



# Building Condition Assessments

## Individual School Buildings

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This is the Buildings Condition Assessments (BCA) by buildings from the 2022 Final Report by SÄZÄN Environmental Consulting, which includes Facilities Condition Assessment, Learning Environment Assessment, and Accessibility Evaluation completed in 2021.

BCA scores factor both civil, structural, and architectural (CSA) and mechanical, electrical, and plumbing (MEP) assessments.

Each school page includes the name of the school and address, the school type, number of buildings, number of portables, total GSF, year built, year modified, and a BCA Executive Summary

Scores are provided for School Weighted Average BCA Score, Average Learning Environment (LEA) Score, and Accessibility Score. Facility needs recommendations are provided as well as an estimated total direct cost of corrective actions.

A site safety evaluation is also provided.

### 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



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

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

<b>Facility Need - CSA</b>	Minor Modification
<b>Facility Need - MEP</b>	Minor Modification
<b>Facility Needs - LEA</b>	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**

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

**Aki Kurose**  
3928 S GRAHAM ST SEATTLE, WA 98118



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

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

<b>Facility Need - CSA</b>	Total Replacement
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	Total Replacement

<b>BCA Executive Summary</b>	
<p>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.</p>	
<p>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.</p>	

**Site Safety Evaluation**

<b>Site Perimeter Score</b>	4 - Poor: many uncontrolled entries or ineffective perimeter fencing
<b>Recommend Further Egress Analysis</b>	No
<b>Emergency Lighting Throughout</b>	No 'stand-alone' lighting fixtures were observed but emergency lighting could be located on a different circuit or have battery backup ballasts.
<b>Does the means of egress appear deficient?</b>	
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



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

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

<b>Facility Need - CSA</b>	Preventative Maintenance
<b>Facility Need - MEP</b>	Minor Modification
<b>Facility Needs - LEA</b>	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**

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

**Arbor Heights**  
3701 SW 104th St SEATTLE, WA 98146



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

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

<b>Facility Need - CSA</b>	Preventative Maintenance
<b>Facility Need - MEP</b>	Preventative Maintenance
<b>Facility Needs - LEA</b>	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**

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

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



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

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

<b>Facility Need - CSA</b>	Major Modification
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	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**

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

**Bailey Gatzert**  
1301 E YESLER WY SEATTLE, WA 98122



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

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

<b>Facility Need - CSA</b>	Major Modification
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	Major Modification

<b>BCA Executive Summary</b>	
<p>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.</p>	
<p>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.</p>	

**Site Safety Evaluation**

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

**Ballard**  
1418 NW 65 ST SEATTLE, WA 98117



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

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

<b>Facility Need - CSA</b>	Minor Modification
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	Major Modification

**BCA Executive Summary**

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.

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.

**Site Safety Evaluation**

<b>Site Perimeter Score</b>	2 - Good: not fully enclosed but with controlled entries
<b>Recommend Further Egress Analysis</b>	Yes
<b>Emergency Lighting Throughout</b>	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



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

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

<b>Facility Need - CSA</b>	Major Modification
<b>Facility Need - MEP</b>	Total Replacement
<b>Facility Needs - LEA</b>	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**

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

**Broadview-Thomson**  
13052 GREENWOOD AV N SEATTLE, WA 98133



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

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

<b>Facility Need - CSA</b>	Total Replacement
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	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**

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

**Bryant**  
3311 NE 60 ST SEATTLE, WA 98115



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

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

<b>Facility Need - CSA</b>	Preventative Maintenance
<b>Facility Need - MEP</b>	Minor Modification
<b>Facility Needs - LEA</b>	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**

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

**Cascadia**  
1700 N 90th St SEATTLE, WA 98103



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

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

<b>Facility Need - CSA</b>	Preventative Maintenance
<b>Facility Need - MEP</b>	Minor Modification
<b>Facility Needs - LEA</b>	No significant changes

<b>BCA Executive Summary</b>
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**

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

**Catharine Blaine**  
2550 34 AV W SEATTLE, WA 98199



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

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

<b>Facility Need - CSA</b>	Total Replacement
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	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**

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

**Cedar Park**  
3737 NE 135th St SEATTLE, WA 98125



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

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

<b>Facility Need - CSA</b>	Preventative Maintenance
<b>Facility Need - MEP</b>	Preventative Maintenance
<b>Facility Needs - LEA</b>	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**

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

**Chief Sealth International**  
2600 SW Thistle SEATTLE, WA 98126



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

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

<b>Facility Need - CSA</b>	Minor Modification
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	Minor Modification

<b>BCA Executive Summary</b>	
<p>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.</p>	
<p>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.</p>	

**Site Safety Evaluation**

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

**Cleveland**  
5511 15 AVE S SEATTLE, WA 98108



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

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

<b>Facility Need - CSA</b>	Minor Modification
<b>Facility Need - MEP</b>	Minor Modification
<b>Facility Needs - LEA</b>	Minor Modification

<b>BCA Executive Summary</b>	
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.	
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.	

**Site Safety Evaluation**

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

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

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

<b>Facility Need - CSA</b>	Total Replacement
<b>Facility Need - MEP</b>	Total Replacement
<b>Facility Needs - LEA</b>	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**

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



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

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

<b>Facility Need - CSA</b>	Minor Modification
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	No significant changes

<b>BCA Executive Summary</b>	
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**

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

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



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

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

<b>Facility Need - CSA</b>	Minor Modification
<b>Facility Need - MEP</b>	Minor Modification
<b>Facility Needs - LEA</b>	No significant changes

<b>BCA Executive Summary</b>	
<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**

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

**Dearborn Park International**  
2820 S ORCAS ST SEATTLE, WA 98108



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

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

<b>Facility Need - CSA</b>	Minor Modification
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	Total Replacement

<b>BCA Executive Summary</b>	
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**

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

**Decatur**  
7712 40th Ave NE SEATTLE, WA 98115



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

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

<b>Facility Need - CSA</b>	Major Modification
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	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**

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

**Denny International**  
2601 SW Kenyon St SEATTLE, WA 98126



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

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

<b>Facility Need - CSA</b>	Minor Modification
<b>Facility Need - MEP</b>	Preventative Maintenance
<b>Facility Needs - LEA</b>	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**

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

**Dunlap**  
4525 S CLOVERDALE ST SEATTLE, WA 98118



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

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

<b>Facility Need - CSA</b>	Minor Modification
<b>Facility Need - MEP</b>	Minor Modification
<b>Facility Needs - LEA</b>	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**

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

**Eckstein**  
3003 NE 75 ST SEATTLE, WA 98115



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

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

<b>Facility Need - CSA</b>	Total Replacement
<b>Facility Need - MEP</b>	Total Replacement
<b>Facility Needs - LEA</b>	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**

<b>Site Perimeter Score</b>	4 - Poor: many uncontrolled entries or ineffective perimeter fencing
<b>Recommend Further Egress Analysis</b>	Yes
<b>Emergency Lighting Throughout</b>	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?)
<b>Does the means of egress appear deficient?</b>	
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.	



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

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

<b>Facility Need - CSA</b>	Minor Modification
<b>Facility Need - MEP</b>	Minor Modification
<b>Facility Needs - LEA</b>	Minor Modification

<b>BCA Executive Summary</b>	
<b>CSA</b>	Overall, Emerson ES is in good condition. However, there are some exceptions, including: asphalt roofing and 3-tab are showing some deterioration with alligating 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.
<b>MEP</b>	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**

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



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

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

<b>Facility Need - CSA</b>	Preventative Maintenance
<b>Facility Need - MEP</b>	Preventative Maintenance
<b>Facility Needs - LEA</b>	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**

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

**Franklin**  
3013 S MT BAKER BV SEATTLE, WA 98144



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

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

<b>Facility Need - CSA</b>	Preventative Maintenance
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	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**

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

<b>Garfield</b> 400 23 Ave SEATTLE, WA 98122
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<b>School Type</b>	HS
<b>No. Buildings</b>	2
<b>No. Portables</b>	1
<b>Total GSF</b>	331,495
<b>Year Built</b>	1923
<b>Year Modified</b>	2008

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

<b>Facility Need - CSA</b>	Preventative Maintenance
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	No significant changes

<b>BCA Executive Summary</b>	
<b>CSA</b>	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.
<b>MEP</b>	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**

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



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

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

<b>Facility Need - CSA</b>	Major Modification
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	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**

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

**Genesee Hill**  
5013 SW Dakota St SEATTLE, WA 98116



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

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

<b>Facility Need - CSA</b>	Preventative Maintenance
<b>Facility Need - MEP</b>	Preventative Maintenance
<b>Facility Needs - LEA</b>	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**

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

**Graham Hill**  
5149 S GRAHAM ST SEATTLE, WA 98118



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

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

<b>Facility Need - CSA</b>	Minor Modification
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	Major Modification

<b>BCA Executive Summary</b>	
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**

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



**Green Lake**  
2400 N 65 ST SEATTLE, WA 98103



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

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

<b>Facility Need - CSA</b>	Minor Modification
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	Minor Modification

<b>BCA Executive Summary</b>	
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**

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

**Greenwood**  
144 NW 80 ST SEATTLE, WA 98117



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

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

<b>Facility Need - CSA</b>	Preventative Maintenance
<b>Facility Need - MEP</b>	Minor Modification
<b>Facility Needs - LEA</b>	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**

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

**Hamilton International**  
1610 N 41 ST SEATTLE, WA 98103



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

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

<b>Facility Need - CSA</b>	Minor Modification
<b>Facility Need - MEP</b>	Minor Modification
<b>Facility Needs - LEA</b>	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**

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

<b>Hawthorne</b> 4100 39 AV S SEATTLE, WA 98118
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<b>School Type</b>	ES
<b>No. Buildings</b>	2
<b>No. Portables</b>	0
<b>Total GSF</b>	54,693
<b>Year Built</b>	1989
<b>Year Modified</b>	N/A

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

<b>Facility Need - CSA</b>	Minor Modification
<b>Facility Need - MEP</b>	Preventative Maintenance
<b>Facility Needs - LEA</b>	Major Modification

<b>BCA Executive Summary</b>	
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**

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

**Hazel Wolf**  
11530 12th Ave NE SEATTLE, WA 98125



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

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

<b>Facility Need - CSA</b>	Preventative Maintenance
<b>Facility Need - MEP</b>	Preventative Maintenance
<b>Facility Needs - LEA</b>	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**

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

**Highland Park**  
1012 SW TRENTON ST SEATTLE, WA 98106



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

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

<b>Facility Need - CSA</b>	Minor Modification
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	No significant changes

<b>BCA Executive Summary</b>	
<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**

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

**Ingraham**  
1819 N 135 ST SEATTLE, WA 98133



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

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

<b>Facility Need - CSA</b>	Minor Modification
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	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.

<b>BCA Executive Summary</b>	
<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 &amp; 300 buildings. The domestic hot water system serving 100, 200 &amp; 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 &amp; 300 buildings and LEDs in newer 2019, 2011 &amp; 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**

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



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



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

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

<b>Facility Need - CSA</b>	Minor Modification
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	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**

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



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

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

<b>Facility Need - CSA</b>	Preventative Maintenance
<b>Facility Need - MEP</b>	Minor Modification
<b>Facility Needs - LEA</b>	Major Modification

<b>BCA Executive Summary</b>	
<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**

<b>Site Perimeter Score</b>	2 - Good: not fully enclosed but with controlled entries
<b>Recommend Further Egress Analysis</b>	Yes
<b>Emergency Lighting Throughout</b>	Yes
<b>Does the means of egress appear deficient?</b>	
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



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

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

<b>Facility Need - CSA</b>	Major Modification
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	No significant changes

<b>BCA Executive Summary</b>	
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**

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

<b>John Muir</b> 3301 S HORTON ST SEATTLE, WA 98144
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<b>School Type</b>	ES
<b>No. Buildings</b>	1
<b>No. Portables</b>	2
<b>Total GSF</b>	60,031
<b>Year Built</b>	1991
<b>Year Modified</b>	N/A

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

<b>Facility Need - CSA</b>	Minor Modification
<b>Facility Need - MEP</b>	Minor Modification
<b>Facility Needs - LEA</b>	Minor Modification

BCA Executive Summary	
<b>CSA</b>	Observed an existing building mostly clad with brick facia. This facility is generally in fair to good condition.
<b>MEP</b>	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**

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

**John Stanford International**  
4057 5 AV NE SEATTLE, WA 98105



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

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

<b>Facility Need - CSA</b>	Minor Modification
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	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**

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

<b>Lafayette</b> 2645 CALIFORNIA AV SW SEATTLE, WA 98116
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<b>School Type</b>	ES
<b>No. Buildings</b>	1
<b>No. Portables</b>	6
<b>Total GSF</b>	53,471
<b>Year Built</b>	1949
<b>Year Modified</b>	1953

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

<b>Facility Need - CSA</b>	Total Replacement
<b>Facility Need - MEP</b>	Total Replacement
<b>Facility Needs - LEA</b>	Total Replacement

<b>BCA Executive Summary</b>	
<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**

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



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

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

<b>Facility Need - CSA</b>	Preventative Maintenance
<b>Facility Need - MEP</b>	Total Replacement
<b>Facility Needs - LEA</b>	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**

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

<b>Lawton</b> 4000 27 AV W SEATTLE, WA 98199
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<b>School Type</b>	ES
<b>No. Buildings</b>	1
<b>No. Portables</b>	0
<b>Total GSF</b>	54,766
<b>Year Built</b>	1990
<b>Year Modified</b>	N/A

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

<b>Facility Need - CSA</b>	Minor Modification
<b>Facility Need - MEP</b>	Minor Modification
<b>Facility Needs - LEA</b>	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**

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

**Leschi**  
135 32 AV SEATTLE, WA 98122



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

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

<b>Facility Need - CSA</b>	Preventative Maintenance
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	Minor Modification

<b>BCA Executive Summary</b>	
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**

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

**Lincoln**  
1700 N 90th Street SEATTLE, WA 98115



<b>School Type</b>	HS
<b>No. Buildings</b>	3
<b>No. Portables</b>	0
<b>Total GSF</b>	255,290
<b>Year Built</b>	1906
<b>Year Modified</b>	2019

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

<b>Facility Need - CSA</b>	Major Modification
<b>Facility Need - MEP</b>	Minor Modification
<b>Facility Needs - LEA</b>	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**

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

**Louisa Boren**  
5950 Delridge Way SW SEATTLE, WA 98106



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

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

<b>Facility Need - CSA</b>	Total Replacement
<b>Facility Need - MEP</b>	Total Replacement
<b>Facility Needs - LEA</b>	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**

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

**Lowell**  
1058 E MERCER ST SEATTLE, WA 98102



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

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

<b>Facility Need - CSA</b>	Total Replacement
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	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**

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



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

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

<b>Facility Need - CSA</b>	Preventative Maintenance
<b>Facility Need - MEP</b>	Preventative Maintenance
<b>Facility Needs - LEA</b>	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**

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



**Madison**  
3429 45th AVE SW SEATTLE, WA 98116



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

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

<b>Facility Need - CSA</b>	Preventative Maintenance
<b>Facility Need - MEP</b>	Preventative Maintenance
<b>Facility Needs - LEA</b>	Minor Modification

<b>BCA Executive Summary</b>	
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**

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

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

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

<b>Facility Need - CSA</b>	Preventative Maintenance
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	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**

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

**Magnolia**  
2418 28th Ave W SEATTLE, WA 98199



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

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

<b>Facility Need - CSA</b>	Preventative Maintenance
<b>Facility Need - MEP</b>	Preventative Maintenance
<b>Facility Needs - LEA</b>	No significant changes

<b>BCA Executive Summary</b>	
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**

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

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



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

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

<b>Facility Need - CSA</b>	Minor Modification
<b>Facility Need - MEP</b>	Preventative Maintenance
<b>Facility Needs - LEA</b>	Minor Modification

<b>BCA Executive Summary</b>	
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**

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



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

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

<b>Facility Need - CSA</b>	Major Modification
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	Total Replacement

<b>BCA Executive Summary</b>	
<p>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.</p>	
<p>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.</p>	

**Site Safety Evaluation**

<b>Site Perimeter Score</b>	4 - Poor: many uncontrolled entries or ineffective perimeter fencing
<b>Recommend Further Egress Analysis</b>	Yes
<b>Emergency Lighting Throughout</b>	Yes
<b>Does the means of egress appear deficient?</b>	
<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



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

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

<b>Facility Need - CSA</b>	Minor Modification
<b>Facility Need - MEP</b>	Minor Modification
<b>Facility Needs - LEA</b>	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**

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

**McClure**  
1915 1 AV W SEATTLE, WA 98119



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

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

<b>Facility Need - CSA</b>	Total Replacement
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	Total Replacement

<b>BCA Executive Summary</b>	
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**

<b>Site Perimeter Score</b>	4 - Poor: many uncontrolled entries or ineffective perimeter fencing
<b>Recommend Further Egress Analysis</b>	Yes
<b>Emergency Lighting Throughout</b>	Yes
<b>Does the means of egress appear deficient?</b>	
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



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

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

<b>Facility Need - CSA</b>	Preventative Maintenance
<b>Facility Need - MEP</b>	Minor Modification
<b>Facility Needs - LEA</b>	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**

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



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

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

<b>Facility Need - CSA</b>	Minor Modification
<b>Facility Need - MEP</b>	Minor Modification
<b>Facility Needs - LEA</b>	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**

<b>Site Perimeter Score</b>	2 - Good: not fully enclosed but with controlled entries
<b>Recommend Further Egress Analysis</b>	Yes
<b>Emergency Lighting Throughout</b>	Yes
<b>Does the means of egress appear deficient?</b>	
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



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

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

<b>Facility Need - CSA</b>	Preventative Maintenance
<b>Facility Need - MEP</b>	Minor Modification
<b>Facility Needs - LEA</b>	No significant changes

<b>BCA Executive Summary</b>	
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**

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

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



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

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

<b>Facility Need - CSA</b>	Total Replacement
<b>Facility Need - MEP</b>	Total Replacement
<b>Facility Needs - LEA</b>	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**

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

**Nathan Hale**  
10750 30 AV NE SEATTLE, WA 98125



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

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

<b>Facility Need - CSA</b>	Preventative Maintenance
<b>Facility Need - MEP</b>	Preventative Maintenance
<b>Facility Needs - LEA</b>	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**

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

**North Beach**  
9018 24 AV NW SEATTLE, WA 98117



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

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

<b>Facility Need - CSA</b>	Total Replacement
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	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**

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

**Olympic Hills**  
13018 20th Ave NE SEATTLE, WA 98125



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

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

<b>Facility Need - CSA</b>	Preventative Maintenance
<b>Facility Need - MEP</b>	Preventative Maintenance
<b>Facility Needs - LEA</b>	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**

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



**Olympic View**  
504 NE 95 ST SEATTLE, WA 98115



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

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

<b>Facility Need - CSA</b>	Minor Modification
<b>Facility Need - MEP</b>	Minor Modification
<b>Facility Needs - LEA</b>	Minor Modification

<b>BCA Executive Summary</b>	
<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**

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

<b>Queen Anne</b> 411 Boston St. SEATTLE, WA 98109
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<b>School Type</b>	ES
<b>No. Buildings</b>	2
<b>No. Portables</b>	0
<b>Total GSF</b>	65,661
<b>Year Built</b>	1903
<b>Year Modified</b>	2012

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

<b>Facility Need - CSA</b>	Preventative Maintenance
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	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**

<b>Site Perimeter Score</b>	1 - Excellent: fully secured perimeter
<b>Recommend Further Egress Analysis</b>	No
<b>Emergency Lighting Throughout</b>	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



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

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

<b>Facility Need - CSA</b>	Total Replacement
<b>Facility Need - MEP</b>	Total Replacement
<b>Facility Needs - LEA</b>	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**

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

**Rainier View**  
11650 BEACON AV S SEATTLE, WA 98178



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

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

<b>Facility Need - CSA</b>	Preventative Maintenance
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	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**

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

**Rising Star**  
8311 BEACON AV S SEATTLE, WA 98108



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

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

<b>Facility Need - CSA</b>	Minor Modification
<b>Facility Need - MEP</b>	Preventative Maintenance
<b>Facility Needs - LEA</b>	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**

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

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



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

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

<b>Facility Need - CSA</b>	Preventative Maintenance
<b>Facility Need - MEP</b>	Preventative Maintenance
<b>Facility Needs - LEA</b>	No significant changes

**BCA Executive Summary**

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.

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.

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.

**Site Safety Evaluation**

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

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

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

<b>Facility Need - CSA</b>	Preventative Maintenance
<b>Facility Need - MEP</b>	Minor Modification
<b>Facility Needs - LEA</b>	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**

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



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



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

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

<b>Facility Need - CSA</b>	Preventative Maintenance
<b>Facility Need - MEP</b>	Preventative Maintenance
<b>Facility Needs - LEA</b>	Minor Modification

<b>BCA Executive Summary</b>	
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**

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

<b>Sacajawea</b> 9501 20 AV NE SEATTLE, WA 98115
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<b>School Type</b>	ES
<b>No. Buildings</b>	1
<b>No. Portables</b>	5
<b>Total GSF</b>	38,957
<b>Year Built</b>	1959
<b>Year Modified</b>	N/A

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

<b>Facility Need - CSA</b>	Total Replacement
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	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**

<b>Site Perimeter Score</b>	2 - Good: not fully enclosed but with controlled entries
<b>Recommend Further Egress Analysis</b>	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.
<b>Emergency Lighting Throughout</b>	Yes
<b>Does the means of egress appear deficient?</b>	
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



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

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

<b>Facility Need - CSA</b>	Major Modification
<b>Facility Need - MEP</b>	Minor Modification
<b>Facility Needs - LEA</b>	Total Replacement

<b>BCA Executive Summary</b>	
<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**

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

<b>Sanislo</b> 1812 SW MYRTLE ST SEATTLE, WA 98106
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<b>School Type</b>	ES
<b>No. Buildings</b>	1
<b>No. Portables</b>	3
<b>Total GSF</b>	40,574
<b>Year Built</b>	1972
<b>Year Modified</b>	1998

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

<b>Facility Need - CSA</b>	Total Replacement
<b>Facility Need - MEP</b>	Total Replacement
<b>Facility Needs - LEA</b>	Total Replacement

BCA Executive Summary	
	<p>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.</p>
	<p>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.</p>

**Site Safety Evaluation**

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

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



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

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

<b>Facility Need - CSA</b>	Major Modification
<b>Facility Need - MEP</b>	Preventative Maintenance
<b>Facility Needs - LEA</b>	Minor Modification

<b>BCA Executive Summary</b>	
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**

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



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

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

<b>Facility Need - CSA</b>	Preventative Maintenance
<b>Facility Need - MEP</b>	Minor Modification
<b>Facility Needs - LEA</b>	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 a 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**

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



**Stevens**  
1242 18 AV E SEATTLE, WA 98112



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

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

<b>Facility Need - CSA</b>	Minor Modification
<b>Facility Need - MEP</b>	Minor Modification
<b>Facility Needs - LEA</b>	No significant changes

<b>BCA Executive Summary</b>	
<p>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.</p>	
<p>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.</p>	

**Site Safety Evaluation**

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

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



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

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

<b>Facility Need - CSA</b>	Total Replacement
<b>Facility Need - MEP</b>	Total Replacement
<b>Facility Needs - LEA</b>	Total Replacement

<b>BCA Executive Summary</b>	
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**

<b>Site Perimeter Score</b>	3 - Fair: some uncontrolled entries
<b>Recommend Further Egress Analysis</b>	No
<b>Emergency Lighting Throughout</b>	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.
<b>Does the means of egress appear deficient?</b>	
Steep ramps, noncompliant door hardware, inadequate door clearances.	

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



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

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

<b>Facility Need - CSA</b>	Preventative Maintenance
<b>Facility Need - MEP</b>	Preventative Maintenance
<b>Facility Needs - LEA</b>	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**

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

**Thornton Creek**  
7711 43rd Ave NE SEATTLE, WA 98115



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

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

<b>Facility Need - CSA</b>	Preventative Maintenance
<b>Facility Need - MEP</b>	Preventative Maintenance
<b>Facility Needs - LEA</b>	No significant changes

<b>BCA Executive Summary</b>	
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**

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

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



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

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

<b>Facility Need - CSA</b>	Minor Modification
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	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**

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

**View Ridge**  
7047 50 AV NE SEATTLE, WA 98115



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

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

<b>Facility Need - CSA</b>	Total Replacement
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	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**

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

**Washington**  
2101 S JACKSON ST SEATTLE, WA 98144



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

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

<b>Facility Need - CSA</b>	Total Replacement
<b>Facility Need - MEP</b>	Total Replacement
<b>Facility Needs - LEA</b>	Total Replacement

<b>BCA Executive Summary</b>	
<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**

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



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

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

<b>Facility Need - CSA</b>	Major Modification
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	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**

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

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



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

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

<b>Facility Need - CSA</b>	Minor Modification
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	Major Modification

<b>BCA Executive Summary</b>	
<b>CSA</b>	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.
<b>MEP</b>	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**

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

**West Seattle HS**  
3000 CALIFORNIA AV SW SEATTLE, WA 98116



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

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

<b>Facility Need - CSA</b>	Minor Modification
<b>Facility Need - MEP</b>	Minor Modification
<b>Facility Needs - LEA</b>	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**

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

**Whitman**  
9201 15 AV NW SEATTLE, WA 98117



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

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

<b>Facility Need - CSA</b>	Total Replacement
<b>Facility Need - MEP</b>	Major Modification
<b>Facility Needs - LEA</b>	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**

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

**Whitworth**  
5215 46 AV S SEATTLE, WA 98118



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

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

<b>Facility Need - CSA</b>	Minor Modification
<b>Facility Need - MEP</b>	Minor Modification
<b>Facility Needs - LEA</b>	Total Replacement

<b>BCA Executive Summary</b>	
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**

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