized per Ed Spec, but great adjacencies between music classroom, stage, and auditorium.
11	35% undersized per Ed Spec, which presents challenges for all school assembly/performances, small covered play area.
12	No comment.
13	No comment.
14	Whittier Kids, preschool, and after-school programs.
15	No secure vestibule, but this could easily be developed. Nice generous lobby areas on multiple levels located around the building. 8-foot wide double-loaded corridors provide efficient circulation, although there are corridors with some narrow (6 foot) pinch points near restroom/office/workroom areas.
16	No playfield and no adjacent park, only hard surface play. District should consider developing a small turf field to replace some hard surface areas.
17	No onsite parking. No ADA on street parking. Neighborhood walking school minimizes number of parent car drop-offs.

Adams ES Accessibility Evaluation

Facility	Adams
-----------------	-------

Total ADA Score
2

Number of ADA Parking Spaces	2
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Parking to Sidewalk	Yes
----------------------------	-----

Comments
Pre-existing drive curb cut. Accessible parking is on the street.

Sidewalk to Reception	No
------------------------------	----

Main Entrance	No
----------------------	----

Comments
Ramp to main entrance appears noncompliant, main doors do not have door openers.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
Corridor to gym has a noncompliant ramp.

Interior to Play Areas	Yes
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Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

Aki Kurose MS Accessibility Evaluation

Facility	Aki Kurose
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Total ADA Score
3

Number of ADA Parking Spaces	2
-------------------------------------	---

Parking to Sidewalk	No
----------------------------	----

Comments
Locked fencing at courtyard made it impossible to access parking from rear driveway. Some surface deterioration in courtyard parking area.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	No
----------------------	----

Comments
Accessible entry is from the (fenced and locked) courtyard.

Reception to Interior Spaces	No
-------------------------------------	----

Comments
Elevator is old and requires staff help to operate. Doors do not have proper clearances in most instances, as well as non-ADA compliant hardware. Some office areas not accessible at all.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	N/A
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
There are no real play areas on the building site. Brighton Playfield is located to the north and is accessible.

Alan T. Sugiyama Option Accessibility Evaluation

Facility	Alan T. Sugiyama	Total ADA Score
Number of ADA Parking Spaces	4	
		1

Parking to Sidewalk	Yes
Comments	
None.	

Sidewalk to Reception	Yes
Main Entrance	Yes
Comments	
None.	

Reception to Interior Spaces	Yes
Comments	
None.	

Interior to Play Areas	Yes
Soft Play Areas	No
Playfields	Yes
Comments	
No soft play - high school	

Arbor Heights ES Accessibility Evaluation

Facility	Arbor Heights
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Total ADA Score

Number of ADA Parking Spaces	4
-------------------------------------	---

0

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
None.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

B. F. Day ES Accessibility Evaluation

Facility	B. F. Day
-----------------	-----------

Total ADA Score
0

Number of ADA Parking Spaces	2
-------------------------------------	---

Parking to Sidewalk	Yes
----------------------------	-----

Comments
1 stall provided at the north parking which has on-grade access to the main floor. 1 stall is provided at the south parking which has on-grade access to the Boys & Girls Club area at the basement level (but no accessible access to the main school basement level).

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
Primary on-grade accessible entry doors do not have activated hardware with push buttons, or an electronic lock. There is an exterior call box.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	N/A
-------------------	-----

Comments
Direct route from the preschool/kindergarten area to soft play requires stairs. Accessible route from the preschool/kindergarten area to the soft play requires using the main accessible door and routing outside the school security fence to reenter the hardsurface play to get to the soft play area. There are soft play areas for older kids that have access from the basement level. No grass play fields.

Bailey Gatzert ES Accessibility Evaluation

Facility	Bailey Gatzert
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Number of ADA Parking Spaces	2
-------------------------------------	---

Total ADA Score
1

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
Drop-off/pick-up lane has level access to the main entry. Main entry doors have panic hardware, but are not activated. There is a call box and electronic lock. The same is true for the access doors adjacent to the ADA parking.

Reception to Interior Spaces	No
-------------------------------------	----

Comments
Not all of the restrooms have ADA compliant toilet stalls with adequate width and turnaround, or equipped with grab bars. Stage does not have a ramp for lift for ADA access.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

Ballard HS Accessibility Evaluation

Facility	Ballard
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Number of ADA Parking Spaces	6
-------------------------------------	---

Total ADA Score
1

Parking to Sidewalk	Yes
----------------------------	-----

Comments
2 of the ADA parking stalls are located in the loading dock parking area and the markings are pretty much worn off.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	No
----------------------	----

Comments
While the pathway slopes to the main entrances meet ADA criteria, the doors do not. The south (lower level) main entrance and north (upper level) main entrance do not meet ADA criteria because neither entrance door is equipped with automatic door openers and ADA accessible push-buttons or call boxes.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

Beacon Hill International ES Accessibility Evaluation

Facility	Beacon Hill International	Total ADA Score
Number of ADA Parking Spaces	1	
		1

Parking to Sidewalk	Yes
Comments	
None.	

Sidewalk to Reception	Yes
Main Entrance	Yes
Comments	
One of the main entry door leafs has panic bar hardware installed and the others are push bars. The door is not activated with a push button. There is a call box for requesting access from the office.	

Reception to Interior Spaces	No
Comments	
Interior doors at the new wing have ADA-compliant lever latches and panic bars, but most at the older building do not. Gym and some classroom pod restroom stalls are non-ADA compliant.	

Interior to Play Areas	Yes
Soft Play Areas	Yes
Playfields	N/A
Comments	
No on-site playfield and parks department playfield is next door and requires sidewalk route for ADA access.	

Broadview-Thomson K-8 Accessibility Evaluation

Facility	Broadview-Thomson
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Total ADA Score

Number of ADA Parking Spaces	4
-------------------------------------	---

0

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
Exterior doors are not activated. Call box required to gain access. Exterior doors typically have push bars with some panic hardware installed to meet minimum ADA requirement.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

Bryant ES Accessibility Evaluation

Facility	Bryant
-----------------	--------

Number of ADA Parking Spaces	2
-------------------------------------	---

Total ADA Score
0

Parking to Sidewalk	Yes
----------------------------	-----

Comments
Parking stalls are far from main entry and reception

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
Did not observe automatic door hardware.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

Cascadia ES Accessibility Evaluation

Facility	Cascadia
-----------------	----------

Number of ADA Parking Spaces	3
-------------------------------------	---

Total ADA Score
0

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
None.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

Catharine Blaine K-8 Accessibility Evaluation

Facility	Catharine Blaine
-----------------	------------------

Total ADA Score
2

Number of ADA Parking Spaces	2
-------------------------------------	---

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	No
----------------------	----

Comments
No automatic door hardware.

Reception to Interior Spaces	No
-------------------------------------	----

Comments
Door clearance issues at most classrooms and old door hardware, including door knobs at classrooms.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
Play areas can be reached by the gym area, which is accessible by a stair lift, or via at ramp at the north end of the building. This ramp looked a little steep to me but may meet the 1:12 min.

Cedar Park ES Accessibility Evaluation

Facility	Cedar Park
-----------------	------------

Total ADA Score

Number of ADA Parking Spaces	2
-------------------------------------	---

2

Parking to Sidewalk	No
----------------------------	----

Comments

Site has limited on-site parking and limited street parking. Access from street parking to entry can be long and requires going down steepish access drive to staff parking and through a courtyard to the main entrance. Other route is from parking at the adjacent park and up a ramp to the hardsurface play area to access a side door to the school.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments

See previous comments.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments

All exterior doors have a lip of 1/2"-1" at the threshold to the outside surface. The main entry has one leaf that has a metal "ramp." Beveled fill is need at thresholds to ease transition.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	No
------------------------	----

Playfields	Yes
-------------------	-----

Comments

Lower park soft play does not appear to have ADA ramping into soft play.

Chief Sealth International HS Accessibility Evaluation

Facility	Chief Sealth International
-----------------	----------------------------

Total ADA Score
0

Number of ADA Parking Spaces	6
-------------------------------------	---

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
There are not automatic door openers at the main entrance however there is a side entrance and parking lot with ADA parking that does lead into the vicinity of the reception area.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
The high school utilizes the Seattle Parks Department SW Athletics Center Play fields which are located across the street. There is an accessible route that crosses the street to the lower play field.

Cleveland HS Accessibility Evaluation

Facility	Cleveland
-----------------	-----------

Total ADA Score
3

Number of ADA Parking Spaces	7
-------------------------------------	---

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
Access from ADA parking to the building number 2 reception area is reasonable; it's not a far distance however access to the main building reception area is challenging and requires quite a distance of travel to get there navigating up a series of ramps. The actual accessible entrance is through the auditorium lobby entrance and down the corridor to reception.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	No
-------------------------------	----

Soft Play Areas	No
------------------------	----

Playfields	No
-------------------	----

Comments
The school uses the Seattle Parks playfields which are down the hill considerable distance and not easily accessible from the school building.

Columbia Option Accessibility Evaluation

Facility	Columbia
-----------------	----------

Total ADA Score

Number of ADA Parking Spaces	2
-------------------------------------	---

2

Parking to Sidewalk	Yes
----------------------------	-----

Comments
Parking areas are quite worn, with broken and uneven walkways with vegetation in the pavement.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
Uneven pavement with heavy vegetation in the cracks along path of travel and ramp.

Reception to Interior Spaces	No
-------------------------------------	----

Comments
Noncompliant door hardware, inadequate door clearances. Stage is inaccessible.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	No
------------------------	----

Playfields	Yes
-------------------	-----

Comments
Hard scapes and walkways are cracked and uneven. Curb at soft play area (bark).

Concord International ES Accessibility Evaluation

Facility	Concord International	Total ADA Score
Number of ADA Parking Spaces	4	

Parking to Sidewalk	Yes
Comments	
None.	

Sidewalk to Reception	Yes
Main Entrance	Yes
Comments	
None.	

Reception to Interior Spaces	Yes
Comments	
None.	

Interior to Play Areas	Yes
Soft Play Areas	Yes
Playfields	Yes
Comments	
None.	

Cooper (Pathfinder) K-8 Accessibility Evaluation

Facility	Cooper (Pathfinder)
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Total ADA Score

Number of ADA Parking Spaces	5
-------------------------------------	---

0

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
Entries lack ADA auto door openers and push buttons, though there are push button intercoms for requesting entry.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

Dearborn Park International ES Accessibility Evaluation

Facility	Dearborn Park International
-----------------	-----------------------------

Total ADA Score
3

Number of ADA Parking Spaces	2
-------------------------------------	---

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	No
------------------------------	----

Main Entrance	Yes
----------------------	-----

Comments
Main entrance has no auto-door openers.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
Ramps and elevators provide access to all primary spaces.

Interior to Play Areas	No
-------------------------------	----

Soft Play Areas	Yes
------------------------	-----

Playfields	No
-------------------	----

Comments
Preschool play structure is accessible from the preschool. The main building's playfield is not accessible.

Decatur ES Accessibility Evaluation

Facility	Decatur
-----------------	---------

Number of ADA Parking Spaces	2
-------------------------------------	---

Total ADA Score
0

Parking to Sidewalk	Yes
----------------------------	-----

Comments
Parking stalls are far from ADA entry.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
No automatic door hardware.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
No ramp to stage area. Some broken or missing thresholds.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

Denny International MS Accessibility Evaluation

Facility	Denny International
-----------------	---------------------

Total ADA Score

Number of ADA Parking Spaces	7
-------------------------------------	---

0

Parking to Sidewalk	Yes
----------------------------	-----

Comments
ADA stalls shared with Chief Sealth HS.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
Long route to entry. Reception is on the second floor requiring use of elevator to access.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	N/A
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
Route from gym to play field is a long sidewalk within the campus grounds.

Dunlap ES Accessibility Evaluation

Facility	Dunlap
-----------------	--------

Total ADA Score
0

Number of ADA Parking Spaces	4
-------------------------------------	---

Parking to Sidewalk	Yes
----------------------------	-----

Comments
The one stall at visitor and parent parking and the bus drop off does not have an accessible ramp. There are three stalls at the parent loop which do have an accessible ramp.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
The main entrance does not have ADA push buttons however there is an automatic door and intercom for reaching the office to have the door triggered. The intercom is mounted at a height that would make it difficult for someone in a wheelchair to access.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

Eckstein MS Accessibility Evaluation

Facility	Eckstein
-----------------	----------

Number of ADA Parking Spaces	2
-------------------------------------	---

Total ADA Score
0

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
Surface of asphalt path to the on-grade accessible entrance is very rough and needs resurfacing. The threshold of the entrance door has a lip that exceeds 1/2 inch above the exterior surface and needs tapered fill. The exterior door does not have activated doors and exterior/interior push buttons, or a call box and electronic lock. Route from the on-grade ADA accessible entrance and reception/office is a long distance. There is also an ADA lift at one of the main entrance stairs at the front of the school, however the adjacent exterior doors are not activated or have a call box. The bus and parent drop-off/pick-up zones are considerable distance from either accessible entrance, with the bus zone on a lower level requiring navigating a relatively steep sidewalk to get the the building entry level.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	N/A
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
No soft play to access

Emerson ES Accessibility Evaluation

Facility	Emerson
-----------------	---------

Number of ADA Parking Spaces	2
-------------------------------------	---

Total ADA Score
0

Parking to Sidewalk	Yes
----------------------------	-----

Comments
Route to accessible front entry is along public sidewalk and down site sidewalk to entry plaza. Route to rear accessible entry closest to ADA parking requires going through gates enclosing the preschool play yard to access the accessible entrance.

Sidewalk to Reception	Yes
Main Entrance	Yes

Comments
None.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
Soft Play Areas	Yes
Playfields	Yes

Comments
Access to the covered play (located under a portion of the building) requires the elevator or using the public sidewalk around the building. The school is on a hillside with the soft play and play fields at a lower elevation. Access requires using the public sidewalk or the elevator and sidewalk. The slope on the sidewalk may be less than 1:12. No corrective action feasible.

Fairmount Park ES Accessibility Evaluation

Facility	Fairmount Park	Total ADA Score
Number of ADA Parking Spaces	2	

Parking to Sidewalk	Yes
Comments	
None.	

Sidewalk to Reception	Yes
Main Entrance	Yes
Comments	
None.	

Reception to Interior Spaces	Yes
Comments	
None.	

Interior to Play Areas	Yes
Soft Play Areas	Yes
Playfields	Yes
Comments	
None.	

Franklin HS Accessibility Evaluation

Facility	Franklin
-----------------	----------

Total ADA Score
2

Number of ADA Parking Spaces	3
-------------------------------------	---

Parking to Sidewalk	Yes
----------------------------	-----

Comments
There is no on-site parking, therefore 2 ADA signed street stalls at the main building and 1 ADA signed street stall at the gym. There is ramping within reasonable distance at the main building; at the gym ADA access requires a long route on the street to the intersection ramp.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
Routes are long to entrances at the main building and gym. Gym sidewalk/entry is extensively cracked. Route at main building requires going in a side entrance, to and up the elevator to the 2nd floor, and down corridor to get to the reception.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	No
-------------------------------	----

Soft Play Areas	N/A
------------------------	-----

Playfields	No
-------------------	----

Comments
No soft play, being a high school. Route from main building, and from gym locker rooms, requires long routes on city sidewalk to access the playfield.

Frantz Coe ES Accessibility Evaluation

Facility	Frantz Coe
-----------------	------------

Number of ADA Parking Spaces	2
-------------------------------------	---

Total ADA Score
0

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
None.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
No grass play field but hard surface play is accessible.

Garfield HS Accessibility Evaluation

Facility	Garfield
-----------------	----------

Number of ADA Parking Spaces	5
-------------------------------------	---

Total ADA Score
0

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
None.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

Gatewood ES Accessibility Evaluation

Facility	Gatewood
-----------------	----------

Number of ADA Parking Spaces	2
-------------------------------------	---

Total ADA Score
2

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	No
----------------------	----

Comments
Route to reception is down ramp to 1st floor level elevator to 2nd floor reception. The entry door is not activated nor is there a call box.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	No
-------------------------------	----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
The play fields are at a lower elevation and require using the city sidewalk to access the on-grade entrance.

Genesee Hill ES Accessibility Evaluation

Facility	Genesee Hill
-----------------	--------------

Number of ADA Parking Spaces	4
-------------------------------------	---

Total ADA Score
0

Parking to Sidewalk	Yes
----------------------------	-----

Comments
In addition to the main parking in front of the school there is a secondary overflow parking and probably staff parking which is located below the school down the hill in a long set of stairs which does not have accessible access.

Sidewalk to Reception	Yes
Main Entrance	Yes

Comments
None.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
Soft Play Areas	Yes
Playfields	Yes

Comments
None.

Graham Hill ES Accessibility Evaluation

Facility	Graham Hill
-----------------	-------------

Total ADA Score
0

Number of ADA Parking Spaces	1
-------------------------------------	---

Parking to Sidewalk	Yes
----------------------------	-----

Comments
Parking to side entrance accessible, and from sidewalk to main entrance accessible. Front sidewalk is sloped, not accessible. Neither main nor side entrance has door openers.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
No door openers.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

Green Lake ES Accessibility Evaluation

Facility	Green Lake
-----------------	------------

Total ADA Score
1

Number of ADA Parking Spaces	3
-------------------------------------	---

Parking to Sidewalk	Yes
----------------------------	-----

Comments
There are three spaces for curbside drop off but no curb cuts. The drop off is located closest to the front entry and is well marked with painted curb and signage. There are daily transport vans that bring students.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	No
----------------------	----

Comments
Front doors do not have automatic door openers.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
There is an elevator to the lower floor, but the elevator is old and should be replaced, it has broken down multiple times.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
Getting to the playfield is a long path and involves an elevator and sloped sidewalk.

Greenwood ES Accessibility Evaluation

Facility	Greenwood
-----------------	-----------

Number of ADA Parking Spaces	2
-------------------------------------	---

Total ADA Score
0

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
None.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

Hamilton International MS Accessibility Evaluation

Facility	Hamilton International
-----------------	------------------------

Number of ADA Parking Spaces	0
-------------------------------------	---

Total ADA Score
3

Parking to Sidewalk	Yes
----------------------------	-----

Comments
There are a couple of city accessibility ramps from street parking to the public sidewalk that serves the school.

Sidewalk to Reception	No
------------------------------	----

Main Entrance	No
----------------------	----

Comments
It is necessary to come in a side entrance. The building lacks automatic door openers and push buttons.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	No
------------------------	----

Playfields	Yes
-------------------	-----

Comments
There are no onsite soft play and grass playfields. The school may use the adjacent park which has grass playfields and a soft play area which are accessible using the city and park sidewalks. The school has a hard surface play which is accessible.

Hawthorne ES Accessibility Evaluation

Facility	Hawthorne
-----------------	-----------

Number of ADA Parking Spaces	1
-------------------------------------	---

Total ADA Score
2

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	No
------------------------------	----

Main Entrance	No
----------------------	----

Comments
There is no curb-cut from the street to the ramp leading to the reception area.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
The restrooms' sinks need insulation at pipes to prevent burn.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

Hazel Wolf K-8 Accessibility Evaluation

Facility	Hazel Wolf
-----------------	------------

Number of ADA Parking Spaces	2
-------------------------------------	---

Total ADA Score
0

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
Due to hill location, the accessible route from the sidewalk to the entrance is long, but accessible.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
Building interior has ramps to accommodate multi-levels on sloped site.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
Lower soft play has a long ramp.

Highland Park ES Accessibility Evaluation

Facility	Highland Park
-----------------	---------------

Number of ADA Parking Spaces	3
-------------------------------------	---

Total ADA Score
1

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	No
----------------------	----

Comments
Pathway to the main entry doors is fine. However, the doors do not have an automatic opener and push buttons on the exterior and interior for ADA access. To gain access, an individual needs to press an intercom button on the exterior near the doors and request access. Presumably, a staff person will come open a door for ADA access. The intercom button is placed at a height that it would be difficult to reach and does not meet ADA criteria. Egress from the bus loop entrance also lacks automatic door hardware and push buttons, as well as an intercom.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
Automatic doors are not provided.

Ingraham HS Accessibility Evaluation

Facility	Ingraham
-----------------	----------

Number of ADA Parking Spaces	17
-------------------------------------	----

Total ADA Score
0

Parking to Sidewalk	Yes
----------------------------	-----

Comments
312 total spaces.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
The ADA parking spaces are very far from the admin office where visitors must check in. The only ADA designated spaces that appear to be compliant are the two located on the east side of the school. The southwest and southeast ADA spaces are also far from the office, and disabled people must traverse over heaving and pitted asphalt walkways that likely are noncompliant.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
Measurements were not taken so it is difficult to confirm slopes and dimensions are compliant. The 2011 and 2019 additions to building 100 appear fully compliant and I would not recommend further review in those spaces. Building 200 had a recent remodel to the west end, and the toilet rooms in that building appear compliant. Building 300 also had a more recent remodel to the south end and there are compliant toilets in the new area. Building 100, including the auditorium, need to have full ADA evaluations and upgrades made. The original areas in building 200 and 300 should also have full evaluations and upgrades made.
Some observations:
There are many classroom doors in Building 100 that have knob handles.
The closers on many doors need to be adjusted for opening force and closing speed.
The showers in the gym locker rooms are not compliant.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

Jane Addams MS Accessibility Evaluation

Facility	Jane Addams
-----------------	-------------

Total ADA Score
5

Number of ADA Parking Spaces	0
-------------------------------------	---

Parking to Sidewalk	No
----------------------------	----

Comments
<p>Parking lot does not appear to have any curb ramps.</p> <p>Parking lot was just resealed and is not striped so the total number of spaces and the location of ADA spaces could not be determined.</p>

Sidewalk to Reception	No
------------------------------	----

Main Entrance	No
----------------------	----

Comments
<p>Measurements were not taken but should be to confirm many of the retrofits that have been done in an effort to create areas that comply with ADA.</p>

Reception to Interior Spaces	No
-------------------------------------	----

Comments
<p>Many doors appear to not comply. There is historical casework in many classrooms that is noncompliant. Drinking fountains do not comply. Most toilet rooms do not comply. There are some renovated areas that were completed recently that appear to comply.</p>

Interior to Play Areas	No
-------------------------------	----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
<p>The play fields are currently being renovated with artificial grass. Compliance cannot yet be determined. The play structure looks newer and appear to have compliant components. The soft area is wood bark which can be compliant with regular maintenance.</p>

John Hay ES Accessibility Evaluation

Facility	John Hay
-----------------	----------

Total ADA Score
0

Number of ADA Parking Spaces	1
-------------------------------------	---

Parking to Sidewalk	N/A
----------------------------	-----

Comments
Parent visitor and most staff parking is street parking. Bus drop off is curbside drop off. Street curb lacks ADA ramp.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
On and offsite sidewalk paving is cracked but accessible. Main entry doors lack activated ADA openers. There is a call station for notifying the office to be let in.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
The main and secondary entry/exit doors lack activated ADA door of operators.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

John Marshall ES Accessibility Evaluation

Facility	John Marshall
-----------------	---------------

Number of ADA Parking Spaces	4
-------------------------------------	---

Total ADA Score
1

Parking to Sidewalk	Yes
----------------------------	-----

Comments
The 4 ADA stalls are far from the building's main entrance.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
None.

Reception to Interior Spaces	No
-------------------------------------	----

Comments
There is no accessible restroom near the accessible main entrance. Providing one would cost more than \$5K.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

John Muir ES Accessibility Evaluation

Facility	John Muir
-----------------	-----------

Total ADA Score
0

Number of ADA Parking Spaces	1
-------------------------------------	---

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
None.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

John Stanford International ES Accessibility Evaluation

Facility	John Stanford International
-----------------	-----------------------------

Number of ADA Parking Spaces	2
-------------------------------------	---

Total ADA Score
1

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	No
----------------------	----

Comments
The main entrance is not accessible, but has signage directing one to use the north entrance. The north entrance is accessible and is adjacent to the ADA parking. However the entrance does not have an auto-door opener. It leads directly to the office/reception.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

Lafayette ES Accessibility Evaluation

Facility	Lafayette
-----------------	-----------

Total ADA Score
2

Number of ADA Parking Spaces	0
-------------------------------------	---

Parking to Sidewalk	N/A
----------------------------	-----

Comments
No on-site public parking or ADA stalls. Staff parking in rear of school is not well marked nor has ADA signage. There are no ADA curb cuts other than typical city sidewalk intersection cuts.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	No
----------------------	----

Comments
The entry is an at-grade entrance. The exterior doors are not ADA activated with pushbuttons. There is a call box for requesting the door to be unlocked. However, the office and reception are on an upper level access by stairs. There is not an elevator or lift to access the office.

Reception to Interior Spaces	No
-------------------------------------	----

Comments
As noted, because the reception is at a higher elevation than the rest of the one-story school, it is not accessible. The auditorium stage shares the level of the office and does not have an access ramp or lift. The interior single doors do not have ADA-compliant lever latches and the double doors do not have panic hardware.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

Laurelhurst ES Accessibility Evaluation

Facility	Laurelhurst
-----------------	-------------

Total ADA Score
2

Number of ADA Parking Spaces	1
-------------------------------------	---

Parking to Sidewalk	No
----------------------------	----

Comments
There is no direct or nearby curb cut from the street to the main facility entrance. ADA parking is on the street. There is no parking lot on site.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
None.

Reception to Interior Spaces	No
-------------------------------------	----

Comments
There is no accessible restroom near the accessible entrance. Providing a new accessible restroom would cost more than \$5K.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

Lawton ES Accessibility Evaluation

Facility	Lawton
-----------------	--------

Number of ADA Parking Spaces	2
-------------------------------------	---

Total ADA Score
1

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
The accessible entrance is not the main entrance but has an accessible route to the main office. The accessible entrance does not have automatic doors. The route to the main office includes taking an elevator.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	No
-------------------	----

Comments
The school play grounds are accessible. There is an adjacent park field but includes a noncompliant sloped access to the fields.

Leschi ES Accessibility Evaluation

Facility	Leschi
-----------------	--------

Number of ADA Parking Spaces	1
-------------------------------------	---

Total ADA Score
2

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	No
------------------------------	----

Main Entrance	No
----------------------	----

Comments
There is no direct accessibility to the reception area.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

Lincoln HS Accessibility Evaluation

Facility	Lincoln
-----------------	---------

Number of ADA Parking Spaces	7
-------------------------------------	---

Total ADA Score
0

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
No issues.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	N/A
-------------------	-----

Comments
There are no play fields.

Louisa Boren K-8 Accessibility Evaluation

Facility	Louisa Boren
-----------------	--------------

Number of ADA Parking Spaces	4
-------------------------------------	---

Total ADA Score
0

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
Entry doors do not have an activated door with push buttons.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
Interior doors lack ADA-compliant hardware with the exception of some door latch sets in the northern-most wing.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
Grass playfield is at an elevation approximately 25 ft higher than the school elevation. A ramp is provided to access the upper field.

Lowell ES Accessibility Evaluation

Facility	Lowell
-----------------	--------

Number of ADA Parking Spaces	0
-------------------------------------	---

Total ADA Score
1

Parking to Sidewalk	No
----------------------------	----

Comments
Parking lot is at far north end of site, operated by Diamond Parking. There's a couple stalls for staff, no accessible stalls.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
Front entrance accessible including openers, remote locking, camera, and intercom. There's a secondary entrance at the north end with same set of accessible equipment.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
With elevators one can access the other levels.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
Play courts accessible. Play area currently under construction at time of review. Playfield old and worn, bare spots and rough sod - access along public sidewalk.

Loyal Heights ES Accessibility Evaluation

Facility	Loyal Heights
-----------------	---------------

Total ADA Score

Number of ADA Parking Spaces	0
-------------------------------------	---

0

Parking to Sidewalk	Yes
----------------------------	-----

Comments
Street parking with curb cuts at intersections.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
None.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

Madison MS Accessibility Evaluation

Facility	Madison
-----------------	---------

Total ADA Score
2

Number of ADA Parking Spaces	2
-------------------------------------	---

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
None.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	No
-------------------------------	----

Soft Play Areas	N/A
------------------------	-----

Playfields	No
-------------------	----

Comments
Playfield is at a lower elevation with steps from the gym. Access is via steep city sidewalks to a pedestrian gate at the north end or a service vehicle gate at the south end and gravel paving to the playfield.

Madrona ES Accessibility Evaluation

Facility	Madrona
-----------------	---------

Total ADA Score
0

Number of ADA Parking Spaces	0
-------------------------------------	---

Parking to Sidewalk	N/A
----------------------------	-----

Comments
No on-site parking; no street ADA stall identified

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
No activated ADA hardware or push buttons; call-box available.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
Main floor is on two levels (not floors) with stairs and a ramp between levels. The elevator is located on the upper of the two levels. The elevator is the only accessible route to the second floor.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	N/A
-------------------	-----

Comments
No grass playfield.

Magnolia ES Accessibility Evaluation

Facility	Magnolia
-----------------	----------

Number of ADA Parking Spaces	4
-------------------------------------	---

Total ADA Score
0

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
Parking is provided at loading dock area due to constricted urban site. Route is accessible but not close to reception.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
Play areas at courtyard will probably be completed in phase 2.

Mann (Nova) Option Accessibility Evaluation

Facility	Mann (Nova)
-----------------	-------------

Total ADA Score

Number of ADA Parking Spaces	2
-------------------------------------	---

0

Parking to Sidewalk	Yes
----------------------------	-----

Comments
Enter into elevator vestibule at mid-level, there is camera and intercom to office, security of elevator thru office and/or key pad.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
Signage around building provides direction to accessible entrance.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
2015 renovations provided accessibility to all levels and program spaces.

Interior to Play Areas	N/A
-------------------------------	-----

Soft Play Areas	N/A
------------------------	-----

Playfields	N/A
-------------------	-----

Comments
No play fields at this school.

Maple ES Accessibility Evaluation

Facility	Maple
-----------------	-------

Number of ADA Parking Spaces	2
-------------------------------------	---

Total ADA Score
1

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
Travel from ADA stalls to the Main Building entrance is relatively long, but accessible. The main entry does not have an activated door with push buttons, however there is a call box (and I believe an electronic lock, but did not verify this). The Main Building has several exterior doors and most or all of the interior doors that do not have ADA compliant hardware. The Gym Building is adjacent to the ADA stalls, with a sidewalk ramp. The entry door is not activated, but there is a call box and electronic lock.

Reception to Interior Spaces	No
-------------------------------------	----

Comments
The Main Building has several exterior doors and most or all of the interior doors that do not have ADA compliant hardware. The toilet partitions at most of the restrooms are not ADA compliant.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
Soft play areas are being retrofitted to provide ADA access.

Martin Luther King Jr. ES Accessibility Evaluation

Facility	Martin Luther King Jr.	Total ADA Score
Number of ADA Parking Spaces	4	

Parking to Sidewalk	Yes
Comments	
None.	

Sidewalk to Reception	Yes
Main Entrance	Yes
Comments	
None.	

Reception to Interior Spaces	Yes
Comments	
None.	

Interior to Play Areas	Yes
Soft Play Areas	Yes
Playfields	Yes
Comments	
None.	

McClure MS Accessibility Evaluation

Facility	McClure
-----------------	---------

Total ADA Score
0

Number of ADA Parking Spaces	4
-------------------------------------	---

Parking to Sidewalk	Yes
----------------------------	-----

Comments
Walkway paving is cracked along the route from parking to the school entry.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
Walkways are cracked in locations. Main entry doors do not have activated door opener's requiring wheelchair occupants to notify office of need to enter the building. ADA ramp on secondary entrance to the building does have an activated opener, however the panic hardware and latches do not operate correctly. Door if this location gets stuck.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
Play fields are shared with the community play fields. The route to the playfields requires going along the public sidewalk and is a long distance.

McDonald International ES Accessibility Evaluation

Facility	McDonald International
-----------------	------------------------

Total ADA Score
0

Number of ADA Parking Spaces	2
-------------------------------------	---

Parking to Sidewalk	Yes
----------------------------	-----

Comments
ADA stalls are on hardsurface play area and well signed. There are no ADA stalls at staff parking lot. Parent/visitor street parking does not have ADA marked spots or curb cuts. From bus drop-off/pick-up on street, route to ADA entrance is from sidewalk up drive ramp to hardsurface plan and accessible entrance.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
None.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	
-------------------	--

Comments
No grass playfield

McGilvra ES Accessibility Evaluation

Facility	McGilvra
-----------------	----------

Total ADA Score
0

Number of ADA Parking Spaces	0
-------------------------------------	---

Parking to Sidewalk	N/A
----------------------------	-----

Comments
There is not a sidewalk curb cut and ramp from the street parking to the sidewalk and ADA ramp; requires using the driveway curb cut to access the sidewalk.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
With the Cafeteria project site work, ADA ramping was developed. The accessible entrance to the main building is at the lower level through the utility entrance to access the elevator. The entrance door is not activated; does have a call box and electric lock. Exit doors have push bars and lack panic hardware, except for the historic main entrance which has panic bars (only accessible by stairs). The reception and office are located on the 2nd floor. The ADA access is limited by the old building, but is available. The gym entrances are accessible, but the doors lack panic bars. The cafeteria building is accessible and has activated doors with panic bars.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
Interior doors do not have level handle latch sets and are not ADA compliant. Access to the staff restrooms does not allow for wheelchair access. Restrooms are not adequately equipped with grab bars, etc. Was not able to access the student restrooms, so not sure of conditions.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
Currently, work is underway to provide accessible access to the soft play areas.

Meany MS Accessibility Evaluation

Facility	Meany
-----------------	-------

Total ADA Score
0

Number of ADA Parking Spaces	0
-------------------------------------	---

Parking to Sidewalk	N/A
----------------------------	-----

Comments
There is not a parking lot for Meany. There is a parking lot for Miller Community Center. There may be an agreement to allow ADA parking for the school - if so there is a route from the parking lot into the school at the southwest corner near the gym & community center annex. There is one ADA street parking spot across the street from the school along the north side.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
New facility, accessible elements in place.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
No issues.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
Playfield and play area are part of Miller Community Center - all areas accessible.

Monroe (Salmon Bay) K-8 Accessibility Evaluation

Facility	Monroe (Salmon Bay)
-----------------	---------------------

Number of ADA Parking Spaces	2
-------------------------------------	---

Total ADA Score
4

Parking to Sidewalk	Yes
----------------------------	-----

Comments
Street parking with curb cuts.

Sidewalk to Reception	No
------------------------------	----

Main Entrance	No
----------------------	----

Comments
No accessible entrances into building.

Reception to Interior Spaces	No
-------------------------------------	----

Comments
There are noncompliant ramps to the stage and to the north end of the building (gymnasiums and old shop area). There is an elevator to upper floors. But there is not an accessible route into the building.

Interior to Play Areas	No
-------------------------------	----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
Play ground and field are accessible from public sidewalks.

Nathan Hale HS Accessibility Evaluation

Facility	Nathan Hale
-----------------	-------------

Number of ADA Parking Spaces	11
-------------------------------------	----

Total ADA Score
0

Parking to Sidewalk	Yes
----------------------------	-----

Comments
209 total spaces

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
None.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

North Beach ES Accessibility Evaluation

Facility	North Beach
-----------------	-------------

Number of ADA Parking Spaces	1
-------------------------------------	---

Total ADA Score
2

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	No
----------------------	----

Comments
The main entrance does not have automatic door openers. The approach appears to meet slope requirements, 1:12, but should be verified.

Reception to Interior Spaces	No
-------------------------------------	----

Comments
Door hardware typically non-accessible knob handles.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

Olympic Hills ES Accessibility Evaluation

Facility	Olympic Hills
-----------------	---------------

Total ADA Score

Number of ADA Parking Spaces	4
-------------------------------------	---

0

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
None.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

Olympic View ES Accessibility Evaluation

Facility	Olympic View
-----------------	--------------

Total ADA Score
1

Number of ADA Parking Spaces	2
-------------------------------------	---

Parking to Sidewalk	No
----------------------------	----

Comments
Curb ramp slopes are noncompliant.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
None.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
All classroom sinks, staff casework, and reception casework appears to be out of compliance. Toilet rooms do not fully comply. Door closers should be adjusted to correct opening speeds. ADA upgrades could run from \$250,000 to \$500,000.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
Slopes were not measured.

Queen Anne ES Accessibility Evaluation

Facility	Queen Anne
-----------------	------------

Total ADA Score
0

Number of ADA Parking Spaces	2
-------------------------------------	---

Parking to Sidewalk	Yes
----------------------------	-----

Comments
Distance from ADA stalls to the 1903 building is relatively long with a slight grade. ADA route is on the parking lot and hard surface play surface and laid out with striping lines.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
ADA access is through a secondary door due to stairs to main entrance at the 1903 building and requires going down a ramp and through a basement door to access the building and elevator to the upper floors. The basement door is not activated. The new addition to the 1922 main building includes a new ADA accessible main entrance.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	
-------------------	--

Comments
None.

Queen Anne Gym Option Accessibility Evaluation

Facility	Queen Anne Gym	Total ADA Score
Number of ADA Parking Spaces	0	

Parking to Sidewalk	N/A
Comments	
There is no on-site or street ADA parking available. The sidewalk does have an ADA curb ramp at the sidewalk.	

Sidewalk to Reception	Yes
Main Entrance	Yes
Comments	
There is no reception area. There is an entry walk to the doors at the second floor and a driveway ramp to the doors at the basement level 1st floor. Neither openings have activated doors with push buttons.	

Reception to Interior Spaces	No
Comments	
Access between floor levels is by the stairs. Door to the gym is not accessible (large roll up door). Other accessibility limitations.	

Interior to Play Areas	N/A
Soft Play Areas	N/A
Playfields	N/A
Comments	
No play fields available.	

Rainier View ES Accessibility Evaluation

Facility	Rainier View
-----------------	--------------

Total ADA Score

Number of ADA Parking Spaces	2
-------------------------------------	---

0

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
Controls at main entry for ADA access looked to be either damaged or was in process of being fixed.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

Rising Star ES Accessibility Evaluation

Facility	Rising Star
-----------------	-------------

Total ADA Score
0

Number of ADA Parking Spaces	4
-------------------------------------	---

Parking to Sidewalk	Yes
----------------------------	-----

Comments
3 ADA stalls are located in the 'back' parking lot. Route to building is a bit far, with the main entry being extremely far.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
3 stalls are quite far from the main entry and reception.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
Elevator would provide movement across floors. Vice principal noted elevator was unreliable.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

Robert Eagle Staff MS Accessibility Evaluation

Facility	Robert Eagle Staff
-----------------	--------------------

Total ADA Score

Number of ADA Parking Spaces	7
-------------------------------------	---

0

Parking to Sidewalk	Yes
----------------------------	-----

Comments
113 total parking spaces.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
None

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None

Roosevelt HS Accessibility Evaluation

Facility	Roosevelt
-----------------	-----------

Total ADA Score

Number of ADA Parking Spaces	6
-------------------------------------	---

0

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
Long route between parking and Reception but accessible through either interior corridors or exterior sidewalk and plaza.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	N/A
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

Roxhill at E.C. Hughes ES Accessibility Evaluation

Facility	Roxhill at E.C. Hughes	Total ADA Score
Number of ADA Parking Spaces	2	
		0

Parking to Sidewalk	Yes
Comments	
Parking area is at a lower elevation than sidewalk. Ramp from sidewalk to parking is quite steep.	

Sidewalk to Reception	Yes
Main Entrance	Yes
Comments	
None.	

Reception to Interior Spaces	Yes
Comments	
The only accessible way out of the gym is a stair lift.	

Interior to Play Areas	Yes
Soft Play Areas	Yes
Playfields	Yes
Comments	
None.	

Sacajawea ES Accessibility Evaluation

Facility	Sacajawea
-----------------	-----------

Number of ADA Parking Spaces	0
-------------------------------------	---

Total ADA Score
5

Parking to Sidewalk	No
----------------------------	----

Comments
No ADA stalls, no parking stripes but it appears there are less than 25 total spaces. Front entrance is approached via steps.

Sidewalk to Reception	No
------------------------------	----

Main Entrance	No
----------------------	----

Comments
The slopes leading from the front sidewalk may be compliant, but they lead to a set of steps, which does not comply.

Reception to Interior Spaces	No
-------------------------------------	----

Comments
Doorways to classrooms from the main hallways are noncompliant. All doorways will have to be demolished and rebuilt. Toilet rooms are mostly noncompliant. Drinking fountains are noncompliant. Casework is noncompliant. Stairwells are noncompliant.

Interior to Play Areas	No
-------------------------------	----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
Both play areas are recently renovated with new structures and new wood bark fall areas.

Sand Point ES Accessibility Evaluation

Facility	Sand Point
-----------------	------------

Number of ADA Parking Spaces	1
-------------------------------------	---

Total ADA Score
1

Parking to Sidewalk	No
----------------------------	----

Comments
Very small parking lot with ADA stall located in far corner. Parking lot has a pronounced slope and ADA stall is in lowest corner. No curb cut or tactile pavers at front of school.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
No automatic door hardware.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
Missing or slightly uneven thresholds at covered play.

Sanislo ES Accessibility Evaluation

Facility	Sanislo
-----------------	---------

Number of ADA Parking Spaces	1
-------------------------------------	---

Total ADA Score
1

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
Main entry does not have an activated door with pushbuttons. There is a call box and electronic lock for requesting access.

Reception to Interior Spaces	No
-------------------------------------	----

Comments
Most interior doors lack ADA-compliant latch sets.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
The play area is distant from the building and at a significantly lower elevation. There is a long asphalt ramp across the hillside to reach the lower area where all play surfaces are accessible.

Seward (TOPS) K-8 Accessibility Evaluation

Facility	Seward (TOPS)
-----------------	---------------

Total ADA Score
3

Number of ADA Parking Spaces	2
-------------------------------------	---

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	No
------------------------------	----

Main Entrance	No
----------------------	----

Comments
Main entrance doors do not have a auto-door opener. The main doors have door lites but the sill height is noncompliant. The intercom to the office is mounted height appears noncompliant. Once inside, a person must take a ramp down to the ground floor, then take an elevator to the second floor reception.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	No
-------------------------------	----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
The school sits on a steep site. The playgrounds are below at the shared city park.

South Shore K-8 Accessibility Evaluation

Facility	South Shore	Total ADA Score
Number of ADA Parking Spaces	4	

Parking to Sidewalk	Yes
Comments	
None.	

Sidewalk to Reception	Yes
Main Entrance	Yes
Comments	
None.	

Reception to Interior Spaces	Yes
Comments	
None.	

Interior to Play Areas	Yes
Soft Play Areas	Yes
Playfields	Yes
Comments	
None.	

Stevens ES Accessibility Evaluation

Facility	Stevens
-----------------	---------

Number of ADA Parking Spaces	1
-------------------------------------	---

Total ADA Score
0

Parking to Sidewalk	Yes
----------------------------	-----

Comments
From the staff parking it is possible to get to the school entrance via either a long ramp parallel with 19th Ave., east where bus drop-off is and then through the covered play area, or to go through the hard surface playground area. There is no on-site parent or visitor parking, but there may be one ADA stall in the staff parking area.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
It is possible to get to the main entrance from the public sidewalk however there is no automatic door openers or push button at the main entrance and the speaker intercom is mounted too high for accessible access. The primary route for accessible access is to go through the hard surface playground to the rear entrance where there is an ADA push button automatic door opener.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

SW Interagency Academy at Roxhill Option Accessibility Evaluation

Facility	SW Interagency Academy at Roxhill		Total ADA Score
			5
Number of ADA Parking Spaces	2		
Parking to Sidewalk	Yes		
Comments			
There is a ramp from the parking area to the sidewalk that looks accessible. Parking striping and asphalt surface is worn, difficult to verify ADA parking.			
Sidewalk to Reception	No		
Main Entrance	No		
Comments			
Difficult exterior vestibule to navigate (handles and door closer on gate) at main entry and no ADA push buttons.			
Reception to Interior Spaces	No		
Comments			
Steep ramps, noncompliant door hardware, inadequate door clearances and inaccessible restrooms.			
Interior to Play Areas	Yes		
Soft Play Areas	No		
Playfields	No		
Comments			
Play areas and fields are not in satisfactory condition for play. Can be accessed via a steep ramp and/or uneven concrete. Play areas are in dire shape.			

T.T. Minor (Seattle World School) 6-12 Accessibility Evaluation

Facility	T.T. Minor (Seattle World School)	Total ADA Score
Number of ADA Parking Spaces	4	0

Parking to Sidewalk	Yes
Comments	
There are two parking areas, one behind the school, primarily for staff, and the other adjacent to the public park, serving the public and parents. Each has 2 ADA stalls.	

Sidewalk to Reception	Yes
Main Entrance	Yes
Comments	
Accessible routes are provided from both parking areas; routes from the front of the school lead to entrances with activated doors at a front entrance and a side entrance; route at rear leads both to non-activated doors, and around to the side entrance with an activated door. There is also an entrance off of E. Union to the health clinic end of the school with stairs and an activated door.	

Reception to Interior Spaces	Yes
Comments	
All doors have ADA hardware and routes are accessible.	

Interior to Play Areas	Yes
Soft Play Areas	Yes
Playfields	Yes
Comments	
None.	

Thornton Creek ES Accessibility Evaluation

Facility	Thornton Creek	Total ADA Score
Number of ADA Parking Spaces	3	

Parking to Sidewalk	Yes
Comments	
None.	

Sidewalk to Reception	Yes
Main Entrance	Yes
Comments	
None.	

Reception to Interior Spaces	Yes
Comments	
None.	

Interior to Play Areas	Yes
Soft Play Areas	Yes
Playfields	Yes
Comments	
None.	

Thurgood Marshall (Colman) ES Accessibility Evaluation

Facility	Thurgood Marshall (Colman)	Total ADA Score
Number of ADA Parking Spaces	2	

Parking to Sidewalk	Yes
Comments	
None.	

Sidewalk to Reception	Yes
Main Entrance	Yes
Comments	
None.	

Reception to Interior Spaces	Yes
Comments	
None.	

Interior to Play Areas	Yes
Soft Play Areas	Yes
Playfields	Yes
Comments	
None.	

View Ridge ES Accessibility Evaluation

Facility	View Ridge
-----------------	------------

Total ADA Score

Number of ADA Parking Spaces	1
-------------------------------------	---

1

Parking to Sidewalk	Yes
----------------------------	-----

Comments
One parking stall located near kitchen and commons entry.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
Did not observe automatic door hardware.

Reception to Interior Spaces	No
-------------------------------------	----

Comments
Non-ADA compliant door hardware and door/floor clearances. Stage is inaccessible.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
Curb cuts provided at newer play structure. Route to west playground is accessible by ramp.

Washington MS Accessibility Evaluation

Facility	Washington
-----------------	------------

Total ADA Score

Number of ADA Parking Spaces	5
-------------------------------------	---

2

Parking to Sidewalk	Yes
----------------------------	-----

Comments
Accessible spaces are located a long distance from the main office including taking an elevator to the upper floor level.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
None.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	No
-------------------------------	----

Soft Play Areas	N/A
------------------------	-----

Playfields	No
-------------------	----

Comments
There is access to the lower playground, but it is at the far corner and surface is not sound.

Wedgwood ES Accessibility Evaluation

Facility	Wedgwood
-----------------	----------

Total ADA Score
2

Number of ADA Parking Spaces	0
-------------------------------------	---

Parking to Sidewalk	No
----------------------------	----

Comments
There are no designated parking on site. There is a curb cut for those parking on-street going to the front entrance.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	No
----------------------	----

Comments
There is no automatic door openers at the front entrance.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

West Seattle ES ES Accessibility Evaluation

Facility	West Seattle ES	Total ADA Score
Number of ADA Parking Spaces	2	
		1

Parking to Sidewalk	Yes
Comments	
None.	

Sidewalk to Reception	Yes
Main Entrance	No
Comments	
No automatic door hardware	

Reception to Interior Spaces	Yes
Comments	
None.	

Interior to Play Areas	Yes
Soft Play Areas	Yes
Playfields	Yes
Comments	
None.	

West Seattle HS HS Accessibility Evaluation

Facility	West Seattle HS
-----------------	-----------------

Total ADA Score
0

Number of ADA Parking Spaces	6
-------------------------------------	---

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	Yes
----------------------	-----

Comments
None.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	N/A
-------------------------------	-----

Soft Play Areas	N/A
------------------------	-----

Playfields	N/A
-------------------	-----

Comments
No on-site playfields. The playfields in the city park next door are accessible via the main entry doors or the sidewalk from the gym.

Whitman MS Accessibility Evaluation

Facility	Whitman	Total ADA Score
Number of ADA Parking Spaces	3	
		2

Parking to Sidewalk	Yes
Comments	
None.	

Sidewalk to Reception	Yes
Main Entrance	No
Comments	
No automatic door openers.	

Reception to Interior Spaces	No
Comments	
Door hardware is non-accessible. There is a chair lift to the lower floor, but is reported to be in disrepair, needs servicing at a minimum.	

Interior to Play Areas	Yes
Soft Play Areas	N/A
Playfields	Yes
Comments	
Hard surface playground is accessible. There are no soft-surface play areas/structures. There are adjacent City Parks playgrounds that accessible, but outside this report.	

Whittier ES Accessibility Evaluation

Facility	Whittier
-----------------	----------

Number of ADA Parking Spaces	0
-------------------------------------	---

Total ADA Score
1

Parking to Sidewalk	Yes
----------------------------	-----

Comments
Whittier lacks on-site parking and ADA parking stalls. There are no identified ADA stalls on the street. There are curb cuts near the entrance where there are crosswalks.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	No
----------------------	----

Comments
Main entry door does not have an automatic door opener and push button controls. There is an intercom for notifying the office and requesting to be let in however the intercom is mounted too high to be easily accessible from a wheelchair.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
None.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
-------------------	-----

Comments
None.

Whitworth K-8 Accessibility Evaluation

Facility	Whitworth
-----------------	-----------

Total ADA Score
1

Number of ADA Parking Spaces	1
-------------------------------------	---

Parking to Sidewalk	Yes
----------------------------	-----

Comments
None.

Sidewalk to Reception	Yes
------------------------------	-----

Main Entrance	No
----------------------	----

Comments
No auto door openers.

Reception to Interior Spaces	Yes
-------------------------------------	-----

Comments
Elevator to all floors, ramp to stage.

Interior to Play Areas	Yes
-------------------------------	-----

Soft Play Areas	Yes
------------------------	-----

Playfields	Yes
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Comments
Direct access from second floor.

Portable Assessment Summary

School Name	Portable Name	Avg. Condition Score	Comments
Adams	P-1/P-2	2.5	Aging finish materials, needs replacement carpet.
Adams	P-3/P-4	2.5	Aging finish materials, carpet needs replacement
Aki Kurose	P-1	2.4	
Aki Kurose	P-2	2.4	
Bailey Gatzert	1	2.1	Cut vegetation from around building exterior.
Ballard	P-101	1.6	
Ballard	P-102	1.6	
Ballard	P-103	1.8	
Ballard	P-104	1.6	
Ballard	P-105	1.6	
Ballard	P-106	1.6	
Ballard	P-201	1.6	
Ballard	P-202	1.6	
Beacon Hill International	N/A	5.0	
Broadview-Thomson	P-1	2.0	Surrounding concrete cracks should have moss and weeds removed and drainage cleaned out.
Broadview-Thomson	P-2	2.0	Surrounding concrete cracks should have moss and weeds removed and drainage cleaned out.
Broadview-Thomson	P-3	2.0	Surrounding concrete cracks should have moss and weeds removed and drainage cleaned out.
Catharine Blaine	P-1	2.0	
Catharine Blaine	P-2	2.0	
Catharine Blaine	P-3	2.0	
Catharine Blaine	P-4	2.0	Some leaves and pine needles plugging up roof drains, minor maintenance.
Catharine Blaine	P-5	2.0	
Catharine Blaine	P-6	2.0	Exterior light has been vandalized and missing cover.
Catharine Blaine	P-7	2.0	
Cedar Park	A	2.0	Portable buildings are more permanent structures than your typical portable. Each building is made up of two classrooms.
Cedar Park	B	2.0	
Cedar Park	C	2.0	
Cedar Park	D	2.0	

School Name	Portable Name	Avg. Condition Score	Comments
Cedar Park	E	2.0	
Cedar Park	F	2.0	
Cedar Park	G	2.0	
Cedar Park	H	2.0	
Chief Sealth International	P-1	2.1	
Chief Sealth International	P-2	2.3	
Chief Sealth International	P-3	2.1	
Chief Sealth International	P-4	2.1	
Chief Sealth International	P-5	2.1	
Chief Sealth International	P-6	2.1	
Columbia	P-4	2.9	HVAC filters dirty and falling out.
Cooper (Pathfinder)	P-1	2.0	
Eckstein	13?	3.4	No heating in building. Lighting is compact fluorescents. Rusty fuel tanks on side of building. Lots of graffiti.
Eckstein	NEW	N/A	Portables are located south of annex building. No access and not connected to utilities yet.
Frantz Coe	P-1	1.3	
Garfield	P-402	2.1	Dimly lit.
Gatewood	P1	2.3	Roof is nearing replacement. Check heat pump operation.
Gatewood	P2	2.3	Roof nearing replacement. Heat pump operation needs to be checked. Icing up in heating.
Gatewood	P3	2.0	
Graham Hill	P-1	2.3	Roof needs repair. Nearing end of life. Staff concerned that the portables don't have a sink to wash hands. Windows need grating on them since the location is near the play field.
Graham Hill	P-2	1.9	Staff concerned that the portables don't have a sink to wash hands. Windows need grating on them since the location is near the play field.
Graham Hill	P-3	2.0	Staff concerned that the portables don't have a sink to wash hands. Windows need grating

School Name	Portable Name	Avg. Condition Score	Comments
			on them since the location is near the play field.
Green Lake	C-5	2.0	
Green Lake	C-7	2.0	
Ingraham	P-1	2.0	
Ingraham	P-2	2.0	
Ingraham	P-3	2.0	
Ingraham	P-4	2.0	
Jane Addams	P-1	2.3	Still has fluorescent lighting.
Jane Addams	P-2	2.3	Still has fluorescent lighting.
Jane Addams	P-3	2.3	Still has fluorescent lighting. Half a dozen ceiling tiles showing signs of past leakage. Seems to be fixed now.
Jane Addams	P-4	2.3	Still has fluorescent lighting.
Jane Addams	P-5	2.3	Still has fluorescent lighting.
Jane Addams	P-6	2.3	Still has fluorescent lighting.
Jane Addams	P-7	2.3	Still has fluorescent lighting.
John Hay	P-1	2.0	
John Hay	P-2	2.0	
John Hay	P-3	2.0	
John Hay	P-4	2.0	
John Muir	P-1	2.0	
John Muir	P-2	2.0	
Lafayette	27	2.9	
Lafayette	30	3.0	
Lafayette	31	2.0	
Lafayette	32	2.0	
Lafayette	33	2.1	
Lafayette	34	2.0	
Laurelhurst	Later portable daycare	2.9	Daycare portable interior good to fair condition newer ac system. Exterior is tired with water damage around posts. Newer windows. T bar ceiling fair
Laurelhurst	P1 & P2	3.5	Very old almost permanent portable units. Likely lead paint. Steam heat with window AC unit.
Laurelhurst	P3	3.5	Exterior is old wood with some water damage. Paint is poor condition. New AC unit flooring could be refinished. Windows older single pane. T8 lights that are newer.
Laurelhurst	P4	3.5	Older wood exterior with rot and flaking paint. Interior has single pane wood windows

School Name	Portable Name	Avg. Condition Score	Comments
			that are in fair to poor condition. Large gas fired unit heater in space. T8 light fixtures
Madison	P1	2.0	
Madison	P2	2.0	
Madison	P3	2.0	
Madison	P4	2.0	
Maple	P1	2.3	Door needs adjustment.
Maple	P2	2.0	
Maple	P3	2.0	
Maple	P4	2.0	
Martin Luther King Jr.	P-1	2.3	
McClure	P1	2.6	Exterior siding damaged.
McClure	P2	3.0	Siding damaged. Doors are weathered. Lighting is old. Switches are nonstandard and not ADA height.
McDonald International	P1	2.9	P1 and P2 are used as a daycare has a kitchen and restrooms
McDonald International	P-2	2.9	P1 and P2 are used as a daycare has a kitchen and restrooms
McDonald International	P-3	2.9	Used as music room for school.
McDonald International	p-4	2.0	
McDonald International	P-5	2.0	
Nathan Hale	P-1	2.3	T-8 fluorescent lighting still in good condition.
Nathan Hale	P-2	2.3	T-8 fluorescent lighting still in good condition.
Nathan Hale	P-3	2.0	T-8 fluorescent fixtures still in good condition
Nathan Hale	P-4	2.0	T-8 fluorescent fixtures still in good condition
Nathan Hale	P-5	2.0	T-8 fluorescent fixtures still in good condition
Nathan Hale	P-6	2.0	T-8 fluorescent fixtures still in good condition
Nathan Hale	P-7	2.0	T-8 fluorescent fixtures still in good condition
Nathan Hale	P-8	2.1	T-8 fluorescent fixtures still in good condition. Front door sticking on lower door footing.
North Beach	P-1	2.7	Old HVAC from late 70s or 80s still in fair condition. Lighting consists of old T-12 fixtures. Ramps removed at time of FCA due to new paving.
North Beach	P-10	2.0	Ramps removed at time of FCA due to new paving.
North Beach	P-11	2.0	Ramps removed at time of FCA due to new paving. Has shared restroom with P-12.
North Beach	P-12	2.0	Ramps removed at time of FCA due to new paving. Has shared restroom with P-11
North Beach	P-2	2.6	Old HVAC from late 90s still in good

School Name	Portable Name	Avg. Condition Score	Comments
			condition. Lighting consists of old T-12 fixtures. Ramps removed at time of FCA due to new paving.
North Beach	P-3	2.6	Old HVAC from late 90s still in fair condition. Lighting consists of old T-12 fixtures. Ramps removed at time of FCA due to new paving.
North Beach	P-4	2.4	Old HVAC from late 90s still in Good condition. Lighting consists of old T-12 fixtures. Ramps removed at time of FCA due to new paving.
North Beach	P-5	2.4	Old HVAC from late 90s still in good condition. Lighting consists of old T-12 fixtures. Ramps removed at time of FCA due to new paving.
North Beach	P-6	2.4	Old HVAC from late 90s still in good condition. Lighting consists of old T-12 fixtures. Ramps removed at time of FCA due to new paving.
North Beach	P-7	4.0	Entire portable is in poor condition. Should be replaced with new. Condition indicates this unit was installed back in the 1960s.
North Beach	P-8	1.9	
North Beach	P-9	2.0	Ramps removed at time of FCA due to new paving.
Olympic View	P-1	2.3	Lighting is old t-8 not LED
Olympic View	P-2	2.3	Lighting is old t-8 not LED
Olympic View	P-3	2.3	Lighting is old t-8 not LED
Rainier View	P-1	2.9	Older building with some deteriorated siding and fascia. Windows are single pane wood framed. Lighting is fluorescent tube type.
Rainier View	P-2	2.9	Older building with some deteriorated siding and fascia. Windows are single pane wood framed. Lighting is fluorescent tube type.
Rainier View	P-3A	2.5	Portable appear to have some damage to trim and mold on the north side. Windows are double pane vinyl framed.
Rainier View	P-3B	2.5	Portable appear to have some damage to trim and mold on the north side. Windows are double pane vinyl framed.
Rainier View	P-3C	2.5	Portable appear to have some damage to trim and mold on the north side. Windows are double pane vinyl framed.

School Name	Portable Name	Avg. Condition Score	Comments
Rainier View	P-3D	2.5	Portable appear to have some damage to trim and mold on the north side. Windows are double pane vinyl framed.
Robert Eagle Staff	P-1	1.8	
Robert Eagle Staff	P-2	1.8	
Robert Eagle Staff	P-3	1.8	
Robert Eagle Staff	P-4	1.8	
Robert Eagle Staff	P-5	1.8	
Robert Eagle Staff	P-6	1.8	
Robert Eagle Staff	P-7	1.8	
Roosevelt	P1	2.0	
Roosevelt	P2	2.0	
Roosevelt	P3	2.0	
Roosevelt	P4	2.0	
Roosevelt	P5	2.0	No stairs for access
Roosevelt	P6	2.3	No stairs for access
Roxhill at E.C. Hughes	P-101	2.0	
Roxhill at E.C. Hughes	P-102	2.0	
Roxhill at E.C. Hughes	P-201	2.0	
Roxhill at E.C. Hughes	P-201	2.0	
Roxhill at E.C. Hughes	P-301	2.0	
Roxhill at E.C. Hughes	P-302	2.0	
Roxhill at E.C. Hughes	P-401	2.0	
Roxhill at E.C. Hughes	P-402	2.0	
Roxhill at E.C. Hughes	P-402	2.0	
Sacajawea	P-1	2.6	Old 1960s portable, with upgraded wireless network and projector, HVAC consists of old pneumatic controlled unit heater, no cooling. single pane windows. Newer handicap ramp.
Sacajawea	P-2	2.3	Lighting is still T-12 or T-8 fluorescent lighting.
Sacajawea	P-3	2.3	Still has T-12 or T-8 fluorescent lighting.
Sacajawea	P-4	2.2	Still has T-12 or T-8 fluorescent lighting.
Sacajawea	P-5	2.2	Still has T-12 or T-8 fluorescent lighting.
Sand Point	P-1	2.8	
Sand Point	P-2	2.8	
Sand Point	P-3	2.6	
Sand Point	P-4	2.3	
Sand Point	P-5	2.3	
Sand Point	P-6	2.0	
Sand Point	P-7	2.0	
Sanislo	P1	2.5	Heating unit fan is on no heat.
Sanislo	P2	2.0	

School Name	Portable Name	Avg. Condition Score	Comments
Sanislo	P3	2.1	
SW Interagency Academy at Roxhill	P-1	3.1	Similar to P-2
SW Interagency Academy at Roxhill	P-2	3.5	Lighting is dim and some fixtures damaged. Exterior wall has damage from woodpeckers.
SW Interagency Academy at Roxhill	P-3	3.4	Similar to P-2
SW Interagency Academy at Roxhill	P-4	2.6	P-4 is a large unit. The building appears to be in fair condition overall. Lighting is dim and could be upgraded. Windows appear to be thermally deficient. Vegetation needs to be cleaned up around building.
Thurgood Marshall (Colman)	P-1	2.5	Power was turned off to portables cannot check lighting levels.
Thurgood Marshall (Colman)	P-2	2.5	Same as P1.
Thurgood Marshall (Colman)	P-3	2.0	Power was turned off.
View Ridge	P-1	3.0	Heating system old and obsolete. Has issues keeping up heating with leaking windows and cold winter months.
View Ridge	P-2	3.1	Heating system old and obsolete. Has issues keeping up heating with leaking windows and cold winter months.
View Ridge	P-3	3.0	
View Ridge	P-4	2.9	
View Ridge	P-5	2.0	
View Ridge	P-6	2.0	
Washington	1	3.3	See p-3 comments
Washington	2	3.3	See portable 3 comments
Washington	3	3.3	Lighting is in disrepair missing lens is yellowing lenses. Mechanical system is 1960s vintage.
Washington	4	3.3	See portable three comments
Washington	5	3.3	See p-3 comments
Washington	10	2.1	Dimly lit
Washington	11	2.1	Dimly lit.
Washington	12	2.1	Dimly lit
Wedgwood	P1	3.1	Stairs are starting to rot. Heating system is old and antiquated. Lighting is dim and insufficient.
Wedgwood	P2	3.0	Siding starting to rot in some locations.

School Name	Portable Name	Avg. Condition Score	Comments
			Heating system is old and antiquated. Windows are single pane.
Wedgwood	P3	2.1	
Wedgwood	P4	2.3	Roof has major leak.
Wedgwood	P5	2.0	
Wedgwood	P6	2.0	
West Seattle ES	P1	2.3	
West Seattle ES	P2	2.3	
West Seattle ES	P3	2.0	
West Seattle ES	P4	2.0	
West Seattle ES	P5	2.1	
West Seattle HS	N/a	5.0	No portables
Whitman	P-12	4.0	Old portable in poor condition, should be replaced with new to meet program needs.
Whitman	P-13	4.0	Old portable in poor condition, should be replaced with new to meet program needs.
Whitman	P-14	2.8	Upgraded lighting and HVAC, but remaining building in good side of Fair.
Whitman	P-15	2.9	
Whitman	P-16	2.9	Strong gasoline smell, since this unit is storage for lawn equipment. Portable has handicap ramp installed.
Whitman	P-17	3.0	
Whitman	P-18	3.0	
Whitman	P-19	3.0	
Whitman	P-20	2.8	Upgraded lighting and HVAC, but remaining building in good side of Fair.
Whitman	P-21	3.0	
Whitman	P-22	2.8	
Whitman	P-23	2.8	Upgraded lighting and HVAC, but remaining building in good side of Fair.
Whitman	P-24	3.1	Missing portions of the railing on entrance.
Whitman	P-25	3.0	

Appendix A - Subsystem Definition and Scoring Criteria

Code	Subsystem	Normal Useful Life	Subsystem Includes	Scoring Criteria
A1010	Standard Foundations	88	Wall and column foundations, footings and bases, perimeter insulation, perimeter drainage, waterproofing	<p>1 - Excellent: New. Structure exhibits no settlement, cracking, or groundwater intrusion. Preventative inspection.</p> <p>2 - Good: Structure exhibits no settlement, cracking, or groundwater intrusion. Minor preventative maintenance.</p> <p>3 - Fair: Minor shrinkage cracking, but no water intrusion into building. Preventative maintenance and minor restorative repairs of isolated items.</p> <p>4 - Poor: Foundation cracking/spalling; exposed steel reinforcing or moisture evident. Restorative repairs.</p> <p>5 - Unsatisfactory: Structural settlement; water intrusion evident; structurally deficient. May require immediate shoring. Replacement.</p>
A1020	Special Foundations	88	Piling, grade beams, shoring, underpinning	<p>1 - Excellent: New. Structure exhibits no settlement, cracking, or groundwater intrusion. Preventative inspection.</p> <p>2 - Good: Structure exhibits no settlement, cracking, or groundwater intrusion. Minor preventative maintenance.</p> <p>3 - Fair: Minor shrinkage cracking, but no settlement or water intrusion into building. Repair as part of preventative maintenance.</p> <p>4 - Poor: Foundation cracking/spalling; exposed steel reinforcing, settlement, or moisture evident. Restorative repairs.</p> <p>5 - Unsatisfactory: Structural settlement; water intrusion; structurally deficient. Replacement.</p>
A1030	Slab On Grade	88	Structural slabs, drainage, surfaces	<p>1 - Excellent: New. Concrete slab exhibits no settlement, cracking, or moisture. Preventative inspection.</p> <p>2 - Good: Concrete slab exhibits no settlement, cracking, or groundwater intrusion. Minor preventative maintenance.</p> <p>3 - Fair: Minor hairline cracking; concrete finish worn but stable; no water intrusion. Preventative maintenance.</p> <p>4 - Poor: Concrete cracking/spalling; exposed steel reinforcing or moisture evident. Restorative repairs.</p> <p>5 - Unsatisfactory: Structural settlement; water intrusion evident; structurally deficient. Replacement.</p>
A2020	Basement Walls	88	Structural walls, drainage, surfaces	<p>1 - Excellent: New. Assembly exhibits no settlement, cracking, or moisture intrusion. Preventative inspection only.</p> <p>2 - Good: Structure exhibits no settlement, cracking, or groundwater intrusion. Minor preventative maintenance.</p> <p>3 - Fair: Minor floor and foundation cracking; concrete finish worn but stable. Preventative maintenance.</p> <p>4 - Poor: Face wall cracking/spalling; exposed steel reinforcing or moisture evident. Restorative repairs.</p> <p>5 - Unsatisfactory: Major cracking or damage; water intrusion; structurally deficient. Replacement.</p>
B1010	Floor Construction	88	Floor structural frame, interior structural walls, floor slabs and decks, balcony construction	<p>1 - Excellent: New. Structure is sound and stable; no evidence of deflection, shear cracking or moisture damage. Preventative inspection.</p> <p>2 - Good: Structure is sound and stable; no evidence of deflection, deflection or moisture damage. Minor preventative maintenance.</p> <p>3 - Fair: Minor non-structural surface cracking or buckling; creaking or discontinuity in surfaces. Preventative maintenance.</p> <p>4 - Poor: Structural damage evident; floor/frame soft or deflected; seismic diagonal cracking; Restorative repairs.</p> <p>5 - Unsatisfactory: Structurally deficient or damaged beyond repair jeopardizing occupancy; Replacement.</p>

Code	Subsystem	Normal Useful Life	Subsystem Includes	Scoring Criteria
B1020	Roof Construction	88	Roof structural frame, structural interior walls supporting roof, roof decks, slabs and sheathing, canopies	<p>1- Excellent: New; Structure is sound and stable; no evidence of cracking, deflection or separation of framing members. Preventative inspection.</p> <p>2 - Good: Structure is sound and stable; no evidence of cracking, deflection or separation of framing members. Minor preventative maintenance: rust proofing and / or sealants and tightening of connections.</p> <p>3 - Fair: Minor surface cracking or separation of framing members. Preventative maintenance.</p> <p>4 - Poor: Structural damage evident; Twisting, cracking, or separation of structural members affecting surrounding finishes or moisture intrusion. Restorative repairs.</p> <p>5 - Unsatisfactory: Structurally deficient or damaged beyond repair; major damage to surrounding finishes; jeopardizing occupancy. Replacement.</p>
B2010	Exterior Walls	60	Exterior wall construction with facing materials, exterior applied finishes, framing, drywall, parapets, insulation and vapor barrier, exterior load-bearing wall construction, exterior louvers and screens, exterior sun control devices, balcony walls and railings, exterior soffits	<p>1 - Excellent: New; Structure is sound and stable; no cracking or moisture intrusion; no finish degradation. Preventative inspection</p> <p>2 - Good: Structure is sound and stable; no cracking or moisture intrusion. Minor finish degradation. Minor preventative maintenance. Cleaning.</p> <p>3 - Fair: Minor non-structural surface cracking; masonry or substructure undamaged but requires repointing, sealing. Preventative maintenance.</p> <p>4 - Poor: Structural damage or major cracking; water damage or intrusion. Insufficient insulation. Restorative repairs.</p> <p>5 - Unsatisfactory: Structurally deficient or damaged beyond repair jeopardizing occupancy; severe moisture damage to interior finishes. Replacement.</p>
B2020	Exterior Windows	45	Screens, storm windows, exterior louvers, frame, trim, sills, caulking, flashing	<p>1 -Excellent: New; doors operating smoothly; no finish degradation. Preventative inspection</p> <p>2 - Good: Functioning smoothly ; no finish degradation. Secure hardware and emergency exiting. Minor preventative maintenance</p> <p>3 - Fair: Worn but functional; requires paint or resealing; glass or hardware damage only in isolated doors . Preventative maintenance</p> <p>4 - Poor: Damaged or deficient hardware, glass, trim or seals; water intrusion. Restorative repairs</p> <p>5 - Unsatisfactory: Extensive damage, deficient beyond repair; Hardware not operating, moisture intrusion. Replacement</p>
B2030	Exterior Doors	50	Frame, trim, hardware, caulking	<p>1 - Excellent: New; door assemblies operating smoothly; no finish degradation. Preventative inspection.</p> <p>2 - Good: door assemblies operating smoothly; no finish degradation. weather sealed. Minor preventative maintenance</p> <p>3 - Fair: Components worn but functional; no water intrusion. Adjustment, painting or resealing; Preventative maintenance.</p> <p>4 - Poor: Assembly has damaged or deficient components; water or weather intrusion; Restorative repairs.</p> <p>5 - Unsatisfactory: Components exhibit extensive damage, inoperable or not closing. Replacement</p>

Code	Subsystem	Normal Useful Life	Subsystem Includes	Scoring Criteria
B3010	Roof Coverings	25	Roofing membranes, insulation within and on roofing, gutters, downspouts and splash pads, scuppers, eaves and eave soffits, flashings, expansion joints, vapor barriers	<p>1 – Excellent: New; well constructed and insulated assembly; no buckling or finish degradation. Preventative inspection.</p> <p>2 – Good: Well constructed and insulated assembly; no buckling, settling; minor finish degradation. Minor preventative maintenance.</p> <p>3 – Fair: Components worn but functional; minor blistering, ponding, or flashing degradation. > 20 years old. Preventative maintenance.</p> <p>4 – Poor: Damaged or deficient components; major ponding or water intrusion. Blistering or alligatoring > 20% of roof area. Flashing torn or separated. Minimal insulation. > 40 years old. Restorative repairs.</p> <p>5 – Unsatisfactory: Extensive damaged membranes, insulation, or flashing. Major water ponding and intrusion causing damage to surrounding components and jeopardizing occupancy. Replacement.</p>
B3020	Roof Openings	40	Skylights, roof hatches, glazing, flashing, smoke vents	<p>1 – Excellent: New; Operating smoothly, weather-tight; no finish degradation. Preventative inspection.</p> <p>2 – Good: Operating smoothly, weather-tight; minor finish degradation. Minor preventative maintenance.</p> <p>3 – Fair: Worn but functional; minor cracks; some loose hardware or trim. Preventative maintenance.</p> <p>4 – Poor: Damaged or missing hardware or components; water intrusion; restorative repairs.</p> <p>5 – Unsatisfactory: Extensive damage to frames, glazing, hardware, flashing, or trim. Moisture or weather intrusion and major damage to surrounding components. Replacement.</p>
B3030	Projections	40	Sun control devices, balcony walls/railings, parapets, canopies, spires,	<p>1 – Excellent: New; Sound and stable; no cracking or moisture intrusion; no finish degradation. Preventative inspection.</p> <p>2 – Good: Sound and stable; no cracking or moisture intrusion. Minor finish degradation. Minor preventative maintenance.</p> <p>3 – Fair: Minor non-structural surface cracking; loose components; minor finish degradation. Preventative maintenance.</p> <p>4 – Poor: Structural damage or major cracking; water damage or intrusion; missing or loose components. Restorative repairs.</p> <p>5 – Unsatisfactory: Structurally deficient or damaged beyond repair jeopardizing occupancy; severe moisture damage. Replacement.</p>
C1010	Partitions	50	Framing, finish material, including drywall, balustrades and railings, all miscellaneous metals, rough carpentry, sealing, caulking, shielding and protection	<p>1 – Excellent: New; Substrates sound; no degradation of finishes.</p> <p>2 – Good: Substrates sound; minor finish degradation. Properly aligned and operational. Minor preventative maintenance.</p> <p>3 – Fair: Assemblies worn but serviceable; some cracked or loose components require adjustment/cleaning, seals loose or out of alignment; Preventative maintenance.</p> <p>4 – Poor: Component damaged; difficult system operation; missing tiles or plaster; loose or misaligned seals, poor acoustic integrity. Restorative repairs.</p> <p>5 – Unsatisfactory: Significant damage; Inoperable components. Major cracks or holes. Hardware, seals and operators non functional. Limiting access and causing damage to surrounding components. Replacement.</p>

Code	Subsystem	Normal Useful Life	Subsystem Includes	Scoring Criteria
C1020	Interior Doors	40	Door leaf door frames, hardware, access doors, glazing, keying, door opening elements, painting and staining	<p>1 – Excellent: New; door assemblies operating smoothly; no finish degradation. Preventative inspection.</p> <p>2 – Good: Door assemblies operating smoothly; no finish degradation. Weather sealed. Minor preventative maintenance. Cleaning.</p> <p>3 – Fair: Worn but functional’ no water intrusion. Adjustment, painting or resealing; Preventative maintenance.</p> <p>4 – Poor: damaged or deficient components; water or weather intrusion. Hardware loose and worn. Restorative repairs.</p> <p>5 – Unsatisfactory: extensive damage, inoperable or not closing. Replacement.</p>
C1030	Fittings	30	Chalk and tack boards, lockers, storage shelving, miscellaneous metal work, built-in counters and vanities	<p>1 – Excellent: New; Free of damage, properly aligned and operational; no finish degradation Preventive inspection.</p> <p>2 – Good: Free of damage, properly aligned and operational; minor finish degradation or adjustment. Minor preventative maintenance.</p> <p>3 – Fair: Worn but serviceable; requires adjustment. Preventative maintenance.</p> <p>4 – Poor: Damaged, limited or difficult system operation; damaged finishes. Restorative repairs.</p> <p>5 – Unsatisfactory: Significant damage or missing components; inoperable or unusable. Replacement.</p>
C2010	Stair Construction	88	Stair structure, including concrete or metal tread and risers, handrails and balustrades	<p>1 – Excellent: New; Sound construction and no degradation of finishes. Preventative inspection.</p> <p>2 – Good: Substrate, treads, and risers sound with no softness or squeaks; no cracks’ minor finish degradation. Minor preventative maintenance.</p> <p>3 – Fair: Worn but functional. Some minor softness or squeaks. Preventative maintenance.</p> <p>4 – Poor: damaged, missing, or severely loose substrate, treads, risers, or components; cracks or spalling. Restorative repairs.</p> <p>5 – Unsatisfactory: Severely damaged substrate, treads, risers, or components restricting usage. Replacement.</p>
C2020	Stair Finishes	16	Finishes to treads, risers, landings and soffits, handrails and balustrades	<p>1 – Excellent: New; No damage of finish degradation. Preventative inspection.</p> <p>2 – Good: No damage or cracks, with only minor finish degradation. Minor preventative maintenance.</p> <p>3 – Fair: Finishes are worn or soiled, asbestos flooring which is encapsulated; functional. Preventative maintenance.</p> <p>4 – Poor: Significant staining. Cracks or physical damage. Unencapsulated asbestos flooring. Some components repairable or replaceable. Restorative repairs.</p> <p>5 – Unsatisfactory: Extensive cracking missing, or damaged tiles or components, limited or hazardous access. Replacement.</p>
C3010	Wall Finishes	22	Applied wall finishes, exposed concrete wall finishes, special wall finishes, acoustic tiles	<p>1 – Excellent: New; No damage or defects; no finish degradation. Preventative inspection.</p> <p>2 – Good: Finishes clean with no scratches or cracks. Good caulking and trim at joints. Minor preventative maintenance.</p> <p>3 – Fair: Finishes are worn or soiled, minor surface cracks or dents. Preventative maintenance</p> <p>4 – Poor: significant staining, isolated cracks or physical damage. Restorative repairs.</p> <p>5 – Unsatisfactory: Extensive damage beyond repair, fallen titles or plaster with some damage to substrate. Replacement.</p>

Code	Subsystem	Normal Useful Life	Subsystem Includes	Scoring Criteria
C3020	Floor Finishes	24	Applied floor finishes and markings, special flooring, Non-structural toppings, Hardeners, sealers, and other surface treatment, Curbs and machine bases, Mats,	<p>1 – Excellent: New; No damage or defects; no finish degradation. Preventative inspection.</p> <p>2 – Good: No damage or defects; minor finish degradation. Minor preventative maintenance.</p> <p>3 – Fair: Finishes are worn or soiled, minor scratches or cracks. Preventative maintenance.</p> <p>4 – Poor: Significant staining, cracks or physical damage. Asbestos materials encapsulated. Restorative repairs.</p> <p>5 – Unsatisfactory: extensive damage, cracks, holes, missing and loose components that restrict passage and integrity of surrounding components. Replacement.</p>
C3030	Ceiling Finishes	33	Applied ceiling finishes, suspended ceilings and finishes, exposed concrete finishes, bulkheads and cornices	<p>1 – Excellent: New; No damage or finish degradation. Preventative inspection.</p> <p>2 – Good: No damage or defects; minor finish degradation. Minor preventative maintenance.</p> <p>3 – Fair: Slight soiling or wear. Occasional missing or broken tile that can be easily replaced. Preventative maintenance.</p> <p>4 – Poor: Significant staining. Missing or broken tiles or physical damage. Restorative repairs.</p> <p>5 – Unsatisfactory: Extensive damage or missing tiles, supports or components. Damage to substrate. Hazardous conditions. Replacement.</p>
D1010	Elevators and Lifts	36	Passenger and service elevators and lifts	<p>1 – Excellent: New; Total systems in sound condition. Preventative inspection.</p> <p>2 – Good: Equipment is operational, complies with current standards, and free of assembly component damage. Minor preventative maintenance.</p> <p>3 – Fair: System components worn but functional, parts and service available. Preventative maintenance.</p> <p>4 – Poor: Equipment operating poorly, parts are hard to find, does not level properly; some hydraulic leaking. Experiencing down times. Restorative repairs.</p> <p>5 – Unsatisfactory: Non-functional, severely deficient, non serviceable; Constant down times. Cab cannot level and controls erratic. Replacement.</p>
D1090	Other Conveying Systems	35		
D2010	Plumbing Fixtures	40	Water closets, urinals, lavatories, sinks, showers, bathtubs, drinking fountains	<p>1 – Excellent: New; All fixtures operating well. Preventative inspection.</p> <p>2 – Good: system components operational, free of defect, and of adequate utility service capacity for intended use. Includes water saving features. Minor preventative maintenance.</p> <p>3 – Fair: Some components worn, fixtures stained. Preventative maintenance.</p> <p>4 – Poor: Many components damaged; limited parts; leaking valves, rust and corrosion. Operating parts > 30 years old. Restoration repairs.</p> <p>5 – Unsatisfactory: Many fixtures not operational. Rust, corrosion, and mineral deposits. Leaks causing damage to other finishes and components. Replacement.</p>
D2020	Domestic Water Distribution	44	Pipes and fittings, valves, hydrants and hose bibs, hot water heaters, domestic water supply equipment, insulation	<p>1 – Excellent: New; Preventative inspection.</p> <p>2 – Good: Operational, free of defect, no leaking. Mostly copper and of adequate utility service capacity for intended use. Minor preventative maintenance.</p> <p>3 – Fair: Some components worn, noisy, or occasional leaking valves. Preventative maintenance.</p> <p>4 – Poor: Some damaged supports or pipes and fittings; limited parts; missing insulation, leaks corrosion, deposits, low flows, no shut-off valves. Noisy, inadequate backflow prevention, failing water heater. Restorative repair.</p> <p>5 – Unsatisfactory: Wide-spread damage/deficiency or system failure with regular leaks and back-ups that can damage other components. Replacement.</p>

Code	Subsystem	Normal Useful Life	Subsystem Includes	Scoring Criteria
D2030	Sanitary Waste	40	Waste pipe and fittings, vent pipe and fittings, floor drains, sanitary waste equipment, insulation	<p>1 – Excellent: New; Preventative inspection</p> <p>2 – Good: Operational, free of defect, no leaking, of adequate utility service capacity for intended use. Minor preventative maintenance.</p> <p>3 – Fair: Components worn, functional overhead galvanized or plastic plumbing not deteriorated. Preventative maintenance.</p> <p>4 – Poor: Fixtures damaged; limited parts; direct-bury supply lines; blockage/restriction issues. Restorative repairs.</p> <p>5 – Unsatisfactory: Utility is inadequate, wide-spread damage/deficiency or system failure. Replacement.</p>
D2040	Rain Water Drainage	40	Pipe and fittings, roof drains, roof drainage equipment, insulation	<p>1 – Excellent: New; Preventative inspection</p> <p>2 – Good: No leaking parts. No blockages or corrosion. Sufficient clean-outs. Interior rain leaders are insulated. Roof drains are in good condition. Minor preventative maintenance.</p> <p>3 – Fair: Some corrosion, occasional blockages, insufficient clean-outs, broken or leaking roof drains. Preventative maintenance.</p> <p>4 – Poor: Loose drains. Blocked pipes. Extensive corrosion, deterioration or breakage. Restorative repair.</p> <p>5 – Unsatisfactory: Wide-spread damage/overflow or system failure Replacement.</p>
D2090	Other Plumbing Systems	25	Special piping systems, gas distribution, acid waste systems, interceptors, fountain piping systems and devices	<p>1 – Excellent: New; Preventative inspection</p> <p>2 – Good: Components operational, free of defect, no leaking, and of adequate utility service capacity for intended use. Minor preventative maintenance.</p> <p>3 – Fair: Components worn, functional overhead galvanized plumbing not deteriorated. Preventative maintenance.</p> <p>4 – Poor: Fixture damaged; limited parts. Restorative repair</p> <p>5 – Unsatisfactory: Wide-spread damage/deficiency or system failure. Replacement.</p>
D3010	Energy Supply	40	Oil and gas distribution, steam, hot and chilled water distribution	<p>1 – Excellent: New; Preventative inspection</p> <p>2 – Good: System components operational, free of defect, no leaking, and of adequate utility service capacity for intended use. Minor preventative maintenance.</p> <p>3 – Fair: Components worn, functional overhead galvanized plumbing not deteriorated. Preventative maintenance.</p> <p>4 – Poor: Fixtures damaged; limited parts; direct-bury supply lines; blockage/restriction issues; Restorative repair.</p> <p>5 – Unsatisfactory: Utility is woefully inadequate, wide-spread damage/deficiency or system failure. Replacement.</p>
D3020	Heat Generating Systems	30	Boilers, piping and fittings adjacent to boilers, primary pumps, auxiliary equipment, equipment and piping insulation	<p>1 – Excellent: New; Preventative inspection</p> <p>2 – Good: System is fully operational, suitable capacity, efficient utility utilization, integrated energy management controls. Minor preventative maintenance.</p> <p>3 – Fair: Equipment worn but reliable, older energy controls; Preventative maintenance.</p> <p>4 – Poor: Equipment marginal/hard to obtain parts, insulated ext. ductwork, no energy controls. > 40 years old. Restorative repairs.</p> <p>5 – Unsatisfactory: System non-functional or seriously deficient, not delivering supply to required spaced. Replacement.</p>

Code	Subsystem	Normal Useful Life	Subsystem Includes	Scoring Criteria
D3030	Cooling Generating Systems	30	Chillers, cooling towers, condensing units, piping and fittings, primary pumps, direct expansion systems, piping and equipment insulation	<p>1 - Excellent: New. Preventative inspection</p> <p>2 - Good: System is fully operational, suitable capacity, Highly efficient, integrated energy management controls. Minor preventative maintenance</p> <p>3 - Fair: Equipment worn but reliable, older energy controls; No water or oil leaks. Insulation. Preventative maintenance</p> <p>4 - Poor: Equipment marginal/hard to obtain parts, no energy controls; Insufficient insulation, Some condenser leaks. Fans out of balance a some hitting shrouds. Restorative repairs</p> <p>5 - Unsatisfactory: System non-functional or seriously deficient; Rust and deterioration preventing operation of some components. Algae or corrosion in coiling towers. Replacement</p>
D3040	HVAC Distribution Systems	40	Supply & return air systems, ventilation & exhaust systems, steam, hot water & chilled water distribution, terminal devices, heat recovery equipment, auxiliary equipment such as secondary pumps, and heat exchangers, piping, duct & equipment insulation	<p>1 - Excellent: New. Preventative inspection</p> <p>2 - Good: System is fully operational, suitable capacity, efficient utility utilization, integrated energy management controls. Good insulation. Minor preventative maintenance</p> <p>3 - Fair: Equipment worn but reliable, older energy controls; Insulation. Some joints/ sealants loose. Preventative maintenance</p> <p>4 - Poor: Equipment marginal/hard to obtain parts, no energy controls; Many grilles missing or loose. Air leaks and unbalance. Restorative repair</p> <p>5 - Unsatisfactory: Non-functional or seriously deficient. Grilles corroded, missing. Replacement</p>
D3050	Terminal and Package Units	20	Electric baseboard, unit heaters, unit ventilators, radiant heaters, rooftop units, ductwork and accessories including flue stacks, factory integrated controls	<p>1 - Excellent: New. Preventative inspection</p> <p>2 - Good: System is fully operational, suitable capacity, efficient utility utilization, integrated energy management controls. Minor preventative maintenance</p> <p>3 - Fair: Equipment worn but reliable, interior duct/insulated distribution pipe, older energy controls. > 20 years old. Preventative maintenance</p> <p>4 - Poor: Equipment marginal/hard to obtain parts, insulated ext. ductwork, no energy controls; some condenser leaking and corrosion. Fans badly worn. > 40 years old. Restorative repair.</p> <p>5 - Unsatisfactory: System non-functional or seriously deficient. Minimal control. Widespread corrosion. Many fans not operating. Replacement</p>
D3060	Controls and Instrumentation	20	Controls and instrumentation for: heating generating systems, cooling generating systems, heating/cooling air handling units, exhaust and ventilation systems, terminal devices, energy monitoring and control, building automation systems	<p>1 - Excellent: New. Preventative inspection</p> <p>2 - Good: System is fully operational, suitable capacity, efficient utility utilization, integrated energy management controls. integrated DDC energy management controls with central monitoring. Minor preventative maintenance</p> <p>3 - Fair: Equipment worn but reliable, older energy controls. > 20 years old. Preventative maintenance</p> <p>4 - Poor: Equipment marginal/hard to obtain parts, no energy controls or marginal pneumatic systems. > 35 years old. Restorative repair</p> <p>5 - Unsatisfactory: System non-functional or seriously deficient. Replacement</p>
D3090	Other HVAC Systems and Equipment	24	Dust and fume collectors, paint spray booth ventilation systems	<p>1 - Excellent: New. Preventative inspection</p> <p>2 - Good: System is fully operational, suitable capacity, efficient utility utilization, integrated energy management controls. integrated DDC energy management controls with central monitoring. Minor preventative maintenance</p> <p>3 - Fair: Equipment worn but reliable, older controls. Preventative maintenance</p> <p>4 - Poor: Equipment marginal/hard to obtain parts, minimal controls. Restorative repair</p> <p>5 - Unsatisfactory: System non-functional or seriously deficient. Replacement</p>

Code	Subsystem	Normal Useful Life	Subsystem Includes	Scoring Criteria
D4010	Fire Protection Sprinkler Systems	42	Water supply equipment, piping valves and fittings, sprinkler heads and release devices	<p>1 - Excellent: New. Preventative inspection</p> <p>2 - Good: System serves entire bldg., functional with adequate capacity and monitored shut-off valves. Minor preventative maintenance</p> <p>3 - Fair: System functional but capacity uncertain, evidence of rust but no damage. Preventative maintenance</p> <p>4 - Poor: System insufficient or incomplete bldg. coverage, damage to piping or devices. Restorative repair</p> <p>5 - Unsatisfactory: No sprinkler system or completely non operational system. Replacement</p>
D4020	Stand-Pipe and Hose Systems	35	Water supply equipment, piping valves and fitting, cabinets and hoses	<p>1 - Excellent: New. Preventative inspection</p> <p>2 - Good: System serves entire bldg., functional . Minor preventative maintenance</p> <p>3 - Fair: System functional but capacity uncertain, evidence of rust but no damage. Preventative maintenance</p> <p>4 - Poor: System insufficient or incomplete bldg. coverage, damage to piping or device. Restorative repairs.</p> <p>5 - Unsatisfactory: Pipes or hoses damaged beyond repair. Non functional or non existent where required. Replacement.</p>
D4030	Fire Protection Specialties	30	Fire extinguishers, fire extinguisher cabinets	<p>1 - Excellent: New. Preventative inspection</p> <p>2 - Good: System serves entire bldg., functional . Minor preventative maintenance</p> <p>3 - Fair: System functional but capacity uncertain, extinguishers not all in cabinets. Preventative maintenance</p> <p>4 - Poor: System insufficient or incomplete bldg. coverage, few extinguishers. Restorative repairs</p> <p>5 - Unsatisfactory: Few randomly located portable extinguishers. or outdated certification or technology. Replacement</p>
D4090	Other Fire Protection Systems	30	Carbon dioxide systems, chemical systems, exhaust hood systems	<p>1 - Excellent: New. Preventative inspection</p> <p>2 - Good: System serves required area., functional . Minor preventative maintenance</p> <p>3 - Fair: System functional but capacity uncertain, evidence of rust or surface deterioration but no damage. Preventative maintenance</p> <p>4 - Poor: System insufficient or incomplete in required hazardous areas, damage to piping or devices. Restorative repair</p> <p>5 - Unsatisfactory: No systems present or functional in hazardous areas. Replacement</p>
D5010	Electrical Service and Distribution	40	Primary transformers, secondary transformers, main switchboard, interior distribution transformers, branch circuit panels, enclosed circuit breakers, motor control centers, conduit and wiring to circuit panels	<p>1 - Excellent: New. Preventative inspection</p> <p>2 -Good: Building-wide system; fully operational; of adequate capacity, with proper metering , fault protection, and shut off devices, and suitable for intended usage. Minor preventative maintenance</p> <p>3 - Fair: Components functional; reliable but of marginal capacity; minor deficiencies. Deficiencies such as loose covers, out dated panel schedules, surface corrosion, loose supports, and need for additional outlets are noted. Minor life safety or electrical code violations are noted but are not deemed hazardous. System component failure or outages are infrequent. Has single main disconnect. > 30 years old. Preventative maintenance</p> <p>4 - Poor: Insufficient capacity; unreliable; parts unavailable; code violations. > 40 years old. System is not grounded. Components are inoperative, broken, corroded with pitting, exposed and damaged wiring, minimum life safety or electrical code regulations. System component failure or outages are frequent, > 1 every 12 months. Restorative repairs.</p> <p>5 - Unsatisfactory: Component/system seriously deficient, non-functional, extensive repairs and shutdowns . Hazardous to occupants. Replacement</p>

Code	Subsystem	Normal Useful Life	Subsystem Includes	Scoring Criteria
D5020	Lighting and Branch Wiring	30	Branch wiring and devices for lighting fixtures, lighting fixtures, branch wiring for devices and equipment connections, devices, exterior lighting	<p>1 - Excellent: New. Preventative inspection</p> <p>2 - Good: Design is modern and meets the buildings current use and will support expansion. Performance levels and illumination exceed the task demands. No component failure or outages. Minor preventative maintenance</p> <p>3 - Fair: Components are > 20 years old. Design is functional, but upgrades in layout are needed. Performance and illumination levels are adequate for the task demands. Components are showing signs of wear, but are serviceable. Deficiencies such as loose or discolored covers, diffusers, or fittings, surface corrosion, loose supports, intermittent operation, noisy ballast, and need for additional lighting are noted. Life safety or electrical code violations are noted but are not deemed hazardous. System component failure or outages are infrequent. Preventative maintenance</p> <p>4 - Poor: Components are > 40 years old. Design is antiquated and does not support the buildings current use. Performance and illumination Levels are inadequate for the task demands. Components are inoperative, broken, corroded with pitting, abandoned in place, have missing parts, System is hazardous to the building occupants and does not meet minimum life safety or electrical code regulations. System component failure or outages are frequent. Restorative repair</p> <p>5 - Unsatisfactory: Component/system seriously deficient, non-functional, extensive repairs; Hazardous conditions due to poor lighting, improper grounding, or corroded components. Replacement</p>
D5030	Low Voltage - Communication Security and Fire Alarm	25	Fire alarm systems, telephone systems, local area networks, public address systems, intercommunication systems and paging, clock and program systems, security systems	<p>1 - Excellent: New. Preventative inspection</p> <p>2 - Good: Building-wide system; fully operational; of adequate capacity, with central monitoring , fault protection, and shut off devices, and suitable for intended usage. Will support expansion. Minor preventative maintenance</p> <p>3 - Fair: Components are > 20 years old., System performance is adequate for building, but would not support expansion. Showing signs of wear, but serviceable. Deficiencies such as loose covers, out dated control panel schedules, surface corrosion, loose supports, improperly located pull stations and audio devices, obstructed visual devices, and need for additional coverage are noted. System failures, false alarms, or outages are infrequent < 1 every 6 months. Only minor repairs or modifications are needed.</p> <p>4 - Poor: Components are > 40 years old. Components are inoperative, have missing covers or panels, damaged or missing sensors, devices and controls, damaged or exposed wiring, and have inadequate zone coverage. System component failure, false alarms, or outages are frequent, > 1 every 6 mo. Restorative repair</p> <p>5 - Unsatisfactory: Seriously deficient, non-functional, extensive repairs; Hazardous conditions due to improper grounding, corroded component and unreliable communication in emergencies. Replacement</p>
D5090	Other Electrical Systems	20	Emergency generators, ups, emergency lighting systems, lightning and grounding protection systems, raceway systems	<p>1 – Excellent: New, Preventative Inspection.</p> <p>2 – Good: Building-wide systems; fully operational; of adequate capacity, with proper metering, fault protection, and shut off devices, and suitable for intended usage. Minor preventative maintenance.</p> <p>3 – Fair: Components functional; reliable but of marginal capacity; minor deficiencies. Preventative maintenance.</p> <p>4 – Poor: Bldg. lacks complete system; insufficient capacity; unreliable; parts unavailable; code violations. Restorative repair.</p> <p>5 – Unsatisfactory: Seriously deficient, non-functional, extensive repairs. Replacement.</p>

Code	Subsystem	Normal Useful Life	Subsystem Includes	Scoring Criteria
E1010	Commercial Equipment	25	Fixed commercial and institutional equipment (kitchen, shop, technology, gym, performance) fixed casework, window treatment, fixed floor grilles and mats, fixed multiple seating	1 – Excellent: New, Preventative Inspection. 2 – Good: Equipment is fully operational, of durable construction and finish, and free of surface damage. Minor preventative maintenance. 3 – Fair: Components are worn but serviceable, soiled, in need of cleansing or adjustment; preventative maintenance. 4 – Poor: Equipment breaks down, has missing or hard to obtain parts, difficult to open drawers / cabinets. Restorative repairs. 5 – Unsatisfactory: Features are damaged, deficient beyond repair, non-serviceable. Replacement.
E1020	Institutional Equipment	25	Includes all types of institutional equipment such as library, audio/visual, laboratory, vocational, art, etc.	
E1030	Vehicular Equipment	25	Includes vehicle repair equipment, loading dock equipment, etc.	
E1090	Other Equipment	25	Includes all types of other equipment such as dumpsters, recycling, compacting, hydroponics, etc.	
E2010	Fixed Furnishings	30	Movable commercial and institutional equipment (kitchen, shop, technology, gym, performance) movable casework, movable multiple seating	1 – Excellent: New, Preventative Inspection. 2 – Good: Equipment is fully operational, of durable construction and finish, and free of surface damage. Minor preventative maintenance. 3 – Fair: Components are worn but serviceable, soiled, in need of cleaning or adjustment. Preventative maintenance. 4 – Poor: Equipment breaks down, has missing or hard to obtain parts, or inefficient restorative repair. 5 – Unsatisfactory: Features are damaged, deficient beyond repair, non-serviceable. Replacement.
E2020	Moveable Furnishings (Capital Funded Only)	30	Includes all types of fixed furnishings such as art, walk off mats, grills, window treatments, casework, bleachers, lockers, etc.	
F1010	Special Structures	50	Special purpose rooms, integrated assemblies, paint shop, sound isolation room, dark room, sound, vibration and seismic construction, special security systems, security gates, incinerator, automotive hoists, welding booth, dust collector, food services	1 – Excellent: New, Preventative Inspection. 2 – Good: System/assembly is fully operational, without deficiency or damage to components. Minor preventative maintenance. 3 – Fair: Assembly is worn but remains functional, minor surface/operational deficiency. Preventative maintenance. 4 – Poor: Components are damaged or missing, substandard or degraded operation. Restorative repair. 5 – Unsatisfactory: Non-functional or extensively damaged beyond repair. Replacement.
F1020	Integrated Construction	35		
F1030	Special Construction Systems	35		

Code	Subsystem	Normal Useful Life	Subsystem Includes	Scoring Criteria
F1040	Special Facilities	35	aquatic facilities, ice rinks, site constructed incinerators, kennels and animal shelters, liquid and gas storage tanks, other special facilities	
F1050	Special Controls and Instrumentation	20	Recording instrumentation, other specialized instrumentation (NIC HVAC)	<p>1 – Excellent: New, Preventative Inspection.</p> <p>2 – Good: Fully operational, without deficiency or damage to components. Minor preventative maintenance.</p> <p>3 – Fair: Worn but remains functional, minor surface/operational deficiency. > 20 years old. Preventative maintenance.</p> <p>4 – Poor: Components are damaged or missing, substandard or degraded operation; > 40 years old. Restorative repairs.</p> <p>5 – Unsatisfactory: Non-functional or extensively damaged beyond repair. Replacement.</p>
G2010	Roadways	30	Roadway bases, paving, other surfacing, markings	<p>1 – Excellent: New, Preventative Inspection.</p> <p>2 – Good: Paving and base exhibit no damage or defect, clear markings, of suitable material quality and design for installation. Minor preventative maintenance.</p> <p>3 – Fair: System assembly is worn but functional, minor paving/surface cracking. Preventative maintenance.</p> <p>4 – Poor: Much paving/surface cracking and separation, water ponding, substandard design or unsuitable; Restorative repairs.</p> <p>5 – Unsatisfactory: Damaged or deficient beyond repair; widespread ponding and paving failure due to substrate failure. Restricts use for vehicles. Replacement.</p>
G2020	Parking Lots	30	Parking bases, paving, other surfacing markings	<p>1 – Excellent: New, Preventative Inspection.</p> <p>2 – Good: Paving and base exhibit no damage or defect, clear markings, of suitable material quality and design for installation. Minor preventative maintenance.</p> <p>3 – Fair: System assembly is worn but functional, minor paving/surface cracking. Preventative maintenance.</p> <p>4 – Poor: Much paving/surface cracking and separation, water ponding, substandard design or unsuitable; restorative repairs.</p> <p>5 – Unsatisfactory: Damaged or deficient beyond repair; widespread ponding and paving failure due to substrate failure. Restricts use for vehicles. Replacement.</p>
G2030	Pedestrian Paving	24	Pedestrian bases, other surfacing, paving, markings	<p>1 – Excellent: New, Preventative Inspection.</p> <p>2 – Good: Paving and base exhibit no damage or defect, clear markings, of suitable material quality and design for installation. Minor preventative maintenance.</p> <p>3 – Fair: Worn but functional, minor paving/surface cracking or settlement. Preventative maintenance.</p> <p>4 – Poor: Much paving/surface cracking and separation, water ponding. Restorative repair.</p> <p>5 – Unsatisfactory: Damaged or deficient beyond repair; serious cracking of paving and subsurface settlement. Requires closure of pathways. Replacement.</p>

Code	Subsystem	Normal Useful Life	Subsystem Includes	Scoring Criteria
G2040	Site Development	30	Playfields, playgrounds, site accessories and fixed furnishings bleachers,	<p>1 – Excellent: New, Preventative Inspection.</p> <p>2 – Good: Feature/finish assemblies exhibit no damage or defect, of suitable material quality and design for installation, fast draining with no ponding, cushioned fall protection with non-hazardous equipment. Minor preventative maintenance.</p> <p>3 – Fair: Worn but functional, minor ponding, marginal irrigation systems. Preventative maintenance.</p> <p>4 – Poor: Damaged, parts missing, minimally cushioned fall protection with some hazardous equipment. Restorative repair.</p> <p>5 – Unsatisfactory: Damaged or deficient beyond repair, no cushioned fall protection with hazardous equipment, much of it unusable. Replacement.</p>
G2050	Landscaping	40	Landscaping material and irrigation	<p>1 – Excellent: New, Preventative Inspection.</p> <p>2 – Good: Feature/finish assemblies exhibit no damage or defect, of suitable material quality and design for installation, well irrigated, with water conservation devices. Minor preventative maintenance.</p> <p>3 – Fair: Landscaping healthy but requiring trimming and maintenance, some irrigation. Preventative maintenance.</p> <p>4 – Poor: Components are damaged, sparse, minimal irrigation. Restorative repair.</p> <p>5 – Unsatisfactory: Damaged or deficient beyond repair. Roots causing damage to paving and restrictive passage. Replacement.</p>
G3010	Water Supply	45	Potable and non-potable water systems (not irrigation), well systems, fire protection systems, pumping stations, water storage	<p>1 – Excellent: New, Preventative Inspection.</p> <p>2 – Good: Utility service is fully operational without deficiency; has adequate capacity; utilities have secured access. Minor preventative maintenance.</p> <p>3 – Fair: Functional, capacity marginal or unknown; parts/service available. Preventative maintenance.</p> <p>4 – Poor: Operating poorly, hard to find parts, security concerns; lacking monitoring and shut off valves. Restorative repairs.</p> <p>5 – Unsatisfactory: Non-functional or of limited operation, frequent leaks causing interruption of service. Replacement.</p>
G3020	Sanitary Sewer	50	pipng, maintenance holes, septic tanks, lift stations, packaged waste water treatment plants	<p>1 – Excellent: New, Preventative Inspection.</p> <p>2 – Good: Utility service is fully operational without deficiency; has adequate capacity; utilities have secured access. Minor preventative maintenance.</p> <p>3 – Fair: Functional, capacity marginal or unknown; parts/service available. No signs of leakage or serious odors. Preventative maintenance.</p> <p>4 – Poor: Operating poorly, hard to find parts, leaks and odors. Restorative repair.</p> <p>5 – Unsatisfactory: Non-functional or of limited operation, leaks including surface leaching. Replacement.</p>
G3030	Storm Sewer	45	pipng, maintenance holes, catch basins, lift stations, retention ponds, ditches and culverts	<p>1 – Excellent: New, Preventative Inspection.</p> <p>2 – Good: Utility service is fully operational without deficiency; has adequate capacity; utilities have secured access. Minor preventative maintenance.</p> <p>3 – Fair: Functional, capacity marginal or unknown; parts/service available. Ponds and ditches sitting. Minor cracking and leaking of vaults, valves. Preventative maintenance.</p> <p>4 – Poor: Operating poorly, hard to find parts, widespread leaking, backups, water quality filters clogged or missing. Restorative repairs.</p> <p>5 – Unsatisfactory: Non-functional or of limited operation, frequent backups and overflow restricting passage. Lacking water quality features. Replacement.</p>

Code	Subsystem	Normal Useful Life	Subsystem Includes	Scoring Criteria
G3040	Heating Distribution	40	Chilled water or air distribution piping, pumping, storage	<p>1 - Excellent: New. Preventative inspection</p> <p>2 - Good:: Utility service is fully operational without deficiency; system has adequate capacity; utilities have secured access. Minor preventative maintenance</p> <p>3 - Fair: Functional, capacity marginal or unknown; parts/service available. Has required insulation, but may require repair. Preventative maintenance.</p> <p>4 - Poor: Operating poorly, hard to find parts, leaking. Restorative repair</p> <p>5 - Unsatisfactory: Non-functional or of limited operation, frequent leaks causing interruption of service. Replacement</p>
G3050	Cooling Distribution	40	Hot water, steam, or ducted air distribution piping , pumping, storage	<p>1 - Excellent: New. Preventative inspection</p> <p>2 - Good: Utility service is fully operational without deficiency; system has adequate capacity; utilities have secured access; energy conservation features. . Minor preventative maintenance</p> <p>3 - Fair: Functional, capacity marginal or unknown; parts/service available. Has required insulation, but may require repair. Preventative maintenance.</p> <p>4 - Poor: Operating poorly, hard to find parts, leaking. Restorative repair</p> <p>5 - Unsatisfactory: Non-functional or of limited operation, frequent leaks causing interruption of service. Replacement</p>
G3060	Fuel Distribution	40	Gas or oil or other fuel system piping, pumping, storage	<p>1 - Excellent: New. Preventative inspection</p> <p>2 - Good: Utility service is fully operational without deficiency; system has adequate capacity; utilities have secured access; energy conservation features. . Minor preventative maintenance</p> <p>3 - Fair: Functional, capacity marginal or unknown; parts/service available. Has required insulation, but may require repair. Preventative maintenance.</p> <p>4 - Poor: Operating poorly, hard to find parts, leaking. Restorative repair</p> <p>5 - Unsatisfactory: Non-functional or of limited operation, frequent leaks causing interruption of service. Replacement</p>
G4010	Electrical Distribution	40	Electrical supply transformers, conduit, cabling	<p>1 - Excellent: New. Preventative inspection</p> <p>2 - Good: Utility service is fully operational without deficiency; system has adequate capacity; utilities have secured access. Minor preventative maintenance</p> <p>3 - Fair: Functional, capacity marginal or unknown; parts/service available. Preventative maintenance.</p> <p>4 - Poor: Operating poorly, hard to find parts, security concerns; improper metering and fault protection. Restorative repairs</p> <p>5 - Unsatisfactory: Non-functional or of limited operation, severely corroded conduit and raceways, frequent power failures. Replacement</p>
G4020	Site Lighting	30	Exterior site lighting	<p>1 - Excellent: New. Preventative inspection</p> <p>2 - Good: Utility service is fully operational without deficiency; system has adequate capacity; energy conserving fixtures and controls, utilities have secured access. Minor preventative maintenance</p> <p>3 - Fair: Functional, adequate lighting levels; parts/service available. Lacking energy conserving fixtures and controls. > 25 years old. Preventative maintenance.</p> <p>4 - Poor: Operating poorly, hard to find parts, inadequate lighting levels, security concerns; > 40 years old. Restorative repair</p> <p>5 - Unsatisfactory: Non-functional or of limited operation due to corrosion or damaged fixtures. severely deficient beyond repair. Replacement</p>

Code	Subsystem	Normal Useful Life	Subsystem Includes	Scoring Criteria
G4030	Site Communications and Security	20	Exterior data, Public address, phone, security systems and distribution	<p>1 - Excellent: New. Preventative inspection</p> <p>2 - Good: Site-wide system; fully operational; of adequate capacity, with central monitoring , fault protection, and shut off devices, and suitable for intended usage. Will support expansion. Minor preventative maintenance</p> <p>3 - Fair: Components are > 20 years old., System performance is adequate for site, but would not support expansion. Showing signs of wear, but serviceable. Deficiencies such as loose covers, out dated control panel schedules, surface corrosion, loose supports, improperly located pull stations and audio devices, obstructed visual devices, and need for additional coverage are noted. System failures, false alarms, or outages are infrequent < 1 every 6 months. Preventative maintenance</p> <p>4 - Poor: Components are > 40 years old. Components are inoperative, have missing covers or panels, damaged or missing sensors, devices and controls, damaged or exposed wiring, and have inadequate zone coverage. System component failure, false alarms, or outages are frequent, > 1 every 6 mo. Restorative repair</p> <p>5 - Unsatisfactory: Seriously deficient, non-functional, extensive repairs; Hazardous conditions due to improper grounding, corroded component and unreliable communication in emergencies. Replacement</p>
G9010	Service and Pedestrian Tunnels	60	Utilidors, vaults and tunnels	<p>1 - Excellent: New. Preventative inspection</p> <p>2 - Good:: Structure exhibits no settlement, cracking (other than cosmetic hairline) or ground water intrusion. Minor preventative maintenance</p> <p>3 - Fair: Minor floor and foundation cracking; concrete finish worn but stable. Minor leaking or moisture repairable with sealants / caulking. Preventative maintenance.</p> <p>4 - Poor: Foundation cracking/spalling; exposed steel reinforcing or moisture intrusion. Restorative repairs</p> <p>5 - Unsatisfactory: Structure/slab settlement; water intrusion; structurally deficient. Replacement</p>
G9090	Other Site Systems	30	snow melting systems	

Appendix B - Condition Score, Corrective Action, Portables Condition Matrices

Appendix B - Corrective Action Matrix

SITE	BLDG	D1010 - Vertical Conveying Systems	D2010 - Domestic Water Distribution	D2020 - Sanitary Drainage	D2030 - Bldg. Support Plumbing Systems	D2050 - General Svcs. Compressed Air	D3010 - Facility Fuel Systems	D3020 - Heating Systems	D3030 - Cooling Systems	D3050 - Facility HVAC Dist. System	D3060 - Ventilation	D4010 - Fire Suppression	D4030 - Fire Suppression Specialties	D5010 - Facility Power Generation	D5020 - Electrical Serv. and Distribution	D5030 - General Purpose Electrical Power	D5040 - Lighting	D6010 - Data Communications	D6020 - Voice Communications	D6030 - Audio - Video Communications	D6060 - Distributed Comm/Monitoring	D7010 - Access Control and Intrusion Detection	D7030 - Electronic Surveillance	D7050 - Detection and Alarm	D8010 - Integrated Auto Facility Controls	E1010 - Vehicle and Pedestrian Equipment	E1030 - Commercial Equipment	E1040 - Institutional Equipment	E1070 - Entertainment and Recreational Equipment	E1090 - Other Equipment	
Adams	Main							\$22,000		\$20,000	\$12,000			\$5,000																	
Adams	Site																														
Aki Kurose	Main							\$3,427,860							\$2,399,502											\$1,028,358					
Aki Kurose	Site																														
Alan T. Sugiyama	Main											\$6,000													\$6,000						
Alan T. Sugiyama	Site																														
Arbor Heights	Main																														
Arbor Heights	Site																														
B. F. Day	1892 Annex		\$15,000	\$15,000				\$17,500			\$5,000		\$2,000		\$14,000		\$12,250		\$6,125			\$17,500		\$4,375							
B. F. Day	Main				\$15,000																										
B. F. Day	Site																														
Bailey Gatzert	Main	\$45,000						\$1,348,950				\$121,406																			
Bailey Gatzert	Site																														
Ballard	Main									\$40,000		\$6,000													\$6,000						
Ballard	Site																														
Beacon Hill International	Main		\$25,852					\$3,102,240																							
Beacon Hill International	Site																														
Broadview-Thomson	Main		\$324,960	\$10,000	\$10,000				\$84,490	\$519,936					\$1,039,872		\$456,000	\$714,912						\$324,960				\$519,936			
Broadview-Thomson	Site																														
Bryant	Covered Play																														
Bryant	Main							\$70,000	\$80,000	\$476,070	\$714,105				\$634,760	\$39,672		\$20,000				\$39,673									
Bryant	Site																														
Cascadia	Main																\$315,000														
Cascadia	Childcare																														
Cascadia	Site																														
Catharine Blaine	Main		\$75,000	\$163,664	\$327,327			\$81,832		\$4,909,905	\$981,981				\$872,872		\$763,763	\$15,000				\$218,218	\$218,218		\$272,773	\$13,500	\$120,000				
Catharine Blaine	Site																														
Cedar Park	Main																														
Cedar Park	Site																														
Chief Sealth International	Gym																														
Chief Sealth International	Main		\$150,000							\$14,000															\$6,000						
Chief Sealth International	Site																														
Cleveland	Building 2																														
Cleveland	Gym																														
Cleveland	Main														\$12,000																
Cleveland	Site																														
Columbia	Main							\$691,620										\$242,067								\$207,486					
Columbia	Site																														
Concord International	Main									\$80,000																					
Concord International	Site																														
Cooper (Pathfinder)	Main											\$6,000													\$6,000						
Cooper (Pathfinder)	Site																														
Dearborn Park Internatio	Main	\$3,000	\$87,000							\$218,292					\$436,584		\$382,011									\$327,438					
Dearborn Park Internatio	Preschool																														
Dearborn Park Internatio	Site																														
Decatur	Annex																														
Decatur	Main			\$36,986	\$27,740					\$295,888					\$295,888		\$258,902	\$18,000				\$110,958					\$40,000				
Decatur	Site																														
Denny International	Main											\$6,000													\$6,000						
Denny International	Site																														
Dunlap	Main				\$2,000							\$6,000													\$6,000						
Dunlap	Site																														
Eckstein	Annex																														
Eckstein	Main	\$165,000	\$2,066,604	\$516,651				\$7,749,765		\$1,549,953				\$250,000	\$1,377,736		\$1,251,167														
Eckstein	Site																														
Emerson	Main									\$50,000																					
Emerson	Site																														
Fairmount Park	2014 Bldg																														
Fairmount Park	Auditorium																														
Fairmount Park	Main																														
Fairmount Park	Site																														

SITE	BLDG	E2010 - Fixed Furnishings	E2050 - Movable Furnishings	G2010 - Roadways	G2020 - Parking Lots	G2030 - Pedestrian Plazas and Walkways	G2050 - Athletic, Recreational and Playfield Areas	G2060 - Site Development	G2080 - Landscaping	G3010 - Water Utilities	G3020 - Sanitary Sewerage Utilities	G3030 - Storm Drainage Utilities	G3050 - Site Energy Distribution	G3060 - Site Fuel Distribution	G4010 - Site Electric Distribution Systems	G4050 - Site Lighting	G5010 - Site Communications Systems
Adams	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Adams	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Aki Kurose	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Aki Kurose	Site	\$0	\$0	\$0	\$100,000	\$0	\$0	\$105,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Alan T. Sugiyama	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Alan T. Sugiyama	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbor Heights	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbor Heights	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B. F. Day	1892 Annex	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B. F. Day	Main	\$12,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B. F. Day	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000	\$0
Bailey Gatzert	Main	\$12,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bailey Gatzert	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ballard	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ballard	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Beacon Hill International	Main	\$132,500	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Beacon Hill International	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Broadview-Thomson	Main	\$192,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Broadview-Thomson	Site	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bryant	Covered Play	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bryant	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bryant	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cascadia	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cascadia	Childcare	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cascadia	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Catharine Blaine	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Catharine Blaine	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cedar Park	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cedar Park	Site	\$0	\$0	\$0	\$0	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chief Sealth International	Gym	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chief Sealth International	Main	\$5,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chief Sealth International	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cleveland	Building 2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cleveland	Gym	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cleveland	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cleveland	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Columbia	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Columbia	Site	\$0	\$0	\$0	\$100,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Concord International	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Concord International	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cooper (Pathfinder)	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cooper (Pathfinder)	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dearborn Park International	Main	\$99,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dearborn Park International	Preschool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dearborn Park International	Site	\$0	\$0	\$0	\$125,000	\$0	\$550,000	\$0	\$10,000	\$109,146	\$15,000	\$20,000	\$0	\$0	\$0	\$15,000	\$0
Decatur	Annex	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Decatur	Main	\$3,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Decatur	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Denny International	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Denny International	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dunlap	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dunlap	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Eckstein	Annex	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Eckstein	Main	\$514,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Eckstein	Site	\$0	\$0	\$0	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emerson	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emerson	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fairmount Park	2014 Bldg	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fairmount Park	Auditorium	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fairmount Park	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fairmount Park	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Appendix B - Corrective Action Matrix

SITE	BLDG	D1010 - Vertical Conveying Systems	D2010 - Domestic Water Distribution	D2020 - Sanitary Drainage	D2030 - Bldg. Support Plumbing Systems	D2050 - General Srvs. Compressed Air	D3010 - Facility Fuel Systems	D3020 - Heating Systems	D3030 - Cooling Systems	D3050 - Facility HVAC Dist. System	D3060 - Ventilation	D4010 - Fire Suppression	D4030 - Fire Suppression Specialties	D5010 - Facility Power Generation	D5020 - Electrical Serv. and Distribution	D5030 - General Purpose Electrical Power	D5040 - Lighting	D6010 - Data Communications	D6020 - Voice Communications	D6030 - Audio - Video Communications	D6060 - Distributed Comm/Monitoring	D7010 - Access Control and Intrusion Detection	D7030 - Electronic Surveillance	D7050 - Detection and Alarm	D8010 - Integrated Auto Facility Controls	E1010 - Vehicle and Pedestrian Equipment	E1030 - Commercial Equipment	E1040 - Institutional Equipment	E1070 - Entertainment and Recreational Equipment	E1090 - Other Equipment								
Franklin	Gym	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0								
Franklin	Main	\$427,500	\$0	\$0	\$15,000	\$0	\$0	\$0	\$0	\$2,160,300	\$0	\$0	\$0	\$0	\$1,728,240	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0							
Franklin	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0							
Frantz Coe	Gym	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0							
Frantz Coe	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0						
Frantz Coe	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0						
Garfield	Main	\$0	\$0	\$0	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$547,904	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0						
Garfield	PAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0						
Garfield	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0						
Gatewood	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$83,678	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$139,463	\$22,314	\$0	\$0	\$0	\$0	\$0	\$0							
Gatewood	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0						
Genesee Hill	Main	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0						
Genesee Hill	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0						
Graham Hill	Main	\$0	\$55,792	\$15,000	\$0	\$0	\$15,000	\$80,000	\$223,168	\$167,376	\$0	\$0	\$0	\$446,336	\$0	\$390,544	\$9,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,000	\$0	\$0	\$0	\$0	\$0	\$0						
Graham Hill	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Green Lake	Main	\$110,000	\$0	\$0	\$0	\$0	\$0	\$0	\$24,699	\$0	\$271,684	\$0	\$0	\$395,176	\$0	\$0	\$49,397	\$98,794	\$0	\$0	\$0	\$0	\$0	\$19,759	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Green Lake	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Greenwood	Main	\$3,000	\$30,000	\$15,000	\$30,000	\$0	\$22,960	\$70,000	\$0	\$22,960	\$0	\$0	\$0	\$524,800	\$0	\$0	\$360,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,240	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Greenwood	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Hamilton International	Gym	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Hamilton International	Main	\$0	\$0	\$0	\$0	\$0	\$8,000	\$0	\$0	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Hamilton International	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Hawthorne	Main	\$0	\$750	\$0	\$0	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Hawthorne	Childcare	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Hawthorne	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Hazel Wolf	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Hazel Wolf	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Highland Park	Main	\$0	\$0	\$0	\$0	\$0	\$25,000	\$0	\$0	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Highland Park	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Ingraham	100	\$0	\$120,000	\$268,367	\$0	\$0	\$536,733	\$0	\$805,100	\$357,822	\$660,000	\$0	\$0	\$1,431,288	\$0	\$1,252,377	\$20,000	\$268,367	\$0	\$536,733	\$178,911	\$178,911	\$0	\$1,073,466	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Ingraham	200	\$0	\$52,500	\$46,574	\$0	\$0	\$620,980	\$0	\$776,225	\$0	\$170,770	\$0	\$0	\$248,392	\$0	\$217,343	\$10,000	\$62,098	\$0	\$93,147	\$0	\$31,049	\$77,623	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Ingraham	300	\$0	\$13,500	\$0	\$0	\$0	\$439,785	\$0	\$14,660	\$0	\$0	\$0	\$0	\$78,184	\$0	\$0	\$0	\$0	\$0	\$29,319	\$9,773	\$0	\$14,660	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Ingraham	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Jane Addams	Main	\$0	\$0	\$0	\$0	\$0	\$220,000	\$0	\$55,000	\$1,445,805	\$0	\$0	\$0	\$642,580	\$963,870	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Jane Addams	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
John Hay	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$115,565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
John Hay	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
John Marshall	Main	\$0	\$0	\$0	\$0	\$0	\$130,000	\$0	\$0	\$247,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$527,562	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
John Marshall	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
John Muir	Main	\$0	\$18,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,078	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
John Muir	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
John Stanford Internation	Main	\$5,500	\$15,000	\$0	\$0	\$0	\$33,748	\$23,623	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
John Stanford Internation	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Lafayette	Main	\$45,000	\$10,000	\$0	\$0	\$0	\$802,065	\$0	\$1,871,485	\$0	\$0	\$0	\$0	\$427,768	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Lafayette	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Laurelhurst	Gym	\$0	\$25,000	\$0	\$0	\$0	\$25,000	\$0	\$0	\$125,000	\$46,904	\$0	\$0	\$2,000	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Laurelhurst	Main	\$0	\$12,000	\$0	\$0	\$0	\$48,000	\$0	\$12,000	\$0	\$121,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Laurelhurst	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Lawton	Main	\$0	\$0	\$0	\$0	\$0	\$18,000	\$70,000	\$398,362	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000	\$0	\$24,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lawton	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Leschi	Main	\$8,500	\$0	\$0	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$475,920	\$416,430	\$0	\$0	\$0	\$0	\$0	\$148,725	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Leschi	Site	\$0	\$0	\$0	\$0																																	

Appendix B - Corrective Action Matrix

SITE	BLDG	E2010 - Fixed Furnishings	E2050 - Movable Furnishings	G2010 - Roadways	G2020 - Parking Lots	G2030 - Pedestrian Plazas and Walkways	G2050 - Athletic, Recreational and Playfield Areas	G2060 - Site Development	G2080 - Landscaping	G3010 - Water Utilities	G3020 - Sanitary Sewerage Utilities	G3030 - Storm Drainage Utilities	G3050 - Site Energy Distribution	G3060 - Site Fuel Distribution	G4010 - Site Electric Distribution Systems	G4050 - Site Lighting	G5010 - Site Communications Systems
Franklin	Gym	\$32,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Franklin	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Franklin	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$45,000	\$0	\$0	\$0	\$20,000	\$0	\$0	\$0	\$0	\$0
Frantz Coe	Gym	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Frantz Coe	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Frantz Coe	Site	\$0	\$0	\$0	\$0	\$0	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Garfield	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Garfield	PAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Garfield	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gatewood	Main	\$325,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gatewood	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Genesee Hill	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Genesee Hill	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Graham Hill	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Graham Hill	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000	\$0
Green Lake	Main	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Green Lake	Site	\$0	\$0	\$0	\$0	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Greenwood	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Greenwood	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000	\$0	\$0	\$0	\$55,000	\$0
Hamilton International	Gym	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hamilton International	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hamilton International	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hawthorne	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hawthorne	Childcare	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hawthorne	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hazel Wolf	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hazel Wolf	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Highland Park	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Highland Park	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ingraham	100	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ingraham	200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ingraham	300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ingraham	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Jane Addams	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Jane Addams	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
John Hay	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
John Hay	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
John Marshall	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
John Marshall	Site	\$0	\$0	\$0	\$55,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
John Muir	Main	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
John Muir	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
John Stanford Internation	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
John Stanford Internation	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,050,000	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0
Lafayette	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lafayette	Site	\$0	\$0	\$0	\$0	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laurelhurst	Gym	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laurelhurst	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laurelhurst	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lawton	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lawton	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Leschi	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Leschi	Site	\$0	\$0	\$0	\$0	\$121,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lincoln	Auditorium	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lincoln	Gym	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lincoln	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lincoln	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Louisa Boren	Main	\$14,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Louisa Boren	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lowell	Main	\$255,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lowell	Site	\$0	\$0	\$0	\$125,000	\$0	\$660,000	\$0	\$65,000	\$8,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Loyal Heights	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Appendix B - Corrective Action Matrix

SITE	BLDG	E2010 - Fixed Furnishings	E2050 - Movable Furnishings	G2010 - Roadways	G2020 - Parking Lots	G2030 - Pedestrian Plazas and Walkways	G2050 - Athletic, Recreational and Playfield Areas	G2060 - Site Development	G2080 - Landscaping	G3010 - Water Utilities	G3020 - Sanitary Sewerage Utilities	G3030 - Storm Drainage Utilities	G3050 - Site Energy Distribution	G3060 - Site Fuel Distribution	G4010 - Site Electric Distribution Systems	G4050 - Site Lighting	G5010 - Site Communications Systems
Loyal Heights	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Madison	Gym	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Madison	Main	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Madison	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Madrona	Main	\$27,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Madrona	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Magnolia	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Magnolia	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mann (Nova)	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mann (Nova)	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maple	Gym	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maple	Main	\$183,200	\$750,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maple	Site	\$0	\$0	\$0	\$0	\$0	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Martin Luther King Jr.	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Martin Luther King Jr.	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
McClure	Main	\$1,669,086	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
McClure	Site	\$0	\$0	\$0	\$0	\$22,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,500	\$0
McDonald International	Gym	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
McDonald International	Main	\$3,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
McDonald International	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,000	\$0
McGilvra	Café	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
McGilvra	Gym	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
McGilvra	Main	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
McGilvra	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Meany	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Meany	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Monroe (Salmon Bay)	Main	\$1,179,254	\$900,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Monroe (Salmon Bay)	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Nathan Hale	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Nathan Hale	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,000	\$0
North Beach	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
North Beach	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000	\$0	\$0	\$20,000	\$0	\$0	\$0	\$0	\$0
Olympic Hills	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Olympic Hills	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Olympic View	Main	\$950,256	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Olympic View	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$263,960	\$0
Queen Anne	Main	\$125,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Queen Anne	Secondary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Queen Anne	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$9,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,750	\$0
Queen Anne Gym	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Queen Anne Gym	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rainier View	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rainier View	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$10,500	\$0
Rising Star	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rising Star	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Robert Eagle Staff	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Robert Eagle Staff	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roosevelt	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roosevelt	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roxhill at E.C. Hughes	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roxhill at E.C. Hughes	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sacajawea	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sacajawea	Site	\$0	\$0	\$0	\$0	\$120,000	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0
Sand Point	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sand Point	Site	\$0	\$0	\$0	\$0	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanislo	Main	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanislo	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Seward (TOPS)	1895 Bldg	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Seward (TOPS)	1905 Bldg	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Seward (TOPS)	1917 Bldg	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Seward (TOPS)	1999 Bldg	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Appendix B - Corrective Action Matrix

SITE	BLDG	BCA Score	LEA Score - Site Specific	District	Region	BLDG/SITE TOTAL	A1010 - Standard Foundation	A1020 - Special Foundations	A2010 - Walls for Subgrade Enclosures	A4010 - Standard Slabs on Grade	A4040 - Pits and Bases	A6010 - Building Subdrainage	B1010 - Floor Construction	B1020 - Roof Construction	B1080 - Stairs	B2010 - Exterior Walls	B2020 - Exterior Windows	B2050 - Exterior Doors and Grilles	B2070 - Exterior Louvers and Vents	B3010 - Roofing	B3020 - Roof Appurtenances	B3060 - Horizon, Openings/Penetrations	B3080 - Overhead Exterior Enclosures	C1010 - Interior Partitions	C1020 - Interior Windows	C1030 - Interior Doors	C1040 - Interior Grilles and Gates	C1060 - Raised Floor Construction	C1070 - Suspended Ceiling Construction	C2010 - Wall Finishes	C2020 - Interior Fabrications	C2030 - Flooring	C2040 - Stair Finishes	C2050 - Ceiling Finishes			
Seward (TOPS)	Site	4	3	3	C	\$440,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
South Shore	Covered Play	2	1	7	SE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
South Shore	Main	3	1	7	SE	\$403,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000	\$0	\$15,000	\$0	\$0	\$0	\$0	\$0	\$11,600	\$0	\$0	\$0	\$0	\$105,000	\$0	\$245,000	\$0	\$0	\$0		
South Shore	Site	2	1	7	SE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Stevens	Covered Play	3	2	5	C	\$6,344	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,344	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Stevens	Gym/Cafeteria	2	2	5	C	\$239,122	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,375	\$0	\$21,411	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500	\$0	\$0	\$7,000	\$0	\$0	\$0	\$0	\$0	\$0		
Stevens	Main	3	2	5	C	\$576,271	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000	\$12,000	\$10,125	\$0	\$100,000	\$0	\$0	\$0	\$0	\$35,000	\$0	\$0	\$14,000	\$0	\$33,000	\$0	\$0	\$0	\$0			
Stevens	Secondary Bldg	3	2	5	C	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Stevens	Site	3	2	5	C	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
SW Interagency Academy	Main	4	4	6	SW	\$2,595,470	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$255,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,000		
SW Interagency Academy	Site	4	4	6	SW	\$175,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
T.T. Minor (Seattle World)	Gym	4	2	5	C	\$755,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,225	\$595,000	\$12,000	\$0	\$80,375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
T.T. Minor (Seattle World)	Main	3	2	5	C	\$1,266,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$0	\$4,900	\$0	\$1,137,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,800	\$0	\$10,000	\$4,500	\$0	\$0	\$0		
T.T. Minor (Seattle World)	Site	3	2	5	C	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Thornton Creek	Main	2	1	3	NE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Thornton Creek	Site	2	1	3	NE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Thurgood Marshall (Colm)	Childcare	2	3	5	C	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Thurgood Marshall (Colm)	Main	3	3	5	C	\$754,236	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000	\$0	\$0	\$37,500	\$0	\$0	\$38,696	\$0	\$0		
Thurgood Marshall (Colm)	Site	3	3	5	C	\$165,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
View Ridge	Main	4	4	3	NE	\$9,024,158	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$170,000	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,919,490	\$0	\$0	\$0	\$0	\$0	
View Ridge	Site	3	4	3	NE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Washington	Auto Shop	4	3	5	C	\$183,475	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Washington	Main	4	3	5	C	\$4,505,104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,000	\$0	\$20,000	\$459,000	\$60,000	\$0	\$1,290,300	\$5,500	\$0	\$160,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Washington	Site	4	3	5	C	\$1,161,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Wedgwood	Main	4	4	1	NE	\$2,561,918	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$425,000	\$79,800	\$0	\$0	\$0	\$0	\$0	\$0	\$35,000	\$0	\$0	\$0	\$0	\$0	\$300,000	\$6,000	\$0	\$0	\$0		
Wedgwood	Site	3	4	1	NE	\$350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
West Seattle ES	Main	3	4	6	SW	\$2,010,065	\$0	\$0	\$0	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0	\$127,500	\$5,000	\$0	\$0	\$0	\$0	\$0	\$35,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
West Seattle ES	Site	3	4	6	SW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
West Seattle HS	Main	3	2	6	SW	\$2,152,599	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$280,000	\$4,375	\$0	\$0	\$0	\$0	\$0	\$0	\$60,000	\$0	\$0	\$0	\$535,000	\$0	\$941,000	\$75,000	\$71,250	\$0	\$0		
West Seattle HS	Site	2	2	6	SW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Whitman	Main	4	3	1	NW	\$14,547,390	\$0	\$0	\$0	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$2,265,600	\$95,000	\$0	\$0	\$0	\$0	\$0	\$112,000	\$38,500	\$0	\$0	\$0	\$0	\$434,000	\$0	\$544,000	\$0	\$0	\$0		
Whitman	Site	4	3	1	NW	\$1,979,336	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Whittier	Main	3	2	2	NW	\$575,500	\$0	\$0	\$0	\$0	\$0	\$0	\$43,750	\$0	\$0	\$0	\$0	\$7,500	\$0	\$480,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,250	\$30,000	\$0	\$0	\$0	\$0		
Whittier	Site	2	2	2	NW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Whitworth	Annex	2	3	7	SE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Whitworth	Covered Play	3	3	7	SE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Whitworth	Main	4	3	7	SE	\$1,560,150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,000	\$14,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$320,000	\$0	\$0	
Whitworth	Site	3	3	7	SE	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total	Total					\$244,649,742	\$75,000	\$0	\$0	\$61,000	\$9,600	\$93,000	\$33,000	\$4,023,641	\$0	\$2,569,995	\$26,589,975	\$1,534,000	\$87,903	\$18,350,594	\$1,326,662	\$453,000	\$324,800	\$140,000	\$1,647,000	\$2,288,580	\$0	\$120,000	\$0	\$6,404,167	\$3,290,221	\$8,954,777	\$634,804	\$6,375,766			

Appendix B - Corrective Action Matrix

SITE	BLDG	D1010 - Vertical Conveying Systems	D2010 - Domestic Water Distribution	D2020 - Sanitary Drainage	D2030 - Bldg. Support Plumbing Systems	D2050 - General Svcs. Compressed Air	D3010 - Facility Fuel Systems	D3020 - Heating Systems	D3030 - Cooling Systems	D3050 - Facility HVAC Dist. System	D3060 - Ventilation	D4010 - Fire Suppression	D4030 - Fire Suppression Specialties	D5010 - Facility Power Generation	D5020 - Electrical Serv. and Distribution	D5030 - General Purpose Electrical Power	D5040 - Lighting	D6010 - Data Communications	D6020 - Voice Communications	D6030 - Audio - Video Communications	D6060 - Distributed Comm/Monitoring	D7010 - Access Control and Intrusion Detection	D7030 - Electronic Surveillance	D7050 - Detection and Alarm	D8010 - Integrated Auto Facility Controls	E1010 - Vehicle and Pedestrian Equipment	E1030 - Commercial Equipment	E1040 - Institutional Equipment	E1070 - Entertainment and Recreational Equipment	E1090 - Other Equipment
Seward (TOPS)	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
South Shore	Covered Play	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
South Shore	Main	\$0	\$0	\$0	\$5,000	\$0	\$0	\$4,000	\$0	\$0	\$0	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
South Shore	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stevens	Covered Play	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stevens	Gym/Cafeteria	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$199,836	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stevens	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000	\$0	\$0	\$0	\$0	\$356,146	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stevens	Secondary Bldg	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stevens	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SW Interagency Academy	Main	\$0	\$0	\$0	\$0	\$0	\$1,920,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$336,070	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SW Interagency Academy	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
T.T. Minor (Seattle World)	Gym	\$0	\$0	\$0	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
T.T. Minor (Seattle World)	Main	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000	\$0
T.T. Minor (Seattle World)	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Thornton Creek	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Thornton Creek	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Thurgood Marshall (Colm)	Childcare	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Thurgood Marshall (Colm)	Main	\$5,500	\$0	\$0	\$0	\$0	\$610,540	\$0	\$12,000	\$4,000	\$0	\$0	\$0	\$0	\$0	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Thurgood Marshall (Colm)	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
View Ridge	Main	\$0	\$0	\$0	\$0	\$0	\$2,879,235	\$0	\$447,881	\$575,847	\$0	\$0	\$0	\$0	\$511,864	\$0	\$447,881	\$33,000	\$0	\$303,919	\$0	\$63,983	\$0	\$383,898	\$0	\$0	\$0	\$0	\$0	\$0
View Ridge	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Washington	Auto Shop	\$0	\$0	\$0	\$0	\$0	\$183,475	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Washington	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$774,180	\$0	\$300,000	\$407,000	\$154,836	\$200,000
Washington	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wedgwood	Main	\$0	\$68,129	\$0	\$0	\$0	\$454,190	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$363,352	\$0	\$317,933	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$272,514	\$0	\$0	\$0	\$0	\$0
Wedgwood	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
West Seattle ES	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,832,565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
West Seattle ES	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
West Seattle HS	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,474	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
West Seattle HS	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Whitman	Main	\$175,000	\$160,000	\$134,056	\$75,000	\$134,056	\$15,000	\$46,920	\$0	\$201,084	\$6,032,520	\$5,000	\$16,087	\$0	\$1,072,448	\$0	\$938,392	\$0	\$0	\$0	\$402,168	\$201,084	\$0	\$335,140	\$804,336	\$0	\$0	\$0	\$0	\$0
Whitman	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Whittier	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Whittier	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Whitworth	Annex	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Whitworth	Covered Play	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Whitworth	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$416,535	\$0	\$0	\$119,010	\$0	\$0	\$0	\$0	\$0	\$416,535	\$0	\$0	\$0	\$238,020	\$0	\$0	\$0	\$22,050	\$0	\$0	\$0	\$0	\$0
Whitworth	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	Total	\$1,255,000	\$3,604,778	\$1,293,736	\$687,173	\$171,495	\$50,000	\$32,487,839	\$518,726	\$33,279,286	\$13,819,122	\$2,320,683	\$18,087	\$365,000	\$18,472,146	\$1,842,723	\$11,310,956	\$931,309	\$897,881	\$24,000	\$2,041,054	\$817,476	\$535,240	\$1,399,002	\$8,176,408	\$13,500	\$555,000	\$1,096,599	\$367,856	\$532,750

Appendix B - Corrective Action Matrix

SITE	BLDG	E2010 - Fixed Furnishings	E2050 - Movable Furnishings	G2010 - Roadways	G2020 - Parking Lots	G2030 - Pedestrian Plazas and Walkways	G2050 - Athletic, Recreational and Playfield Areas	G2060 - Site Development	G2080 - Landscaping	G3010 - Water Utilities	G3020 - Sanitary Sewerage Utilities	G3030 - Storm Drainage Utilities	G3050 - Site Energy Distribution	G3060 - Site Fuel Distribution	G4010 - Site Electric Distribution Systems	G4050 - Site Lighting	G5010 - Site Communications Systems
Seward (TOPS)	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$440,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
South Shore	Covered Play	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
South Shore	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
South Shore	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stevens	Covered Play	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stevens	Gym/Cafeteria	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stevens	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stevens	Secondary Bldg	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stevens	Site	\$0	\$0	\$0	\$0	\$0	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SW Interagency Academy	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SW Interagency Academy	Site	\$0	\$0	\$0	\$125,000	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
T.T. Minor (Seattle World)	Gym	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
T.T. Minor (Seattle World)	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
T.T. Minor (Seattle World)	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Thornton Creek	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Thornton Creek	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Thurgood Marshall (Colm)	Childcare	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Thurgood Marshall (Colm)	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Thurgood Marshall (Colm)	Site	\$0	\$0	\$0	\$0	\$0	\$165,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
View Ridge	Main	\$1,279,660	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
View Ridge	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Washington	Auto Shop	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Washington	Main	\$400,000	\$161,288	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Washington	Site	\$0	\$0	\$0	\$300,000	\$0	\$470,000	\$226,500	\$165,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wedgwood	Main	\$240,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wedgwood	Site	\$0	\$0	\$0	\$100,000	\$0	\$250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
West Seattle ES	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
West Seattle ES	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
West Seattle HS	Main	\$115,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
West Seattle HS	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Whitman	Main	\$250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Whitman	Site	\$0	\$0	\$60,000	\$465,000	\$0	\$650,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$536,224	\$268,112
Whittier	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Whittier	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Whitworth	Annex	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Whitworth	Covered Play	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Whitworth	Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Whitworth	Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	Total	\$8,552,056	\$2,311,288	\$60,000	\$1,595,000	\$274,000	\$3,497,000	\$406,400	\$2,091,500	\$117,146	\$15,000	\$90,000	\$0	\$0	\$0	\$1,099,934	\$268,112

SITE	BLDG	G2010 - Roadways	G2020 - Parking Lots	G2030 - Pedestrian Plazas and Walkways	G2050 - Athletic, Recreational and Playfield Areas	G2060 - Site Development	G2080 - Landscaping	G3010 - Water Utilities	G3020 - Sanitary Sewerage Utilities	G3030 - Storm Drainage Utilities	G3050 - Site Energy Distribution	G3060 - Site Fuel Distribution	G4010 - Site Electric Distribution Systems	G4050 - Site Lighting	G5010 - Site Communications Systems
Adams	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adams	Site	0	2	3	0	2	3	3	3	3	0	3	3	2	2
Aki Kurose	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aki Kurose	Site	3	5	5	0	4	4	3	3	3	0	2	2	2	3
Alan T. Sugiyama	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Alan T. Sugiyama	Site	2	2	2	0	2	2	2	2	2	0	2	2	4	2
Arbor Heights	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Arbor Heights	Site	1	1	1	0	1	3	1	1	1	0	1	1	1	1
B. F. Day	1892 Annex	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B. F. Day	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B. F. Day	Site	3	3	3	0	2	4	3	3	3	0	2	3	4	2
Bailey Gatzert	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bailey Gatzert	Site	3	2	3	0	3	3	3	3	3	0	2	3	4	3
Ballard	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ballard	Site	2	2	2	0	2	3	2	2	2	0	2	3	2	2
Beacon Hill International	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Beacon Hill International	Site	0	4	3	0	4	3	2	2	2	0	2	2	4	2
Broadview-Thomson	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Broadview-Thomson	Site	4	4	4	0	3	3	3	3	3	0	2	3	4	2
Bryant	Covered Play	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bryant	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bryant	Site	0	2	3	0	2	2	3	2	3	0	3	3	2	3
Cascadia	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cascadia	Childcare	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cascadia	Site	0	1	1	0	1	2	1	1	1	0	1	1	1	1
Catharine Blaine	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Catharine Blaine	Site	0	4	3	0	4	3	3	3	3	0	2	3	4	3
Cedar Park	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cedar Park	Site	3	3	2	0	2	2	2	2	2	0	2	2	2	2
Chief Sealth International	Gym	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chief Sealth International	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chief Sealth International	Site	2	1	2	0	2	2	3	3	3	0	3	2	2	2
Cleveland	Building 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cleveland	Gym	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cleveland	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cleveland	Site	2	2	2	0	2	2	3	3	3	0	3	3	2	3
Columbia	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Columbia	Site	3	4	4	0	4	4	3	3	3	0	2	3	4	3
Concord International	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Concord International	Site	2	2	2	0	2	2	2	2	2	0	2	2	2	2
Cooper (Pathfinder)	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cooper (Pathfinder)	Site	2	2	2	0	2	3	2	2	2	0	2	2	2	2
Dearborn Park International	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dearborn Park International	Preschool	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dearborn Park International	Site	3	4	3	0	3	4	3	3	3	0	2	3	3	2
Decatur	Annex	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Decatur	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Decatur	Site	0	2	3	0	3	2	3	3	3	0	3	3	2	3
Denny International	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Denny International	Site	2	1	1	0	2	2	2	2	2	0	2	2	2	2
Dunlap	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dunlap	Site	2	2	3	0	2	3	2	2	2	0	2	2	2	2
Eckstein	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Eckstein	Annex	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Eckstein	Site	4	4	3	0	3	3	3	3	3	0	3	3	3	3
Emerson	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Emerson	Site	2	2	2	0	2	2	2	2	2	0	2	2	2	2
Fairmount Park	2014 Bldg	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fairmount Park	Auditorium	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fairmount Park	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Note: A score of 0 means the component does not exist.

SITE	BLDG	G2010 - Roadways	G2020 - Parking Lots	G2030 - Pedestrian Plazas and Walkways	G2050 - Athletic, Recreational and Playfield Areas	G2060 - Site Development	G2080 - Landscaping	G3010 - Water Utilities	G3020 - Sanitary Sewerage Utilities	G3030 - Storm Drainage Utilities	G3050 - Site Energy Distribution	G3060 - Site Fuel Distribution	G4010 - Site Electric Distribution Systems	G4050 - Site Lighting	G5010 - Site Communications Systems
Fairmount Park	Site	2	2	2	0	2	2	1	1	1	0	0	1	1	1
Franklin	Gym	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Franklin	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Franklin	Site	0	0	2	0	3	2	2	2	2	0	2	2	2	0
Frantz Coe	Gym	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Frantz Coe	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Frantz Coe	Site	0	2	2	0	2	2	2	2	2	0	2	2	4	2
Garfield	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Garfield	PAC	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Garfield	Site	2	2	2	0	2	2	3	3	3	0	3	2	3	3
Gatewood	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gatewood	Site	0	3	3	0	2	2	2	2	2	0	2	2	2	2
Genesee Hill	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Genesee Hill	Site	2	2	2	0	2	2	2	2	2	0	2	2	2	2
Graham Hill	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Graham Hill	Site	3	3	3	0	2	3	3	3	3	0	2	3	3	2
Green Lake	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Green Lake	Site	0	0	2	0	2	3	2	2	3	0	2	2	3	3
Greenwood	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Greenwood	Site	0	3	2	0	2	3	3	3	3	0	2	3	3	2
Hamilton International	Gym	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hamilton International	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hamilton International	Site	0	0	2	0	2	2	3	3	3	0	2	2	3	2
Hawthorne	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hawthorne	Childcare	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hawthorne	Site	0	2	3	0	3	2	2	2	2	0	2	2	3	3
Hazel Wolf	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hazel Wolf	Site	2	2	2	0	2	2	2	2	2	0	2	2	2	2
Highland Park	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Highland Park	Site	1	1	2	0	2	2	2	2	2	0	2	2	2	0
Ingraham	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ingraham	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ingraham	300	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ingraham	Site	2	2	2	0	2	2	2	2	1	0	2	2	2	2
Jane Addams	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jane Addams	Site	0	2	3	0	2	3	2	2	2	0	2	2	3	3
John Hay	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
John Hay	Site	0	3	2	0	2	2	2	2	2	0	0	2	2	2
John Marshall	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
John Marshall	Site	0	3	3	0	3	2	3	3	3	0	3	3	4	3
John Muir	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
John Muir	Site	0	2	2	0	3	3	3	3	3	0	2	2	3	3
John Stanford Internatio	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
John Stanford Internatio	Site	0	3	3	0	3	4	2	2	4	0	3	2	2	2
Lafayette	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lafayette	Site	4	4	4	0	4	2	3	3	3	0	3	3	3	2
Laurelhurst	Gym	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laurelhurst	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laurelhurst	Site	5	0	4	0	5	2	2	2	2	0	3	3	4	2
Lawton	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lawton	Site	2	2	2	0	2	2	2	2	3	0	3	3	3	3
Leschi	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leschi	Site	0	4	3	0	3	3	2	2	2	0	0	2	2	2
Lincoln	Auditorium	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lincoln	Gym	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lincoln	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lincoln	Site	3	3	3	0	3	3	0	0	0	0	0	0	2	0
Louisa Boren	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Louisa Boren	Site	4	4	4	0	2	3	3	3	3	0	3	3	3	2
Lowell	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Note: A score of 0 means the component does not exist.

SITE	BLDG	G2010 - Roadways	G2020 - Parking Lots	G2030 - Pedestrian Plazas and Walkways	G2050 - Athletic, Recreational and Playfield Areas	G2060 - Site Development	G2080 - Landscaping	G3010 - Water Utilities	G3020 - Sanitary Sewerage Utilities	G3030 - Storm Drainage Utilities	G3050 - Site Energy Distribution	G3060 - Site Fuel Distribution	G4010 - Site Electric Distribution Systems	G4050 - Site Lighting	G5010 - Site Communications Systems
Lowell	Site	0	4	4	0	3	4	4	3	4	0	3	2	4	3
Loyal Heights	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Loyal Heights	Site	0	0	1	0	1	2	1	1	1	0	1	1	1	1
Madison	Gym	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Madison	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Madison	Site	2	2	3	0	3	3	2	2	2	0	2	2	2	2
Madrona	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Madrona	Site	0	0	2	0	2	2	3	2	2	0	2	2	3	2
Magnolia	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Magnolia	Site	2	0	2	0	2	2	1	1	1	0	0	1	1	1
Mann (Nova)	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mann (Nova)	Site	0	2	2	0	2	3	3	3	3	0	3	2	3	2
Maple	Gym	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maple	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maple	Site	2	2	3	0	2	3	2	2	2	0	2	2	2	3
Martin Luther King Jr.	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Martin Luther King Jr.	Site	2	2	2	0	2	2	2	2	2	0	2	2	2	2
McClure	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
McClure	Site	0	3	3	0	2	4	2	2	2	0	2	3	4	3
McDonald International	Gym	0	0	0	0	0	0	0	0	0	0	0	0	0	0
McDonald International	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
McDonald International	Site	4	2	3	0	2	2	2	3	3	0	2	3	4	3
McGilvra	Café	0	0	0	0	0	0	0	0	0	0	0	0	0	0
McGilvra	Gym	0	0	0	0	0	0	0	0	0	0	0	0	0	0
McGilvra	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
McGilvra	Site	0	0	2	0	2	2	2	2	2	0	2	2	2	2
Meany	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Meany	Site	0	0	2	0	2	4	2	2	2	0	2	2	3	2
Monroe (Salmon Bay)	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Monroe (Salmon Bay)	Site	0	0	4	0	3	3	3	3	4	0	3	4	4	3
Nathan Hale	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nathan Hale	Site	2	2	2	0	2	3	2	2	2	0	2	2	3	3
North Beach	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Beach	Site	4	3	3	0	4	5	3	4	4	0	3	4	3	4
Olympic Hills	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Olympic Hills	Site	1	1	1	0	1	3	2	2	2	0	2	2	2	2
Olympic View	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Olympic View	Site	0	2	2	0	3	4	2	2	2	0	2	4	4	3
Queen Anne	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Queen Anne	Secondary	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Queen Anne	Site	0	2	2	0	2	2	2	4	2	0	2	2	4	2
Queen Anne Gym	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Queen Anne Gym	Site	0	3	3	0	0	4	3	3	3	0	3	2	2	2
Rainier View	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rainier View	Site	2	2	2	0	3	3	2	2	2	0	2	3	3	2
Rising Star	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rising Star	Site	4	4	4	0	3	3	3	2	2	0	3	3	2	4
Robert Eagle Staff	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Robert Eagle Staff	Site	2	2	2	0	2	3	2	2	2	0	0	2	2	2
Roosevelt	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roosevelt	Site	2	2	2	0	2	3	2	2	2	0	2	2	2	2
Roxhill at E.C. Hughes	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roxhill at E.C. Hughes	Site	2	2	2	0	0	2	2	2	2	0	2	2	3	2
Sacajawea	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sacajawea	Site	0	3	4	0	3	4	3	3	3	0	3	3	3	3
Sand Point	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sand Point	Site	0	3	4	0	3	3	3	3	3	0	3	3	3	3
Sanislo	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sanislo	Gym	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Seward (TOPS)	1895 Bldg	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Note: A score of 0 means the component does not exist.

Appendix B - Condition Score Matrix

SITE	BLDG	G2010 - Roadways	G2020 - Parking Lots	G2030 - Pedestrian Plazas and Walkways	G2050 - Athletic, Recreational and Playfield Areas	G2060 - Site Development	G2080 - Landscaping	G3010 - Water Utilities	G3020 - Sanitary Sewerage Utilities	G3030 - Storm Drainage Utilities	G3050 - Site Energy Distribution	G3060 - Site Fuel Distribution	G4010 - Site Electric Distribution Systems	G4050 - Site Lighting	G5010 - Site Communications Systems
Seward (TOPS)	1905 Bldg	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Seward (TOPS)	1917 Bldg	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Seward (TOPS)	1999 Bldg	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Seward (TOPS)	Site	0	3	3	0	3	4	3	3	3	0	2	2	4	3
South Shore	Covered Play	0	0	0	0	0	0	0	0	0	0	0	0	0	0
South Shore	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
South Shore	Site	2	2	2	0	2	3	2	2	2	0	2	2	2	2
Stevens	Covered Play	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stevens	Gym/Cafeteria	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stevens	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stevens	Secondary Bldg	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stevens	Site	0	3	2	0	2	2	2	2	2	0	2	2	4	2
SW Interagency Academy	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SW Interagency Academy	Site	3	4	3	0	4	3	3	3	3	0	4	3	4	4
T.T. Minor (Seattle World)	Gym	0	0	0	0	0	0	0	0	0	0	0	0	0	0
T.T. Minor (Seattle World)	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
T.T. Minor (Seattle World)	Site	0	2	2	0	2	2	2	2	2	0	2	2	3	2
Thornton Creek	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Thornton Creek	Site	2	2	2	0	2	2	2	2	2	0	0	2	2	2
Thurgood Marshall (Coln)	Childcare	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Thurgood Marshall (Coln)	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Thurgood Marshall (Coln)	Site	0	3	3	0	3	3	3	3	3	0	0	2	4	2
View Ridge	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
View Ridge	Site	4	0	3	0	4	2	3	3	3	0	3	3	3	3
Washington	Auto Shop	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Washington	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Washington	Site	4	4	4	0	4	4	3	3	4	0	3	3	4	3
Wedgwood	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wedgwood	Site	0	4	2	0	3	3	3	3	3	0	3	3	3	3
West Seattle ES	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
West Seattle ES	Site	3	2	4	0	3	3	2	2	2	0	0	3	3	3
West Seattle HS	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
West Seattle HS	Site	2	2	2	0	2	2	2	2	2	0	3	2	2	2
Whitman	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Whitman	Site	5	5	4	0	3	3	3	3	4	0	3	3	4	3
Whittier	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Whittier	Site	0	0	2	0	2	3	2	2	2	0	2	2	2	2
Whitworth	Annex	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Whitworth	Covered Play	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Whitworth	Main	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Whitworth	Site	0	3	3	0	3	4	2	3	3	0	3	3	3	2

Note: A score of 0 means the component does not exist.

Appendix B - Portable Assessment Matrix

School Name	Portable Name	Avg. Condition Score	Foundation Ties	Roofs	Exterior Walls	Doors	Windows	Stairs/Ramps	Restrooms	Heating	Lighting
Adams	P-1/P-2	2.5	2	2	3	3	2	2	N/A	3	3
Adams	P-3/P-4	2.5	2	2	3	3	2	2	N/A	3	3
Aki Kurose	P-1	2.4	2	3	2	2	2	2	N/A	3	3
Aki Kurose	P-2	2.4	2	3	2	2	2	2	N/A	3	3
Bailey Gatzert	1	2.1	2	2	3	2	2	2	N/A	2	2
Ballard	P-101	1.6	1	1	1	2	2	1	N/A	3	2
Ballard	P-102	1.6	1	1	1	2	2	1	N/A	3	2
Ballard	P-103	1.8	1	1	1	3	2	1	N/A	3	2
Ballard	P-104	1.6	1	1	1	2	2	1	N/A	3	2
Ballard	P-105	1.6	1	1	1	2	2	1	N/A	3	2
Ballard	P-106	1.6	1	1	1	2	2	1	N/A	3	2
Ballard	P-201	1.6	1	1	1	2	2	1	N/A	3	2
Ballard	P-202	1.6	1	1	1	2	2	1	N/A	3	2
Beacon Hill Int'l	N/a	5.0	N/A	5	5	5	N/A	N/A	N/A	N/A	N/A
Broadview-Thomson	P-1	2.0	2	2	2	2	2	2	N/A	2	2
Broadview-Thomson	P-2	2.0	2	2	2	2	2	2	N/A	2	2
Broadview-Thomson	P-3	2.0	2	2	2	2	2	2	N/A	2	2
Catharine Blaine	P-1	2.0	2	2	2	2	2	2	N/A	2	2
Catharine Blaine	P-2	2.0	2	2	2	2	2	2	N/A	2	2
Catharine Blaine	P-3	2.0	2	2	2	2	2	2	N/A	2	2
Catharine Blaine	P-4	2.0	2	2	2	2	2	2	N/A	2	2
Catharine Blaine	P-5	2.0	2	2	2	2	2	2	N/A	2	2

School Name	Portable Name	Avg. Condition Score	Foundation Ties	Roofs	Exterior Walls	Doors	Windows	Stairs/Ramps	Restrooms	Heating	Lighting
Catharine Blaine	P-6	2.0	2	2	2	2	2	2	N/A	2	2
Catharine Blaine	P-7	2.0	2	2	2	2	2	2	N/A	2	2
Cedar Park	A	2.0	2	2	2	2	2	2	N/A	2	2
Cedar Park	B	2.0	2	2	2	2	2	2	N/A	2	2
Cedar Park	C	2.0	2	2	2	2	2	2	N/A	2	2
Cedar Park	D	2.0	2	2	2	2	2	2	N/A	2	2
Cedar Park	E	2.0	2	2	2	2	2	2	N/A	2	2
Cedar Park	F	2.0	2	2	2	2	2	2	N/A	2	2
Cedar Park	G	2.0	2	2	2	2	2	2	N/A	2	2
Cedar Park	H	2.0	2	2	2	2	2	2	N/A	2	2
Chief Sealth International	P-1	2.1	2	2	2	2	2	2	N/A	2	3
Chief Sealth International	P-2	2.3	2	2	3	2	2	2	N/A	2	3
Chief Sealth International	P-3	2.1	2	2	2	2	2	2	N/A	2	3
Chief Sealth International	P-4	2.1	2	2	2	2	2	2	N/A	2	3
Chief Sealth International	P-5	2.1	2	2	2	2	2	2	N/A	2	3
Chief Sealth International	P-6	2.1	2	2	2	2	2	2	N/A	2	3
Columbia	P-4	2.9	3	4	2	2	3	3	N/A	3	3
Cooper (Pathfinder)	P-1	2.0	2	2	2	2	2	2	N/A	2	2
Eckstein	13?	3.4	3	3	4	3	4	3	N/A	N/A	4
Eckstein	NEW	N/A									

School Name	Portable Name	Avg. Condition Score	Foundation Ties	Roofs	Exterior Walls	Doors	Windows	Stairs/Ramps	Restrooms	Heating	Lighting
Frantz Coe	P-1	1.3	2	1	1	1	1	1	N/A	2	1
Garfield	P-402	2.1	2	2	2	2	2	2	2	2	3
Gatewood	P1	2.3	2	3	2	2	2	2	N/A	3	2
Gatewood	P2	2.3	2	3	2	2	2	2	N/A	3	2
Gatewood	P3	2.0	2	2	2	2	2	2	N/A	2	2
Graham Hill	P-1	2.3	2	3	2	2	3	2	N/A	2	2
Graham Hill	P-2	1.9	2	2	2	2	2	1	N/A	2	2
Graham Hill	P-3	2.0	2	2	2	2	2	2	N/A	2	2
Green Lake	C-5	2.0	2	2	2	2	2	2	N/A	2	2
Green Lake	C-7	2.0	2	2	2	2	2	2	N/A	2	2
Ingraham	P-1	2.0	2	2	2	2	2	2	2	2	2
Ingraham	P-2	2.0	2	2	2	2	2	2	2	2	2
Ingraham	P-3	2.0	2	2	2	2	2	2	N/A	2	2
Ingraham	P-4	2.0	2	2	2	2	2	2	N/A	2	2
Jane Addams	P-1	2.3	2	2	2	2	2	2	N/A	2	4
Jane Addams	P-2	2.3	2	2	2	2	2	2	N/A	2	4
Jane Addams	P-3	2.3	2	2	2	2	2	2	N/A	2	4
Jane Addams	P-4	2.3	2	2	2	2	2	2	N/A	2	4
Jane Addams	P-5	2.3	2	2	2	2	2	2	N/A	2	4
Jane Addams	P-6	2.3	2	2	2	2	2	2	N/A	2	4
Jane Addams	P-7	2.3	2	2	2	2	2	2	N/A	2	4
John Hay	P-1	2.0	2	2	2	2	2	2	N/A	2	2
John Hay	P-2	2.0	2	2	2	2	2	2	N/A	2	2
John Hay	P-3	2.0	2	2	2	2	2	2	N/A	2	2
John Hay	P-4	2.0	2	2	2	2	2	2	N/A	2	2
John Muir	P-1	2.0	2	2	2	2	2	2	N/A	2	2
John Muir	P-2	2.0	2	2	2	2	2	2	N/A	2	2

School Name	Portable Name	Avg. Condition Score	Foundation Ties	Roofs	Exterior Walls	Doors	Windows	Stairs/Ramps	Restrooms	Heating	Lighting
Lafayette	27	2.9	2	2	2	2	4	3	N/A	4	4
Lafayette	30	3.0	2	2	3	2	4	3	N/A	4	4
Lafayette	31	2.0	2	2	2	2	2	2	N/A	2	2
Lafayette	32	2.0	2	2	2	2	2	2	N/A	2	2
Lafayette	33	2.1	2	2	2	2	2	2	N/A	2	3
Lafayette	34	2.0	2	2	2	2	2	2	N/A	2	2
Laurelhurst	Later portable daycare	2.9	3	4	4	3	2	3	2	2	3
Laurelhurst	P1 & P2	3.5	3	4	4	3	4	3	N/A	4	3
Laurelhurst	P3	3.5	4	3	4	4	4	3	N/A	2	4
Laurelhurst	P4	3.5	4	4	4	3	3	3	N/A	3	4
Madison	P1	2.0	2	2	2	2	2	2	N/A	2	2
Madison	P2	2.0	2	2	2	2	2	2	N/A	2	2
Madison	P3	2.0	2	2	2	2	2	2	N/A	2	2
Madison	P4	2.0	2	2	2	2	2	2	N/A	2	2
Maple	P1	2.3	2	2	2	4	2	2	N/A	2	2
Maple	P2	2.0	2	2	2	2	2	2	N/A	2	2
Maple	P3	2.0	2	2	2	2	2	2	N/A	2	2
Maple	P4	2.0	2	2	2	2	2	2	N/A	2	2
Martin Luther King Jr.	P-1	2.3	3	2	2	2	2	2	N/A	2	3
McClure	P1	2.6	2	2	4	3	4	2	N/A	2	2
McClure	P2	3.0	2	2	4	4	4	2	N/A	2	4
McDonald	P1	2.9	3	3	3	3	3	2	3	3	3
McDonald	P-2	2.9	3	3	3	3	3	2	3	3	3
McDonald	P-3	2.9	3	3	3	3	3	2	N/A	3	3

School Name	Portable Name	Avg. Condition Score	Foundation Ties	Roofs	Exterior Walls	Doors	Windows	Stairs/Ramps	Restrooms	Heating	Lighting
McDonald	p-4	2.0	2	2	2	2	2	2	N/A	2	2
McDonald	P-5	2.0	2	2	2	2	2	2	N/A	2	2
Nathan Hale	P-1	2.3	2	2	2	2	2	2	N/A	2	4
Nathan Hale	P-2	2.3	2	2	2	2	2	2	N/A	2	4
Nathan Hale	P-3	2.0	2	2	2	2	2	2	N/A	2	4
Nathan Hale	P-4	2.0	2	2	2	2	2	2	N/A	2	4
Nathan Hale	P-5	2.0	2	2	2	2	2	2	N/A	2	4
Nathan Hale	P-6	2.0	2	2	2	2	2	2	N/A	2	4
Nathan Hale	P-7	2.0	2	2	2	2	2	2	N/A	2	4
Nathan Hale	P-8	2.1	2	2	2	3	2	2	N/A	2	4
North Beach	P-1	2.7	3	2	2	2	3	N/A	N/A	3	4
North Beach	P-10	2.0	2	2	2	2	2	N/A	N/A	2	2
North Beach	P-11	2.0	2	2	2	2	2	N/A	2	2	2
North Beach	P-12	2.0	2	2	2	2	2	N/A	2	2	2
North Beach	P-2	2.6	3	2	2	2	3	N/A	N/A	2	4
North Beach	P-3	2.6	3	2	2	2	3	N/A	N/A	2	4
North Beach	P-4	2.4	3	2	2	2	2	N/A	N/A	2	4
North Beach	P-5	2.4	3	2	2	2	2	N/A	N/A	2	4
North Beach	P-6	2.4	3	2	2	2	2	N/A	N/A	2	4
North Beach	P-7	4.0	4	4	4	4	4	4	N/A	4	4
North Beach	P-8	1.9	2	2	2	2	2	1	N/A	2	2
North Beach	P-9	2.0	2	2	2	2	2	N/A	N/A	2	2
Olympic View	P-1	2.3	2	2	2	2	2	2	N/A	2	4
Olympic View	P-2	2.3	2	2	2	2	2	2	N/A	2	4
Olympic View	P-3	2.3	2	2	2	2	2	2	N/A	2	4
Rainier View	P-1	2.9	2	3	3	2	4	2	N/A	3	4
Rainier View	P-2	2.9	2	3	3	2	4	2	N/A	3	4

School Name	Portable Name	Avg. Condition Score	Foundation Ties	Roofs	Exterior Walls	Doors	Windows	Stairs/Ramps	Restrooms	Heating	Lighting
Rainier View	P-3A	2.5	2	3	3	3	2	2	N/A	2	3
Rainier View	P-3B	2.5	2	3	3	3	2	2	N/A	2	3
Rainier View	P-3C	2.5	2	3	3	3	2	2	N/A	2	3
Rainier View	P-3D	2.5	2	3	3	3	2	2	N/A	2	3
Robert Eagle Staff	P-1	1.8	2	2	2	2	1	1	N/A	2	2
Robert Eagle Staff	P-2	1.8	2	2	2	2	1	1	N/A	2	2
Robert Eagle Staff	P-3	1.8	2	2	2	2	1	1	N/A	2	2
Robert Eagle Staff	P-4	1.8	2	2	2	2	1	1	N/A	2	2
Robert Eagle Staff	P-5	1.8	2	2	2	2	1	1	N/A	2	2
Robert Eagle Staff	P-6	1.8	2	2	2	2	1	1	N/A	2	2
Robert Eagle Staff	P-7	1.8	2	2	2	2	1	1	N/A	2	2
Roosevelt	P1	2.0	2	2	2	2	2	2	N/A	2	2
Roosevelt	P2	2.0	2	2	2	2	2	2	N/A	2	2
Roosevelt	P3	2.0	2	2	2	2	2	2	N/A	2	2
Roosevelt	P4	2.0	2	2	2	2	2	2	N/A	2	2
Roosevelt	P5	2.0	2	2	2	2	2	N/A	N/A	2	2
Roosevelt	P6	2.3	2	2	2	2	2	4	N/A	2	2
Roxhill at E.C. Hughes	P-101	2.0	2	2	2	2	2	2	2	2	2
Roxhill at E.C.	P-102	2.0	2	2	2	2	2	2	2	2	2

School Name	Portable Name	Avg. Condition Score	Foundation Ties	Roofs	Exterior Walls	Doors	Windows	Stairs/Ramps	Restrooms	Heating	Lighting
Hughes											
Roxhill at E.C. Hughes	P-201	2.0	2	2	2	2	2	2	2	2	2
Roxhill at E.C. Hughes	P-201	2.0	2	2	2	2	2	2	2	2	2
Roxhill at E.C. Hughes	P-301	2.0	2	2	2	2	2	2	2	2	2
Roxhill at E.C. Hughes	P-302	2.0	2	2	2	2	2	2	2	2	2
Roxhill at E.C. Hughes	P-401	2.0	2	2	2	2	2	2	2	2	2
Roxhill at E.C. Hughes	P-402	2.0	2	2	2	2	2	2	2	2	2
Roxhill at E.C. Hughes	P-402	2.0	2	2	2	2	2	2	2	2	2
Sacajawea	P-1	2.6	2	3	2	3	3	2	N/A	3	3
Sacajawea	P-2	2.3	2	2	2	2	2	2	N/A	2	4
Sacajawea	P-3	2.3	2	2	2	2	2	2	N/A	2	4
Sacajawea	P-4	2.2	2	2	2	2	2	2	2	2	4
Sacajawea	P-5	2.2	2	2	2	2	2	2	2	2	4
Sand Point	P-1	2.8	3	3	3	2	3	2	N/A	3	3
Sand Point	P-2	2.8	3	3	3	2	3	2	N/A	3	3
Sand Point	P-3	2.6	3	3	3	2	2	2	N/A	3	3
Sand Point	P-4	2.3	2	2	2	2	3	2	N/A	2	3
Sand Point	P-5	2.3	2	2	2	2	3	2	N/A	2	3
Sand Point	P-6	2.0	2	2	2	2	2	2	N/A	2	2
Sand Point	P-7	2.0	2	2	2	2	2	2	N/A	2	2

School Name	Portable Name	Avg. Condition Score	Foundation Ties	Roofs	Exterior Walls	Doors	Windows	Stairs/Ramps	Restrooms	Heating	Lighting
Sanislo	P1	2.5	2	2	2	3	4	2	N/A	3	2
Sanislo	P2	2.0	2	2	2	2	2	2	N/A	2	2
Sanislo	P3	2.1	2	2	2	3	2	2	N/A	2	2
SW Interagency Academy	P-1	3.1	4	3	3	2	4	2	N/A	3	4
SW Interagency Academy	P-2	3.5	4	3	4	2	4	4	N/A	3	4
SW Interagency Academy	P-3	3.4	4	3	4	2	4	4	N/A	3	3
SW Interagency Academy	P-4	2.6	2	2	2	2	4	3	3	2	3
Thurgood Marshall (Colman)	P-1	2.5	2	3	3	2	2	2	N/A	3	3
Thurgood Marshall (Colman)	P-2	2.5	2	3	3	2	2	2	N/A	3	3
Thurgood Marshall (Colman)	P-3	2.0	2	2	2	2	2	2	N/A	2	2
View Ridge	P-1	3.0	3	3	3	3	3	2	N/A	4	3
View Ridge	P-2	3.1	3	3	3	3	3	3	N/A	4	3
View Ridge	P-3	3.0	3	3	3	3	3	3	N/A	3	3
View Ridge	P-4	2.9	3	3	3	3	3	2	3	3	3
View Ridge	P-5	2.0	2	2	2	2	2	2	N/A	2	2
View Ridge	P-6	2.0	2	2	2	2	2	2	N/A	2	2
Washington	1	3.3	3	3	3	3	4	2	N/A	4	4

School Name	Portable Name	Avg. Condition Score	Foundation Ties	Roofs	Exterior Walls	Doors	Windows	Stairs/Ramps	Restrooms	Heating	Lighting
Washington	2	3.3	3	3	3	3	4	2	N/A	4	4
Washington	3	3.3	3	3	3	3	4	2	N/A	4	4
Washington	4	3.3	3	3	3	3	4	2	N/A	4	4
Washington	5	3.3	3	3	3	3	4	2	N/A	4	4
Washington	10	2.1	2	2	2	2	2	2	N/A	2	3
Washington	11	2.1	2	2	2	2	2	2	N/A	2	3
Washington	12	2.1	2	2	2	2	2	2	N/A	2	3
Wedgwood	P1	3.1	2	2	3	3	4	4	N/A	4	3
Wedgwood	P2	3.0	2	2	3	3	4	3	N/A	4	3
Wedgwood	P3	2.1	2	2	2	2	2	2	N/A	3	2
Wedgwood	P4	2.3	2	4	2	2	2	2	N/A	2	2
Wedgwood	P5	2.0	2	2	2	2	2	2	N/A	2	2
Wedgwood	P6	2.0	2	2	2	2	2	2	N/A	2	2
West Seattle ES	P1	2.3	2	2	2	2	2	2	N/A	2	4
West Seattle ES	P2	2.3	2	2	2	2	2	2	N/A	2	4
West Seattle ES	P3	2.0	2	2	2	2	2	2	N/A	2	2
West Seattle ES	P4	2.0	2	2	2	2	2	2	N/A	2	2
West Seattle ES	P5	2.1	2	2	2	3	2	2	2	2	2
West Seattle HS	N/a	5.0	N/A	5	5	5	N/A	N/A	N/A	N/A	N/A
Whitman	P-12	4.0	4	4	4	4	4	4	N/A	4	4
Whitman	P-13	4.0	4	4	4	4	4	4	N/A	4	4
Whitman	P-14	2.8	3	3	3	3	3	3	N/A	2	2
Whitman	P-15	2.9	3	3	3	3	3	2	N/A	3	3
Whitman	P-16	2.9	3	3	3	3	3	2	N/A	3	3
Whitman	P-17	3.0	3	3	3	3	3	3	N/A	3	3
Whitman	P-18	3.0	3	3	3	3	3	3	N/A	3	3
Whitman	P-19	3.0	3	3	3	3	3	3	N/A	3	3

School Name	Portable Name	Avg. Condition Score	Foundation Ties	Roofs	Exterior Walls	Doors	Windows	Stairs/Ramps	Restrooms	Heating	Lighting
Whitman	P-20	2.8	3	3	3	3	3	3	N/A	2	2
Whitman	P-21	3.0	3	3	3	3	3	3	N/A	3	3
Whitman	P-22	2.8	3	3	3	3	3	3	N/A	2	2
Whitman	P-23	2.8	3	3	3	3	3	3	N/A	2	2
Whitman	P-24	3.1	3	3	3	3	3	4	N/A	3	3
Whitman	P-25	3.0	3	3	3	3	3	3	N/A	3	3

Appendix C - Assessment Facility Information

FCA assessments occurred between July – November 2020.

LEA assessments occurred between November 2020 – January 2021.

School Type	School	ICOS Building Name	GSF	Year Constructed	Year of Modernization
ES	Adams	Main Building	63,136	1989	
MS	Aki Kurose	Main Building	171,393	1952	
Option	Alan T. Sugiyama	Main	29,519	2008	
ES	Arbor Heights	Main Building	91,660	2016	
ES	B. F. Day	1892 Annex	1,749	1900	
ES	B. F. Day	Main Building	65,188	1892	1991
ES	Bailey Gatzert	Main Building	53,958	1988	
HS	Ballard	Main Building	242,795	1999	
ES	Beacon Hill International	Main Building	51,704	1971	2006
K-8	Broadview-Thomson	Main Building	129,984	1963	
ES	Bryant	Covered Play	3,822	1926	2001
ES	Bryant	Main Building	79,345	1926	
ES	Cascadia	Childcare	4,012	2017	
ES	Cascadia	Main Building	97,381	2017	
K-8	Catharine Blaine	Main Building	109,109	1952	
ES	Cedar Park	Main Building	33,037	1959	2015
HS	Chief Sealth International	Gymnasium	51,886	1970	2010
HS	Chief Sealth International	Main Building	178,471	1957	2010
HS	Cleveland	Building 2	45,367	2007	
HS	Cleveland	Gymnasium	41,092	2007	
HS	Cleveland	Main Building	75,272	1927	2007
Option	Columbia	Main Building	34,581	1922	2014
ES	Concord International	Main Building	67,889	1913	2000
K-8	Cooper (Pathfinder)	Main Building	74,497	1999	

School Type	School	ICOS Building Name	GSF	Year Constructed	Year of Modernization
ES	Dearborn Park International	Main Building	54,573	1972	2006
ES	Dearborn Park International	Preschool Building	3,146	2006	
ES	Decatur	Annex Building	5,224	1966	
ES	Decatur	Main Building	38,986	1961	
MS	Denny International	Main Building	138,778	2012	
ES	Dunlap	Main Building	74,310	1924	2000
ES	Roxhill at E.C. Hughes	Main Building	48,010	1926	2018
MS	Eckstein	Modular Annex Bldg	5,760	1968	
MS	Eckstein	Main Building	172,217	1950	
ES	Emerson	Main Building	78,804	1909	2001
ES	Fairmount Park	2014 Building	19,102	2014	
ES	Fairmount Park	Auditorium Bldg	10,854	1964	2014
ES	Fairmount Park	Main Building	30,106	1964	2014
HS	Franklin	Gymnasium	53,171	1912	1991
HS	Franklin	Main Building	216,030	1912	1991
ES	Frantz Coe	Gym Building	15,115	2003	
ES	Frantz Coe	Main Building	52,895	2003	
HS	Garfield	Main Building	204,391	1923	2008
HS	Garfield	Performing Arts Center Building	127,104	1923	2008
ES	Gatewood	Main Building	55,785	1910	1991
ES	Genesee Hill	Main building	91,281	2016	
ES	Graham Hill	Main Building	55,792	1961	2004
ES	Green Lake	Main Building	49,397	1971	
ES	Greenwood	Main Building	65,600	1909	2002
MS	Hamilton International	Gymnasium	12,212	2009	
MS	Hamilton International	Main Building	138,261	1926	2010
ES	Hawthorne	Childcare	1,900	1989	

School Type	School	ICOS Building Name	GSF	Year Constructed	Year of Modernization
ES	Hawthorne	Main Building	52,793	1989	
K-8	Hazel Wolf	Main Building	81,897	2016	
ES	Highland Park	Main Building	76,206	1999	
HS	Ingraham	100 Building Main/Aud	224,955	1960	2011
HS	Ingraham	200 Building Business & Science	31,049	1960	2003
HS	Ingraham	300 Building Shop	9,733	1960	
HS	Ingraham	Concessions	2,044	2002	
MS	Jane Addams	Main bldg	160,645	1948	1950
ES	John Hay	Main Building	51,362	1988	
ES	John Marshall	Main Building	87,927	1926	2014
ES	John Muir	Main Building	60,031	1991	
ES	John Stanford International	Main Building	67,495	1906	2000
ES	Lafayette	Main Building	53,471	1949	1953
ES	Laurelhurst	Gymnasium	8,528	1951	
ES	Laurelhurst	Main Building	45,597	1929	1951
ES	Lawton	Main Building	54,766	1990	
ES	Leschi	Main Building	59,490	1988	
HS	Lincoln	Auditorium Building	35,815	1960	
HS	Lincoln	Gym Building	31,125	1960	
HS	Lincoln	Main Building	188,350	1906	2019
K-8	Louisa Boren	Main Building	119,514	1964	2014
ES	Lowell	Main Building	74,136	1919	1962
ES	Loyal Heights	Main Building with 2018 Addition	90,439	1931	2018
MS	Madison	Gym Building	29,679	1972	2005
MS	Madison	Main Building	125,988	1929	2005
ES	Madrona	Main Building	68,127	1917	2002
ES	Magnolia	Main Building	46,349	1927	1969
Option	Mann (Nova)	Mann (NOVA)	49,267	1902	2015

School Type	School	ICOS Building Name	GSF	Year Constructed	Year of Modernization
ES	Maple	Building B Gym Building	15,855	2006	
ES	Maple	Building A Main Building	33,875	1971	
ES	Martin Luther King Jr.	Main Building	73,566	1958	
MS	McClure	Main Building	92,727	1964	
ES	McDonald International	Gym	2,616	1997	
ES	McDonald International	Main Bldg	51,935	1913	
ES	McGilvra	Cafeteria Addition	5,103	2018	
ES	McGilvra	Gymnasium	6,978	1941	1972
ES	McGilvra	Main Building	31,619	1913	1972
MS	Meany	Main Building	125,517	1955	2019
K-8	Monroe (Salmon Bay)	Main Building	117,116	1930	1970
HS	Nathan Hale	Main Building	213,244	1963	
ES	North Beach	Main Building	37,439	1957	
ES	Olympic Hills	Main Building	96,081	2018	
ES	Olympic View	Main Building	52,792	1989	
Option	Queen Anne Gym	Queen Anne Gym	35,805	1961	
ES	Queen Anne	Main Building (brick)	42,085	1922	2012
ES	Queen Anne	Secondary Building (wood)	23,576	1903	2012
ES	Rainier View	Main Building	38,141	1961	
ES	Rising Star	Main Building	106,370	2000	
MS	Robert Eagle Staff	Main	160,419	2015	
HS	Roosevelt	Main Building	298,534	1922	2006
ES	Sacajawea	Main Building	38,957	1959	
ES	Sand Point	Main Building	33,899	1957	
ES	Sanislo	Main Building	40,574	1972	1998
K-8	Seward (TOPS)	1895 Building (Woods)	12,806	1895	1999
K-8	Seward (TOPS)	1905 Building	28,769	1905	1999

School Type	School	ICOS Building Name	GSF	Year Constructed	Year of Modernization
K-8	Seward (TOPS)	1917 Building (Brick Building)	42,492	1917	1999
K-8	Seward (TOPS)	1999 Building (Gym)	11,434	1999	
K-8	South Shore	Covered Play	4,000	2009	
K-8	South Shore	Main Building	237,501	2009	
ES	Stevens	Covered Play	4,229	2001	
ES	Stevens	Cafeteria Gymnasium	14,274	2001	
ES	Stevens	Main Building	50,878	1906	2001
ES	Stevens	Secondary bldg	2,908	1995	
Option	SW Interagency Academy at Roxhill	Main Building	42,102	1957	
6-12	T.T. Minor (Seattle World School)	Gymnasium Bldg	3,215	1960	2016
6-12	T.T. Minor (Seattle World School)	Main Bldg	56,280	1940	2016
ES	Thornton Creek	Thornton Creek Elementary School	92,490	2016	
ES	Thurgood Marshall (Colman)	Childcare Building	2,896	1995	
ES	Thurgood Marshall (Colman)	Main Building	61,054	1991	
ES	View Ridge	Main Building	63,983	1947	1960
MS	Washington	Auto Shop Bldg	7,339	1970	
MS	Washington	Main Building	129,030	1964	
ES	Wedgwood	Main Building	45,419	1954	
ES	West Seattle ES	Main Building	52,359	1988	2002
HS	West Seattle HS	Main Building	201,353	1917	2002
MS	Whitman	Main Building	134,056	1959	
ES	Whittier	Main Building	71,864	1999	
K-8	Whitworth	Science Greenhouse Annex	2,156	2009	
K-8	Whitworth	Covered Play	1,988	1989	
K-8	Whitworth	Main Building	59,505	1989	

Appendix D – Facility Condition Assessment (FCA) Approach and Methodology

The preparation phase included collecting facility information from multiple sources, including an Operations and Maintenance (O&M) Workshop with District staff. The team reviewed drawings, plans, previous FCA and Building Condition Assessment (BCA) data from the 2018 Update, work order data, Capital Levy Projects data, BEX V Implementation and Master Plans, other facility data, and planning documentation. The FCA team was comprised of two surveyors, one responsible for assessing the condition of civil, structural, and architectural systems (CSA), and the other assessor was responsible for the assessment of mechanical, electrical, and plumbing systems (MEP).

Existing BCA system condition ratings from the Office of Superintendent of Public Instruction (OSPI) Information and Condition of Schools (ICOS) Database were also reviewed for benchmarking purposes by the assessors in the field. Condition ratings for each building and site system were based upon rapid visual inspections (i.e., non-destructive testing) with qualitative condition ratings of: 1 - New; 2 - Good; 3 - Fair; 4 - Poor; and 5 - Unsatisfactory. See Appendix A for subsystem condition scoring definitions. SES Assessors reviewed the estimated installation dates of equipment based upon year of original construction and/or most recent modernization dates when available, as well any visible nameplate information or anecdotal information received during the O&M workshops and staff onsite at each facility.

Facility condition data was collected with hand-held iPad devices in the field, which facilitated on-line updates of condition scores directly into the ICOS platform. Data collected included comments, condition scores, and any Observed Deficiencies (ODs) for each existing subsystem, as well as an executive summary for each facility. Observed Deficiencies with Corrective Actions (CAs) for repairs or replacements estimated to be required within the next five (5) years were documented. The cost threshold for Corrective Actions was an aggregate total in excess of \$5,000 for the estimated raw labor and materials costs. Assessors also documented the expected year of system repair or replacement, and the type of Corrective Action (e.g., Capital Renewal, Energy/Sustainability, etc.).

Although not required, Seattle Public Schools has added the following buildings to ICOS: B.F. Day ES 1892 Annex, Cascadia ES Childcare, Hawthorne ES Childcare, McDonald ES Gym, Whitworth (Orcas) K-8 Science Greenhouse Annex, and the Queen Anne Gym.

Portable Condition Evaluation

Portables are not considered permanent facilities and therefore condition ratings are not required to be reported in ICOS. Nevertheless, Seattle Public Schools recognize the importance of maintenance and relative conditions of portables and therefore condition data was collected for the following nine (9) system categories:

1. Foundation ties
2. Roofing
3. Exterior walls
4. Doors
5. Windows
6. Stairs/ramps
7. Restrooms
8. Heating
9. Lighting

The same 1-5 qualitative rating system, as explained above, was used to assess these portable building systems. SES Assessors were not asked to identify Corrective Actions for portable building systems. However, a comment box was used to document any Observed Deficiencies.

Accessibility and Means of Egress Evaluation

In addition to condition information, the CSA Assessor documented information related to general accessibility and egress in and around the school using a Smartsheet online form. Accessibility was evaluated in four categories:

1. Parking lot to sidewalk
Includes questions related to number of parking stalls, curb cuts, etc.
2. Sidewalk to reception
Includes questions related to sidewalks, sill heights, ramps/stairs/lifts, door hardware, etc.
3. Reception to interior spaces
Includes questions related to ramps/stairs/lifts, door hardware, opening clearance, etc.
4. Interior to play areas/fields
Includes questions related to routes, field curbs, ramp access, etc.

A total of seven questions were answered to determine accessibility in the four area categories identified above. An accessibility score was developed based on the number of “no’s” responded to the questions; consequently, the highest and worst Accessibility Score possible is a 7 with the best score being no accessibility issues, or a zero.

Means of egress was evaluated with regards to emergency lighting and any general Observed Deficiencies.

Health, Life Safety, Security Evaluation

Our Health, Life Safety, and Security Evaluation was requested by the District and determined to be obtained from the other evaluations as follows:

ASSESSMENT	DATA SOURCE
Health	
Heating	BCA
Cooling	BCA
Ventilation	BCA
Life Safety	
Fire Sprinkler	BCA
Fire Alarm	BCA
Emergency Exit Lighting	Means of Egress
Means of Egress	Means of Egress
Safety & Security	
Perimeter Fencing	LEA
Access Controls	BCA
Video Surveillance	BCA

UniFormat Standard Categorization

Consistent with the previous FCAs, data is organized by the UniFormat standard categorization of building systems. This system defines and categorizes major building components into varying levels of detail, each with a unique code. Level 1 is the highest categorization (i.e., all levels roll up to a Level 1 category). The following table shows an excerpt from the UniFormat categorization of building systems.

Level 1 Category	Level 2 Systems	Level 3 Subsystems
A Structure	A10 Foundations	A1010 Standard Foundations
		A1020 Special Foundations
	A20 Walls	A2010 Walls for Subgrade Enclosures
		A40 Slabs on Grade
	A40 Slabs on Grade	A4010 Standard Slabs on Grade
		A4040 Pits and Bases
A60 Building Subdrainage	A6010 Building Subdrainage	
B Shell	B10 Superstructure	B1010 Floor Construction
		B1020 Roof Construction
		B1080 Stairs [Construction]
	B20 Exterior Vertical Enclosure	B2010 Exterior Walls
		B2020 Exterior Windows
		B2050 Exterior Doors and Grilles
		B2070 Exterior Louvers and Vents

For the purpose of this FCA, building components were evaluated at Level 3, Subsystems. Subsystem definitions define what is included in the subsystem category, expected useful life for each subsystem, and scoring criteria for subsystem condition score. A complete list of categories, systems, subsystems, and definitions is included in Appendix E.

Cost Estimating Assumptions

The condition and cost projection data for Seattle Public Schools facility assets is based upon a parametric approach that is consistent with supporting effective capital and operations/maintenance planning and budgeting. Conceptual cost projections are based upon 2021 market costs for facilities and building systems in the Puget Sound market and at this early phase of planning and budgeting for Seattle Public Schools facility inventory, is not intended to replace typical project-based planning, budgeting, and due diligence. Cost estimates for recommended Corrective Actions were developed, reviewed, and edited by an independent, professional cost consultant. All cost projections represented in this report reflect 2021 direct costs and reflect labor and materials.

Appendix E – LEA Approach and Methodology

The Learning Environment Assessment (LEA) provides an assessment of the functional ability of facilities to support Seattle Public Schools (SPS) educational programs. This LEA Report documents the methodology and findings from an educational program perspective using the Generic Educational Specifications for SPS typical school cohorts (e.g., ES, K-8, MS, HS) as benchmarks.

The LEA for each school site represents an update of the former “Educational Adequacy” methodology that was adopted by SPS in 2002. The LEA now reflects current educational programs and facility use for the following three main evaluation criteria categories:

1. Space
2. Configuration
3. Environment

The LEA Scores are based upon Educational Specifications and District Standards and follow the following qualitative evaluation: 1 – Excellent (Meets All SPS Standards), 2 - Good (Meets Most SPS Standards), 3 - Fair (Below Current SPS Standards w/Some Criteria Lacking), 4 - Poor (Far Below SPS Standards w/Many Criteria Lacking), 5 - Unsuitable (Severely Lacking Support for SPS Standards).

The attached table also references specific considerations for the criteria evaluations.

SPACE	CONFIGURATION				ENVIRONMENT		
Quantity of Program Spaces	Configuration	Educational Priorities: Student-Centered Project-Based Learning Academic Excellence Safety Early Learning Partnerships	Program Flexibility & Adaptability	Community Connections	Aesthetics	Safety	Responsive to Human Needs

Assessment of the configuration, space, and environment for 17 space types averaged to produce an overall LEA score for each facility:

1. Administration, Teacher Flex/Group, Conf., Counseling
2. Core Learning (General Classrooms)
3. Small Group Learning Areas
4. Kindergarten
5. Preschool, Child Care, Head Start
6. Resource, Special Education (OPTP, ESL, etc.), Family, Life Skills
7. Library, Information Resources
8. Specialty: STEM, Science, Art, Graphics
9. Food Service, Cafeteria, Multi-Purpose, Commons
10. Performing Arts (Band, Choir, Drama, Stage)
11. Gym, Fitness, Athletics, Covered Play
12. CTE, Technology, Shops, Computer Labs, Testing
13. Service, Storage, General Restrooms, Custodial
14. Community/Special Services
15. General Circulation, Corridors, Lobby, Public Areas
16. Playfields
17. Site: Parking, Bus, Parent Drop-off

Separate from the FCA Assessment Team, our LEA team was assembled to include facility planning experts. Preparation of the LEA field work included a Smartsheet Questionnaire that was distributed to all school Principals. Area take-offs were completed to document the square foot area provided at each facility for five core program areas as to provide a comparison with the education specifications for each school type. The core learning areas documented include:

1. Core learning (general classrooms),
2. Library and information resources,
3. Food services/cafeteria/multi-purpose/commons,
4. Performing arts (Band, Choir, Drama, Stage), and
5. Athletics.

The LEA Principal's Questionnaire collected information regarding unique programs, enrollment changes, and an ability for each local administrator (e.g., Principal or Vice-Principal) to comment on the educational program at each school and the ability of the school in general and the ability of each specific program area to support a quality learning environment. Results of the questionnaire were then provided to LEA Assessors in advance of their site visit. Following LEA site visits, Assessors then met with local administrators on site, in person, or via virtual Teams meetings to review and clarify their initial LEA observations and findings.

In addition to documenting LEA data, the LEA Assessors were also responsible for reviewing floorplans for any changes to the facility that would require updates to the floorplans of each facility. Once floorplan markups and assessment forms were completed, assessors uploaded the documents via our Smartsheet questionnaire. SES staff then downloaded LEA data, reviewed the documentation for quality control, then shared LEA findings with SPS Planning Staff.

Learning Environment Assessment criteria can be found in the next appendix.



Appendix F

prepared by:



LEARNING ENVIRONMENT ASSESSMENT (LEA) CRITERIA AND SCORING

CRITERIA	CRITERIA COMPONENTS	DEFINITIONS	ASSESSMENT
SPACE	Size	The school is adequately sized for the projected enrollment District Standard ES = (500 Block=146 SF/S; 650 Block=146 SF/S; K-8=175 SF/S) (closest Models - Olympic Hills ES/Hazel Wolf K-8) District Standard MS = 139 SF/Student (closest Model - Eagle Staff MS/Meany MS) District Standard HS = 162 SF/Student (closest Model - Lincoln HS) Building provides areas for team teaching	1= Excellent (Meets Current District Standards + Innovative Points) 2- Good (Meets District Standards) 3 - Fair (Below Current District Standards w/Some Criteria Lacking) 4 - Poor (Far Below Current District Standards w/Many Criteria Lacking) 5 - Unsuitable (Severely Lacking Support of District Standards)
	Quantity of Program Spaces	The school has adequate quantity and types of spaces for the various programs - both general as well as specialized programs in conformance with District Standards and Model Schools	1= Excellent (Meets Current District Standards + Innovative Points) 2- Good (Meets District Standards) 3 - Fair (Below Current District Standards w/Some Criteria Lacking) 4 - Poor (Far Below Current District Standards w/Many Criteria Lacking) 5 - Unsuitable (Severely Lacking Support of District Standards)
CONFIGURATION	Configuration	Spaces are well configured with strong supporting adjacencies and clear and adequate circulation. Spaces are appropriately scaled in height and volume	1= Excellent (Meets Current District Standards + Innovative Points) 2- Good (Meets District Standards) 3 - Fair (Below Current District Standards w/Some Criteria Lacking) 4 - Poor (Far Below Current District Standards w/Many Criteria Lacking) 5 - Unsuitable (Severely Lacking Support of District Standards)
	Educational Priorities: Student-Centered Project-Based Learning Academic Excellence Safety Early Learning Partnerships	The building provides: >spaces for interdisciplinary learning to occur, as well as spaces for teachers to collaborate >spaces for student work to be prominently displayed >learning environments for small and large groups, shared and specialized learning areas (e.g., maker space, project and research based activities) >individualized support services for students, including mental, physical, social, and academic >opportunities to serve as a learning tool and community resource	1= Excellent (Meets Current District Standards + Innovative Points) 2- Good (Meets District Standards) 3 - Fair (Below Current District Standards w/Some Criteria Lacking) 4 - Poor (Far Below Current District Standards w/Many Criteria Lacking) 5 - Unsuitable (Severely Lacking Support of District Standards)
	Program Flexibility & Adaptability	The building provides spaces and technology, and furnishing to support multiple instructional strategies and program delivery models, such as individualized instruction, small and large group learning, and independent learning. Learning is enabled at the school with a variety of sizes and spaces. Spaces can be easily resized and arranged to accommodate changing program requirements; including potential future class size changes and/or year-round school.	1= Excellent (Meets Current District Standards + Innovative Points) 2- Good (Meets District Standards) 3 - Fair (Below Current District Standards w/Some Criteria Lacking) 4 - Poor (Far Below Current District Standards w/Many Criteria Lacking) 5 - Unsuitable (Severely Lacking Support of District Standards)
	Community Connections	The building provides spaces for family and the community to be actively involved and visible in promoting a rigorous academic environment at the school. The facility supports and fosters community partnerships (e.g., turf fields with lighting; large group areas). The building promotes use by our families to participate in learning.	1= Excellent (Meets Current District Standards + Innovative Points) 2- Good (Meets District Standards) 3 - Fair (Below Current District Standards w/Some Criteria Lacking) 4 - Poor (Far Below Current District Standards w/Many Criteria Lacking) 5 - Unsuitable (Severely Lacking Support of District Standards)
ENVIRONMENT	Aesthetics	The building: > is appealing, warm, and inviting >supports natural daylighting >has comfortable, fun spaces that entice kids >provides a stimulating environment >conveys a sense of place >landscaping is well maintained >site supports educational goals (e.g., outdoor learning opportunities)	1= Excellent (Meets Current District Standards + Innovative Points) 2- Good (Meets District Standards) 3 - Fair (Below Current District Standards w/Some Criteria Lacking) 4 - Poor (Far Below Current District Standards w/Many Criteria Lacking) 5 - Unsuitable (Severely Lacking Support for District Standards)
	Health & Safety	Building entrance, interior spaces, exterior grounds and parking lots are well lit. The building can be easily monitored with few hidden spaces and limited points of entry Spaces within the building promote safety and security Site and Building reflects CPTED best practices (e.g., supports natural surveillance and natural access control) HVAC system provides occupant comfort and appropriate ventilation Site supports educational goals (e.g., recreation & physical education)	1= Excellent (Meets Current District Standards + Innovative Points) 2- Good (Meets District Standards) 3 - Fair (Below Current District Standards w/Some Criteria Lacking) 4 - Poor (Far Below Current District Standards w/Many Criteria Lacking) 5 - Unsuitable (Severely Lacking Support of District Standards)
	Responsive to Human Needs	Spaces are appropriately lit, with good acoustics, climate control, and natural daylighting Fixed and movable furnishings are appropriately sized for age of students and offer multiple choices for individual comfort Furnishings are dynamic, flexible and adaptable to instructional modality. Site & Building provides Accessibility	1= Excellent (Meets Current District Standards + Innovative Points) 2- Good (Meets District Standards) 3 - Fair (Below Current District Standards w/Some Criteria Lacking) 4 - Poor (Far Below Current District Standards w/Many Criteria Lacking) 5 - Unsuitable (Severely Lacking Support of District Standards)

Appendix G – Sazän FCA-LEA Team

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Appendix H – Glossary of FCA Terms

Facility Condition Assessment (FCA) is an analysis of the condition of a facility or group of facilities that vary in terms of age, design, use, construction methods, and materials. The assessment is performed by a qualified group of professionals who have experience in facility planning, design, construction, and maintenance, operations, and cost estimating.

Learning Environment Assessment (LEA) provides an assessment of the functional ability of facilities to support educational programs.

System and Subsystems are UniFormat Level 2 and 3 building system categories. This system defines and categorizes major building components into varying levels of detail, each with a unique code. Level 1 is the highest categorization (i.e., all levels roll up to a Level 1 Category). A complete list of UniFormat definitions for subsystems can be found in Appendix H.

Corrective Actions (CA) are the system replacements or repairs necessary to address the Observed Deficiencies (ODs) that have been identified in the field by Assessors. Corrective Actions are typically developed for system replacements or repairs which meet the cost threshold of \$5,000 (i.e., raw labor and materials costs) and which are recommended to be completed immediately (i.e., year 0) or within the next 5 years.

Observed Deficiencies (OD) included in this report were derived from two key sources: new field observations by the SES Assessment team and anecdotal information shared with the SES Assessment team for their review. ODs are associated with recommended Corrective Actions for system replacement or repairs that should occur within the next five years and that cost upwards of \$5k including labor and material.

Remaining Useful Life is the number of years that remain before a subsystem or material is estimated to require replacement or repair.

Original System Year is the original installation year for a subsystem.

Last Major System Renewal is the year in which any major repair or replacement occurred on a subsystem such that its lifetime would be "refreshed".

Condition Score is based upon rapid visual inspection (i.e., non-destructive testing) and follows the following qualitative evaluation: 1 – Excellent/New; 2 - Good; 3 - Fair; 4 - Poor; and 5 - Unsatisfactory.

LEA Score is based upon Educational Specifications and District Standards, and follows the following qualitative evaluation: 1 – Excellent (Meets All SPS Standards), 2 - Good (Meets Most SPS Standards), 3 - Fair (Below Current SPS Standards w/Some Criteria Lacking), 4 - Poor (Far Below SPS Standards w/Many Criteria Lacking), 5 - Unsuitable (Severely Lacking Support for SPS Standards).

Accessibility Score was developed based on the number of “no’s” responded to the above categories. A total of seven questions were answered to determine accessibility in the four area categories identified above; consequently, the highest and worst Accessibility Score possible is a 7 with the best score being no accessibility issues, or a zero.

Weighted Average Condition Score is an average of the conditions scores for a building based on the relative “weight” of each subsystem per the ICOS system. Since individual subsystems are rated by whole numbers relative to the general rating categories (1-5), it is the factored aggregation of subsystem scores that are generating facility scores with decimals, which are simply intended to provide more granular comparisons across facilities in a portfolio, similar to FCIs. Owners may freely adopt their own unique

rating definitions and change this over time to reflect or support their unique facility asset management strategies. The general alignment of weighted average condition scores and qualitative condition ratings follows:

Score	Condition
1.0 – 1.99	Excellent/New
2.0 – 2.99	Good
3.0 – 3.99	Fair
4.0 – 4.99	Poor
5.0	Unsatisfactory

Parametric Cost is a cost estimating technique that uses the relationship between variable conditions to calculate cost on a lump-sum basis or in an order of magnitude for systems and subsystems, as opposed to performing a detailed cost estimate of Level 4 system components and Level 5 materials.

Action Types classify the Corrective Actions for Observed Deficiencies to allow for better data understanding. The following action types were used in this assessment and are defined as follows:

Action Type	Definition
End of Useful Life (E)	Beyond useful life and needs replacement.
Major Maintenance (M)	Deficiencies that need general maintenance or to be maintained for continued function.
Energy/Sustainability (E&S)	Deficiencies requiring maintenance or renewal for the primary purpose of improving energy efficiency or sustainability. Inefficient lighting is considered a deficiency and falls under this category.
Life Safety (LS)	Maintenance items that are associated with life safety, such as fire alarms or fire sprinkler systems.
American Disabilities Act (ADA)	Deficiencies that are related to accessibility of a space.
Additional Evaluation Needed (AEN)	Deficiencies that do not have a clear immediate solution and warrant further investigation.
Enforceable Code Violation (ECV)	Deficiencies that cause a relevant code violation to the code at the time constructed. For example, a roof lacking a fall restraint system.
Other (Other)	Deficiencies that do not fall within the above categories.

Appendix I – Principal Questionnaires and O&M Workshop Notes

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Arbor Heights Environmental STEM School
Name	Principal
Grade Levels	Preschool
Unique Programs / Activities / Trends	Arbor Heights is an Environmental STEM School. Our scholars include preschool through grade five. We are a Continuum school providing special education services for students with a variety of needs including self-contained with inclusion opportunities, ACCESS and resource. The two preschool classes are Seattle Public Schools with special education services.
Enrollment Change Comments	Our school population continues to grow and now is at maximum capacity. The demographics continue to change as we have become a predominately Caucasian.
Community Programs/Hours	Our school has childcare an enrichment classes five days a week after school. Some of the offerings include the use of our stage, double gymnasium, coding in the two computer labs and use of the IDEA labs.
Administration, Teacher Flex/Group, Conference	There is little to no heat in the administrative area. The conference room is spacious and well lit with natural light ,and black-out shades for privacy. The share office space is not usable as designed due to a lack of privacy.
Core Learning (900 SF General Classrooms)	General classrooms are adequate. The flex space could be smaller and the space given to classrooms.
Small Group (150 SF) Small Flex (300 SF), Large	N/A - Great space.
Flex Classrooms (600-900 SF)	Too dark. The Idea Labs need overhead lights.
Kindergarten	Excellent size. Restroom in the classroom is a plus. The water fountain and sink are too close to the edge of the counter, creating water on the floor and possible hazard.dge of the counter, creating
Preschool, Child Care, Head Start	Preschool space with inside the classroom restroom are rated as excellent.
Resource, Special Education, Family, Life Skills	Resource spaces are too small for even small group lessons. As an inclusion school, this is appropriate. Another administrator and special education team may desire a larger space for pullout services. OT/PT is excellent. SLP is too small. The kitchen for life skills could be larger to accommodate larger groups.
Science, Art, Graphics	They need overhead light.
Multi-Purpose, Cafeteria, Commons, Kitchen	The Multi-purpose are/gymnasium is excellent. Love the hardwood floors, cafeteria is excellent.
Performing Arts (Band, Choir, Drama)	Excellent space. Lighting and sound could be improved.
Gym, Fitness, Athletics, Covered Play	Covered play area is small.
Technology, Shops, Computer Labs, Testing	Computer lab NEEDS ventilation - heats quickly when testing.
Storage, Restrooms, Custodial	There is very little storage. Restroom should be unisex. Custodial is adequate.
General Circulation, Corridors, Lobby, Public Area	N/A
Playfields	The drainage on the play field needs attention. General grounds have too many weeds!
Site: Parking, Bus, Parent Drop-off	Signage needed. The circulation pattern is adequate.
Community/Family/Special Services	Special Services,especially the self-contained classrooms are very appropriate.

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Ballard High School
Name	Keven Wynkoop Principal
Today's Date	11/18/20
Grade Levels	9-12
Unique Programs / Activities / Trends	Ballard HS is a comprehensive program with a vast array of programs that require unique facilities. Programs that require unique facilities include an engineering pathway, a greenhouse, multiple life skills special education programs, marketing and performing arts.
Enrollment Change Comments	My school was vastly over capacity the last handful of years, but enrollment has come down with the opening of Lincoln HS. We will get a little smaller next year and then my enrollment will slowly start to increase again. Our demographics have gotten more white and more upper income level over the last ten years.
Community Programs/Hours	athletics (many hours) and world language courses after school on a couple of days per week.
Administration, Teacher Flex/Group, Conference	Least, the number of offices is good and the way they connect benefits collaboration
Core Learning (900 SF General Classrooms)	Least, most of our classrooms are a good size and allow for creative instructional strategies
Small Group (150 SF) Small Flex (300 SF), Large	Most, we do not have any useable spaces for small group work.
Flex Classrooms (600-900 SF)	Most, we do not have any spaces that meet this definition
Kindergarten	n/a
Preschool, Child Care, Head Start	n/a
Resource, Special Education, Family, Life Skills	least, we have a life skills apartment that provides a great space and we converted an old preschool space into a self contained SPED space.
Science, Art, Graphics	Most, our science lab facility needs exceed the number of lab classrooms that the building has. We have had to convert three spaces that were not designed for this and they have all major issues with offering science programs.
Multi-Purpose, Cafeteria, Commons, Kitchen	Medium, the student store is small and a long ways from the marketing classroom that the teacher works in, which makes it a logistical nightmare for the teacher
Performing Arts (Band, Choir, Drama)	Most, we have four programs that share two spaces and the Performing Arts Center was built without an orchestra pit and well short of the storage space that we need
Gym, Fitness, Athletics, Covered Play	Most, this was a ridiculous oversight, but the main gym does not have side hoops, so when the divider is down both sides only have two hoops. This means that PE classes and basketball teams don't ever share the space. Additionally, the amount of gym space is short of what we need. We are forced to have teams practice in the lunchroom, which is extremely problematic. Also, the weight room is too small for our needs.
Technology, Shops, Computer Labs, Testing	Least
Storage, Restrooms, Custodial	Least, we are trying to create more outside athletic storage, but the rest is good.
General Circulation, Corridors, Lobby, Public Area	The middle stairs are too small, as they are the most convenient for students, which means they back way up.

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Ballard High School
Playfields	One field is not even close to the amount of space that we would like to have, but I don't see anyone creating more land all of a sudden
Site: Parking, Bus, Parent Drop-off	The staff parking lot spaces are WAY too small, but it is supposed to get re-stripped next Summer. Of course, the new problem will be the reduction in spaces, but it will be better than the large number of scratches and dents that we have in normal years.
Community/Family/Special Services	
Created	11/18/20 1:51 PM

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Beacon Hill International School
Principal Name	Katie Virga Principal
Grade Levels	k-5
Unique Programs / Activities / Trends	Dual Language in Spanish and Mandarin. Open concept school.
Enrollment Change Comments	Prior to Covid we had high enrollment numbers compared to classroom space and a waitlist for our dual language programs.
Community Programs/Hours	After school activities (2:45pm-4:30 pm). Launch preschool and before and after school childcare (7am-6pm)
Administration, Teacher Flex/Group, Conference	We need more space for CBOs - a lot of sharing office spaces
Core Learning (900 SF General Classrooms)	Open concept makes general classroom instruction challenging
Small Group (150 SF) Small Flex (300 SF), Large	we use all spaces - teacher workrooms etc - as small group spaces as many of the ones that exists are in very noisy spaces (right next to bathrooms, in hallways)
Flex Classrooms (600-900 SF)	
Kindergarten	strongly deficient - 75 students in one pod
Preschool, Child Care, Head Start	Fine
Resource, Special Education, Family, Life Skills	Fine
Science, Art, Graphics	
Multi-Purpose, Cafeteria, Commons, Kitchen	Fine
Performing Arts (Band, Choir, Drama)	Fine
Gym, Fitness, Athletics, Covered Play	Fine
Technology, Shops, Computer Labs, Testing	We turned the computer lab into an art classroom - use laptop carts
Storage, Restrooms, Custodial	Fine
General Circulation, Corridors, Lobby, Public Area	Crowded
Playfields	Fine
Site: Parking, Bus, Parent Drop-off	Parking is super challenging - only street parking in a busy neighborhood
Community/Family/Special Services	Our school based health clinic could use more room to serve families

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	BF Day
Name	Stan Jaskot - Principal
Today's Date	11/18/20
Grade Levels	Pre-school to 5th
Unique Programs / Activities / Trends	We house 4 SpEd programs, most notably 2 classes of a SpEd pre-school program and 2 classes of a social emotional learning (behavior disability)
Enrollment Change Comments	No major changes are predicted. BF Day has grown from about 290 to 425 students in the 7 years I have been Principal
Community Programs/Hours	Boys and Girls Club
Administration, Teacher Flex/Group, Conference	We lack office space for a psych, storage space, speech room, conference room.
Core Learning (900 SF General Classrooms)	We use every available space for instruction. Prior to 2 new rooms being built in the daycare space, we were considering having to combine 2 SpEd programs - Access and Resource. This is not a good idea.
Small Group (150 SF) Small Flex (300 SF), Large	In the CBA, psychologists are guaranteed office space for evaluations. Providing this for just one position is sometimes challenging when we also need spaces for ELL teacher, interventionist, counselor, speech teacher. Our old building simply wasn't designed for all these support positions.
Flex Classrooms (600-900 SF)	N/A
Kindergarten	K classrooms should have bathrooms inside, or in closer proximity to the classroom. We intentionally place our K classrooms on the main floor, and away from Behavior SpEd classrooms.
Preschool, Child Care, Head Start	Boys and Girls Club use a portion of the old childcare space under the library, which was recently renovated to provide 2 more classrooms. So, the Club has offices and a kitchen in this area, but actual student services will be provided in the cafeteria.
Resource, Special Education, Family, Life Skills	SpEd programs must have an appropriate, independent space to function. We cannot combine resource room and Access, as has been suggested.
Science, Art, Graphics	A new art room was built this past summer.
Multi-Purpose, Cafeteria, Commons, Kitchen	Our cafeteria (2 former basement classrooms) and serving areas are very small and divided. We have no space to host an all-school assembly - especially if there is space needed to fit in a guest presenter or theatre company.
Performing Arts (Band, Choir, Drama)	A new music room space was built this summer in the former daycare area. The SF is very small, and minimal noise abatement was completed, from my recollection.
Gym, Fitness, Athletics, Covered Play	We have an extremely small gym for a school of this size. We cannot fit all staff and students in this space for an all-school assembly.
Technology, Shops, Computer Labs, Testing	Computer lab has been removed for classroom space - instead relying on laptop carts.
Storage, Restrooms, Custodial	Very little storage, especially for the B/G Club who will have to retrofit the cafeteria daily. Our restrooms are small and smell. Custodians regularly complain about adequate storage.
General Circulation, Corridors, Lobby, Public Area	Hallways were recently painted. Light brightness has been improved. Overall wood floors have extensive wax build-up and need to be sanded. Staff prefer not to have carpet tiles installed in this area.

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Name of School	BF Day
Name	Stan Jaskot - Principal
Today's Date	11/18/20
Grade Levels	Pre-school to 5th
Playfields	PTSA grants have allowed us to upgrade both the lower and upper playfields. Blacktop is cracked and failing in many places.
Site: Parking, Bus, Parent Drop-off	Parking is an issue for staff and parents. Linden Ave N is very narrow, and buses pull up on to the grass to allow traffic to pass. It is very unsafe for a 2 way street and cars regularly play chicken to see who will pass. Parents sometimes cross the street mid-block, which complicates the issue. If it is possible to create a bus lane and widen the street in front of the building, it would be a huge help.
Community/Family/Special Services	Pre-school uses the 2 classrooms that have bathrooms within. SpEd behavior classrooms should have separate calming/sensory spaces.

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

1. Please enter your name and Title/Role:

Ryan LaDage – Principal; Patrick Gray - Assistant Principal

3. What is the name of your school?

Catharine Blaine K-8

4. What grade levels are served at your school?

Kindergarten through 8th grade

5. Please describe your school's unique programs, activities, trends, and directions.

Catharine Blaine has a relatively unique status in the school district when it comes to enrollment. Our K-5 grades are considered a 'neighborhood' school and enrollment is guaranteed for any student. Our 6-8 grades are considered a 'choice' school and student must ask to be enrolled here and space is not guaranteed. Our enrollment reached an apex two years ago and has dropped steeply since then due to the re-opening of Magnolia Elementary. It is difficult to accurately project our enrollment in the coming school years. Our course programs are non-unique, with one world language, one level of advanced mathematics, and course offerings in music and art. Perhaps the most unique aspect of our physical space is that we are operated with a joint use agreement between the City of Seattle and the School District. The school is built partially on school district land and partially on city property, and we are physically connected to the city-run community center. We coordinate swim lessons for students in 3rd and 4th grade, and some students have received private piano instruction during school hours in the building.

6. What community programs and activities, along with hours of use, are planned for your school?

Our school is used by various programs outside of school hours, including: Before and after school care (morning and afternoon) coordinated by the attached community center, youth basketball programs in our gym (early evening), Scouting USA and Girl Scouts (early evening). Our playground is adjacent to a city-run pool (Pop Mounger) and is used by the community outside of regular school hours.

7. Excluding changes related to COVID-19, please provide any comments regarding and changes of enrollment, demographics, etc. at your school.

We are in a period of declining enrollment resulting from the re-opening of Magnolia Elementary in the fall of 2019. Our enrollment peaked at about 750 student two years ago and is currently 528 (~50 lower than projection per-COVID). Our middle school has had three cohorts of students at each grade level (~90 students per grade) for the past two years. This year, with our fifth grade reduced to ~60 students, it's not known if our 6th grade class next year will have two or three cohorts of students. The percent of students receiving ELL services has declined in the past two years as students have moved to Magnolia Elementary.

Programs and Spaces

From the following list, please describe those that need the MOST attention, and those that need the LEAST attention at your school. Please highlight program areas that are either strongly deficient or

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

strongly support SPS vision for the Learning Environment Goals and Guiding Principles and why. Simply indicate "N/A" for those program areas that do not apply to your school. Do not feel compelled to provide descriptions in every space.

Administration, Teacher Flex/Group, Conference, Counseling

These areas are in MODERATE need of attention. Office work areas do not have modern ventilation systems, heat is erratic, and cooling is nonexistent. We do not have a dedicated conference room in the building.

Core Learning (900 SF General Classrooms)

These areas are in MODERATE need of attention. Heating and cooling are an issue in all classrooms. Most classroom doors cannot be locked from the inside, creating a potential safety risk in lockdown situations. Some classrooms do not have ceiling-mounted projectors. Some classrooms do not have whiteboards. Shades and blinds in most classrooms are not fully functional.

Community/Family/Special Services

N/A

Small Group (200-300 SF)

There are several spaces in our building that are used for small group work - rooms 105B, 121A, and 121B. These rooms are all in MODERATE need of attention. Like all classroom spaces, they have insufficient heating and cooling, doors that cannot be locked from the inside, blinds/shades do not work correctly, etc. Some do not have whiteboards.

Flex Classrooms (e.g. learning labs, small group, breakout; 600-900 SF)

Room 133B and 105B have been used as dedicated classrooms in the past, though they're too small for this purpose. Like all classroom spaces, they have insufficient heating and cooling, doors that cannot be locked from the inside, blinds/shades do not work correctly, etc. Some do not have whiteboards. These rooms are in MODERATE need of attention.

Kindergarten

Two of our Kindergarten classrooms are in one room that may have been originally built as a wood or metal shop. The room has two distinct sections with a wall between them. One area has an exterior door leading to a paved garden area. Our third kindergarten room is a regular classroom. None of these spaces were built with smaller children in mind and none have attached bathrooms. These rooms are MOST in need of attention to better suit them for Kindergarten use.

Preschool, Child Care, Head Start

N/A

Resource, Special Education (OT/PT, ESL, etc.), Family, Life Skills

We have two Resource classrooms – Rooms 121A and 121B. These rooms are not built for this purpose and are generally too small, especially for middle school students. Our OT/PT works in a room attached

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to the lunchroom (room 145). Our speech therapist has an office in the hallway between our lunchroom and recess doors. This room was built as a pass-through office to the library and has no soundproofing. All of these rooms are MOST in need of improvement.

Science, Art, Graphics

Our science classrooms were carpeted a few years ago at the recommendation of audiologists. Carpet in science classrooms is problematic when working with liquids. We do not have a dedicated art room. Our art teacher works in a carpeted portable. Carpet is problematic when working with paint, water, and clay. For elementary art, we provide instruction through an art docent program and these docents use a portable not intended for art instruction.

CTE/Skills Center Multi-Purpose, Cafeteria, Commons, Kitchen

Our cafeteria is functional and is an appropriate size for our current enrollment. Our kitchen is probably very overdue for mechanical upgrades. We have an area adjacent to our cafeteria that could perhaps be called a breezeway, although it's fully enclosed. This is the closest thing our building has to a 'commons' area. Middle school students use this space during lunchtime.

Performing Arts (Band, Choir, Drama)

We have two music rooms, built as music rooms. Both have built-in risers, which serve instructional needs well. Both rooms have potential mold issues from leaking windows. We also have four small practice rooms adjacent to our music rooms. All music spaces have good soundproofing. Our stage, curtains, and lighting are quite old. A new projection screen was installed this past spring. We do not have speakers mounted to any walls or ceilings, nor do we have a ceiling mounted projector to use with our stage. Curtains and blinds in our cafetorium are all functional.

Gym, Fitness, Athletics, Covered Play

We do not have a covered play area. This is something we are MOST in need of. Our Gym is large and has sufficient space for two classes to use it at the same time. There is a retractable, hard-surface wall that can divide the gym in half. The mechanics of this wall are old and have needed repair multiple times. We have been told the district will not repair the way again if it breaks. This is an issue that is MOST in need of attention.

Our gyms have two large locker rooms with doors to the gym, an enclosed breezeway, and the outdoors. The showers in the locker rooms are not functional and much of the space is used for storage. Improving or repurposing the locker areas is a MODERATE need.

We do not have athletic fields. Our students and coaches have access to city-maintained fields on the north and south side of the school. We have no access to a track. This is an area of LEAST need.

Technology, Shops, Computer Labs, Testing

We do not have a computer lab in our school. Our robotics course is taught in a science classroom. Our coding class is taught in a math classroom. This is an area of LEAST need.

Storage, Restrooms, Custodial

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Our primary storage room is adjacent to our custodial entrance and is easily accessed by all staff. This is an area of LEAST need. Other areas of the building are used for ad-hoc storage, including two restrooms at the north end of the building (across from 140B and 139B), locker rooms, and the north half of 145.

Our student restrooms were not built with younger students in mind. The restrooms are functional but unpleasant. There are no sinks in the hall or visible to adults. This is an area MOST in need of improvement.

Custodial spaces and closets spread throughout the building do not include adequate storage space. This is an area in MODERATE need of attention.

General Circulation, Corridors, Lobby, Public Areas

Our hallways are wide and provide adequate space for students to safely and comfortably move between classes. This is an area of LEAST need.

We do not have a lobby. There is no buzzer-controlled access to our office. Our exterior doors, including doors with crash bars, are in poor repair. This is an area of MODERATE need.

We have an outdoor courtyard fully enclosed by the building. This area is in poor condition, but our PTA is working with the district and city to fully revamp this space. Assuming this project moves forward, the courtyard is an area of LEAST need. If the project does not move forward, this would be an area of MOST need. By January 2021, this project will either be completed or stalled.

Our front entrance has a large courtyard area which has excellent space for students waiting for the school day to begin. There are benches for students. This is an area of LEAST need.

Playfields

Our play area is fully paved. We have no grass (synthetic or real) surface. Our paved play areas are cracked with many weeds. Our PTA is able to repaint play areas every year or two. This is an area MOST in need of improvement.

Our climbers are generally in good repair, but our wood chips and the railroad ties retaining them are in MODERATE need of attention. We have no covered play area, which is a significant issue and is MOST in need of attention.

We have seven portables located in our playground area. We currently use four of these portables. Removal of the extras would make a significant improvement.

Site: Parking, Bus, Parent Drop-off

Parent drop-off is done via the community center parking lot. While this space generally works well, traffic backs up and is likely a hazard for students exiting cars. Some parents choose to drop their children off in the Pop Mounger pool parking lot, although we ask they do not do this. We do not know if drop-off areas are in need of district attention because the lots do not belong to the district.

Bus drop-off is done near Pop Mounger pool on 32nd Ave West and students enter the play area from bus drop-off. This is not an area in need of attention.

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Safe crossing at 32nd Ave W and W. Raye Street is an issue in MODERATE need of attention. Our student safety patrol supports safe crossing of 32nd Ave W at this intersection.

Our staff parking area is MOST in need of attention. The surface is potholed and there are barely-discernable parking lines.

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Name of School	Louisa Boren STEM K-8
Name	Kimberly Noble
Grade Levels	preK-8 grade
Unique Programs / Activities / Trends	<p>Science: Middle School curricula in multiple subjects are aligned with the Next Generation Science Standards (NGSS). These standards, developed by educators, scientists and business leaders, were released in 2013 and represent the latest thinking regarding innovative science education. In addition to content goals (called Core Ideas), the NGSS outlines scientific practices and crosscutting concepts. Engineering practices are readily integrated with PBL and Science in a two hour STEM block. Career and Technical Education (CTE): 7th and 8th graders have access to Introduction to Technology, a CTE program that engages students in real-world design and engineering problems. Students investigate power generation and distribution systems, electro-mechanical systems, the use of water and air as a heat transfer medium (hydronics), industrial process controls (mechanical and digital), and basic model fabrication and construction techniques. Students apply industrial mathematics to problems in physics, electricity, building design (e.g. R-Values as they relate to thermal transfer), and energy conservation. Math: STEM K–8 utilizes Eureka Math, an accelerated math program that provides advanced math to all middle school students. Every 8th grader will have mastered algebra and be eligible for honors and AP courses in high school. Science, Engineering, and PBL will also provide opportunities for advanced math applications. Technology: STEM K–8 middle school students are steeped in 21st Century Learning Skills. They use technology tools to support creative thinking, collaborative work, and innovative problem solving. Our middle school curriculum is built on technology integration. A 1:1 iPad program for middle school students transforms the way they interact with content, work, one another, and their teachers. Project Based Learning (PBL): PBL is a dynamic teaching method in which students explore real world problems and challenges. PBL experiences are based on inquiry, rigorous standards, integrated curriculum, and produce public displays of collaborative work. Students must communicate their learning to others. With active and engaged learning, students are inspired to obtain a deeper knowledge of the subjects they study. STEM K-8 also has an SPP program, which is a preschool program, sponsored by the City of Seattle. This preschool program, integrates students with an IEP into the City of Seattle preschool program (inclusion model). Our program consists of 1 general education teacher; 1 special education teacher, and 2 instructional assistants.</p>
Enrollment Change Comments	No concerns; pretty stable
Community Programs/Hours	STEM's after school program includes the following: Middle School Athletics, which provides the following sports teams- Ultimate Frisbee (Fall Season), basketball (Winter Season), soccer, and volleyball (Spring Season). STEM's after school enrichment program provides a variety of activities for our students, during the after school hours (3:30-5:30 M-F). Some of the enrichment activities that were provided for our students were: Amelia Aerospace Club, Art, tennis, karate, Legos, Robotics, after school tutoring.
Administration, Teacher Flex/Group, Conference	New clock system needed-not supported by district (cannot set bells); intercom system not functioning in all classrooms
Core Learning (900 SF General Classrooms)	least concern

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Name of School	Louisa Boren STEM K-8
Name	Kimberly Noble
Grade Levels	preK-8 grade
Small Group (150 SF) Small Flex (300 SF), Large	least concern
Flex Classrooms (600-900 SF)	least concern
Kindergarten	No drinking fountain or sink in classroom
Preschool, Child Care, Head Start	least concern: City Preschool program, YMCA
Resource, Special Education, Family, Life Skills	least concern
Science, Art, Graphics	least concern
Multi-Purpose, Cafeteria, Commons, Kitchen	least concern
Performing Arts (Band, Choir, Drama)	least concern
Gym, Fitness, Athletics, Covered Play	Gym needs upgrades-bleachers, basketball hoops and locker rooms needs updating and/or repaired; no covered play area for outside play or rainy day recess; play structure too small
Technology, Shops, Computer Labs, Testing	security camera not working
Storage, Restrooms, Custodial	not enough bathrooms or drinking fountains for a preK-8 school; there are only 4 restrooms for over 500 students
General Circulation, Corridors, Lobby, Public Area	over crowded hallways
Playfields	Needs updating-pot holds, field uneven; dangerous for students
Site: Parking, Bus, Parent Drop-off	Parking lot needs to be repainted and repaved.
Community/Family/Special Services	least concern

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Name of School	Bryant Elementary
Grade Levels	K-5
Name	Charmaine Marshall Principal
Today's Date	11/25/20
Unique Programs / Activities / Trends	
Enrollment Change Comments	LOWER KINDERGARTEN ENROLLMENT
Community Programs/Hours	LASER after school CBO
Administration, Teacher Flex/Group, Conference	COUNSELING- MOST
Core Learning (900 SF General Classrooms)	N/A
Small Group (150 SF) Small Flex (300 SF), Large	N/A
Flex Classrooms (600-900 SF)	N/A
Kindergarten	LEAST
Preschool, Child Care, Head Start	N/A
Resource, Special Education, Family, Life Skills	
Science, Art, Graphics	
Multi-Purpose, Cafeteria, Commons, Kitchen	N/A
Performing Arts (Band, Choir, Drama)	N/A
Gym, Fitness, Athletics, Covered Play	LEAST
Technology, Shops, Computer Labs, Testing	N/A
Storage, Restrooms, Custodial	Additional cleaning supplies
General Circulation, Corridors, Lobby, Public Area	N/A
Playfields	N/A
Site: Parking, Bus, Parent Drop-off	N/A
Community/Family/Special Services	MOST
Created	11/25/20 9:20 AM

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Name of School	Cascadia Elementary School
Grade Levels	1-5
Name	Sandra Mackey
Today's Date	11/25/20
Unique Programs / Activities / Trends	HCC cohort school
Enrollment Change Comments	
Community Programs/Hours	Camps, after school programs, child care, community meetings
Administration, Teacher Flex/Group, Conference	
Core Learning (900 SF General Classrooms)	
Small Group (150 SF) Small Flex (300 SF), Large	
Flex Classrooms (600-900 SF)	
Kindergarten	
Preschool, Child Care, Head Start	Both community programs and head start are using this area. It is not designed for dual use
Resource, Special Education, Family, Life Skills	
Science, Art, Graphics	
Multi-Purpose, Cafeteria, Commons, Kitchen	
Performing Arts (Band, Choir, Drama)	sound proofing
Gym, Fitness, Athletics, Covered Play	
Technology, Shops, Computer Labs, Testing	
Storage, Restrooms, Custodial	
General Circulation, Corridors, Lobby, Public Area	
Playfields	Self locking gate
Site: Parking, Bus, Parent Drop-off	better signage, new paint in some parking areas
Community/Family/Special Services	
Created	11/25/20 1:25 PM

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Name of School	Cedar Park Elementary
Name	Jon Gasbar Principal
Today's Date	11/18/20
Grade Levels	pre-k - 5th
Unique Programs / Activities / Trends	Expeditionary learning, IDEA Time is an enrichment hour, art docent happens twice a month
Enrollment Change Comments	growing in size by about 50-60 kids a year will be maxed out in 3 years
Community Programs/Hours	none at the moment but normally we would have kidsco
Administration, Teacher Flex/Group, Conference	
Core Learning (900 SF General Classrooms)	
Small Group (150 SF) Small Flex (300 SF), Large	
Flex Classrooms (600-900 SF)	
Kindergarten	
Preschool, Child Care, Head Start	
Resource, Special Education, Family, Life Skills	
Science, Art, Graphics	
Multi-Purpose, Cafeteria, Commons, Kitchen	
Performing Arts (Band, Choir, Drama)	
Gym, Fitness, Athletics, Covered Play	
Technology, Shops, Computer Labs, Testing	
Storage, Restrooms, Custodial	
General Circulation, Corridors, Lobby, Public Area	
Playfields	
Site: Parking, Bus, Parent Drop-off	
Community/Family/Special Services	
Created	11/18/20 11:02 AM

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Name of School	Chief Sealth International High School
Grade Levels	9-12
Name	Erik Weiss Assistant Principal
Today's Date	11/25/20
Unique Programs / Activities / Trends	CSIHS is an international school with a Spanish Immersion Program, a Confucius Institute and multiple language offerings; CSIHS serves all special education models from Medically Fragile through Resource with a large Distinct program; CSIHS is an academy school with an Academy of Finance as well as Academy of Hospitality serving culinary arts, marketing,
Enrollment Change Comments	Slow but steady enrollment increases over the last several years
Community Programs/Hours	We have multiple community groups that use facilities- several community band/orchestra groups use the auditorium during the evening; we have community groups that use the library for parent education, etc, from 4-6;
Administration, Teacher Flex/Group, Conference	We have multiple CBOs that work in the school (TRIO, CityYear, CSN, etc) that compete for office/small group space
Core Learning (900 SF General Classrooms)	
Small Group (150 SF) Small Flex (300 SF), Large	
Flex Classrooms (600-900 SF)	
Kindergarten	n/a
Preschool, Child Care, Head Start	n/a
Resource, Special Education, Family, Life Skills	We are currently outgrowing special education spaces for highly impacted students
Science, Art, Graphics	
Multi-Purpose, Cafeteria, Commons, Kitchen	
Performing Arts (Band, Choir, Drama)	
Gym, Fitness, Athletics, Covered Play	
Technology, Shops, Computer Labs, Testing	
Storage, Restrooms, Custodial	
General Circulation, Corridors, Lobby, Public Area	Circulation in interior conference rooms is poor, several rooms with no windows, poor circulation
Playfields	
Site: Parking, Bus, Parent Drop-off	Special Education bus drop-off zone can get crowded, impacting student transitions due to the large size of our highly impacted programs
Community/Family/Special Services	
Created	11/25/20 3:27 PM

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Name of School	Coe Elementary
Grade Levels	K-5
Name	Virginia Turner, Principal
Today's Date	11/30/20
Unique Programs / Activities / Trends	We do not have any "unique programs". We have had a technology specialist as a PCP class for all grades so a tech lab is necessary. We have both performing arts and visual arts PCP classes. Coe is currently undergoing a construction project to add 6 more classrooms. Coe has been an over-enrolled school for many years. Coe's special education programming is resource room only.
Enrollment Change Comments	This year we planned for 5 kindergartens based on projections, but end up (due to COVID) with 4. If we are going to have 5 kindergartens, I don't see how we will be able to house a pre-K program. Coe has been an over-enrolled school for more than 7 years. Due to our over-enrollment, we are building an addition currently which is to be completed by summer 2021.
Community Programs/Hours	Currently, due to being over-capacity school, Coe has not had a pre-K program for the past 4 (?) years but historically did have a pre-K program. The program re-located when we had to add additional kindergartens. I am not sure they will be able to return after our addition or not. So much is unclear about enrollment due to the pandemic.
Administration, Teacher Flex/Group, Conference	We are adding 6 new classrooms and some office space in our addition. (By office space I mean space for speech therapy, counseling.) This will allow us to again have a conference room in our office suite. The conference room is currently an ELL classroom. Once the addition is complete, we will be in a good position for space.
Core Learning (900 SF General Classrooms)	Core learning spaces will be sufficient once the addition is complete as we are adding 6 regular classrooms.
Small Group (150 SF) Small Flex (300 SF), Large	We will have adequate space for small group work with our addition.
Flex Classrooms (600-900 SF)	no need
Kindergarten	Kindergarten is key. See comments above re: the ability of our pre-K program to return to Coe. If we need to house 5 kindergartens, it would be very difficult for a pre-K program to return, even after the addition is complete.

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Name of School	Coe Elementary
Grade Levels	K-5
Name	Virginia Turner, Principal
Preschool, Child Care, Head Start	See K comment above. We would like to have our pre-K program return but yet sure if there will be space. We will have to wait and see how many K classrooms are required after the pandemic clears and students return (in a typical way) to school.
Resource, Special Education, Family, Life Skills	We are very cramped for space now. Five adults share one room and serve more than 40 students out of that one room. This should be much improved with our addition.
Science, Art, Graphics	With the addition, our visual arts program can have a room, rather than teaching out of a partitioned hallway space. The addition should solve our visual arts classroom challenge.
Multi-Purpose, Cafeteria, Commons, Kitchen	Our cafeteria, commons, kitchen are sufficient for our enrollment.
Performing Arts (Band, Choir, Drama)	We have a very useful and designated performing arts space (room 208).
Gym, Fitness, Athletics, Covered Play	Our gym is wonderful and meets our needs.
Technology, Shops, Computer Labs, Testing	We have a tech lab (room 209) but it has been turned into a classroom during our years of being over-crowded. The addition should allow us to have a tech classroom once again.
Storage, Restrooms, Custodial	Coe is VERY short on storage. Custodial is sufficient. Restrooms are being added in the addition.
General Circulation, Corridors, Lobby, Public Area	Our hallway circulation will be much improved with the addition as we will add a staircase.
Playfields	Our playground is limited due to the size of our lot. We look forward to additional fencing in the near future to deal with safety concerns.
Site: Parking, Bus, Parent Drop-off	Parking is very small due to our relatively small lot size. I don't see a way to remedy this. Parent drop off and bus zones are sufficient.
Community/Family/Special Services	We do not have a need for more space in these areas once the addition is complete.
Created	11/30/20 4:55 PM

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Name of School	Dearborn Park International
Name	Jessica Conte, Principal
Today's Date	11/17/20
Grade Levels	preschool - 5th Grade
Unique Programs / Activities / Trends	We are an international school. We have dual language programs in Spanish and Mandarin. We have over 60% of our students that speak at least one other language and 89% of our students are students of color.
Enrollment Change Comments	We have decreased enrollment over time. We continue to serve the neighborhood with most of our students being students of color.
Community Programs/Hours	We have a Dance Troupe and Aerobic Clubs that meets after school and serves over 120 students. We also have additional after school clubs.
Administration, Teacher Flex/Group, Conference	Least attention, it's manageable. The building in its entirety needs to be redone.
Core Learning (900 SF General Classrooms)	MOST. We are an open concept school which makes for a very difficult learning environment for students learning and speaking multiple languages. The auditory and visual space is very challenging for students.
Small Group (150 SF) Small Flex (300 SF), Large	Least attention, it's manageable. The building in its entirety needs to be redone.
Flex Classrooms (600-900 SF)	Least attention, it's manageable. The building in its entirety needs to be redone.
Kindergarten	MOST. We are an open concept school which makes for a very difficult learning environment for students learning and speaking multiple languages. The auditory and visual space is very challenging for students.
Preschool, Child Care, Head Start	This is a new part of our building, it is isolated and separate, but in good condition.
Resource, Special Education, Family, Life Skills	Least attention, it's manageable. The building in its entirety needs to be redone.
Science, Art, Graphics	We don't have spaces for these programs
Multi-Purpose, Cafeteria, Commons, Kitchen	This is a newer part of the building and in okay condition
Performing Arts (Band, Choir, Drama)	We have an amazing performing arts program
Gym, Fitness, Athletics, Covered Play	This is a newer part of the building and in okay condition
Technology, Shops, Computer Labs, Testing	We don't have space for this
Storage, Restrooms, Custodial	This is in poor physical condition and looks very unappealing
General Circulation, Corridors, Lobby, Public Area	Despite hundreds of thousands of dollars spent on air flow, this is an area of concern

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Name of School	Dearborn Park International
Name	Jessica Conte, Principal
Today's Date	11/17/20
Playfields	We have a very rough city park is the only grassy area for students. It is not well maintained. Our blacktop playground is bumpy with lots of tree roots growing.
Site: Parking, Bus, Parent Drop-off	No on-campus parking for families
Community/Family/Special Services	Least attention, it's manageable. The building in its entirety needs to be redone.

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Name of School	Dunlap Elementary
Grade Levels	K-5
Name	Tonie Talbert - Principal
Today's Date	11/30/20
Unique Programs / Activities / Trends	Levy School, Special Ed Program, provide IMAGINE LEARNING (support groups)
Enrollment Change Comments	
Community Programs/Hours	Team Read, Big Brothers/Big Sisters (mentoring), Mindfulness Program (Space Between), Garden Coordinator After school programs (2 hours a day)
Administration, Teacher Flex/Group, Conference	
Core Learning (900 SF General Classrooms)	
Small Group (150 SF) Small Flex (300 SF), Large	
Flex Classrooms (600-900 SF)	
Kindergarten	
Preschool, Child Care, Head Start	
Resource, Special Education, Family, Life Skills	
Science, Art, Graphics	
Multi-Purpose, Cafeteria, Commons, Kitchen	
Performing Arts (Band, Choir, Drama)	DEFICIENT IN space
Gym, Fitness, Athletics, Covered Play	
Technology, Shops, Computer Labs, Testing	
Storage, Restrooms, Custodial	
General Circulation, Corridors, Lobby, Public Area	MOST IMPORTANT - HIGH PRIORITY (lighting). Safety concern
Playfields	
Site: Parking, Bus, Parent Drop-off	
Community/Family/Special Services	
Created	11/30/20 11:58 AM

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Name of School	Eckstein Middle School
Grade Levels	6-8
Name	Kristin Rose/Principal
Today's Date	11/30/20
Unique Programs / Activities / Trends	Eckstein is a comprehensive middle school that serves 1100 students. In addition to core academic classes - Music, Art, World Language, Leadership and PE are offered to students as their electives. We serve four Special Education programs with OT/PT and Speech services as well as an English Learner program.
Enrollment Change Comments	Enrollment continues to increase.
Community Programs/Hours	We have a robust sports program that utilizes our Gym and field space. These are often rented by local outside programs when we are not utilizing them.
Administration, Teacher Flex/Group, Conference	MOST - We have one conference space for IEP team meetings in the Library. We could utilize more small group gathering spaces.
Core Learning (900 SF General Classrooms)	MOST - We are still waiting on the portables to be lowered in the back parking lot and for furniture to be placed inside them.
Small Group (150 SF) Small Flex (300 SF), Large	
Flex Classrooms (600-900 SF)	LEAST - We do not have any flex spaces - would be a great asset!
Kindergarten	N/A

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Eckstein Middle School
Grade Levels	6-8
Name	Kristin Rose/Principal
Preschool, Child Care, Head Start	N/A
Resource, Special Education, Family, Life Skills	LEAST - We have a small kitchen where our SPED students complete their life skills.
Science, Art, Graphics	
Multi-Purpose, Cafeteria, Commons, Kitchen	LEAST - We have a MakerSpace in our Library.
Performing Arts (Band, Choir, Drama)	LEAST - Choir has practice in our Little Theater that is connected to our cafeteria. This space may need to be used in future years for eating space as our enrollment continues to increase.
Gym, Fitness, Athletics, Covered Play	MOST - We only have 2 gyms. As our enrollment increases we have huge PE classes and need more space so we can increase FTE. Additionally, our bleachers have been "condemned" and we are in desperate need of a new set so when school resumes we can get back to our pep/spirit assemblies. We do have an additional space off of the Gym (a small classroom) but we need to get an intercom (for safety) and a clock in there.
Technology, Shops, Computer Labs, Testing	
Storage, Restrooms, Custodial	MOST - We would like to identify another women's staff restroom that isn't used for students with special needs. We currently have more men's restrooms than women's.
General Circulation, Corridors, Lobby, Public Area	
Playfields	
Site: Parking, Bus, Parent Drop-off	
Community/Family/Special Services	LEAST - We hired a Social Worker this year which displaced our Prevention/Intervention staff members office. Another place for the Prevention/Interventionist near counseling would be great.
Created	11/30/20 8:06 PM

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Emerson
Grade Levels	PK-5
Name	Erin Rasmussen, Principal
Today's Date	11/30/20
Unique Programs / Activities / Trends	
Enrollment Change Comments	We have continued to have an increase in enrollment over the past 4 years.
Community Programs/Hours	We do not have community programs in our building currently.
Administration, Teacher Flex/Group, Conference	We have a few very small spaces, they are hard have groups in.
Core Learning (900 SF General Classrooms)	15
Small Group (150 SF) Small Flex (300 SF), Large	
Flex Classrooms (600-900 SF)	We have a few classrooms we use for this.
Kindergarten	3 classes
Preschool, Child Care, Head Start	2 programs
Resource, Special Education, Family, Life Skills	4 programs
Science, Art, Graphics	1 art room
Multi-Purpose, Cafeteria, Commons, Kitchen	
Performing Arts (Band, Choir, Drama)	
Gym, Fitness, Athletics, Covered Play	
Technology, Shops, Computer Labs, Testing	
Storage, Restrooms, Custodial	
General Circulation, Corridors, Lobby, Public Area	
Playfields	
Site: Parking, Bus, Parent Drop-off	
Community/Family/Special Services	1
Created	11/30/20 3:37 PM

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Fairmount Park
Grade Levels	PreK-5
Name	Julie Breidenbach, Principal
Today's Date	11/25/20
Unique Programs / Activities / Trends	Pretty much a typical school. We do have special education preschools in two spaces.
Enrollment Change Comments	we are down a bit due to parents
Community Programs/Hours	YMCA uses the lunchroom for childcare after school
Administration, Teacher Flex/Group, Conference	
Core Learning (900 SF General Classrooms)	
Small Group (150 SF) Small Flex (300 SF), Large	one space used for special education
Flex Classrooms (600-900 SF)	don't have any
Kindergarten	rooms are too small but no options
Preschool, Child Care, Head Start	
Resource, Special Education, Family, Life Skills	
Science, Art, Graphics	
Multi-Purpose, Cafeteria, Commons, Kitchen	
Performing Arts (Band, Choir, Drama)	
Gym, Fitness, Athletics, Covered Play	small gym but we make it work
Technology, Shops, Computer Labs, Testing	no lab
Storage, Restrooms, Custodial	
General Circulation, Corridors, Lobby, Public Area	
Playfields	We don't have one
Site: Parking, Bus, Parent Drop-off	We have to use the city street for this...
Community/Family/Special Services	
Created	11/25/20 1:09 PM

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Bailey Gatzert Elementary
Principal Name	Alexandria Red/ Assistant Principal @ Bailey Gatzert
Grade Levels	Pre-Kindergarten to Fifth Grade
Unique Programs / Activities / Trends	Elementary School site with large population of ELL, homeless, low income families. Title 1 / LAP school
Enrollment Change Comments	Slight decrease in student population. However we have new students registering every week. We are currently below capacity.
Community Programs/Hours	YMCA Daycare is open after school at Bailey Gatzert. Now during the pandemic the YMCA daycare runs from 7 AM to 6 PM.
Administration, Teacher Flex/Group, Conference	Strongly support SPS Vision
Core Learning (900 SF General Classrooms)	Strongly Supports SPS Vision
Small Group (150 SF) Small Flex (300 SF), Large	Strongly Supports SPS Vision
Flex Classrooms (600-900 SF)	Strongly Supports SPS Vision
Kindergarten	Strongly Supports SPS Vision
Preschool, Child Care, Head Start	Strongly Supports SPS Vision
Resource, Special Education, Family, Life Skills	Strongly Supports SPS Vision
Science, Art, Graphics	Strongly Supports SPS Vision
Multi-Purpose, Cafeteria, Commons, Kitchen	Strongly Supports SPS Vision
Performing Arts (Band, Choir, Drama)	Strongly Supports SPS Vision
Gym, Fitness, Athletics, Covered Play	needs most attention
Technology, Shops, Computer Labs, Testing	Strongly Supports SPS Vision
Storage, Restrooms, Custodial	Needs most attention
General Circulation, Corridors, Lobby, Public Area	Strongly Supports SPS Vision
Playfields	Strongly Supports SPS Vision
Site: Parking, Bus, Parent Drop-off	Needs most attention
Community/Family/ Special Services	Strongly support SPS Vision

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Greenwood Elementary
Grade Levels	Pre K-5
Name	Zac Stowell Principal
Today's Date	11/29/20
Unique Programs / Activities / Trends	We have a special education developmental preschool program along with a K-5 resource program.
Enrollment Change Comments	
Community Programs/Hours	After school enrichment programs are hosted after school until 4pm. We have 30+ programs throughout the year.
Administration, Teacher Flex/Group, Conference	Doesn't need much attention. (We don't have counseling)
Core Learning (900 SF General Classrooms)	Doesn't need attention
Small Group (150 SF) Small Flex (300 SF), Large	Doesn't need attention
Flex Classrooms (600-900 SF)	Doesn't need attention
Kindergarten	Doesn't need attention
Preschool, Child Care, Head Start	Doesn't need attention
Resource, Special Education, Family, Life Skills	Doesn't need attention
Science, Art, Graphics	Doesn't need attention
Multi-Purpose, Cafeteria, Commons, Kitchen	Doesn't need attention
Performing Arts (Band, Choir, Drama)	Doesn't need attention
Gym, Fitness, Athletics, Covered Play	Doesn't need attention
Technology, Shops, Computer Labs, Testing	Doesn't need attention
Storage, Restrooms, Custodial	Doesn't need attention
General Circulation, Corridors, Lobby, Public Area	Doesn't need attention
Playfields	The play field is a mix of sand and grass. Would love for a turf field.
Site: Parking, Bus, Parent Drop-off	Doesn't need attention
Community/Family/Special Services	N/A
Created	11/29/20 8:14 PM

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Hamilton International MS
Principal Name	Dorian Manza Principal
Grade Levels	6-8
Unique Programs / Activities / Trends	Rm. 232 STEM Class, Rm. 324 Coding, 103 C Resource Room, 212 Self-Contained Depending on Case Load
Enrollment Change Comments	
Community Programs/Hours	Currently none due to Covid.
Administration, Teacher Flex/Group, Conference	We have an extraordinary building that supports the SPS vision and Learning Environment Goals
Core Learning (900 SF General Classrooms)	
Small Group (150 SF) Small Flex (300 SF), Large	
Flex Classrooms (600-900 SF)	
Kindergarten	N/A
Preschool, Child Care, Head Start	N/A
Resource, Special Education, Family, Life Skills	
Science, Art, Graphics	
Multi-Purpose, Cafeteria, Commons, Kitchen	
Performing Arts (Band, Choir, Drama)	
Gym, Fitness, Athletics, Covered Play	
Technology, Shops, Computer Labs, Testing	
Storage, Restrooms, Custodial	
General Circulation, Corridors, Lobby, Public Area	
Playfields	
Site: Parking, Bus, Parent Drop-off	
Community/Family/Special Services	

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Hawthorne Elementary
Name	Sandra Scott
Today's Date	11/17/20
Grade Levels	K-5
Unique Programs / Activities / Trends	Hawthorne is a Creative Approach School with a STEAM program focus.
Enrollment Change Comments	Prior to Covid 19 closure enrollment was 453 student. 426 students currently enrolled during remote learning.
Community Programs/Hours	LAUNCH Child Care program 7:00am-6:00pm
Administration, Teacher Flex/Group, Conference	All offices in the main office area have no windows/ air quality in these offices are of concern
Core Learning (900 SF General Classrooms)	Heat and Cooling regulation inconsistent in classrooms
Small Group (150 SF) Small Flex (300 SF), Large	Least- all inside rooms no windows
Flex Classrooms (600-900 SF)	N/A
Kindergarten	Least
Preschool, Child Care, Head Start	N/A
Resource, Special Education, Family, Life Skills	Least
Science, Art, Graphics	Least
Multi-Purpose, Cafeteria, Commons, Kitchen	MOST Sliding doors between the lunchroom and gym don't open. Doors on the stage which is used as classroom are hard to open
Performing Arts (Band, Choir, Drama)	See above
Gym, Fitness, Athletics, Covered Play	Least
Technology, Shops, Computer Labs, Testing	Least
Storage, Restrooms, Custodial	?
General Circulation, Corridors, Lobby, Public Area	Least...I think

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Hawthorne Elementary
Name	Sandra Scott
Today's Date	11/17/20
Playfields	our playground is being rebuilt
Site: Parking, Bus, Parent Drop-off	Parking lot needs lighting; parent pick up and drop off areas congested during start and end times
Community/Family/Special Services	N/A LAUNCH uses available space within the building for childcare.(portable, cafeteria, stage, gym, kindergarten rooms 4&5

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Hazel Wolf K8
Grade Levels	K-8
Name	Debbie Nelsen/Principal
Today's Date	11/29/20
Unique Programs / Activities / Trends	E-STEM
Enrollment Change Comments	Hazel Wolf K-8 is pretty stable and don't anticipate many changes over next 5 years
Community Programs/Hours	Pre-School and Daycare
Administration, Teacher Flex/Group, Conference	
Core Learning (900 SF General Classrooms)	
Small Group (150 SF) Small Flex (300 SF), Large	
Flex Classrooms (600-900 SF)	
Kindergarten	
Preschool, Child Care, Head Start	
Resource, Special Education, Family, Life Skills	
Science, Art, Graphics	
Multi-Purpose, Cafeteria, Commons, Kitchen	
Performing Arts (Band, Choir, Drama)	
Gym, Fitness, Athletics, Covered Play	
Technology, Shops, Computer Labs, Testing	
Storage, Restrooms, Custodial	
General Circulation, Corridors, Lobby, Public Area	
Playfields	
Site: Parking, Bus, Parent Drop-off	
Community/Family/Special Services	
Created	11/29/20 2:26 PM

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Highland Park Elementary School
Name	Tyler Hamilton Assistant Principal
Grade Levels	PreK-5
Unique Programs / Activities / Trends	SPED SEL Program and Resource, Launch PreK
Enrollment Change Comments	Slight decrease over last 5 yrs.
Community Programs/Hours	Periodic Gym/Cafeteria Use/ Launch PreK 6:30AM-6pm
Administration, Teacher Flex/Group, Conference	Administration Space
Core Learning (900 SF General Classrooms)	
Small Group (150 SF) Small Flex (300 SF), Large	
Flex Classrooms (600-900 SF)	
Kindergarten	
Preschool, Child Care, Head Start	
Resource, Special Education, Family, Life Skills	Resource
Science, Art, Graphics	
Multi-Purpose, Cafeteria, Commons, Kitchen	
Performing Arts (Band, Choir, Drama)	
Gym, Fitness, Athletics, Covered Play	
Technology, Shops, Computer Labs, Testing	
Storage, Restrooms, Custodial	
General Circulation, Corridors, Lobby, Public Area	
Playfields	
Site: Parking, Bus, Parent Drop-off	
Community/Family/Special Services	

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	John Hay
Grade Levels	K-5
Name	Nicole Silver, Principal
Today's Date	11/25/20
Unique Programs / Activities / Trends	We are neighborhood school and have a substantial special education program, including resource, Access and self-contained classroom.
Enrollment Change Comments	We have been overcrowded, up until Covid, with around 500 students. We have a population of students that ranges from students with plenty of financial stability to students experiencing homelessness.
Community Programs/Hours	We have after school care and enrichment programs that would typically run until 6:00 p.m.
Administration, Teacher Flex/Group, Conference	We need more small rooms for counseling and calm down areas.
Core Learning (900 SF General Classrooms)	Seem adequate
Small Group (150 SF) Small Flex (300 SF), Large	
Flex Classrooms (600-900 SF)	We do not have many breakout rooms due to overcrowding.
Kindergarten	Seems adequate
Preschool, Child Care, Head Start	None
Resource, Special Education, Family, Life Skills	Rooms for Access and Resource are shared.
Science, Art, Graphics	Seems fine.
Multi-Purpose, Cafeteria, Commons, Kitchen	Seems adequate.
Performing Arts (Band, Choir, Drama)	Small stage is used as a classroom.
Gym, Fitness, Athletics, Covered Play	Seems very small.
Technology, Shops, Computer Labs, Testing	Computer lab used as a classroom.
Storage, Restrooms, Custodial	Unsure
General Circulation, Corridors, Lobby, Public Area	Seem very dark, especially on the first floor and first floor entrance.
Playfields	Seem fine.
Site: Parking, Bus, Parent Drop-off	Parking lot needs to be re-stripped, playground re-painted.
Community/Family/Special Services	We do not have enough space for our childcare - they've been having to use the lunchroom as their main space. Also, gym is very small.
Created	11/25/20 11:24 AM

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	John Muir Elementary
Name	Teresa Golden/Admin Secretary
Today's Date	11/17/20
Grade Levels	Prek thru 5th grade
Unique Programs / Activities / Trends	This is our first year with a Head Start program, we are super excited to finally offer prek to our families. We have two Sped programs, Resource & Access and a superb sped team. We have a fantastic support team for families including our counselor, our student/family advocate, a mental health provider from Odessa Brown as well as a care coordinator from Odessa Brown. We have strong partnerships with community based orgs. We also offer before and after school childcare.
Enrollment Change Comments	Our enrollment is up! Specifically our kinder enrollment. As well as this is our first year with a prek program.
Community Programs/Hours	Currently we host an in-person prek program through a CBO - Launch, Monday thru Friday
Administration, Teacher Flex/Group, Conference	
Core Learning (900 SF General Classrooms)	
Small Group (150 SF) Small Flex (300 SF), Large	
Flex Classrooms (600-900 SF)	
Kindergarten	
Preschool, Child Care, Head Start	
Resource, Special Education, Family, Life Skills	
Science, Art, Graphics	
Multi-Purpose, Cafeteria, Commons, Kitchen	
Performing Arts (Band, Choir, Drama)	
Gym, Fitness, Athletics, Covered Play	
Technology, Shops, Computer Labs, Testing	
Storage, Restrooms, Custodial	
General Circulation, Corridors, Lobby, Public Area	

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	John Muir Elementary
Name	Teresa Golden/Admin Secretary
Today's Date	11/17/20
Playfields	
Site: Parking, Bus, Parent Drop-off	
Community/Family/S pecial Services	

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	John Muir Elementary
Name	Alana Haider, Principal
Today's Date	11/17/20
Grade Levels	K-5, Launch Preschool, and (when in person) Head Start
Unique Programs / Activities / Trends	John Muir is a PreK-5th grade Title 1 school. SpEd programs include Resource and ACCESS. We have a large number of ELL students served by three ELL certificated staff and four Bilingual Assistants. John Muir is a LEVY school, one of 13 Priority Schools, and is part of the Local Improvement Network (LIN).
Enrollment Change Comments	Enrollment has remained steady and has in fact warranted another teacher being added at the kindergarten level (4 classrooms now).
Community Programs/Hours	2:45-5:30 a variety of afterschool PTA-sponsored clubs, Girls on the Run, Team Read
Administration, Teacher Flex/Group, Conference	We are running out of small rooms for small group/intervention instruction and conferencing with parents and/or stakeholders.
Core Learning (900 SF General Classrooms)	We habitually have leaking ceilings and roof throughout the entire building.
Small Group (150 SF) Small Flex (300 SF), Large	
Flex Classrooms (600-900 SF)	
Kindergarten	Just two of our four kindergarten classrooms have bathrooms.
Preschool, Child Care, Head Start	After-school care services (ARC) was displaced to Rainier Community Center to make space--
Resource, Special Education, Family, Life Skills	We have limited, crowded space for small group instruction.
Science, Art, Graphics	
Multi-Purpose, Cafeteria, Commons, Kitchen	There have been many instances of rainwater leaking through the cafeteria and gym roofs.i
Performing Arts (Band, Choir, Drama)	Music and Band are in one of two portables (other is occupied by a 4th grade teacher)
Gym, Fitness, Athletics, Covered Play	There is inadequate space for covered play. MOST ATTENTION: This covered area needs to be resurfaced, as the often slippery conditions lead to some pretty hard falls. Surface is currently slick and hazardous. This assessment was made by crew just recently in the building.
Technology, Shops, Computer Labs, Testing	The computers in our lab are ancient.
Storage, Restrooms, Custodial	Storage is extremely limited Items get stored on the stage, which needs to be used for other activities/purposes.
General Circulation, Corridors, Lobby, Public Area	

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	John Muir Elementary
Name	Alana Haider, Principal
Today's Date	11/17/20
Playfields	There is pitted grass (hazardous holes in playfield, continuously muddy during the winter months)
Site: Parking, Bus, Parent Drop-off	MOST ATTENTION: Our parking lot is tiny and does not accommodate even a fourth of the staff, let alone parents and visitors.
Community/Family/Special Services	Our Community Care Coordinator has to share a room with two other specialists on a rotation schedule.

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	John Stanford International
Name	Sarah Jones, Principal
Today's Date	11/18/20
Grade Levels	K-5
Unique Programs / Activities / Trends	We are an immersion school.
Enrollment Change Comments	None
Community Programs/Hours	There is on-site child care before and after school, and also PTSA runs an afterschool program.
Administration, Teacher Flex/Group, Conference	There is no flex/group space, conference or counseling space.
Core Learning (900 SF General Classrooms)	Some classes are larger/smaller/oddly shaped, we have PCP teachers with no classrooms.
Small Group (150 SF) Small Flex (300 SF), Large	We don't have any of these spaces
Flex Classrooms (600-900 SF)	We don't have any of these
Kindergarten	Only some kinder classrooms have bathrooms and others don't.
Preschool, Child Care, Head Start	There are two child care classrooms on the first floor. There is a special agreement with the city about these classrooms, and I think that should be revisited.
Resource, Special Education, Family, Life Skills	Very small and not large enough for groups, some people have to share a tiny office, some rooms have no windows
Science, Art, Graphics	We have art with no classroom
Multi-Purpose, Cafeteria, Commons, Kitchen	The cafeteria and gym have ventilation issues. There is only one stairway down to the cafeteria/gym which is problematic
Performing Arts (Band, Choir, Drama)	
Gym, Fitness, Athletics, Covered Play	
Technology, Shops, Computer Labs, Testing	
Storage, Restrooms, Custodial	There is a ton of old junk in the attic from prior renovation that we would love to have removed.
General Circulation, Corridors, Lobby, Public Area	The HVAC system does not work properly
Playfields	There is no grass for students
Site: Parking, Bus, Parent Drop-off	There is no good area for parent drop off/parking
Community/Family/Special Services	There are none of these spaces.
Created	11/18/20 12:53 PM

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Laurelhurst Elementary
Grade Levels	K-5
Unique Programs / Activities / Trends	K-5 Elementary school with three special education programs. We are also and ALO school.
Enrollment Change Comments	Enrollment has declined the last two years. We have 28% free and reduced lunch population.
Community Programs/Hours	Laser operates out of our building. When we are physically at school we have afer school programs that families can sign up for.
Administration, Teacher Flex/Group, Conference	
Core Learning (900 SF General Classrooms)	
Small Group (150 SF) Small Flex (300 SF), Large	
Flex Classrooms (600-900 SF)	
Kindergarten	
Preschool, Child Care, Head Start	
Resource, Special Education, Family, Life Skills	We need new windows in a portable that one of our SEL programs is in.
Science, Art, Graphics	
Multi-Purpose, Cafeteria, Commons, Kitchen	
Performing Arts (Band, Choir, Drama)	
Gym, Fitness, Athletics, Covered Play	
Technology, Shops, Computer Labs, Testing	
Storage, Restrooms, Custodial	
General Circulation, Corridors, Lobby, Public Area	We need security cameras.
Playfields	We need gates on the seven openings to our playground.
Site: Parking, Bus, Parent Drop-off	The 46th Ave side of the building does not have any lights and is extremely dark.
Community/Family/Special Services	

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Lawton
Name	Allison Deno, Principal
Grade Levels	K-5
Unique Programs / Activities / Trends	Neighborhood elementary school with typical programs - library, music, PE, ELL, Special Education (2 programs).
Enrollment Change Comments	The school continues to serve the same community size.
Community Programs/Hours	We have an onsite after school child care.
Administration, Teacher Flex/Group, Conference	The loud speaker is not able to be heard from inside offices in the main office space.
Core Learning (900 SF General Classrooms)	
Small Group (150 SF) Small Flex (300 SF), Large	Size wise - the rooms are not able to have flexible arrangements.
Flex Classrooms (600-900 SF)	We have none.
Kindergarten	2 K rooms are great.
Preschool, Child Care, Head Start	
Resource, Special Education, Family, Life Skills	
Science, Art, Graphics	
Multi-Purpose, Cafeteria, Commons, Kitchen	
Performing Arts (Band, Choir, Drama)	Our instrumental music teacher uses the stage
Gym, Fitness, Athletics, Covered Play	
Technology, Shops, Computer Labs, Testing	N/A
Storage, Restrooms, Custodial	
General Circulation, Corridors, Lobby, Public Area	Temperature in classrooms - freezing to hot on the same day - there is no consistency. Some rooms are too hot, some are too cold.
Playfields	N/A
Site: Parking, Bus, Parent Drop-off	Due to the nature of the situation on the street I don't think this could be improved.
Community/Family/Special Services	There are no community spaces - having one would be nice.

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Leschi Elementary
Name	Steve Liu, Principal
Grade Levels	K-5
Unique Programs / Activities / Trends	Leschi has the Resource, Access, and Distinct special education programs.
Enrollment Change Comments	None at this time
Community Programs/Hours	Launch childcare program from 7:30 am to 6 pm during the 2020-2021 school year. During previous school years, there were many community programs and activities that would take place after school from 2:25 pm to 6 pm on most school days.
Administration, Teacher Flex/Group, Conference	
Core Learning (900 SF General Classrooms)	
Small Group (150 SF) Small Flex (300 SF), Large	
Flex Classrooms (600-900 SF)	
Kindergarten	
Preschool, Child Care, Head Start	Most attention - Leschi does not have a preschool program at this time
Resource, Special Education, Family, Life Skills	Most attention - Leschi's special education classrooms with restrooms in them are far away from the general education classrooms
Science, Art, Graphics	N/A
Multi-Purpose, Cafeteria, Commons, Kitchen	
Performing Arts (Band, Choir, Drama)	
Gym, Fitness, Athletics, Covered Play	
Technology, Shops, Computer Labs, Testing	Least
Storage, Restrooms, Custodial	Least
General Circulation, Corridors, Lobby, Public Area	Least
Playfields	
Site: Parking, Bus, Parent Drop-off	
Community/Family/Special Services	Most attention to have more gathering spaces during in-person schooling for families and community members

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Lowell Elementary
Grade Levels	PreK-5
Name	Andrew Zillig Assistant Principal
Today's Date	11/25/20
Unique Programs / Activities / Trends	Lowell is a unique elementary school. We have a large portion, approximately 30%, of our population being served in Special Education, including Medically Fragile programs and a Distinct program for students with high needs from cognitive disabilities. About 20% of our students are served by ELL services. Approximately 25% of our students are currently homeless and about the same number have recently experienced homelessness having moved into transitional or low-income/subsidized housing. Our mobility rate is 67% meaning that about 2/3 of our population will enroll, drop, or both within one school year. We have approximately 80% students of color. We have approximately 70% students qualifying for Free and Reduced Lunch. Because of the needs of our school we are work diligently with many local partners to help us support our families and augment the work of our full-time Social Worker and full-time Family Support Worker.
Enrollment Change Comments	Please read above
Community Programs/Hours	We currently have the Boys and Girls Club operating within our building from 8am to 6pm. We also opened up a School-Based Health Clinic this fall. Currently they are only operating in a virtual setting but are planning on starting to see students by appointment soon during the regular school hours and then family members soon after that. We working closely with many community partners such as Community Roots Housing, Compass Housing, University Tutors, Joseph Project, Union Church, Food is Love, Shoes That Fit, and many others who are helping us to provide basic needs assistance for families, academic interventions, safe learning environments during remote learning, and pathways to permanent housing, just to name a few.
Administration, Teacher Flex/Group, Conference	
Core Learning (900 SF General Classrooms)	
Small Group (150 SF) Small Flex (300 SF), Large	We have no space for small groups. Any small groups are held within the classroom or in the hallway.
Flex Classrooms (600-900 SF)	We have none.
Kindergarten	

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Lowell Elementary
Grade Levels	PreK-5
Name	Andrew Zillig Assistant Principal
Preschool, Child Care, Head Start	We have no space for a child care partnership. We recently added the Boys and Girls Club to hold before and after care in our cafeteria but the space presents challenges.
Resource, Special Education, Family, Life Skills	
Science, Art, Graphics	
Multi-Purpose, Cafeteria, Commons, Kitchen	
Performing Arts (Band, Choir, Drama)	
Gym, Fitness, Athletics, Covered Play	
Technology, Shops, Computer Labs, Testing	
Storage, Restrooms, Custodial	As an older building we do not have very many bathrooms and the ones we do have are far removed from classes and present challenges as they are large and difficult to monitor. We continually have behavioral issues and incident write-ups related to this problem.
General Circulation, Corridors, Lobby, Public Area	
Playfields	
Site: Parking, Bus, Parent Drop-off	
Community/Family/Special Services	We have a full-time Family Support worker. Our Social worker is only funded at .5 formthe district. We have no allocation for a Councelor and need one to help our students navigate trauma they have experienced. We do not have adequate space for a councelor or a sensory room.
Created	11/25/20 4:31 PM

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Loyal Heights Elementary
Name	Michael Berkenwald/Principal
Today's Date	11/18/20
Grade Levels	K-5
Unique Programs / Activities / Trends	N/A
Enrollment Change Comments	None
Community Programs/Hours	After Care site
Administration, Teacher Flex/Group, Conference	
Core Learning (900 SF General Classrooms)	We have a brand new school, focus your resources on other schools that have greater need.
Small Group (150 SF) Small Flex (300 SF), Large	
Flex Classrooms (600-900 SF)	
Kindergarten	
Preschool, Child Care, Head Start	
Resource, Special Education, Family, Life Skills	
Science, Art, Graphics	
Multi-Purpose, Cafeteria, Commons, Kitchen	
Performing Arts (Band, Choir, Drama)	
Gym, Fitness, Athletics, Covered Play	
Technology, Shops, Computer Labs, Testing	
Storage, Restrooms, Custodial	
General Circulation, Corridors, Lobby, Public Area	
Playfields	We have a blacktop and no playfield
Site: Parking, Bus, Parent Drop-off	Most. We have no parking lot and no reserved disable parking spots.
Community/Family/Special Services	
Created	11/18/20 4:26 PM

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Magnolia Elm
Grade Levels	K-5
Name	Katie Cryan Leary, Principal
Today's Date	11/25/20
Unique Programs / Activities / Trends	Neighborhood school opened in fall of 2019 with an intent to be inclusive and use anti-biased/anti-racist strategies.
Enrollment Change Comments	Growing new neighborhood program according to 2019 school board boundary decisions
Community Programs/Hours	KidsCo child care M-F 8-5, construction for phase 2 6 classroom addition
Administration, Teacher Flex/Group, Conference	Least
Core Learning (900 SF General Classrooms)	Least
Small Group (150 SF) Small Flex (300 SF), Large	Least
Flex Classrooms (600-900 SF)	Least
Kindergarten	Least
Preschool, Child Care, Head Start	Na
Resource, Special Education, Family, Life Skills	Least
Science, Art, Graphics	Least
Multi-Purpose, Cafeteria, Commons, Kitchen	Least
Performing Arts (Band, Choir, Drama)	Least
Gym, Fitness, Athletics, Covered Play	Least
Technology, Shops, Computer Labs, Testing	Na
Storage, Restrooms, Custodial	Least
General Circulation, Corridors, Lobby, Public Area	Least
Playfields	Least
Site: Parking, Bus, Parent Drop-off	Least
Community/Family/Special Services	Least
Created	11/25/20 9:44 AM

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Mann (Nova) High School
Name	Eyva Winet Principal
Grade Levels	9-12
Unique Programs / Activities / Trends	Interdisciplinary, Project Based, We share spaces and organize them like labs and makers spaces between STEAM and CTE. We are social and racial justice themed in our curriculum.
Enrollment Change Comments	We need to invest in expanding CTE pathways. We have considered adding a 7th and 8th grade and/or a 1418 program.
Community Programs/Hours	Nova Wellness Center operates during school hours. Bridges and Skill Center both have a program in our building that also operate during school hours. We started running programs on Saturdays for families and students to learn together before Covid and would like to bring that back. We want to run some evening programs and would benefit from being able to have the clinic and that classrooms across from the clinic able to be locked off from the rest of the school because they want to expand into evening hours and we want to offer some evening programming as well.
Administration, Teacher Flex/Group, Conference	
Core Learning (900 SF General Classrooms)	
Small Group (150 SF) Small Flex (300 SF), Large	
Flex Classrooms (600-900 SF)	
Kindergarten	
Preschool, Child Care, Head Start	
Resource, Special Education, Family, Life Skills	
Science, Art, Graphics	The farm nor the greenhouse have no electricity or water. We would love to have a rain catchment system, solar panels on the green house and or some electricity in the green house and a covered area for students working outside even when it is raining. Other classes would use this in addition to CTE/farm and science.
Multi-Purpose, Cafeteria, Commons, Kitchen	The farm nor the greenhouse have no electricity or water. We would love to have a rain catchment system, solar panels on the green house and or some electricity in the green house and a covered area for students working outside even when it is raining. Other classes would use this in addition to CTE/farm and science.
Performing Arts (Band, Choir, Drama)	
Gym, Fitness, Athletics, Covered Play	Covered area for group dance, yoga, fitness, movement, meditation classes would be amazing!
Technology, Shops, Computer Labs, Testing	
Storage, Restrooms, Custodial	
General Circulation, Corridors, Lobby, Public Area	There is no sign on the front of the building and no pathway from the parking lot to the front of the building so people get really wet feet walking around to the front and there is a lot of confusion about where to enter.
Playfields	
Site: Parking, Bus, Parent Drop-off	
Community/Family/Special Services	

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	McClure Middle School
Name	Shannon Conner, Principal
Grade Levels	6-8
Unique Programs / Activities / Trends	We are a full inclusion school; we do not have any stand-alone honors classes. We have every special education program except program for the blind,
Enrollment Change Comments	N/A
Community Programs/Hours	We have after school enrichment and interventions. We also host summer school. We rent our gym to Parks and Rec community partners. We also have our own sports programs in the gym - volleyball and basketball.
Administration, Teacher Flex/Group, Conference	Front Office and Attendance Office- need to get rid of outlets on the floor HUGE hazard. Counseling office needs rug redone and ceiling tiles. Library needs new carpet.
Core Learning (900 SF General Classrooms)	Needs most attention the temperature in our upstairs classrooms and in our computer labs is abysmal from April through through the end of the school year. Desks/tables are a hodgepodge - we prefer small tables or desks that can combine into quads but hard to find desks that match, etc. Lunchroom tables are falling apart.
Small Group (150 SF) Small Flex (300 SF), Large	Strongly support
Flex Classrooms (600-900 SF)	Strongly support
Kindergarten	N/A
Preschool, Child Care, Head Start	N/A
Resource, Special Education, Family, Life Skills	Strongly support
Science, Art, Graphics	Needs attention - science classrooms need overhaul
Multi-Purpose, Cafeteria, Commons, Kitchen	Supports
Performing Arts (Band, Choir, Drama)	strongly supports
Gym, Fitness, Athletics, Covered Play	strongly supports
Technology, Shops, Computer Labs, Testing	supports
Storage, Restrooms, Custodial	Restrooms - do not have hot water. Staff restrooms need a overhaul.
General Circulation, Corridors, Lobby, Public Area	Terrible - upstairs classrooms and computer labs are so hot during April-end of school year and in September
Playfields	Do not belong to us
Site: Parking, Bus, Parent Drop-off	Fine
Community/Family/Special Services	Strongly support

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	McDonald International School
Name	Michelle Goldberg
Today's Date	11/18/20
Grade Levels	K-5
Unique Programs / Activities / Trends	McDonald International School is a Dual Language School where students spend half of their day immersed in Spanish or Japanese, and the other half of their day in English. Our Special Education program is provided for resource students only.
Enrollment Change Comments	No change to enrollment. We are a fairly stable school.
Community Programs/Hours	When we are in "in person" learning we have after school club run by our PTA M-F until 5pm. Our school is also used for community basketball teams to practice, a child care program, and various girl scout troops.
Administration, Teacher Flex/Group, Conference	We are only given .5 FTE for a counselor and FTE for an Assistant Principal shifts from year to year.
Core Learning (900 SF General Classrooms)	I am not sure what this means but some of our classrooms are very small
Small Group (150 SF) Small Flex (300 SF), Large	We do not have many spaces for small group learning to occur or locations for itinerant people to have offices.
Flex Classrooms (600-900 SF)	I do not know what this means
Kindergarten	
Preschool, Child Care, Head Start	
Resource, Special Education, Family, Life Skills	
Science, Art, Graphics	NA
Multi-Purpose, Cafeteria, Commons, Kitchen	Our cafeteria is super small, as is our kitchen. In fact our kitchen is only used to warm food.
Performing Arts (Band, Choir, Drama)	NA
Gym, Fitness, Athletics, Covered Play	Our gym is a portable :(
Technology, Shops, Computer Labs, Testing	We do not have a computer lab. Due to the number of classes at McDonald we converted the computer lab into a general education classroom
Storage, Restrooms, Custodial	We only have 2 adult bathrooms in the entire building.
General Circulation, Corridors, Lobby, Public Area	

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	McDonald International School
Playfields	We do not have playfield. Students are begging for grass. The playground is also very small.
Site: Parking, Bus, Parent Drop-off	
Community/Family/Special Services	NA
Created	11/18/20 3:47 PM

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	McGilvra Elementary
Name	Maria Breuder, Principal
Grade Levels	K-5
Unique Programs / Activities / Trends	McGilvra is a small school (usually around 250 students). We have a Special Education program that is a Resource Room model, so most of our students are served in their GenEd classrooms. Our SPED teacher also has her own classroom, where she meets with small groups and individual students throughout the day. We also have a Math Specialist, Reading Specialist and Counselor/Social Worker that meet with small groups and individual students throughout the day.
Enrollment Change Comments	We have had consistent enrollment at McGilvra for many years,
Community Programs/Hours	We have after-school enrichment classes at McGilvra that typically run between 2:30-4:00pm. We also have an onsite childcare program run through Montlake Community center that runs from 2:15-6:00pm Monday-Friday. Additionally, the Parks & Rec department also use the field for soccer and other sports programs. Those programs run after school and on the weekend.
Administration, Teacher Flex/Group, Conference	we need space for small groups
Core Learning (900 SF General Classrooms)	These are the highest priority classrooms, as this is where students spend the majority of their time.
Small Group (150 SF) Small Flex (300 SF), Large	Small group spaces (SPED, Reading Specialist, Math Specialist, Counseling)
Flex Classrooms (600-900 SF)	
Kindergarten	High priority! These are GenEd classrooms, where students spend a lot of time.
Preschool, Child Care, Head Start	N/A
Resource, Special Education, Family, Life Skills	Resource Room space for small groups
Science, Art, Graphics	
Multi-Purpose, Cafeteria, Commons, Kitchen	Cafeteria for lunch
Performing Arts (Band, Choir, Drama)	N/A
Gym, Fitness, Athletics, Covered Play	Gym for PE class
Technology, Shops, Computer Labs,	N/A
Storage, Restrooms, Custodial	
General Circulation, Corridors, Lobby, Playfields	
Site: Parking, Bus, Parent Drop-off	
Community/Family/Special Services	SPED services need to be prioritized for small spaces (SPED room)

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Martin Luther King Jr. Elementary
Principal Name	Patricia Nesbitt/ Principal
Grade Levels	Pre-K - 5th grade
Unique Programs / Activities / Trends	Traditional Elementary Education
Enrollment Change Comments	Limited in-person services for students who receive special education services - The school is officially closed to community based organizations and general education students at this time.
Community Programs/Hours	Seed of Life - Before and After School Care
Administration, Teacher Flex/Group, Conference	Need the least attention - recently painted and carpet has been cleaned.
Core Learning (900 SF General Classrooms)	Need the least attention
Small Group (150 SF) Small Flex (300 SF), Large	Need the least attention
Flex Classrooms (600-900 SF)	
Kindergarten	
Preschool, Child Care, Head Start	
Resource, Special Education, Family, Life Skills	
Science, Art, Graphics	
Multi-Purpose, Cafeteria, Commons, Kitchen	
Performing Arts (Band, Choir, Drama)	Need some vision by SPS - Portable with reported poor air flow
Gym, Fitness, Athletics, Covered Play	
Technology, Shops, Computer Labs, Testing	N/A
Storage, Restrooms, Custodial	
General Circulation, Corridors, Lobby, Public Area	
Playfields	Need some vision by SPS - Level the playing field
Site: Parking, Bus, Parent Drop-off	
Community/Family/ Special Services	Need the least attention

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Monroe (Salmon Bay) K-8
Name	Neil Gerrans / Principal
Grade Levels	K - 8
Unique Programs / Activities / Trends	Salmon Bay is an option school with a focus on the whole child. For us this means supporting robust programming in the arts, theater, music, PE as well as exploratory classes such as kitchen science, robotics, coding, film production, and play production. We have a significant special education program with 2 access programs, a distinct program, and 4 resource level programs.
Enrollment Change Comments	Our school continues to be for the most part fully enrolled with waiting lists. During Covid we continue to be enrolled at over 95% capacity
Community Programs/Hours	Salmon Bay typically has a robust after school program most days of the week utilizing spaces for a variety of activity from coding, cooking, sewing, sports, and woodworking. We have a boys and girls club on site that often uses our playground for after school care and parts of our cafeteria. Our afterschool theater club is one of the largest and stages both classes and productions for upwards of 100 students on any given quarter. Every year we participate in the Salmon in the Schools program and have a Salmon Tank in our front Lobby
Administration, Teacher Flex/Group, Conference	Adequate for the most part - counseling space would be good to expand or update
Core Learning (900 SF General Classrooms)	Ceiling tiles continue to fall off in many classrooms - despite efforts to re-affix, furniture in many rooms is tired
Small Group (150 SF) Small Flex (300 SF), Large	
Flex Classrooms (600-900 SF)	
Kindergarten	Having Kindergarten bathrooms in the back of our building would make a huge difference.; Consider replacing broken skylights in old shop area of school
Preschool, Child Care, Head Start	
Resource, Special Education, Family, Life Skills	
Science, Art, Graphics	
Multi-Purpose, Cafeteria, Commons, Kitchen	Highest needs: School Commons area needs paint or decor update; Cafeteria has huge amounts of space not well utilized - would love to have kid sized counters in lunchroom, some work has been done on this;
Performing Arts (Band, Choir, Drama)	High Needs: Band and Marimba room lack acoustic panels and thoughtful instrument storage
Gym, Fitness, Athletics, Covered Play	High Need: Resurface gym floors; Replace leaking skylights. Upgrade system that allows for nets to be strung - volleyball, badminton etc.
Technology, Shops, Computer Labs, Testing	
Storage, Restrooms, Custodial	High Priority: Restroom partitions. We have few dedicated staff bathrooms and this makes it that they often use same bathrooms as students.
General Circulation, Corridors, Lobby, Public Area	high priority: lighting in 2nd floor is priority along with flooring on 2nd and 3rd floor - still the original "battleship linoleum"; Locker replacement or refurbishing with paint on 2nd and 3rd floors (and instrument lockers in band hallway) would be huge
Playfields	Upper playfield is generally in good shape. Bleachers are a bit of an afterthought and awkwardly sited.
Site: Parking, Bus, Parent Drop-off	No parking lot. Drop-off is always messy with lots of congestion
Community/Family/Special Services	

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	North Beach
Name	Kristine McLane/Principal
Today's Date	11/18/20
Grade Levels	PK-5
Unique Programs / Activities / Trends	North Beach is a Continuum Special Education school, providing services to students with a wide range of special needs. We host a developmental pre-school, have two self-contained special education classrooms, and two other special education programs providing support for students in grades K-5 who spend the majority of their day in general education classrooms. We have a large special education staff, including instructional assistants, OT/PT and SLP as well as certificated teachers. Students from other neighborhood schools are assigned to North Beach for our special education programs. We have a smaller English Language Learner program supported by a teacher and bilingual instructional aide.
Enrollment Change Comments	Excluding changes due to COVID-19 during the 2020-21 school year, during the past 5 years, the school has increased in student population by about 30%. North Beach went from having 12 general education and 2 special education classrooms to 18 general education and 3 special education classrooms as well as adding an additional special education program and music teacher. In addition, over the next two years the neighborhood anticipates the completion of a 200-unit apartment complex, a 35 unit townhouse complex, and additional in-fill developments within the school's boundaries. Five years ago North Beach had four classrooms in portables. Last year there were ten classrooms in portables; all 2nd-5th grade students attend school in portable classrooms.
Community Programs/Hours	We host a Boys and Girls Club childcare program that supports families of up to 70 students daily for several hours after school and all day during school breaks. The PTA sponsors enrichment programs quarterly and utilizes 5-6 classrooms every afternoon. Evening events are held 2-4 times per month, typically parent sponsored. The community utilizes the playfield and playground heavily for recreation; youth sports programs use the field and a bike camp uses the playground for a day camp during the summer.
Administration, Teacher Flex/Group, Conference	Office space is insufficient - there are 5 staff sharing 2 offices. If the nurse's office falls into this category it is at the top of the MOST list - it's completely inadequate. It is a passthrough between the main office and the teacher's lunchroom.
Core Learning (900 SF General Classrooms)	MOST - our campus is spread out to the point that it impacts student safety and programming - student travel time to specialists, lunch, library, special education services, etc. is excessive.
Small Group (150 SF) Small Flex (300 SF), Large	(non-existent at North Beach)
Flex Classrooms (600-900 SF)	(non-existent at North Beach)
Kindergarten	Least
Preschool, Child Care, Head Start	Child care has to use the cafeteria due to inadequate space availability

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	North Beach
Resource, Special Education, Family, Life Skills	MOST - our special education programs have to share space; our students with sensory needs are impacted by the inadequate learning environment. Up to 7 of our special education staff members have had to share space in a learning space that has is in a remodeled bookroom.
Science, Art, Graphics	We only have an art classroom. It would be amazing to have access to a science lab, but it isn't as high of a priority.
Multi-Purpose, Cafeteria, Commons, Kitchen	Our lobby/commons area is very small and gets very crowded before and after school. The noise is disruptive to ongoing classes.
Performing Arts (Band, Choir, Drama)	MOST - we have two pianos, and instruments our EIM instructor has acquired. Performances are held on the stage in the cafeteria.
Gym, Fitness, Athletics, Covered Play	Could be improved but not as high of a priority as other items.
Technology, Shops, Computer Labs, Testing	LEAST, although our network access has been less than stellar.
Storage, Restrooms, Custodial	MOST - the school has insufficient storage and restrooms. We have 2 adult bathrooms for a staff of more than 50 people. We lost one of our storage spaces when we had to remodel our bookroom. Because we had 400 students last year and the building was originally built for a much smaller number, there are long backups at restrooms before lunch and after recess.
General Circulation, Corridors, Lobby, Public Area	MOST - flow of students throughout the building is problematic due to overcrowding and takes planning for logistical purposes.
Playfields	MOST - our playfield is currently off limits to students from October through April or May due to drainage issues that make it too wet for them to play during the school day. Our recent playground resurfacing project was intended to address this issue but we'll have to wait until school is in session back in the building.
Site: Parking, Bus, Parent Drop-off	MOST - parking is insufficient; student safety patrollers are endangered when parents drop students off, parents and students continue to run across the street mid-block after multiple reminders not to and visits from SPD. We've applied for community grants from the city but haven't been successful.
Community/Family /Special Services	(non-existent at North Beach)
Created	11/18/20 6:04 PM

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Olympic View
Name	Andrew Bean-Principal
Grade Levels	K-5
Unique Programs / Activities / Trends	FOCUS special education
Enrollment Change Comments	
Community Programs/Hours	Collaboration Station Day Care
Administration, Teacher Flex/Group, Conference	Very little space. No conference room.
Core Learning (900 SF General Classrooms)	Document cameras not mounted. Old tvs still on braces.
Small Group (150 SF) Small Flex (300 SF), Large	
Flex Classrooms (600-900 SF)	Portables don't have sinks. One doesn't have air conditioning. Very little usable space for small groups
Kindergarten	Only 2 k specific rooms
Preschool, Child Care, Head Start	OK
Resource, Special Education, Family, Life Skills	
Science, Art, Graphics	
Multi-Purpose, Cafeteria, Commons, Kitchen	
Performing Arts (Band, Choir, Drama)	OK
Gym, Fitness, Athletics, Covered Play	OK
Technology, Shops, Computer Labs, Testing	NA
Storage, Restrooms, Custodial	
General Circulation, Corridors, Lobby, Public Area	We don't have good security. Still use keys. Many access points. Portables.
Playfields	Yes--field is so eroded, filled with holes, playground needs repainting
Site: Parking, Bus, Parent Drop-off	Needs repainting
Community/Family/Special Services	Our parent room is a tiny room.

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	ORCA K8
Name	CYNTHIA RAINWATER, OFFICE MANAGER
Grade Levels	K-8 W/DAYCARE PROGRAM
Unique Programs / Activities / Trends	SOCIAL JUSTICE SCHOOL, GARDEN EDUCATIONAL PROGRAM, MEDICALLY FRAGILE PROGRAM,
Enrollment Change Comments	WE HAVE HAD PARENTS LEAVE ORCA TO PUT THEIR STUDENTS IN COMPREHENSIVE MS DUE TO THE FACT THAT WE DO NOT HAVE A BAND PROGRAM, COMPUTER LAB, AND FOREIGN LANGUAGE CLASSES. OUR GYMNASIUM IS ELEMENTARY SIZE AND OUR SCHOOL HAS NO COMMON AREA FOR OUR MS STUDENTS.
Community Programs/Hours	PTSA BOARD AND COMMUNITY MEETINGS, BI-MONTHLY 6-8:30PM. MULTI-CULTURAL BAZAAR YEARLY. ATHLETICS PROGRAMS, SEASONALLY. NATIONAL AFRICAN AMERICAN PARENT INVOLVEMENT DAY PROGRAM, YEARLY (FULL DAY PROGRAM FOR PARENTS AND SPEAKERS TO COME TO THE BUILDING). SEED PROGRAM, YEARLY. ANOTHER PROGRAM THAT IS HELD ALL DAY ON THE MIDDLE SCHOOL FLOOR. MLK HOLIDAY ASSEMBLY AND MARCH. THE ASSEMBLY IS HELD IN OUR CAFETERIA AND GYM AND THE MARCH IS SUPPORTED BY FAMILIES, STAFF AND GARDFIELD'S BAND. WE GO DOWN TO RAINIER AVE OR SEWARD PARK DRIVE WITH A POLICE ESCORT. VETERAN'S DAY ASSEMBLY FOR FAMILIES. MOVE-A-THON (AN ALL DAY EVENT HELD ON OUR PLAYGROUND). MANY CULTURES ONE WORLD EVENT (AN EVENING EVENT WITH PARENTS, STUDENTS AND STAFF, GENERALLY HELD IN CLASSROOMS AND CAFETERIA/GYM). RACE FORUM, BI-MONTHLY EVENT HELD IN OUR LIBRARY. TEAM READ, AFTER SCHOOL PROGRAM. ORCA PLUS CLASSES, HELD TWICE WEEKLY FROM 3:30-5PM. THIS EVENT TAKES PLACE IN CLASSROOMS, LIBRARY, STAFF LOUNGE, ETC. ANY FREE SPOT IN THE BUILDING.
Administration, Teacher Flex/Group, Conference	MOST - WE HAVE VERY LITTLE SPACE FOR COUNSELORS COMING IN TO SPEAK WITH STUDENTS. OUR ASST. PRINCIPAL OFFICE IS SMALL. NO EXTRA OFFICE OR MEETING SPACES. ONE CONFERENCE ROOM AND THAT SITS 8 COMFORTABLY.
Core Learning (900 SF General Classrooms)	MOST - THIS CAN PROBABLY BE STEERED MORE TOWARDS OUR MS. STUDENTS ARE LARGER AND NEED MORE SPACE. THIS SCHOOL WAS BUILT FOR ELEMENTARY STUDENTS AND EVEN OUR HALLWAYS ON THE 3RD FLOOR ARE CROWDED DURING PASSING PERIOD FOR THE MS STUDENTS. THEY NEED TO HAVE LARGER LOCKERS ALSO. THERE ARE NO TELEVISIONS IN ANY CLASSROOM IN OUR BUILDING.
Small Group (150 SF) Small Flex (300 SF), Large	MOST - LACKING THE SPACE. WE DO NOT HAVE ENOUGH ROOMS TO SUPPORT COUNSELORS, INTERVENTIONIST, READING SPECIALIST, PARENT VOLUNTEER COORDINATOR, ETC.
Flex Classrooms (600-900 SF)	MOST - WE DO NOT HAVE LEARNING LABS OR BREAKOUT ROOMS. NO EXTRA ROOMS.
Kindergarten	LEAST
Preschool, Child Care, Head Start	LEAST
Resource, Special Education, Family, Life Skills	LEAST
Science, Art, Graphics	MOST - WE DO NOT HAVE A SCIENCE LAB,

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	ORCA K8
Name	CYNTHIA RAINWATER, OFFICE MANAGER
Grade Levels	K-8 W/DAYCARE PROGRAM
Multi-Purpose, Cafeteria, Commons, Kitchen	MOST - GYMNASIUM NEEDS TO BE UPDATED, ENLARGED WITH EVEN A WEIGHT ROOM AREA FOR OUR MS STUDENTS, SHOWER FACILITIES FOR MS STUDENTS. LOCKERS/DRESSING ROOM IN GYM AREA, CAFETERIA COULD USE UPDATING, THERE ARE ONLY HEATING OVENS AND ONE CONVECTION OVEN IN THE KITCHEN. NO STOVE, MIDDLE SCHOOL STUDENTS NEED A COMMON AREA TO STUDY IN AND HANG OUT DURING THEIR BREAK TIMES, OTHER THAN A CLASSROOM THAT IS NOT IN SESSION.
Performing Arts (Band, Choir, Drama)	MOST - BAND AREA IS LIMITED TO OUR SMALL STAGE, NOT ENOUGH SPACE FOR BAND EQUIPMENT, WE CAN ONLY HAVE BAND OR MUSIC, BECAUSE THERE IS NOT ENOUGH OFFICE/ROOM SPACE FOR BOTH. BAND CURRENTLY IS ON THE STAGE, WE ONLY HAVE 4/5 GRADERS IN BAND, THE SPACE IS LOCATED OFF OF OUR CAFETERIA AND THE INTERRUPTIONS ARE MANY FOR BOTH BAND STUDENTS AND THOSE WANTING TO EAT LUNCH.
Gym, Fitness, Athletics, Covered Play	MOST - GYM IS SMALL. NEEDS TO BE RENOVATED TO MEET THE NEEDS OF MS AND ELEMENTARY STUDENTS AS WELL AS OUR MEDICALLY FRAGILE STUDENTS. ALSO, THIS SPACE ALONG WITH THE CAFETERIA IS USED FOR ALL SCHOOL PROGRAMS, I.E., ASSEMBLIES, CELEBRATIONS, PROMOTION CEREMONIES, BAZAARS, EVENING EVENTS.
Technology, Shops, Computer Labs, Testing	MOST - WE HAVE NO TESTING AREAS. STUDENTS USE THE OFFICE CONFERENCE ROOM TO TAKE TESTS THAT ARE GIVEN BY TEACHERS ONE ON ONE, OR OUTSIDE AGENTS.
Storage, Restrooms, Custodial	MOST - THERE IS NO STORAGE. PTSA NEEDS ACCESS TO GREATER STORAGE, CURRENTLY THEY ARE USING THE CLOSETS IN OUR CAFETERIA WHERE WE STORE EXTRA CHAIRS FOR ASSEMBLIES. BAND EQUIPMENT NEEDS TO HAVE STORAGE SPACE. RESTROOMS NEED TO BE UPDATED. STAFF/ADULTS ONLY HAS 3 INDIVIDUAL (1 STALL) RESTROOMS, 2 ON THE 2ND FLOOR NEAR THE STAFF WORKROOM AND 1 ON THE 3RD FLOOR. THERE ARE NOT ENOUGH FOR A BUILDING WITH 424 STUDENTS, 60 STAFF MEMBERS AND 1000 PARENTS. WE DO NOT SUGGEST ADULTS USING THE CHILDREN BATHROOMS.
General Circulation, Corridors, Lobby, Public Area	MOST - STAFF LOUNGE NEEDS TO BE REMODELED, RENOVATED OR UPDATED. THERE IS NO DISHWASHER OR STOVE/OVEN OR EVEN A HOT WATER SPIGOT. PTSA BOUGHT A MICROWAVE FOR THE STAFF LOUNGE. PLUMBING IN STAFF LOUNGE SINK IS SLOW TO DRAIN. THE HOT WATER IS NEVER HOT, THERE IS AN OLD OUTDATED REFRIGERATOR AND CABINETS; OURS ARE OLD, NO FURNITURE, WE USE OLD CHAIRS THAT WE SCROUNGED UP FROM SURPLUS. I MENTIONED THAT OUR HALLWAYS ARE NARROW, ESPECIALLY WHERE OUR MIDDLE SCHOOL IS CONCERNED, THE STUDENTS ARE MUCH BIGGER THAN THE ELEMENTARY STUDENTS. THE SCHOOL WAS DESIGNED 35 YEARS AGO AND IT'S NOT MODERN ENOUGH FOR TODAY'S FAMILIES, TECHNOLOGY AND SOCIAL HAPPENINGS.
Playfields	MOST - OUR OUTSIDE PLAY AREA IS DEFINITELY ELEMENTARY FRIENDLY. THERE IS LITTLE FOR OUR MS STUDENTS TO GET INVOLVED WITH, OTHER THAN THE BASKETBALL COURT WHICH IS NOT REGULATED. HOOP/NET SIZED FOR ELEM. STUDENTS. OUR WALKING AREA IS 6X AROUND TO EQUAL 1 MILE.

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	ORCA K8
Name	CYNTHIA RAINWATER, OFFICE MANAGER
Grade Levels	K-8 W/DAYCARE PROGRAM
Site: Parking, Bus, Parent Drop-off	MOST - ONLY 6 AVAILABLE SPOTS FOR STAFF OTHERWISE THERE IS STREET PARKING. OUR MEDICALLY FRAGILE BUSES ENTER THIS PARKING LOT, WHICH GETS CONGESTED BEFORE AND AFTER SCHOOL, BECAUSE THIS IS THE ONLY DRIVE UP AVAILABLE FOR FAMILIES TO DROP OFF STUDENTS SAFELY. SO, YOU HAVE 6 STAFF VEHICLES, YELLOW BUSES AND PARENTS DROPPING OFF STUDENTS IN A SMALL LOOP. WE HAVE TO HAVE A STAFF MEMBER DAILY OUTSIDE BEFORE AND AFTER SCHOOL ASSISTING PARENTS AND BUS DRIVERS. IT'S EASY TO GET BLOCKED IN BY BOTH BUSES AND CARS AND THE BACK-UP ON 46TH AVE IS THICK FOR NEIGHBORHOOD FAMILIES AND SCHOOL FAMILIES.
Community/Family/Special Services	MOST - NO EXTRA SPACE FOR FAMILY/PTSA CENTER. NO SPACE FOR MULTIPLE OUTSIDE COUNSELORS TO COME IN AND SPEAK WITH STUDENTS. WE GENERALLY HAVE TO SEARCH FOR AN EMPTY OFFICE OR USE OUR STAFF LOUNGE TO ACCOMMODATE AN AGENCY.

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Queen Anne Elementary
Principal Name	Janine Roy, Principal
Grade Levels	K - 5
Unique Programs / Activities / Trends	Queen Anne Elementary is an Option School with an emphasis on project based learning and social emotional learning. Interdisciplinary instruction is provided. We have the first elementary dedicated makerspace in Washington state. SPED program is provided as a Resource Room.
Enrollment Change Comments	Now that we have space with our 2019 addition, I anticipate our enrollment will grow in the years ahead.
Community Programs/Hours	We have KidsCo daycare after school until 6 pm. We offer after school enrichment classes. A community basketball league rents our gym twice per week.
Administration, Teacher Flex/Group, Conference	None of the areas below require attention as we just received a beautiful addition in 2019.
Core Learning (900 SF General Classrooms)	
Small Group (150 SF) Small Flex (300 SF), Large	
Flex Classrooms (600-900 SF)	
Kindergarten	
Preschool, Child Care, Head Start	
Resource, Special Education, Family, Life Skills	
Science, Art, Graphics	
Multi-Purpose, Cafeteria, Commons, Kitchen	
Performing Arts (Band, Choir, Drama)	
Gym, Fitness, Athletics, Covered Play	
Technology, Shops, Computer Labs, Testing	
Storage, Restrooms, Custodial	
General Circulation, Corridors, Lobby, Public Area	
Playfields	
Site: Parking, Bus, Parent Drop-off	
Community/Family/ Special Services	

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Rising Star
Name	Huyen Lam, Principal
Grade Levels	PreK-5
Unique Programs / Activities / Trends	Rising Star is a PreK-5 School in partnership with City of Seattle for the two SPP Plus PreK school program. We have 5 SPED classrooms (3 Focused, 1 Access and 1 Resource). We have an art and computer lab for our art/technology teacher to incorporate art with technology. We have a music program and we have been working to incorporate theater performances into the program. We are one of the high needs school with diverse population of students with high needs (2 homeless shelters feed into the school). We want to provide high quality education for our students and provide them opportunities and access to programs that are STEM related. We value our students and families' culture thus, monthly cultural assemblies are important to our community. We want to create a safe, warm, and welcoming school that students, families, and staff are proud of.
Enrollment Change Comments	We have high number of transitional students due to having high population of homeless students with 2 homeless shelters feeding into the school. Since we have 3 different SPED programs, we tend to have students come from different schools throughout the school year. We have over 50% of students who are ELL .
Community Programs/Hours	We have after school programs that run to 5:00 pm. We have after school tutoring with City Year, Reading Partners and Team Read. We have robotics and soccer for students in the 3-5th grade. We also have a theater program for K-5th grade. We partner with Solid Grounds, Somali Safety Task Force, Pacific Science Center.
Administration, Teacher Flex/Group, Conference	Principal's office, Nurse, lecture hall , counselor's room, 202 Suit,-, 163- all have safety concerns- No intercom to hear office announcements: Lecture Hall is not wired correctly so it is not functional for usage.
Core Learning (900 SF General	
Small Group (150 SF) Small Flex (300 SF), Large Flex Classrooms (600-900 SF)	
Kindergarten	
Preschool, Child Care, Head Start	
Resource, Special Education, Family, Life Skills	Library needs a projector screen
Science, Art, Graphics	
Multi-Purpose, Cafeteria, Commons, Kitchen	Railing in the cafeteria is a hazard for the students to swing and job off from
Performing Arts (Band, Choir, Drama)	
Gym, Fitness, Athletics, Covered Play	Gym, Stage- Need update on PA system and a projector. Playground structure is old, not safe and too small fro the size of the school.
Technology, Shops, Computer Labs, Testing	computer needs to be updated in the computer lab
Storage, Restrooms, Custodial	
General Circulation, Corridors, Lobby, Public Area	We need a sign for our school not a temporary banner.
Playfields	playfiellds need grass
Site: Parking, Bus, Parent Drop-off	We need a one-way sign in front of the school, in back parking lot- sign need to be re-painted for better visibility . update new signs with our new school name
Community/Family/Special Services	

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Robert Eagle Staff Middle School
Principal Name	Marni Campbell, Principal
Grade Levels	6-8
Unique Programs / Activities / Trends	We are a comprehensive middle school.
Enrollment Change Comments	Licton Springs K-8 is moving to their own building enabling u s to fully use our building.
Community Programs/Hours	General use; we partner with Boys & Girls club for before and after school programming.
Administration, Teacher Flex/Group, Conference	n/a
Core Learning (900 SF General Classrooms)	n/a
Small Group (150 SF) Small Flex (300 SF), Large	n/a
Flex Classrooms (600-900 SF)	n/a
Kindergarten	n/a
Preschool, Child Care, Head Start	n/a
Resource, Special Education, Family, Life Skills	b/a
Science, Art, Graphics	n/a
Multi-Purpose, Cafeteria, Commons, Kitchen	n/a
Performing Arts (Band, Choir, Drama)	n/a
Gym, Fitness, Athletics, Covered Play	n/a
Technology, Shops, Computer Labs, Testing	n/a
Storage, Restrooms, Custodial	we would prefer our restrooms to be non-gendered.
General Circulation, Corridors, Lobby, Public Area	n/a
Playfields	n/a
Site: Parking, Bus, Parent Drop-off	n/a
Community/Family/ Special Services	n/a

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Roxhill E.C. Hughes
Grade Levels	prek-5
Name	Katherine Torres, Principal
Today's Date	11/25/20
Unique Programs / Activities / Trends	We are a meals site and our nutrition services staff use the kitchen 8:00am-2:00pm. We also have NeighborCare Health Services in the front office M-F 8:00am-4:00pm. The NeighborCare admin is in the clinic M-F and the nurse is in the clinic T & Th 8:00am-12:00pm
Enrollment Change Comments	none
Community Programs/Hours	During remote learning, we will have no community programs. When we return to in-person learning, we will have enhanced learning after school 3:00-4:30 and will use the cafeteria, gym, undercover outdoor areas, and some 1st floor classroom.
Administration, Teacher Flex/Group, Conference	
Core Learning (900 SF General Classrooms)	
Small Group (150 SF) Small Flex (300 SF), Large	
Flex Classrooms (600-900 SF)	
Kindergarten	
Preschool, Child Care, Head Start	
Resource, Special Education, Family, Life Skills	MOST important - P101; P102; P201; P202: P106
Science, Art, Graphics	
Multi-Purpose, Cafeteria, Commons, Kitchen	
Performing Arts (Band, Choir, Drama)	
Gym, Fitness, Athletics, Covered Play	
Technology, Shops, Computer Labs, Testing	none
Storage, Restrooms, Custodial	
General Circulation, Corridors, Lobby, Public Area	
Playfields	
Site: Parking, Bus, Parent Drop-off	
Community/Family/Special Services	
Created	11/25/20 10:49 AM

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	South Shore
Name	Justin Hendrickson, Principal
Grade Levels	PK-8
Unique Programs / Activities / Trends	We are the choice school for the SE region. We are focused on embracing the whole child, mind body and spirit at SOuth SHore with intentional work on SEL strategies and culturally responsive instruction. WE have a high ELL population and serve 90% students of color. Our SPED programs include a blended PK model through the city as well as K-8 resource and SEL supports
Enrollment Change Comments	Our enrollment will continue to grow and we are capped in our early grades K-3 with more spaces opening up in 4th-8th. In general I think our enrollment will continue to grow specifically in those grade levels
Community Programs/Hours	Our school is very busy and we typically have many community partners. After school we host community sports as well as community meetings in our space. Also the district uses SS regularly for staff PD and training since we have great access and space
Administration, Teacher Flex/Group, Conference	Good
Core Learning (900 SF General Classrooms)	Good
Small Group (150 SF) Small Flex (300 SF), Large	Good
Flex Classrooms (600-900 SF)	Great common flex spaces
Kindergarten	Set up well
Preschool, Child Care, Head Start	Set up well. Outside area needs updating
Resource, Special Education, Family, Life Skills	Good
Science, Art, Graphics	Good
Multi-Purpose, Cafeteria, Commons, Kitchen	Good
Performing Arts (Band, Choir, Drama)	Good
Gym, Fitness, Athletics, Covered Play	Good
Technology, Shops, Computer Labs, Testing	Good
Storage, Restrooms, Custodial	Good
General Circulation, Corridors, Lobby, Public Area	Good
Playfields	Good
Site: Parking, Bus, Parent Drop-off	Good
Community/Family/Special Services	Good

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Sacajawea Elementary School
Grade Levels	Developmental Preschool - 5th
Name	Rachel Friesen, Principal
Today's Date	11/20/20
Unique Programs / Activities / Trends	We are a small community elementary school and also a special education continuum school. In addition to our general education program, we have 2 developmental preschool classrooms with a total of 4 morning and afternoon sessions, 2 self-contained special education classrooms, resource and access programs. After our building is rebuilt (scheduled to begin planning in 2022) we hope to add additional special programs to serve the full continuum of Special Education offered in Seattle Public Schools. We'd love to have a building built for special education inclusion that is ADA accessible (our current building is not). We have an art room for visual arts and a gym and could use a dedicated space for music instruction. 3 years ago, we moved to one-to-one computing for our 3rd - 5th graders and anticipate expanding this to K-5 when we return from remote learning. We need additional technology infrastructure designed for modern learning.
Enrollment Change Comments	Other than during Covid, our enrollment has been pretty stable over the last several years. Demographically, we've been becoming a bit more ethnically diverse - about 45% of our students are students of color, and 55% are white. 24 languages are spoken here. We've increased our Special Education ratio with some years having as much as 40% of our students having IEPs. This year the percentage is around 28%.
Community Programs/Hours	Boys & Girls Club Child care - morning and afternoon programs - typically 7 AM to 6 PM. After school enrichment that includes science, cooking, art, sports, drama, and languages usually starts right after school for about 2 hours. We'd love to add an after school tutoring or homework club.
Administration, Teacher Flex/Group, Conference	This needs a lot of attention. Presently, every office or meeting space is shared by multiple people or groups. Office staff and principal's office all are in need of better storage. Need conference room in/near the main office area.
Core Learning (900 SF General Classrooms)	Classrooms need storage space for learning materials and student belongings (NOT lockers in the hall for elementary students) and we need modernized tech resources such as smart boards or smart projectors and wall storage for laptops.
Small Group (150 SF) Small Flex (300 SF), Large	Small group is done in classrooms.
Flex Classrooms (600-900 SF)	This is greatly needed!
Kindergarten	Only one K room is roomy and has a bathroom. We need at least 2 like this.

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Sacajawea Elementary School
Grade Levels	Developmental Preschool - 5th
Name	Rachel Friesen, Principal
Preschool, Child Care, Head Start	Currently in portables. We need dedicated, ADA accessible indoor and outdoor spaces for our 2 preschool classrooms, and child care.
Resource, Special Education, Family, Life Skills	Almost all of these classes are housed in portables, or small rooms and our Distinct classrooms need bathrooms in the rooms. Assisting a third or fourth grader with toileting or diapering in the public kids bathrooms can be problematic.
Science, Art, Graphics	We don't have a dedicated science lab, and our art room is a converted classroom.
Multi-Purpose, Cafeteria, Commons, Kitchen	Kitchen is outdated with old equipment. Cafeteria/Auditorium is adequate, but would be even better with direct access to bathrooms/hand washing and exits that lead directly to the playground. Would be good to have storage for the stage.
Performing Arts (Band, Choir, Drama)	We don't have this, but would like to.
Gym, Fitness, Athletics, Covered Play	Gym is adequate but needs storage.
Technology, Shops, Computer Labs, Testing	Computer lab takes up half of the library. Needs its own space. Psych office for testing is a shared space.
Storage, Restrooms, Custodial	Need to have individual, ADA compliant, bathrooms. Need storage - currently the book room, supply room and teacher work room are all in the same space. Would like to separate these.
General Circulation, Corridors, Lobby, Public Area	OK
Playfields	OK
Site: Parking, Bus, Parent Drop-off	Need level area off street for busses and car pick-up/drop off. On snow days we have cars sliding while waiting to pick up and there is cross-traffic between busses, cars and pedestrians.
Community/Family/Special Services	We have very few spaces for this. We need a dedicated office for our staff that provide family services and a parent center.
Created	11/30/20 4:17 PM

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Sand Point
Name	Ric Baileykaze, Principal
Grade Levels	Pre-K - 5
Unique Programs / Activities / Trends	Sand Point is a little school with a strong SEL focus. We have a developmental SpEd preschool classroom as well as a typically developing pre-school classroom. We have 10 classroom teachers and roughly 230 students including preschool. Sand Point, a Title School, is very diverse with 40% free and reduced as well as a 40% mobility rate. Many of our students live in the Magnuson low-income housing areas (roughly 60 students). Currently Sand Point has .5 music, 1.0 PE, a full time counselor, .5 librarian, access program, and a very supportive PTA.
Enrollment Change Comments	Enrollment fluctuates greatly. We started the year with three 1/2 multi-age classrooms, but since enrollment numbers didn't come in as expected in 3rd grade, we combined two classes which afforded us the ability to have no multi-age classes in grades K-3. We currently have three grades 4/5 multi age classes. Again, we have a 40% mobility rate. A lot of our students come from low - income housing with students that will move in and out, and some of our students have parents that either attend classes at, or work at UW intermittently. We have many languages spoken at our school and are diverse.
Community Programs/Hours	The Y accesses our school daily, and as far as community programs this year I've had a Q & A virtual session with families once every 1.5 months, we'll be hosting a Literacy event in February, we have SEL Awards Assemblies every two months, and have other ideas in the works including possibly starting back up a rock band group that teaches students how to play instruments.
Administration, Teacher Flex/Group, Conference	First year admin, I'll take all of the support I can get, our counselor is new to the school as well as our SpEd teacher.
Core Learning (900 SF General Classrooms)	Core learning is something we need support on. We have great teaching practices and great lessons, but consistency across grade levels with implementing curriculum can be strengthened.
Small Group (150 SF) Small Flex (300 SF), Large	No attention needed with small group interventions
Flex Classrooms (600-900 SF)	
Kindergarten	One extremely solid kindergarten teacher and one that needs support and is new to kindergarten.
Preschool, Child Care, Head Start	Developmental Preschool needs lots of support with paperwork, etc. Lessons are great.
Resource, Special Education, Family, Life Skills	Resource SpEd needs support. Brand new SpEd teacher. Access SpEd is doing well virtually, but difficult to determine otherwise because Access teacher is new as well.
Science, Art, Graphics	I can't speak to this as the new Principal. Our focus hasn't been on Science and Art, and in fact, we don't have an art program this year.
Multi-Purpose, Cafeteria, Commons, Kitchen	NA
Performing Arts (Band, Choir, Drama)	NA
Gym, Fitness, Athletics, Covered Play	PE needs support. Very inconsistent practice and teacher is struggling.
Technology, Shops, Computer Labs, Testing	Unsure because I'm new.
Storage, Restrooms, Custodial	New custodian, storage seems sufficient and restrooms work.
General Circulation, Corridors, Lobby, Public Area	Air circulation is good. I can't speak to lobby, circulation of students, etc. since I'm new.
Playfields	Seem to be sufficient.
Site: Parking, Bus, Parent Drop-off	Seems to be sufficient.
Community/Family/Special Services	Our Family Support Worker is solid. Little to no attention required.

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Sanislo Elementary
Grade Levels	K-5
Name	Erika Ayer
Today's Date	11/25/20
Unique Programs / Activities / Trends	We serve students from diverse backgrounds. We have Special education classes that serve students who require a large portion of their day in the special education setting.
Enrollment Change Comments	We have seen a decline in enrollment due to the two K-8 options schools within 2 miles of our school. Additionally due to the increased cost of living in Seattle our families are moving out of the area,
Community Programs/Hours	We have on-site child care when we are in person - Launch. They are open until 6pm.
Administration, Teacher Flex/Group, Conference	Least
Core Learning (900 SF General Classrooms)	Most Attention! This is an open concept building that is not conducive to learning for students who have attention issues and/or traumatic life experiences
Small Group (150 SF) Small Flex (300 SF), Large	Least
Flex Classrooms (600-900 SF)	NA
Kindergarten	Same as above for core learning. Also, the bathrooms are gross
Preschool, Child Care, Head Start	NA
Resource, Special Education, Family, Life Skills	This needs attention as well. We have students climbing on the furniture that acts as a "wall" due to the open concept space. Very dangerous
Science, Art, Graphics	NA
Multi-Purpose, Cafeteria, Commons, Kitchen	NA
Performing Arts (Band, Choir, Drama)	Least
Gym, Fitness, Athletics, Covered Play	Least
Technology, Shops, Computer Labs, Testing	Least
Storage, Restrooms, Custodial	We have very little storage
General Circulation, Corridors, Lobby, Public Area	Least
Playfields	Fences please!
Site: Parking, Bus, Parent Drop-off	Needs improvement
Community/Family/Special Services	NA
Created	11/25/20 11:01 AM

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Thurgood Marshall Elementary
Grade Levels	Pre-K - 5th Grade
Name	Katie May, Principal
Today's Date	11/25/20
Unique Programs / Activities / Trends	<p>Our school is the site for a large special ed program, serving students in the Resource room, Focus and Distinct program for students who have more significant areas of need. We also run a preschool program for students with developmental disabilities in a very tiny space. Many of our students receive occupational and physical therapy and we have a therapy room set aside for this. We also have multiple speech therapists to meet the needs of this population. All of our therapists require a private space to meet with students Accessibility is critical for our school. In addition to this, we have a general education program, and are also a site for a Highly Capable Cohort. We have a school counselor and a family support worker, who both need private places to meet with families. We also have a program for students who are English Language Learners and interventionists for math and reading. Art, music and PE are important parts of our school program. We have both vocal and instrumental music - instrumental music is currently taught in our lunchroom. We host a YMCA before and after school program - also in our cafeteria. Our dream is to have a family resource center where parents could come to volunteer (even if they have small children with them) and where we could have a small clothing bank. We do currently operate a small food bank for about 40 families weekly. We have a full-time nurse as we have many students who require medical care while at school.</p>
Enrollment Change Comments	<p>Our enrollment fluctuates - we have been as large as 630 and as small as 460 during the 7 years I have been at this school. Our demographics have changed to a smaller percentage of HCC students and a larger percentage of general education students. We have also added the Focus special education program which has brought more students with special needs to our school. There is much new construction in our neighborhood and I expect that our population will continue to grow.</p>
Community Programs/Hours	<p>YMCA before and after school - 7 AM to start of school, end of school to 6 PM. We host a wide variety of enrichment classes before and after school that usually run until 4:30 or 5 PM. We have a school garden that has been run by a Tilth volunteer and students are involved in the summer and 1 day per week during the school year. Ultimate Frisbee teams use our field in the fall and practice after school. We host regular school and PTA events in the evenings throughout the year.</p>
Administration, Teacher Flex/Group, Conference	<p>Our Admin area could use some attention. We would like our office staff to have a window to view visitors entering the building and we are not currently designed for this. We do not currently have a conference space and would love to be able to offer this for meetings during the school day - i.e. for family support groups or parent book studies.</p>
Core Learning (900 SF General Classrooms)	<p>Classrooms in the building are great - our portable classrooms lack running water and bathroom access is not great.</p>
Small Group (150 SF) Small Flex (300 SF), Large	<p>We have a few small group spaces - a tiny space for our counselor, an office for our reading interventionist and for our math interventionist. We have 2 offices for Speech therapists and one for our school psychologist. Our reading tutors work wherever they can find space - in the hall, in a supply closet, in the back of the library, etc.</p>

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Thurgood Marshall Elementary
Grade Levels	Pre-K - 5th Grade
Name	Katie May, Principal
Flex Classrooms (600-900 SF)	
Kindergarten	We have great kindergarten spaces! 2 classrooms that are connected and each have their own bathroom and sink.
Preschool, Child Care, Head Start	Our preschool room is tiny and cramped. The size of the room limits the number of students we can receive. Because the students have special needs, we need a ratio of 1 teacher and 2 instructional assistants. In addition, there is often an SLP or OT working in the room with the class. It is cramped!
Resource, Special Education, Family, Life Skills	Our resource room is a space that is dark and windowless. It is not configured well. For our Distinct and Focus classrooms, life skills is an important part of their program. It is important that these classrooms have refrigerators, sinks and stoves - full kitchens - for their student programming.
Science, Art, Graphics	We have a great art classroom space and access to a kiln.
Multi-Purpose, Cafeteria, Commons, Kitchen	
Performing Arts (Band, Choir, Drama)	Our Instrumental music program would benefit from having more space. He teaches from the cafeteria and there are frequent interruptions. His office is the closet where we keep chairs.
Gym, Fitness, Athletics, Covered Play	We have ladders on the wall that are a hazard. We don't need them, as we already have a climbing wall.
Technology, Shops, Computer Labs, Testing	
Storage, Restrooms, Custodial	It is important to us to have gender neutral bathrooms available. We currently have one in the nurse's office and one upstairs that is also our adult bathroom.
General Circulation, Corridors, Lobby, Public Area	These areas are all fine. Our lobby and office furniture is old and could use updating. We have scrounged from other business or surplus.
Playfields	It appears that our field has been reseeded during the quarantine so grass is beginning to grow. Before that, it was in terrible shape as the sprinkler system was not workable. The ground was hard and got very muddy. It was not cared for. Our playground equipment badly needs to be replaced. It is old and falling apart.
Site: Parking, Bus, Parent Drop-off	We could use additional signage and updates to our curb painting regularly.
Community/Family/Special Services	Our dream is to have a Family Support Center, as mentioned above. We have portable space and could make this a reality post-COVID. It would be amazing to have facilities for our homeless families to be able to access laundry and hygiene in a private space. Having a phone and computer for parents to use when they are looking for work or connecting to community agencies would be so helpful.
Created	11/25/20 10:57 AM

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	TOPS K8
Name	Amy Schwentor, Principal
Grade Levels	k-8
Unique Programs / Activities / Trends	We have a Mac-lab for a middle school photography class. We have two rooms that we are using for Band and Orchestra. We have a stage in the gym that is utilized for drama and music performances that just had newly installed curtains and sound.
Enrollment Change Comments	no major changes. We are an option school so families have to opt into TOPS.
Community Programs/Hours	After school programming has happened. On site child care.
Administration, Teacher Flex/Group, Conference	Least attention
Core Learning (900 SF General Classrooms)	Most attention-need for ceiling mounted projectors that are rotated to project on the longest wall.
Small Group (150 SF) Small Flex (300 SF), Large	
Flex Classrooms (600-900 SF)	
Kindergarten	Least-already two great kindergarten classrooms
Preschool, Child Care, Head Start	
Resource, Special Education, Family, Life Skills	
Science, Art, Graphics	
Multi-Purpose, Cafeteria, Commons, Kitchen	NA
Performing Arts (Band, Choir, Drama)	Most...needs soundproofing in classrooms in order to make them the best spaces possible for music classrooms.
Gym, Fitness, Athletics, Covered Play	Need a covered play space for kids during winter weather. Our playground is a public park. We don't have a dedicated TOPS playground.
Technology, Shops, Computer Labs, Testing	Needs work but not priority...Elementary computer lab needs more efficient furniture upgrades.
Storage, Restrooms, Custodial	
General Circulation, Corridors, Lobby, Public Area	
Playfields	Parks and rec maintains them...local dog owners use the playground as a dog run...
Site: Parking, Bus, Parent Drop-off	This is all on public streets!
Community/Family/Special Services	

Appendix I.a - SPS PRINCIPALS QUESTIONNAIRE

Name of School	Wedgwood Elementary
Name	Christy Smith, Principal
Today's Date	11/17/20
Grade Levels	k-5
Unique Programs / Activities / Trends	sped, tech school, advanced learning, ELL
Enrollment Change Comments	none at this time
Community Programs/Hours	At this time, after school care would be in option when we return to in-person; currently childcare operates out of a portable
Administration, Teacher Flex/Group, Conference	Wedgwood's building is small and has zero space for conference rooms, counseling rooms, or community gathering spaces
Core Learning (900 SF General Classrooms)	Our classrooms are in disrepair, with tiles missing, holes in walls, asbestos in the window frames, and has old mis-matched broken furniture
Small Group (150 SF) Small Flex (300 SF), Large	There are currently no spaces available for small group, many of which have to take place in the cafeteria, hallway, or a classroom
Flex Classrooms (600-900 SF)	There are no learning labs or flex spaces, we need them
Kindergarten	Kindergarten needs bathrooms, and smaller sized fixtures; this includes a safe entrance/exit for our students
Preschool, Child Care, Head Start	n/a
Resource, Special Education, Family, Life Skills	We currently have one classroom that houses our Resource program, IA's, SLP, OT, PT, and Psychologist; we need a larger space for all students
Science, Art, Graphics	At this time, no classrooms are set up as science labs; with minimal space in the classrooms teachers need places to store their equipment. We do not have space to house materials for our arts and multi-arts programs. PE has one closet
Multi-Purpose, Cafeteria, Commons, Kitchen	There is a large cafeteria with a grossly neglected kitchen area.
Performing Arts (Band, Choir, Drama)	Currently we have three programs but there is no space to adequately support programming. Our music class is taught in the cafeteria, drama is in a small portable with 100+ students, and zero storage space for play props
Gym, Fitness, Athletics, Covered Play	We have one gym and one covered play area; both are okay
Technology, Shops, Computer Labs, Testing	We do not have any space for a computer, tech, or texting lab; we are in need
Storage, Restrooms, Custodial	Major complaints from staff; The school has 50+ employees and only two staff restrooms (one is for 'women' and the other is multi-purpose with one stall). Wedgwood needs additional staff bathrooms
General Circulation, Corridors, Lobby, Public Area	We have a single entrance, with one hallway. There are no lobby's or public areas but they are needed
Playfields	We have a very large playfield, but it has one play structure and is all concrete; this leads to students wandering and multiple injuries
Site: Parking, Bus, Parent Drop-off	Our drop off site is on a main residential street and only allows for about 10 cars to pull up. The bus loading zones are at the far end of the building, students cannot safely walk themselves to the bus and require a teacher escort. This impacts the traffic flow and safety of the hallways for arrival and dismissal
Community/Family/Special Services	There are currently no spaces available but we need them

Name	Type	O&M	Bldg SF	General
Adams	HS	Walk-in cooler, window seals; new roof with old drains with many holes and problems with the piping to the roof drains	63,136	parking lot maintenance
Aki Kurose	ES	Entire heating system has problems, lighting and electrical, plumbing pipes are old galvanized with constant issues with clogs needs upgrading.	171,393	carpet, rooms at john stanford @ latona
Arbor Heights	ES	Roof was poorly installed		get rid of single glazing everywhere it exists
B.F. Day	ES	Lighting and electrical, catch basin, down spouts, paint job outside; moisture in the basement, no proper drainage around the building causing problems on plaster and lower floor, window sills starting to rot. Top of roof cornice has slumping in some places.	65,188	drainage throughout district - clogged catch basins, issues with sewer system
Beacon Hill	ES	Roof drains are too small and clog, roof also has issues. Gas packs HVAC in the attics have been failing. The roof is too easy to access -- kids on the roof.	51,704	
Blaine, Catherine	HS	Old building, galvanized pipe. Flooring. All electrical needs to be changed, electrical panels. Windows on east side, sealant cracking, a lot of it old single pane windows. Heating system is causing issues with windows + sawtooth roof. Roof drains have also been causing issues. Entrance and exit doors wearing out, hardware failing. Remodel needed.	101,584	
Boren, Louisa STEM	S	Old galvanized pipe, old furniture and tables, some electrical, potential rooftop issues, heating system has some issues, pumps, catch basins. Windows may need replacement, Outside covered walkway drain lines are obsolete.	119,514	
Broadview-Thomson	S	New electrical service, hallway lighting, second floor windows, lots of problems with coils for heat down in the tunnel fan room. Lot of bad, rotted coils, hard to get to and work on.	129,984	
Bryant	S	Windows, especially on south side of building with wind and driving rain, having issues with seepage and leaking; problems with window sills. Fire doors for boiler room area need to be fixed. Lighting issues, should upgrade to LED.	81,256	
Cascadia	ES	Drain system on gutters - holes are not large enough to handle the water; SPS has driven holes to alleviate. No roof access, not even to mechanical roof. Some acoustical panels in lunchroom were falling off the wall.	90,750	
Cedar Park	ES	Poor water pressure - booster system needed. Jams on doors never fixed, worn out hardware. Exterior lighting is poor, vandalism between portables and building.	31,312	
Concord Int'l	ES	Plumbing issues?	63,278	
Dearborn Park	ES	Roofing leaks	54,266	
Decatur	ES	Old galvanized plumbing. Single-glazed windows. Issues in kitchen area - stainless steel wash stuff has some leaking pipes - cannot remove because they'd need to cut the stainless to get the sink out.	43,040	
Eckstein	K-8	Everything mechanical has issues; pipes are too small, storm drain tied to sewer. all doors have problems, all electrical has issues, windows and glass block. Emergency generator failed, emergency power not battery backed up; bleachers have been red-tagged for safety. Main sewer line has a tree blockage going to the street at 16.5'-18.5' below grade. The main trunk coming from street to the building needs to be replaced; a secondary line from teachers lounge needs review.	177,977	
Fairmount Park	ES	---	63,658	
Franklin	ES	old building, lots of mechanical issues, leaks. Old windows, leaks. Lighting and power issues. Urns at the front are cracked, safety issues. Old roof drains - drains were not replaced. Doors are a big issue. The Gym building is bad.	269,201	

Name	Type	O&M	Bldg SF	General
Garfield	MS	plumbing and HVAC cross-connects from previous remodels have had issues since remodel. Courtyard windows, frames need to be painted, are peeling. Water coming in at basement wall. Lighting issues - wiring was poorly done.	244,177	
Gatewood	ES	sewer line is problematic, clogs up.	55,785	
Gatzert, Bailey	ES	heating system, tile flooring	53,001	
Graham Hill	ES	Lighting power service. Basement wall across from Gym was leaking - this may have been fixed	54,410	
Green Lake	ES	Roof clogged up, need to trim some trees. Back patio has issue with water collecting. Gutters can't handle system when it rains. Major floor in the building still unresolved. Much of this is tree issues. Skylight leaking since new addition in lunchroom area. Obsolete play area gets really slippery when it rains -- needs to be redone, it's not safe.	47,903	
Greenwood	MS	S side of building - overflows are lower than roof drain scuppers, leaking and flooding. Bowing on lower bricks on left (west?) side of main entrance. Roofing drains are bad.	63,985	
Hawthorne	ES	Broken sewer lines in ceiling - cast iron pipes had broken.	51,170	
Ingraham	ES	Lighting and fire alarm; electrical main switch gear needs to be replaced. Steam electrical kitchen boiler needs to be replaced. Storefront doors and entrance doors that weren't worked on with new construction, especially by auditorium, are worn out and hardware is bad. Plumbing issues with old piping, some so old a snake can't go thru, especially in students section. Issues with the birds finding their way into the building, eating their way thru the dry-wall that's exposed by the dome lid on the library area. Bleachers need replacing.	232,099	
Interagency & Bridges @ Roxhill	MS	Old building needs to be torn down.	39,136	
Interagency @ Columbia	ES	All mechanical needs updating. Power, lighting.	32,332	
Interagency @ Queen Anne Gym	HS	Entrances, hollow metal frames N and S facing have issues. A lot of roofing issues, draining issues. Gym needs to be redone. Grating for fresh air intake has rotted away. Water intrusion thru some of the precast.	35,805	
Jane Adams	ES	All mechanical needs updating. Lighting is falling off ceiling, balcony, and projection?, windows need replacement, old fire dampers on auditorium - system design lets in rainwater when heavy wind. Gym glazing has issues. Hardware and doors. Catch basins in parking area are clogging up. Kids getting on the roof and graffitiing the building - climbing vents and getting on lower roof.	160,645	
John Hay	S	Emergency generator doesn't work. Lighting issues, neighbors.	51,362	
John Stanford International	K-8	Issues on parapet walls, leaking water	60,101	
Lafayette	HS	All electrical, heating? Roof needs to be coated, part of it has been done but other areas need work.	51,942	
Laurelhurst	ES	Spring balancer window weights system that are difficult to acquire and replace, causing issues at windows. Has been upgraded with doors and exterior hardware, should be OK now.	52,083	
Lawton	MS	---	53,718	
Leschi	HS	---	57,208	
Lifton Springs K-8	ES	See Robert Eagle Staff	139,400	
Lincoln	ES	Half is new, half is old. Plumbing is a disaster at the Gym at the old half.	257,157	
Lowell	K-8	old building, lot of old pipe. Old drain lines, especially exterior catch basins. Some glazing is old single pane. Lot of plumbing issues. Seismic bracing on exterior instead of interior, making it easy for kids to get on the roof.	73,470	
Loyal Heights	ES	---	88,139	

Name	Type	O&M	Bldg SF	General
Madison	ES	irrigation is bad, stone pavers on backside of the building. Underneath bracing is bad. Roofing system is starting to deteriorate, major fix because of pavers. Roof is going to need work, big job.	153,517	
Madrona	S	gutters are falling off the building up high. Some of the fixture installation on plumbing weren't properly installed and had to be replaced.	68,127	
Magnolia	ES	---	46,320	
Maple	ES	lighting issues	49,730	
Marshall, John	K-8	roof issues- insulation held down with pavers, need to move a lot of stuff to fix any roof issues, some leaks. Piping to heating systems are worn out. Piping is bad for plumbing and stormwater, too. Windows are OK, were touched with painting and brick-work.	87,927	
McClure	ES	Exterior lighting, pneumatic issues, boilers are OK but could use some updating.	92,727	
McDonald Int'l	ES	problems with doors and hardware	49,431	
McGilvra	MS	electrical issues, plumbing problems	37,064	
Meany, Edmund S.	ES	a lot of old piping was left over from last remodel, skylights have failed	126,351	
Muir, John		parking issues in parking lot, condensing unit causing heat in the attic. Electrical on heat pumps and fan units in mechanical areas issues - neutrals tied together. Plumbing issues, dry fire sprinkler needs replacement.	58,399	
Nathan Hale		water table is very high, a lot of water from the creek backs up into boiler room area - prevents anything from going out, a butterfly trap on pipe keeps things trapped in boiler room until water subsides. Flooding in play court. Water seepage into corner of classroom b/c of grading and water movement -- sump pump has been installed. Single-ply roof will need replacement soon.	235,078	
North Beach		heating system is old, drainage system issues on property, lighting, electrical service, north and SE entry - doors that go to portables are not handicap accessible. Single boiler for all heat is starting to get old and needs replacement. Steam lines run down hallway in a chase along building edge - heat comes up under metal and floor tiles are popping. Doorways are old and need replacement of hardware.	35,812	
Nova Alternative @ Horace Mann		lighting control issues	48,877	
Olympic View		---	52,792	
Orca K-8		Orca @ Whitworth. fire doors were delaminating. Check out hardware.	59,505	
Queen Anne		Queen Anne @ Old Hay. Sewer line issues - flattens and causes issues. Brick building sewer line did not get replaced; sewer line was replaced at old building.. Fire alarm control issues. Small issues with mechanical system. Wood building could use a new sprinkler system.	42,446	
Rainier Beach		irrigation on sports field. Door hardware, rain getting in,	H-S	
Rainier View		Door hardware.	34,682	
Robert Eagle Staff + Licton Springs K-8		paint entire interior. 2-1/4" thick hollow metal jamb doors installed in Gym area with full glass - doors are too heavy for jambs, breaking hinges and pulling backing plates. All 6 doors leading to the Gym are smacking jamb. Major fix. Door size doesn't make sense, very heavy.	139,400	
Roosevelt		outside wall is cracking above doors on east side of building and there is extensive water penetration. There is a lot of terra cotta and masonry issues on south and west side. Brick at Gym (south end?), water penetration in this area -entire Gym area needs brick to be waterproofed and cleaned. Single-ply roof has received coating but continues to fail. Need to continue to protect with coating.	269,297	
Roxhill @ E.C. Hughes		door hardware issues.	45,441	
Sacajawea		ceiling tiles, skylight at roof has had some leaks, especially the one at main hallway	37,600	

Name	Type	O&M	Bldg SF	General
Salmon Bay @ James Monroe		old outdated steam system, outdated plumbing. Old battleship flooring needs replacement. all hardware and all doors are shot. Plumbing and mechanical is all worn out. There's a leak in the hallway from the third floor to showcase and electrical, don't know where it's coming from. Lots of old piping. Sewer and storm drain on playground has been snaked a lot, lots of issues and puddling. Roof was just patched for some leaking, too. Roof also needs replacement.	117,116	
Sand Point		roof needs replacement, boiler stack leaking in boiler room.	32,433	
Sanislo		kitchen is too small to serve food. Strange/unique building. Heating, roof, plumbing, some single glazing. Roof drain, no way to fix the roof -- would need to raise entire clerestory(?) structure. Windows are so low below roofing. Steel is rusting; entire building is rusted steel.	40,347	
Seattle World School @ TT Minor		---	57,811	
Thornton Creek		plumbing fixtures (drinking fountains) has a plastic tube instead of hard pipe - tube fails and leaks. Drinking fountains need love. Issues with drainage around courtyard area, backing up.	91,596	
Thurgood Marshall		fire alarm issues, building sinking, foundation issues. Floor tiles are having issues at kitchen, classrooms, dining? New roof needed. Dry fire sprinkler system needs replacement.	60,793	
TOPS K-8 @ Seward		exterior paint and some siding repair. Kalwall and skylights are leaking. Concrete sidewalk needs to be removed/replaced. Water getting to basement book room when it rains hard. Fall restraint needed on roof for gutter access. Carpentry issues at lunchroom area. Freezer needs fixing still? Flooring had some fixes, unsure if it'll last.	95,501	
Van Asselt Bldg @ AAA		AAA Bldg. - roof is a disaster. Chiller is being worked on. Obsolete, old intercom system.	104,830	
View Ridge		roof needs to be looked at -- trees have dropped branches on roof and has made holes. Electrical?	61,831	
Washington		door hardware, skylights, lighting and power, boiler stack is leaking - bricks and mortars are falling on stack. Everything is bad - electrical, bleachers, some mechanical issues, plumbing issues. Ceiling tiles in hallways are bad, new system needed. Windows in stairwells leak and are rotting the building.	136,368	
Wedgwood		all mechanical is out of date. Service lighting and power. Roof needs to be replaced, is getting bad. Doors and hardware needed. Radio tower was on top of the roof and needs to come down - will be taken down this summer.	44,334	
West Seattle		will be getting a major remodel in the next year. Walk-in cooler. Main entry walk-away courtyard and sidewalk needs TLC. Add and replace benches. Lots of site work needing repair.	50,701	
West Seattle		roof stuff and masonry repair being worked on. Interior paint and old TVs that should be replacement. Other district TVs are being stored at Memorial stadium and also need to be removed. Decommissioning the old TVs. Some lighting control issues, windows are rotting and non-operable at historic building. Masonry is being handled, though likely \$3-4M still needed. Also major addition	208,981	
West Woodland		Major addition going on. Walk-in cooler and freezer; lighting and power. No roof access - problem. 8" drain line of downspouts ties into a 4" line in the ground -- clogs up.	57,474	



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