



Learning Environment Assessments

Individual School Buildings

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This is the Learning Environment Assessments (LEA) 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.

LEA scoring ranges from 1-excellent to 5-unsuitable.

Each school assessment includes scores for several spaces throughout the building related to Seattle Public School Educational Specifications. A LEA score is provided based on those scores. Each assessment includes an executive summary for the school and comments in addition to the scores.



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Adams |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Whitman |

| GSF Area | 63,136 |
|----------|--------|
|----------|--------|

| Site ID # | 20687 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1989 | 0 |

| Operational Capacity | 549 |
|----------------------|-----|
| Feb 2020 Enrollment | 497 |
| Utilization | 91% |

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

Learning Environment Assessment Criteria

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

Surveyed By: JD

Date Surveyed: 11/19/20

| LEA Score | 2.52 |
|-----------|------|
|-----------|------|



LEA Executive Summary

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

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

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

The overall facility supports the educational program quite well.

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

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



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Aki Kurose |

| Level | MS |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Aki Kurose |

| GSF Area | 171,393 |
|----------|---------|
|----------|---------|

| Site ID # | 20689 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1952 | N/A |

| Operational Capacity | 900 |
|----------------------|-----|
| Feb 2020 Enrollment | 674 |
| Utilization | 75% |

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

Learning Environment Assessment Criteria

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

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

| LEA SCORE | 2.98 |
|-----------|------|
|-----------|------|



LEA Executive Summary

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

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



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|------------------|
| Alan T. Sugiyama |

| Level | Option - HS |
|-------|-------------|
|-------|-------------|

| MS Catchment Area |
|-------------------|
| N/A |

| GSF Area | 29,519 |
|----------|--------|
|----------|--------|

| Site ID # | 20657 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 2008 | N/A |

| | |
|--|-----|
| | 240 |
| | 52 |
| | 22% |

| | |
|--|------|
| | 568 |
| | 162 |
| | 250% |

Learning Environment Assessment Criteria

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

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

LEA SCORE **2.10**



LEA Executive Summary

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

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



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Arbor Heights |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Denny |

| GSF Area | 91,660 |
|----------|--------|
|----------|--------|

| Site ID # | 20688 |
|-----------|-------|
|-----------|-------|

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 2016 | N/A |

| Operational Capacity | 573 |
|----------------------|------|
| Feb 2020 Enrollment | 597 |
| Utilization | 104% |

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

Scoring

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

Learning Environment Assessment Criteria

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

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

LEA SCORE 1.63



LEA Executive Summary

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

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



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Ballard |

| Level | HS |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| N/A |

| GSF Area | 242,795 |
|----------|---------|
|----------|---------|

| Site ID # | 20680 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1999 | 0 |

| Operational Capacity | 1805 |
|----------------------|------|
| Feb 2020 Enrollment | 1841 |
| Utilization | 102% |

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

Learning Environment Assessment Criteria

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

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

| LEA SCORE | 2.91 |
|-----------|------|
|-----------|------|



LEA Executive Summary

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

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



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------------------|
| Beacon Hill International |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Mercer |

| GSF Area | 51,704 |
|----------|--------|
|----------|--------|

| Site ID # | 20694 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1971 | 2006 |

| | 407 |
|--|------|
| | 418 |
| | 103% |

| | 124 |
|--|------|
| | 146 |
| | -15% |

Learning Environment Assessment Criteria

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

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

| LEA Score | 3.17 |
|-----------|------|
|-----------|------|



LEA Executive Summary

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

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



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| BF Day |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Hamilton |

| GSF Area | 65,188 |
|----------|--------|
|----------|--------|

| Site ID # | 20654 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1892 | 1991 |

| Operational Capacity | 375 |
|----------------------|------|
| Feb 2020 Enrollment | 415 |
| Utilization | 111% |

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

Learning Environment Assessment Criteria

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

Surveyed By: SP

Date Surveyed: 11/19/20

| LEA SCORE | 3.44 |
|-----------|-------------|
|-----------|-------------|



LEA Executive Summary

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

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



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name | Catharine Blaine |
|---------------|------------------|
|---------------|------------------|

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area | McClure |
|-------------------|---------|
|-------------------|---------|

| GSF Area | 109,109 |
|----------|---------|
|----------|---------|

| Site ID # | 20652 |
|-----------|-------|
|-----------|-------|

| Original Construct | 1952 |
|--------------------|------|
| Last Mod/Add | N/A |

| Operational Capacity | 779 |
|----------------------|-----|
| Feb 2020 Enrollment | 627 |
| Utilization | 80% |

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

Scoring

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

Learning Environment Assessment Criteria

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

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

LEA SCORE 3.17



LEA Executive Summary

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

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



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|-------------------|
| Broadview-Thomson |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|--------------------|
| Robert Eagle Staff |

| GSF Area | 129,984 |
|----------|---------|
|----------|---------|

| Site ID # | 20696 |
|-----------|-------|
|-----------|-------|

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1963 | N/A |

| Operational Capacity | 613 |
|----------------------|------|
| Feb 2020 Enrollment | 629 |
| Utilization | 103% |

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

Scoring

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

Learning Environment Assessment Criteria

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

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

| LEA SCORE | 3.39 |
|-----------|------|
|-----------|------|



LEA Executive Summary

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

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



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Bryant |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Eckstein |

| GSF Area | 83,167 |
|----------|--------|
|----------|--------|

| Site ID # | 20740 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1926 | 0 |

| Operational Capacity | 552 |
|----------------------|------|
| Feb 2020 Enrollment | 581 |
| Utilization | 105% |

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

Learning Environment Assessment Criteria

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

Surveyed By: SP

Date Surveyed: 11/25/20

LEA SCORE **2.56**



LEA Executive Summary

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

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



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Cascadia |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|--------------------|
| Robert Eagle Staff |

| GSF Area | 97,381 |
|----------|--------|
|----------|--------|

| Site ID # | 22335 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 2017 | 0 |

| Operational Capacity | 612 |
|----------------------|-----|
| Feb 2020 Enrollment | 527 |
| Utilization | 86% |

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

Learning Environment Assessment Criteria

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

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

| LEA SCORE | 1.31 |
|-----------|-------------|
|-----------|-------------|



LEA Executive Summary

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

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



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Cedar Park |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Jane Addams |

| GSF Area | 33,037 |
|----------|--------|
|----------|--------|

| Site ID # | 20723 |
|-----------|-------|
|-----------|-------|

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1959 | 2015 |

| Operational Capacity | 290 |
|----------------------|-----|
| Feb 2020 Enrollment | 184 |
| Utilization | 63% |

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

Scoring

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

Learning Environment Assessment Criteria

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

Surveyed By: SP
Date Surveyed: 11/18/20

LEA SCORE **3.38**



LEA Executive Summary

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

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



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Chief Sealth |

| Level | HS |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| N/A |

| GSF Area | 230,357 |
|----------|---------|
|----------|---------|

| Site ID # | 20732 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1957, 1970 | 2010 |

| Operational Capacity | 1430 |
|----------------------|------|
| Feb 2020 Enrollment | 1094 |
| Utilization | 76% |

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

Learning Environment Assessment Criteria

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

Surveyed By: JH

Date Surveyed: 12/03/20

LEA SCORE 2.49



LEA Executive Summary

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

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



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

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

Scoring

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

Learning Environment Assessment Criteria

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

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

LEA SCORE **2.37**



LEA Executive Summary

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

No. Comments

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



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Coe |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| McClure |

| GSF Area | 68,010 |
|----------|--------|
|----------|--------|

| Site ID # | 20707 |
|-----------|-------|
|-----------|-------|

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 2003 | N/A |

| Operational Capacity | 529 |
|----------------------|------|
| Feb 2020 Enrollment | 552 |
| Utilization | 104% |

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

Scoring

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

Learning Environment Assessment Criteria

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

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

LEA SCORE **1.33**



LEA Executive Summary

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

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



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| |
|----------|
| Columbia |
|----------|

| |
|-----|
| N/A |
|-----|

| | |
|------|------|
| 1922 | 2014 |
|------|------|

| |
|---------|
| 256 |
| Unknown |
| - |

| | |
|-------|--------|
| Level | Option |
|-------|--------|

| | |
|----------|--------|
| GSF Area | 34,581 |
|----------|--------|

| | |
|-----------|-------|
| Site ID # | 20642 |
|-----------|-------|

Scoring

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

| |
|-----|
| - |
| 146 |
| - |

Learning Environment Assessment Criteria

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

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

| | |
|-----------|------|
| LEA SCORE | 3.86 |
|-----------|------|



LEA Executive Summary

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

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



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|-----------------------|
| Concord International |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Denny |

| GSF Area | 67,889 |
|----------|--------|
|----------|--------|

| Site ID # | 20737 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1913 | 2000 |

| Operational Capacity | 333 |
|----------------------|------|
| Feb 2020 Enrollment | 340 |
| Utilization | 102% |

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

Learning Environment Assessment Criteria

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

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

LEA SCORE **2.23**



LEA Executive Summary

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

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



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|-----------------------------|
| Dearborn Park International |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Mercer |

| GSF Area | 54,573 |
|----------|--------|
|----------|--------|

| Site ID # | 20727 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1972, 2006 | 2006 |

| Operational Capacity | 354 |
|----------------------|-----|
| Feb 2020 Enrollment | 339 |
| Utilization | 96% |

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

Learning Environment Assessment Criteria

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

Surveyed By: DDH

Date Surveyed: 11/18/20

LEA SCORE 3.69



LEA Executive Summary

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

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



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Decatur |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Eckstein |

| GSF Area | 44,210 |
|----------|--------|
|----------|--------|

| Site ID # | 20719 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1961, 1966 | 0 |

| Operational Capacity | 291 |
|----------------------|-----|
| Feb 2020 Enrollment | 232 |
| Utilization | 80% |

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

Learning Environment Assessment Criteria

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

Surveyed By: SP

LEA SCORE 3.18

Date Surveyed: 11/18/20



LEA Executive Summary

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

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



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------------|
| Denny International |

| Level | MS |
|-------|----|
|-------|----|

| MS Catchment Area |
|---------------------|
| Denny International |

| GSF Area | 138,778 |
|----------|---------|
|----------|---------|

| Site ID # | 20734 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 2010 | N/A |

| Operational Capacity | 949 |
|----------------------|-----|
| Feb 2020 Enrollment | 851 |
| Utilization | 90% |

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

Learning Environment Assessment Criteria

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

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

LEA SCORE **2.16**



LEA Executive Summary

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

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



Learning Environment Assessment (LEA) ©

prepared by Sázán Environmental Services

| Facility Name |
|---------------|
| Dunlap |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Aki Kurose |

| GSF Area | 74,310 |
|----------|--------|
|----------|--------|

| Site ID # | 20715 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1924 | 2000 |

| Operational Capacity | 303 |
|----------------------|------|
| Feb 2020 Enrollment | 338 |
| Utilization | 112% |

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

Learning Environment Assessment Criteria

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

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

LEA SCORE 2.65



LEA Executive Summary

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

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



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Eckstein |

| Level | MS |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Eckstein |

| GSF Area | 172,217 |
|----------|---------|
|----------|---------|

| Site ID # | 20712 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1950 | N/A |

| Operational Capacity | 1044 |
|----------------------|------|
| Feb 2020 Enrollment | 1086 |
| Utilization | 104% |

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

Learning Environment Assessment Criteria

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

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

LEA SCORE **3.20**



LEA Executive Summary

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

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



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Emerson |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Aki Kurose |

| GSF Area | 78,804 |
|----------|--------|
|----------|--------|

| Site ID # | 20700 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1909 | 2001 |

| Operational Capacity | 351 |
|----------------------|------|
| Feb 2020 Enrollment | 382 |
| Utilization | 109% |

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

Learning Environment Assessment Criteria

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

Surveyed By: SPP

Date Surveyed: 12/11/20

LEA SCORE 3.25



LEA Executive Summary

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

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



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|----------------|
| Fairmount Park |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Madison |

| GSF Area | 60,062 |
|----------|--------|
|----------|--------|

| Site ID # | 20674 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1964, 2014 | 2014 |

| Operational Capacity | 516 |
|----------------------|------|
| Feb 2020 Enrollment | 533 |
| Utilization | 103% |

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

Learning Environment Assessment Criteria

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

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

| LEA SCORE | 2.46 |
|-----------|------|
|-----------|------|



LEA Executive Summary

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

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



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Franklin |

| Level | HS |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| N/A |

| GSF Area | 269,201 |
|----------|---------|
|----------|---------|

| Site ID # | 20686 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1912 | 1991 |

| Operational Capacity | 1398 |
|----------------------|------|
| Feb 2020 Enrollment | 1204 |
| Utilization | 86% |

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

Learning Environment Assessment Criteria

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

Surveyed By: LS

Date Surveyed: 12/16/20

LEA SCORE **3.36**



LEA Executive Summary

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

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



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Garfield |

| Level | HS |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| N/A |

| GSF Area | 331,495 |
|----------|---------|
|----------|---------|

| Site ID # | 20705 |
|-----------|-------|
|-----------|-------|

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1923 | 2008 |

| Operational Capacity | 1619 |
|----------------------|------|
| Feb 2020 Enrollment | 1767 |
| Utilization | 109% |

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

Scoring

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

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | AVERAGE |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 1 | 1 | 2 | 1.3 |
| 2 | Core Learning (General Classrooms) | 1 | 2 | 2 | 1.7 |
| 3 | Small Group Learning Areas | 5 | 5 | 5 | 5.0 |
| 4 | Kindergarten | N/A | N/A | N/A | N/A |
| 5 | Preschool, Child Care, Head Start | N/A | N/A | N/A | N/A |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 1 | 2 | 2 | 1.7 |
| 7 | Library, Information Resources | 3 | 2 | 2 | 2.3 |
| 8 | Specialty: STEM, Science, Art, Graphics | 1 | 2 | 2 | 1.7 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 1 | 1 | 2 | 1.3 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 1 | 2 | 2 | 1.7 |
| 11 | Gym, Fitness, Athletics, Covered Play | 1 | 2 | 1 | 1.3 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | 1 | 1 | 2 | 1.3 |
| 13 | Service, Storage, General Restrooms, Custodial | 1 | 1 | 1 | 1.0 |
| 14 | Community/Special Services | 1 | 1 | 2 | 1.3 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 1 | 1 | 2 | 1.3 |
| 16 | Playfields | 1 | 1 | 2 | 1.3 |
| 17 | Site: Parking, Bus, Parent Drop-off | 1 | 2 | 2 | 1.7 |
| | | 1.4 | 1.7 | 2.1 | |

Surveyed By: AV

Date Surveyed: 12/10/20

| LEA SCORE | 1.73 |
|-----------|------|
|-----------|------|



LEA Executive Summary

Overall the building supports the educational mission and is operating at 109% of capacity. Limited ADA access into the building and between buildings. Students circulate outside to get to the Performing Arts or gymnasium from the main building. The school maximizes the floorplan within an existing historic building. The building would benefit from some cosmetic updates.

| No. | Comments |
|-----|---|
| 1 | Administration is located on the first floor with direct access to the main entry. Counseling provides good supervision for the ADA entrance. There are also distributed offices around the high school. A few finishes could be updated. |
| 2 | Flexibility is lacking because of the historic nature of the building. Technology/teaching wall is not per current standard but works. |
| 3 | Zero small group learning areas; all small group areas were turned into classrooms. |
| 4 | No comment. |
| 5 | No comment. |
| 6 | Centrally located on the main floor. |
| 7 | Undersized but has 3 teaching spaces (including computer lab). Good daylighting. 28% undersized per education specification. |
| 8 | Science rooms typically had two areas: lab area/lecture area. Some of the classrooms had fixed island stations that didn't allow for flexibility. |
| 9 | Some finishes are a little worn; no physical or visual connection to the exterior. 83% oversized per Ed Spec. |
| 10 | Location of Band and Choir to the Performing Arts Center. 24% oversized per Ed Spec. |
| 11 | Locker rooms are a level below the gym and field. |
| 12 | Nice CTE suite with adequate offices and support spaces. Some spaces didn't have daylight and acoustics of open floor concept are a concern. |
| 13 | No comment. |
| 14 | Great community access. |
| 15 | Some corridors didn't have daylight but the majority did. |
| 16 | Field and track are great but could use some small bleacher seating. |
| 17 | Dispersed parking around campus and fields. |



Learning Environment Assessment (LEA) ©

| Facility Name |
|---------------|
| Gatewood |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Madison |

| GSF Area | 55,785 |
|----------|--------|
|----------|--------|

| Site ID # | 20739 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1910 | 1991 |

| Operational Capacity | 386 |
|----------------------|------|
| Feb 2020 Enrollment | 399 |
| Utilization | 103% |

| SF/Student | |
|---------------|-----|
| Gatewood | 140 |
| District wide | 146 |
| Variance | -4% |

Learning Environment Assessment Criteria

| | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE | |
|----|--|--|--|------------|------------|
| | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 3 | 3 | 4 | 3.3 |
| 2 | Core Learning (General Classrooms) | 1 | 2 | 3 | 2.0 |
| 3 | Small Group Learning Areas | 3 | 3 | 4 | 3.3 |
| 4 | Kindergarten | 1 | 3 | 3 | 2.3 |
| 5 | Preschool, Child Care, Head Start | 1 | 2 | 3 | 2.0 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 4 | 3 | 4 | 3.7 |
| 7 | Library, Information Resources | 1 | 1 | 2 | 1.3 |
| 8 | Specialty: STEM, Science, Art, Graphics | 3 | 3 | 3 | 3.0 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 4 | 3 | 3 | 3.3 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 4 | 3 | 3 | 3.3 |
| 11 | Gym, Fitness, Athletics, Covered Play | 4 | 3 | 3 | 3.3 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 4 | 3 | 4 | 3.7 |
| 14 | Community/Special Services | 5 | 5 | 5 | 5.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 2 | 2 | 3 | 2.3 |
| 16 | Playfields | 2 | 5 | 3 | 3.3 |
| 17 | Site: Parking, Bus, Parent Drop-off | 3 | 3 | 3 | 3.0 |
| | | 2.8 | 2.9 | 3.3 | |

Surveyed By: SPP
Date Surveyed: 12/15/20

LEA SCORE **3.02**



LEA Executive Summary

The LEA score reflects the lack of spaces to accommodate several program areas, the overall poor configurations of several types of spaces to support program activities, and the generally poor condition of the program areas. The primary concerns are the lack of space to support special education and other resources, lack of space for specialty spaces, but especially undersized cafeteria, performing arts programs and gym. The Environmental criteria scores are Fair and generally reflect the poor quality of the educational spaces. Examples include: very poor daylighting, artificial lighting, and poor indoor air quality. Overall the classrooms support core learning, since they are oversized. However, the lack of specialty spaces impacts the delivery of non-core programs. The school is due for a modernization and possibly an addition.

| No. | Comments |
|-----|---|
| | Principal's comments: "No dedicated resource classrooms or meeting rooms so staff use nooks and crannies; insufficient number of offices and conference rooms; Music room lacks acoustical attenuation and is loud; Music room on 3rd floor is a long way for kindergarteners to go, and also is distance from Stage; classroom lighting is very poor; heating/cooling throughout school is poor and inconsistent, goes from hot to cold, and between spaces, ventilation is lacking - not a good environment for learning and teaching; lack of space for OT/PT, special resources; lack of a suitable room for staff meetings, no conference room; no community room; fencing around playground is incomplete; no ADA access to playground without leaving campus to go down hill on the sidewalk." |
| 1 | No comment. |
| 2 | The quality of the artificial lighting in the classrooms is very poor. Some classrooms have blue covers over the transfers to defuse the light. Projectors are desktop and screens are small. Audio enhancement is wired for ceiling speakers. |
| 3 | No comment. |
| 4 | No comment. |
| 5 | No comment. |
| 6 | No comment. |
| 7 | No comment. |
| 8 | A large classroom with good daylighting has been dedicated as the art studio. The studio has an adjacent room for a kiln and storage room; however the IT switches are installed in this room sitting right on top of the kilns so obviously the kilns are not in use. |
| 9 | 40% undersized per Ed Spec. |
| 10 | Large classroom is dedicated for the music program. No special acoustical treatments. 73% undersized per Ed Spec. |
| 11 | 63% undersized per Ed Spec. |
| 12 | No comment. |
| 13 | No comment. |
| 14 | No comment. |
| 15 | No comment. |
| 16 | No comment. |
| 17 | No comment. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|----------------|
| Bailey Gatzert |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Washington |

| GSF Area | 53,958 |
|----------|--------|
|----------|--------|

| Site ID # | 20658 |
|-----------|-------|
|-----------|-------|

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1988 | N/A |

| Operational Capacity | 270 |
|----------------------|------|
| Feb 2020 Enrollment | 358 |
| Utilization | 133% |

| | SF/Student |
|---------------|------------|
| Gatzert | 151 |
| District-wide | 146 |
| Variance | 3% |

Scoring

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

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | AVERAGE |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 3 | 3 | 3 | 3.0 |
| 2 | Core Learning (General Classrooms) | 3 | 3 | 3 | 3.0 |
| 3 | Small Group Learning Areas | 5 | 5 | 5 | 5.0 |
| 4 | Kindergarten | 5 | 5 | 3 | 4.3 |
| 5 | Preschool, Child Care, Head Start | 1 | 2 | 2 | 1.7 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 1 | 3 | 3 | 2.3 |
| 7 | Library, Information Resources | 3 | 3 | 3 | 3.0 |
| 8 | Specialty: STEM, Science, Art, Graphics | 5 | 5 | 5 | 5.0 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 3 | 2 | 3 | 2.7 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 4 | 3 | 3 | 3.3 |
| 11 | Gym, Fitness, Athletics, Covered Play | 5 | 4 | 3 | 4.0 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 3 | 3 | 3 | 3.0 |
| 14 | Community/Special Services | 1 | 3 | 3 | 2.3 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 4 | 4 | 3 | 3.7 |
| 16 | Playfields | 1 | 3 | 4 | 2.7 |
| 17 | Site: Parking, Bus, Parent Drop-off | 2 | 2 | N/A | 1.3 |
| | | 3.1 | 3.3 | 3.3 | |

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

LEA SCORE 3.21



LEA Executive Summary

This is a highly utilized (i.e., 133% of operational capacity) and mixed use facility supporting a rich variety of community programs. Operating above capacity strains the ability of core programs such as Administration, gym, MP, and corridors to operate most effectively. The perimeter of the site could be more robust to ensure student safety and minimize homeless incursions. Configuration with the gym and classrooms islanded within the core impacts positive adjacencies, daylighting and interior circulation. Dedicated extensively to community and special education, the facility unfortunately lacks capacity for stronger support for general education programs. Consideration should be made for modernization and addition to better support the unique needs of community programs, which would free up classrooms and offices for general education.

| No. | Comments |
|-----|--|
| 1 | Small administrative suite is augmented by distributed administration/office spaces throughout building. Difficult passive supervision of both interior and exterior from admin area. |
| 2 | Classrooms lack modern A/V support (i.e., desktop projectors). Generally good daylighting on perimeter classrooms, but not for classrooms 24-26. Music room in portable. School operating above capacity. Classrooms showing their age and high use. |
| 3 | No comment. |
| 4 | Only 2 kindergarten classrooms, which are located in core classrooms, not self-contained with restroom across the corridor. |
| 5 | School support YMCA program, Pre-K programs from 2014 improvement project. |
| 6 | Extensive support for multiple levels and many spaced dedicated to special education, with configuration and environment reflecting the age of facility. |
| 7 | 25% undersized library space per education specification. |
| 8 | No support for specialty programs. No art classroom. |
| 9 | 36% undersized per Ed Spec. Strong adjacency with Administration, main entry, stage and gym. Environment reflects age and high use of space. |
| 10 | Nearly 60% undersized per Ed Spec, no permanent music room, located in portable. |
| 11 | Nearly 60% undersized per Ed Spec, limited covered play and gym is less than 1/2 of Ed Spec. Good, linear relationship with multipurpose and stage area, but located in the core of the building with poor adjacency to outdoor play. |
| 12 | "Technology" classroom will be phased out. |
| 13 | No comment. |
| 14 | Title I School hosts AmeriCorps; YMCA; Seattle University; Family Support and Neighborcare Health programs scattered throughout the buildings classrooms and offices. |
| 15 | No secure vestibule. Narrow corridors for the mixed use of program, which meander around gym/MP and interior classrooms, with no return to Central Administration. |
| 16 | Limited site security. Subject to homeless camping and paraphernalia. District playfield provides access to City use, which opens site after hours/weekend. |
| 17 | Given urban site off busy Yesler Way, the site has usually good provisions for onsite parking and separation of car and bus circulation. Newly installed gates prevent homeless parking. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Genesee Hill |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Madison |

| GSF Area | 91,281 |
|----------|--------|
|----------|--------|

| Site ID # | 20698 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 2016 | N/A |

| Operational Capacity | 664 |
|----------------------|-----|
| Feb 2020 Enrollment | 646 |
| Utilization | 97% |

| | SF/Student |
|---------------|------------|
| Genesee Hill | 141 |
| District wide | 146 |
| Variance | -3% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | AVERAGE |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 1 | 1 | 1 | 1.0 |
| 2 | Core Learning (General Classrooms) | 1 | 1 | 1 | 1.0 |
| 3 | Small Group Learning Areas | 1 | 1 | 1 | 1.0 |
| 4 | Kindergarten | 2 | 1 | 1 | 1.3 |
| 5 | Preschool, Child Care, Head Start | 2 | 1 | 1 | 1.3 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 1 | 1 | 1 | 1.0 |
| 7 | Library, Information Resources | 1 | 1 | 1 | 1.0 |
| 8 | Specialty: STEM, Science, Art, Graphics | 1 | 1 | 1 | 1.0 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 1 | 1 | 1 | 1.0 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 1 | 1 | 1 | 1.0 |
| 11 | Gym, Fitness, Athletics, Covered Play | 1 | 1 | 1 | 1.0 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 1 | 1 | 1 | 1.0 |
| 14 | Community/Special Services | 1 | 1 | 1 | 1.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 1 | 1 | 1 | 1.0 |
| 16 | Playfields | 1 | 1 | 3 | 1.7 |
| 17 | Site: Parking, Bus, Parent Drop-off | 1 | 2 | 2 | 1.7 |
| | | 1.1 | 1.1 | 1.2 | |

Surveyed By: JD
Date Surveyed: 12/16/20

| LEA SCORE | 1.13 |
|-----------|------|
|-----------|------|



LEA Executive Summary

Genesee Hill Elementary School represents state of the art building configuration and support of current pedagogy, and is a model to be followed.

| No. | Comments |
|-----|--|
| 1 | No comment. |
| 2 | No comment. |
| 3 | No comment. |
| 4 | 6 kindergarten classrooms being operated, but two have consumed the childcare space. |
| 5 | Dedicated Childcare Center is currently not active, but used as kindergarten suite. |
| 6 | No comment. |
| 7 | 41% oversized per education specification. |
| 8 | No comment. |
| 9 | No comment. |
| 10 | 27% oversized per Ed Spec. Perfect orientation with auditorium and partitioned gym. |
| 11 | 38% oversized per Ed Spec. |
| 12 | Small technology lab remains for now. |
| 13 | No comment. |
| 14 | No comment. |
| 15 | No comment. |
| 16 | The playfield has poor drainage, which creates an unusable mud field; this is the only issue of concern at the school. |
| 17 | Nice bus pullout area (i.e., only 2 long buses currently being used) from 51st Ave SW. Parents also drop-off on the same street, with Kindergarten drop-off on SW Dakota Street. Generous staff parking area off SW Genesee Street and nice visitor parking area off SW Dakota, which is also used by the 2 special education buses. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Graham Hill |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Aki Kurose |

| GSF Area | 55,792 |
|----------|--------|
|----------|--------|

| Site ID # | 20704 |
|-----------|-------|
|-----------|-------|

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1961 | 2004 |

| Operational Capacity | 388 |
|----------------------|-----|
| Feb 2020 Enrollment | 325 |
| Utilization | 84% |

| SF/Student | |
|---------------|-----|
| Graham Hill | 172 |
| District wide | 146 |
| Variance | 18% |

Scoring

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

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | AVERAGE |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 3 | 2 | 3 | 2.67 |
| 2 | Core Learning (General Classrooms) | 3 | 2 | 4 | 3.00 |
| 3 | Small Group Learning Areas | 3 | 3 | 3 | 3.00 |
| 4 | Kindergarten | 3 | 3 | 4 | 3.33 |
| 5 | Preschool, Child Care, Head Start | 2 | 2 | 2 | 2.00 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 2 | 2 | 2 | 2.00 |
| 7 | Library, Information Resources | 2 | 2 | 2 | 2.00 |
| 8 | Specialty: STEM, Science, Art, Graphics | 2 | 2 | 2 | 2.00 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 3 | 2 | 2 | 2.33 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 3 | 2 | 2 | 2.33 |
| 11 | Gym, Fitness, Athletics, Covered Play | 2 | 2 | 4 | 2.67 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 2 | 2 | 2 | 2.00 |
| 14 | Community/Special Services | 3 | 3 | 3 | 3.00 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 3 | 3 | 3 | 3.00 |
| 16 | Playfields | 3 | 3 | 3 | 3.00 |
| 17 | Site: Parking, Bus, Parent Drop-off | 2 | 2 | 2 | 2.00 |
| | | 2.6 | 2.3 | 2.7 | |

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

| LEA SCORE | 2.52 |
|-----------|------|
|-----------|------|



LEA Executive Summary

The LEA score suggest that this school supports a generally Good-Fair learning environment and is operating at 84% capacity. The top three concerns are the classrooms have through wall unit ventilators and many are noisy, especially in old building; the classrooms need updating; and card readers are recommended for exterior access points. The school appears to meet the community needs well. The custodial staff keeps the facility looking very good for their condition. Overall the facility supports the educational program. This facility should be modernized, especially the older building portion. The HVAC system needs replaced with current technology.

| No. | Comments |
|-----|---|
| 1 | No comment. |
| 2 | The Classrooms in the older building are a little undersized. All of the door hardware of the older building are still knob (ADA non-compliant) type. |
| 3 | No comment. |
| 4 | No comment. |
| 5 | No comment. |
| 6 | No comment. |
| 7 | No comment. |
| 8 | No comment. |
| 9 | 44% undersized per Ed Spec. |
| 10 | 38% undersized per Ed Spec. |
| 11 | The paved surface of the Covered Play area is uneven and rough. 20% undersized per Ed Spec. |
| 12 | No comment. |
| 13 | No comment. |
| 14 | No comment. |
| 15 | The exterior entrances for portable and playfield do not have key card readers, so staff has to be buzzed in. |
| 16 | No comment. |
| 17 | No comment. |



Learning Environment Assessment (LEA) ©

prepared by Sázán Environmental Services

| Facility Name |
|---------------|
| Green Lake |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Eckstein |

| GSF Area | 49,397 |
|----------|--------|
|----------|--------|

| Site ID # | 20682 |
|-----------|-------|
|-----------|-------|

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1971 | 0 |

| Operational Capacity | 387 |
|----------------------|------|
| Feb 2020 Enrollment | 433 |
| Utilization | 112% |

| SF/Student | |
|---------------|------|
| Green Lake | 114 |
| District-wide | 146 |
| Variance | -22% |

Scoring

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

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | |
|----|--|------------------|--|--|-------------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | AVERAGE |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 3 | 4 | 3 | 3.33 |
| 2 | Core Learning (General Classrooms) | 3 | 3 | 3 | 3.00 |
| 3 | Small Group Learning Areas | 4 | 4 | 4 | 4.00 |
| 4 | Kindergarten | 4 | 3 | 4 | 3.67 |
| 5 | Preschool, Child Care, Head Start | 3 | 3 | 3 | 3.00 |
| 6 | Resource, Special Education (OPTP, ESL, etc.), Family, Life Skills | 2 | 3 | 3 | 2.67 |
| 7 | Library, Information Resources | 3 | 2 | 2 | 2.33 |
| 8 | Specialty: STEM, Science, Art, Graphics | 4 | 4 | 4 | 4.00 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 4 | 1 | 1 | 2.00 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 4 | 1 | 1 | 2.00 |
| 11 | Gym, Fitness, Athletics, Covered Play | 3 | 4 | 3 | 3.33 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 4 | 3 | 3 | 3.33 |
| 14 | Community/Special Services | 4 | 4 | 4 | 4.00 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 3 | 3 | 3 | 3.00 |
| 16 | Playfields | 3 | 4 | 3 | 3.33 |
| 17 | Site: Parking, Bus, Parent Drop-off | 3 | 3 | 3 | 3.00 |
| | | 3.4 | 3.1 | 2.9 | |

Surveyed By: JD

Date Surveyed: 11/18/20

LEA SCORE 3.13



LEA Executive Summary

Notwithstanding the 2014 addition and 2017 renovations, several programs are not supported by the older building. Safe and secure access to the playfield and the school has multiple, unsecured exterior doors. Open concept layout is inconsistent with current pedagogy. Poor natural daylighting in learning areas. Library and cafeteria/stage programs are well configured, but the cafeteria and Performing Arts are 50% undersized. The extent of interior renovations of the old building suggests replacement, while retaining the 2014 wing.

| No. | Comments |
|-----|--|
| 1 | No secure vestibule. Cold perimeter walls. Limited storage. Central clock does not operate and intercom is dysfunctional. Poor interior supervision from Administration. |
| 2 | Insufficient daylighting in classrooms. Open concept pod configuration does not support current pedagogy. |
| 3 | No purpose-built small group learning areas. Small prep rooms and classrooms used to serve small groups, but require active supervision. |
| 4 | Open concept, undersized kindergarten classrooms. |
| 5 | No dedicated Childcare Center, but supporting a PK Autism program. |
| 6 | Green Lake ES was built for special education program and currently houses the Medically Challenged program, which is housed in a pod. |
| 7 | Library is slightly undersized, but works generally pretty well for the librarian. |
| 8 | Art room is undersized and only accessible through gym or out of doors. Kiln located outdoors. No provisions observed for STEM or makerspaces. |
| 9 | 50% undersized per education specification, but is a new 2014 edition as well appointed with good daylighting and quality of finishes generous provisions for performance stage with operable partition and room for good teaching area as well. |
| 10 | 54% undersized per Ed Spec. New 2014 addition. |
| 11 | 39% undersized per Ed Spec. Gym is located on lower level and undersized. Former covered play enclosed to create classrooms. |
| 12 | Minimal provisions for computers and testing. |
| 13 | Typical lack of sufficient storage and custodial space. |
| 14 | No community space observed. |
| 15 | Narrow 8 foot corridors. Rather challenging wayfinding. |
| 16 | New play area under construction. Largely hard surface place. Rather circuitous accessibility from east side of building poses security and safety issues. |
| 17 | Good separation of bus, parent drop areas, but many points of access require extensive supervision. No onsite parking. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Greenwood |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|--------------------|
| Robert Eagle Staff |

| GSF Area | 65,600 |
|----------|--------|
|----------|--------|

| Site ID # | 20725 |
|-----------|-------|
|-----------|-------|

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1909 | 2002 |

| Operational Capacity | 345 |
|----------------------|-----|
| Feb 2020 Enrollment | 335 |
| Utilization | 97% |

| SF/Student | |
|---------------|-----|
| Greenwood | 196 |
| District-wide | 146 |
| Variance | 34% |

Scoring

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

Learning Environment Assessment Criteria

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

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

| LEA SCORE | 2.54 |
|-----------|------|
|-----------|------|



LEA Executive Summary

The LEA score suggest that this facility is providing a good learning environment. The top 3 concerns are: the exterior of the original building is in bad need of repairs/restoration work; some of the spaces need general improvements to meet current programs (e.g., Cafeteria and Performing Arts); and site upgrades for access and space utilization. This facility connects very well with community and is a great example of incorporating an old building with additions to stay with character of neighborhood. I think that this facility supports the neighborhoods educational needs well. This school should be modernized.

| No. | Comments |
|-----|--|
| 1 | This facility has a high number of offices and small group spaces. Some of them need updates for better utilization of spaces. |
| 2 | No comment. |
| 3 | No comment. |
| 4 | No comment. |
| 5 | No comment. |
| 6 | No comment. |
| 7 | No comment. |
| 8 | No comment. |
| 9 | 47% undersized per Ed Spec. |
| 10 | 53%undersized per Ed Spec. |
| 11 | No comment. |
| 12 | No comment. |
| 13 | No comment. |
| 14 | No comment. |
| 15 | No comment. |
| 16 | Playfield area is limited and could use some improvements for access and function. |
| 17 | Parking is very limited as well as student drop-off. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|------------------------|
| Hamilton International |

| Level | MS |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Hamilton |

| GSF Area | 150,473 |
|----------|---------|
|----------|---------|

| Site ID # | 20683 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1926, 2009 | 2010 |

| Operational Capacity | 978 |
|----------------------|------|
| Feb 2020 Enrollment | 1041 |
| Utilization | 106% |

| | SF/Student |
|----------------|------------|
| Hamilton Int'l | 145 |
| District-wide | 140 |
| Variance | 3% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 1 | 1 | 1 | 1.0 |
| 2 | Core Learning (General Classrooms) | 1 | 1 | 1 | 1.0 |
| 3 | Small Group Learning Areas | 1 | 1 | 1 | 1.0 |
| 4 | Kindergarten | N/A | N/A | N/A | N/A |
| 5 | Preschool, Child Care, Head Start | N/A | N/A | N/A | N/A |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 2 | 2 | 2 | 2.0 |
| 7 | Library, Information Resources | 3 | 2 | 2 | 2.3 |
| 8 | Specialty: STEM, Science, Art, Graphics | 1 | 1 | 1 | 1.0 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 1 | 1 | 1 | 1.0 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 1 | 1 | 1 | 1.0 |
| 11 | Gym, Fitness, Athletics, Covered Play | 3 | 2 | 2 | 2.3 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | 2 | 2 | 2 | 2.0 |
| 13 | Service, Storage, General Restrooms, Custodial | 1 | 1 | 1 | 1.0 |
| 14 | Community/Special Services | 2 | 2 | 2 | 2.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 3 | 3 | 4 | 3.3 |
| 16 | Playfields | 3 | 2 | 2 | 2.3 |
| 17 | Site: Parking, Bus, Parent Drop-off | 3 | 2 | 3 | 2.7 |
| | | 1.9 | 1.6 | 1.7 | |

Surveyed By: JD

Date Surveyed: 12/3/20

LEA SCORE **1.73**



LEA Executive Summary

Hamilton Middle School represents an excellent learning environment. The historic structure and site simply constrains its ability to meet ideal education specification for current MS programs. Parity of playfield area with other MS programs is one concern and the lack of a secure vestibule and having multiple points of entry, along with accessible roofs for graffiti taggers, are additional concerns at this site. State of the art systems in science and performing arts classrooms, and overall excellent support for the educational program. Although the historic preservation and additions to Hamilton MS are now over a decade old, the facility still appears quite new and state-of-the art. Portables have been removed and the school is operating 106% above operational capacity.

| No. | Comments |
|-----|--|
| 1 | Great provisions for 2 staff prep rooms on each level. |
| 2 | No comment. |
| 3 | No comment. |
| 4 | No comment. |
| 5 | No comment. |
| 6 | No comment. |
| 7 | Overly cluttered stacks and 24% undersized per Ed spec. |
| 8 | State of the art science rooms/labs. |
| 9 | 6% undersized per Ed Spec. |
| 10 | 7% undersized per Ed Spec. |
| 11 | Approximately 25% undersized from Ed Spec, but very nice gym with good plan for after hours use and strong adjacency to hard surface play and Wallingford Playfield. Poor adjacency for gym and locker rooms. |
| 12 | 1:1 devices eliminate need for dedicated computer/testing rooms and allocation to other programs is beneficial. Computers also generally provided in flex areas. No apparent provisions for CTE program. |
| 13 | Excellent distribution of storage and custodial spaces throughout. |
| 14 | Dedicated community room for storage. |
| 15 | No secure vestibule. Extensive staff required to supervise the multiple entry points at start and close of schools (i.e., Main entry, SW and SE entries, North Plaza Entry). Narrow corridors for MS students, but inherent with historic structure. Intuitive wayfinding. |
| 16 | Use of Wallingford Playfield adjacent to gym, but in pretty shabby condition, although no homeless tents. |
| 17 | Decent separation of site circulation given urban setting, but lacks parking. Porous site, no perimeter security fence. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Hawthorne |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Mercer |

| GSF Area | 52,793 |
|----------|--------|
|----------|--------|

| Site ID # | 20655 |
|-----------|-------|
|-----------|-------|

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1989 | N/A |

| Operational Capacity | 351 |
|----------------------|------|
| Feb 2020 Enrollment | 450 |
| Utilization | 128% |

| SF/Student | |
|---------------|------|
| Hawthorne | 117 |
| District-wide | 146 |
| Variance | -20% |

Scoring

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

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | AVERAGE |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 2 | 3 | 3 | 2.67 |
| 2 | Core Learning (General Classrooms) | 2 | 3 | 3 | 2.67 |
| 3 | Small Group Learning Areas | 3 | 3 | 3 | 3.00 |
| 4 | Kindergarten | 4 | 4 | 2 | 3.33 |
| 5 | Preschool, Child Care, Head Start | 3 | 3 | 2 | 2.67 |
| 6 | Resource, Special Education (OPTP, ESL, etc.), Family, Life Skills | 3 | 3 | 3 | 3.00 |
| 7 | Library, Information Resources | 3 | 3 | 2 | 2.67 |
| 8 | Specialty: STEM, Science, Art, Graphics | 5 | 5 | 5 | N/A |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 4 | 3 | 3 | 3.33 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 4 | 3 | 3 | 3.33 |
| 11 | Gym, Fitness, Athletics, Covered Play | 4 | 3 | 2 | 3.00 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 2 | 3 | 2 | 2.33 |
| 14 | Community/Special Services | 3 | 3 | 3 | 3.00 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 2 | 3 | 2 | 2.33 |
| 16 | Playfields | 2 | 3 | 2 | 2.33 |
| 17 | Site: Parking, Bus, Parent Drop-off | 5 | 4 | 4 | 4.33 |
| | | 3.2 | 3.3 | 2.8 | |

Surveyed By: DDH

Date Surveyed: 11/18/20

LEA SCORE **3.06**



LEA Executive Summary

The LEA score suggests that the school provides a fair learning environment. The school looks good from exterior, but configuration and space needs, particularly the significantly undersized cafeteria, performing arts and gym areas will require attention in the near future. Enrollment has increased to require operation at 128% capacity, which suggests consideration of the need for additional program space, along with modernization and needs for specialty learning areas.

The main concerns are FF&E upgrades to classrooms with new whiteboards and equipment, improve ventilation, accessibility to entry and perimeter upgrades. The overall facility works fairly well, but needs upgrades and should be considered for future modernization.

| No. | Comments |
|-----|--|
| 1 | None of the offices or core spaces have windows. |
| 2 | No comment. |
| 3 | Probably need additional small group spaces. |
| 4 | 2 kindergarten classrooms lack restrooms. |
| 5 | No comment. |
| 6 | No comment. |
| 7 | No comment. |
| 8 | No comment. |
| 9 | 53% undersized per Ed Spec. |
| 10 | 63% undersized per Ed Spec. |
| 11 | 65% undersized per Ed Spec. |
| 12 | No comment. |
| 13 | No comment. |
| 14 | No comment. |
| 15 | No comment. |
| 16 | No comment. |
| 17 | There are only a few on site parking spaces. Staff and parents must use street parking. The side entry is used as controlled entrance. There are issues with the accessible entry at bus drop-off. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Hazel Wolf |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Jane Addams |

| GSF Area | 81,897 |
|----------|--------|
|----------|--------|

| Site ID # | 20666 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 2016 | N/A |

| Operational Capacity | 658 |
|----------------------|------|
| Feb 2020 Enrollment | 723 |
| Utilization | 110% |

| SF/Student | |
|---------------|------|
| Hazel Wolf | 113 |
| District-wide | 151 |
| Variance | -25% |

Learning Environment Assessment Criteria

| | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE | |
|----|--|--|--|------------|-----|
| | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 2 | 2 | 1 | 1.7 |
| 2 | Core Learning (General Classrooms) | 1 | 1 | 1 | 1.0 |
| 3 | Small Group Learning Areas | 1 | 1 | 1 | 1.0 |
| 4 | Kindergarten | 2 | 1 | 1 | 1.3 |
| 5 | Preschool, Child Care, Head Start | 1 | 2 | 1 | 1.3 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 1 | 1 | 1 | 1.0 |
| 7 | Library, Information Resources | 3 | 3 | 1 | 2.3 |
| 8 | Specialty: STEM, Science, Art, Graphics | 2 | 2 | 1 | 1.7 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 2 | 1 | 1 | 1.3 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 3 | 1 | 1 | 1.7 |
| 11 | Gym, Fitness, Athletics, Covered Play | 1 | 1 | 1 | 1.0 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | 2 | 2 | 1 | 1.7 |
| 13 | Service, Storage, General Restrooms, Custodial | 1 | 1 | 1 | 1.0 |
| 14 | Community/Special Services | 2 | 2 | 1 | 1.7 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 1 | 2 | 1 | 1.3 |
| 16 | Playfields | 3 | 3 | 3 | 3.0 |
| 17 | Site: Parking, Bus, Parent Drop-off | 3 | 3 | 3 | 3.0 |
| | | 1.8 | 1.7 | 1.2 | |

Surveyed By: SPP

Date Surveyed: 01/06/21

LEA SCORE 1.59



LEA Executive Summary

The LEA score reflects the relatively recent design and construction of the facility in accordance with the current education specification and standards. The school is over-enrolled, which is creating problems. The small group learning areas are being used for regular math classes and are therefore not available for other breakout uses most of the time (also traffic and noise impact math classes). According to the Principal, all-school assemblies are not possible, due to the inability of students sitting on the sides towards the back (when Commons opened up to gym) to see the stage (i.e., poor sightlines). Over-subscribed enrollment also limits the use of outdoor play areas. The circulation is not ideal due to the layout of the corridors being interrupted by outdoor space. These are building size and design issues that will not be easily addressed. Nevertheless, the learning environment was found to be very good. The facility size and room configurations support the program delivery well. The school, a benchmark elementary school facility, constructed in 2016 does not need any significant changes.

| No. | Comments |
|-----|--|
| | Principal's comments: "Railings at play hill overlook and at library do not provide adequate protection - SPED student was able to climb over railing; all-school assemblies are not possible due to sightlines being blocked from gym edge seating to the stage; using the shared learning areas for math classes because school enrollment is high therefore not available for other breakout uses; enrolled beyond capacity." |
| 1 | No comment. |
| 2 | School is 10% over planned capacity. |
| 3 | Small group pods outside classrooms are used for math classes, which is problematic due to traffic and noise from being in an open area. |
| 4 | No comment. |
| 5 | Childcare program is located above the gym offices with street level access and stair access to the gym. |
| 6 | No comment. |
| 7 | Library is 44% smaller than standard size and not centrally located. |
| 8 | STEM is distributed into the Core classrooms; there is a dedicated art room. |
| 9 | Food Service is on the smaller size but adequate; Cafeteria/Commons is a bit small. School enrollment is 10% over capacity. |
| 10 | While 23% undersized per Ed Spec, the performing arts program areas are well sized. |
| 11 | No comment. |
| 12 | No comment. |
| 13 | No comment. |
| 14 | No comment. |
| 15 | Layout of the building creates some minor circulation and wayfinding challenges. |
| 16 | Site is limited in area and an awkward shape. Soft surface play equipment is limited. Playfield appears to be a sand field and is weedy and in poor condition. |
| 17 | No comment. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Highland Park |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Denny |

| GSF Area | 76,206 |
|----------|--------|
|----------|--------|

| Site ID # | 20638 |
|-----------|-------|
|-----------|-------|

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1999 | N/A |

| Operational Capacity | 306 |
|----------------------|------|
| Feb 2020 Enrollment | 337 |
| Utilization | 110% |

| SF/Student | |
|---------------|-----|
| Highland Park | 226 |
| District wide | 146 |
| Variance | 55% |

Scoring

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

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|----|--|---------------|--|---|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 1 | 1 | 1 | 1.0 |
| 2 | Core Learning (General Classrooms) | 1 | 1 | 1 | 1.0 |
| 3 | Small Group Learning Areas | 1 | 1 | 1 | 1.0 |
| 4 | Kindergarten | 1 | 2 | 2 | 1.7 |
| 5 | Preschool, Child Care, Head Start | 2 | 2 | 3 | 2.3 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 1 | 1 | 1 | 1.0 |
| 7 | Library, Information Resources | 1 | 1 | 1 | 1.0 |
| 8 | Specialty: STEM, Science, Art, Graphics | 1 | 1 | 1 | 1.0 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 3 | 1 | 1 | 1.7 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 1 | 1 | 1 | 1.0 |
| 11 | Gym, Fitness, Athletics, Covered Play | 1 | 1 | 1 | 1.0 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | 1 | 1 | 1 | 1.0 |
| 13 | Service, Storage, General Restrooms, Custodial | 1 | 1 | 1 | 1.0 |
| 14 | Community/Special Services | 2 | 2 | 2 | 2.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 1 | 1 | 2 | 1.3 |
| 16 | Playfields | 1 | 1 | 2 | 1.3 |
| 17 | Site: Parking, Bus, Parent Drop-off | 1 | 1 | 2 | 1.3 |
| | | 1.2 | 1.2 | 1.4 | |

Surveyed By: DH
Date Surveyed: 12/3/20

LEA SCORE **1.27**



LEA Executive Summary

The LEA score says that this school is fairly new and meeting education specification. In fact generally oversized, the only exception being the cafeteria area being 40% undersized. Primary concerns for this school include: updating the wall finishes of the corridors as they are looking a bit worn; adding card readers to additional exterior doors for ease of staff entrance; and improve security at the playfield. The school appears to meet the needs of the community and support the educational programs very well. This school only needs minor improvements to meet future program needs.

| No. | Comments |
|-----|---|
| 1 | No comment. |
| 2 | No comment. |
| 3 | No comment. |
| 4 | No comment. |
| 5 | Preschool classroom does not have a restroom. |
| 6 | No comment. |
| 7 | 58% oversized per Ed Spec. |
| 8 | No comment. |
| 9 | 40% undersized per Ed Spec. |
| 10 | 54% oversized per Ed Spec. |
| 11 | 31% oversized per Ed Spec. |
| 12 | No comment. |
| 13 | No comment. |
| 14 | No comment. |
| 15 | No comment. |
| 16 | No comment. |
| 17 | No comment. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Ingraham |

| Level | HS |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| N/A |

| GSF Area | 219,693 |
|----------|---------|
|----------|---------|

| Site ID # | 20678 |
|-----------|-------|
|-----------|-------|

| Original Construct | Last Mod/Add |
|--------------------|------------------|
| 1960 | 2003, 2011, 2019 |

| Operational Capacity | 1330 |
|----------------------|------|
| Feb 2020 Enrollment | 1467 |
| Utilization | 110% |

| | SF/Student |
|---------------|------------|
| Ingraham | 150 |
| District-wide | 162 |
| Variance | -8% |

Scoring

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

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 4 | 4 | 4 | 4.0 |
| 2 | Core Learning (General Classrooms) | 3 | 3 | 3 | 3.0 |
| 3 | Small Group Learning Areas | 4 | 4 | 1 | 3.0 |
| 4 | Kindergarten | N/A | N/A | N/A | N/A |
| 5 | Preschool, Child Care, Head Start | N/A | N/A | N/A | N/A |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 3 | 3 | 4 | 3.3 |
| 7 | Library, Information Resources | 2 | 3 | 2 | 2.3 |
| 8 | Specialty: STEM, Science, Art, Graphics | 3 | 3 | 3 | 3.0 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 2 | 2 | 3 | 2.3 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 2 | 3 | 4 | 3.0 |
| 11 | Gym, Fitness, Athletics, Covered Play | 1 | 3 | 3 | 2.3 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | 2 | 3 | 3 | 2.7 |
| 13 | Service, Storage, General Restrooms, Custodial | 2 | 2 | 2 | 2.0 |
| 14 | Community/Special Services | 3 | 3 | 3 | 3.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 3 | 3 | 4 | 3.3 |
| 16 | Playfields | 2 | 2 | 2 | 2.0 |
| 17 | Site: Parking, Bus, Parent Drop-off | 3 | 2 | 2 | 2.3 |
| | | 2.6 | 2.9 | 2.9 | |

Surveyed By: AV

Date Surveyed: 12/2/20

LEA SCORE **2.78**

SAZAN
Environmental Services

LEA Executive Summary

Operating at 110% capacity is putting pressure on the school's learning environment, which is nearing a Fair rating. Security is a major issue with multiple entrances into the building and students going outside to change classes between Buildings 100, 200, and 300. After hours uses are dispersed throughout school so it is hard to secure the building. Wayfinding in school is a big challenge. Great daylighting in all classrooms, even the ones without direct connection to the exterior. Some programs like the auditorium and gym exceed the educational specification. Original building 100 (minus the additions) should be replaced, except the landmarked auditorium which should be modernized.

| No. | Comments |
|-----|--|
| 1 | Administration area is small, tight circulation, and run down. |
| 2 | Not enough classrooms. Existing classrooms are lacking supervision into the hallways. 20% oversized per Ed Spec. |
| 3 | Only in the 2009 and 2019 additions. |
| 4 | No comment. |
| 5 | No comment. |
| 6 | Location of special education classrooms to the bus requires small elevation gain. Speech is located in Building 300. |
| 7 | Good daylight, technology and furniture are outdated, located in center of building not ideal for after hours use. |
| 8 | Located in the Building 200. |
| 9 | Dining has new furniture and good daylight. Kitchen is old and outdated. |
| 10 | Auditorium is larger than HS Ed Spec and is historic. |
| 11 | Access to locker rooms and lower gym is downstairs and elevator is not accessible to students. Shower area is being used as storage. Paint peeling. 37% oversized per Ed Spec. |
| 12 | Located in Building 200. |
| 13 | Restrooms are adequate in the additions, but not enough in the main building. |
| 14 | Heath Services are small. Not enough dedicated spaces per the Ed Spec. Bridges are located in portables. |
| 15 | Halls in the existing Building 100 and 200 building have exposed conduits, pipes, ceiling is low. Supervision from classrooms into hallways do not exist. Students need to travel outside between main building, Buildings 200 & 300, and portables. |
| 16 | Turf field is going to be replaced in 2022. |
| 17 | Bus drop-off is on the street; parking is at full capacity during the school day. |



Learning Environment Assessment (LEA) ©

prepared by Sāzān Environmental Services

| Facility Name |
|---------------|
| Jane Addams |

| Level | MS |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Jane Addams |

| GSF Area | 160,645 |
|----------|---------|
|----------|---------|

| Site ID # | 20691 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1948 | 2016 |

| Operational Capacity | 993 |
|----------------------|------|
| Feb 2020 Enrollment | 996 |
| Utilization | 100% |

| SF/Student | |
|---------------|-----|
| Jane Addams | 161 |
| District-wide | 140 |
| Variance | 15% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 3 | 2 | 2 | 2.3 |
| 2 | Core Learning (General Classrooms) | 3 | 2 | 1 | 2.0 |
| 3 | Small Group Learning Areas | 5 | 5 | 5 | 5.0 |
| 4 | Kindergarten | N/A | N/A | N/A | N/A |
| 5 | Preschool, Child Care, Head Start | N/A | N/A | N/A | N/A |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 2 | 2 | 2 | 2.0 |
| 7 | Library, Information Resources | 2 | 1 | 1 | 1.3 |
| 8 | Specialty: STEM, Science, Art, Graphics | 1 | 1 | 1 | 1.0 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 1 | 3 | 1 | 1.7 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 1 | 2 | 2 | 1.7 |
| 11 | Gym, Fitness, Athletics, Covered Play | 1 | 2 | 2 | 1.7 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | 2 | 2 | 2 | 2.0 |
| 13 | Service, Storage, General Restrooms, Custodial | 2 | 2 | 2 | 2.0 |
| 14 | Community/Special Services | 2 | 2 | 2 | 2.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 1 | 2 | 2 | 1.7 |
| 16 | Playfields | 1 | 1 | 1 | 1.0 |
| 17 | Site: Parking, Bus, Parent Drop-off | 3 | 4 | 3 | 3.3 |
| | | 2.0 | 2.2 | 1.9 | |

Surveyed By: JD

Date Surveyed: 12/2/20

LEA SCORE **2.04**



LEA Executive Summary

Operating at enrollment capacity, the ability for the site and facility to meet current education specification is challenging and inherently constrained by the original building structure. Otherwise, this is a very good and adaptable learning environment. There is a lack of flex/small group learning areas supportive of project based learning, but generous natural daylighting and intuitive circulation create a very positive learning environment with very strong support of performing arts. Unfortunately, no effective separation of bus and parent vehicle circulation. Future classroom addition would allow the replacement of portables.

| No. | Comments |
|-----|---|
| 1 | Small administrative suite is removed from main entry. Some distributed staff offices and new Teen Health Center. |
| 2 | 5 portable classrooms on site and most core classrooms are undersized. Great natural daylighting. 21% undersized per Ed Spec. |
| 3 | Small group learning takes place within classrooms, with no purpose-built spaces. |
| 4 | No comment. |
| 5 | No comment. |
| 6 | No comment. |
| 7 | Although 13% undersized from current Ed Spec, this is a very inviting space that is tidy and well organized making this a very flexible space with great daylighting. |
| 8 | Strong support of science and art programs. |
| 9 | Commons is generous and only slightly (i.e., 3%) oversized. Good daylighting and very inviting. Unfortunately, lacking strong adjacency relationship with other programs. |
| 10 | Generous space (i.e., 15% oversized per Ed Spec) with middle school PAC. |
| 11 | 6% oversized per Ed Spec. |
| 12 | No comment. |
| 13 | No comment. |
| 14 | No comment. |
| 15 | Lacking secure vestibule. Easy wayfinding and generous 14-foot corridors for good interior circulation. |
| 16 | New, excellent. |
| 17 | Generally good site perimeter fencing, but some fencing repairs required. Poor separation of bus/parent vehicle circulation with both utilizing 34th Avenue and requiring strong staff management. Nathan Hale High school's use of the greenhouse further compromises site security. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| John Hay |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| McClure |

| GSF Area | 51,362 |
|----------|--------|
|----------|--------|

| Site ID # | 20664 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1988 | |

| Operational Capacity | 458 |
|----------------------|------|
| Feb 2020 Enrollment | 503 |
| Utilization | 110% |

| SF/Student | |
|---------------|------|
| John Hay | 102 |
| District-wide | 146 |
| Variance | -30% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | AVERAGE |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 4 | 3 | 3 | 3.33 |
| 2 | Core Learning (General Classrooms) | 2 | 2 | 2 | 2.00 |
| 3 | Small Group Learning Areas | 3 | 3 | 3 | 3.00 |
| 4 | Kindergarten | 3 | 2 | 3 | 2.67 |
| 5 | Preschool, Child Care, Head Start | 2 | 1 | 1 | 1.33 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 2 | 2 | 2 | 2.00 |
| 7 | Library, Information Resources | 3 | 3 | 3 | 3.00 |
| 8 | Specialty: STEM, Science, Art, Graphics | 2 | 2 | 2 | 2.00 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 3 | 2 | 3 | 2.67 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 4 | 3 | 3 | 3.33 |
| 11 | Gym, Fitness, Athletics, Covered Play | 4 | 4 | 4 | 4.00 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 2 | 2 | 2 | 2.00 |
| 14 | Community/Special Services | 3 | 2 | 2 | 2.33 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 2 | 2 | 3 | 2.33 |
| 16 | Playfields | 3 | 3 | 3 | 3.00 |
| 17 | Site: Parking, Bus, Parent Drop-off | 3 | 3 | 3 | 3.00 |
| | | 2.8 | 2.4 | 2.6 | |

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

LEA SCORE 2.63



LEA Executive Summary

The LEA score suggests that operating at 110% capacity is stressing the space and driving the Good-Fair rating of the overall learning environment. Top three concerns include: the severely undersized performing arts and gym areas; undersized library and cafeteria spaces; and a general lack of office and small group spaces.

The school staff have adapted very well to managing an overcrowded school and appears to be meeting the needs of the neighborhood for now, but modernization/addition should be put on the mid-term planning horizon.

I think the facility does a pretty good job of supporting the educational needs despite the shortcomings of the facility.

This school should be modernized. The classroom spaces and general spaces are good.

There are no keycard readers at exterior doors which requires some doors to be left open for access.

| No. | Comments |
|-----|--|
| 1 | There is not adequate staff space and currently no staff room. |
| 2 | No comment. |
| 3 | No comment. |
| 4 | No comment. |
| 5 | No comment. |
| 6 | No comment. |
| 7 | The Library is quite small. 33% undersized per education specification. |
| 8 | No comment. |
| 9 | 31% undersized per Ed Spec. |
| 10 | The stage is very small and currently used as a classroom. 76% undersized per Ed Spec. |
| 11 | The gym is very small. 63% undersized per Ed Spec. |
| 12 | No comment. |
| 13 | No comment. |
| 14 | No comment. |
| 15 | The 1st floor corridors are fairly dark. Interior finishes need a refresh. |
| 16 | No comment. |
| 17 | No comment. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| John Muir |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Washington |

| GSF Area | 60,031 |
|----------|--------|
|----------|--------|

| Site ID # | 20662 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1991 | N/A |

| Operational Capacity | 372 |
|----------------------|-----|
| Feb 2020 Enrollment | 337 |
| Utilization | 91% |

| SF/Student | |
|---------------|-----|
| Muir | 178 |
| District-wide | 146 |
| Variance | 22% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | AVERAGE |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 2 | 3 | 2 | 2.33 |
| 2 | Core Learning (General Classrooms) | 2 | 2 | 3 | 2.33 |
| 3 | Small Group Learning Areas | 5 | 5 | 5 | 5.00 |
| 4 | Kindergarten | 2 | 3 | 3 | 2.67 |
| 5 | Preschool, Child Care, Head Start | 3 | 2 | 2 | 2.33 |
| 6 | Resource, Special Education (OPTP, ESL, etc.), Family, Life Skills | 2 | 2 | 2 | 2.00 |
| 7 | Library, Information Resources | 1 | 1 | 1 | 1.00 |
| 8 | Specialty: STEM, Science, Art, Graphics | N/A | N/A | N/A | N/A |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 3 | 2 | 2 | 2.33 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 4 | 3 | 4 | 3.67 |
| 11 | Gym, Fitness, Athletics, Covered Play | 3 | 3 | 2 | 2.67 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 2 | 1 | 2 | 1.67 |
| 14 | Community/Special Services | 3 | 2 | 2 | 2.33 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 2 | 2 | 2 | 2.00 |
| 16 | Playfields | 3 | 3 | 3 | 3.00 |
| 17 | Site: Parking, Bus, Parent Drop-off | 3 | 3 | 2 | 2.67 |
| | | 2.7 | 2.5 | 2.5 | |

Surveyed By: DDH

Date Surveyed: 11/24/20

LEA SCORE 2.53



LEA Executive Summary

Although now 30 years old and operating at 91% capacity, the LEA score suggests that the facility is maintaining a fairly good learning environment and continues to serve the community well.

The top concerns for this facility are: no space currently in the facility to accommodate Music/Band, which is less than half the space requirements per education specification; there are no purpose-built small group/pull-out learning areas; and lack of restrooms in 2 of the kindergarten classrooms.

The school supports a generously sized library program that is getting books to students and meeting the community needs.

Overall the facility supports the educational program fairly well and is a good facility. However, given the school's age, consideration should be given to modernization and better support programs such as preschool, kindergarten, ELL and small group spaces.

| No. | Comments |
|-----|--|
| 1 | Lacking small group/intervention and conferencing with parents and stakeholders. |
| 2 | Habitual roof leaks throughout the building affect the learning environment. |
| 3 | No purpose-built small group learning areas in floorplan, and limited/crowded space for small group instruction. |
| 4 | Only 2 of 4 kindergarten classrooms have restrooms. |
| 5 | The designated daycare space is currently the preschool space. |
| 6 | No comment. |
| 7 | No comment. |
| 8 | No comment. |
| 9 | 38% undersized per education specification. |
| 10 | Having band and music in a portable is not ideal. 51% undersized per Ed Spec. |
| 11 | The covered play area is relatively small and requires most attention at the school. Principal noted that because the concrete surface is pretty smooth, they have issues with being slippery when wet or icy. 22% undersized per Ed Spec. |
| 12 | No comment. |
| 13 | The Principal notes a lack of storage space; this is hard to evaluate at this time as so many furniture items have been moved or stored to allow for distancing. |
| 14 | Good support of after school programs including PTA sponsored clubs, Girls on the Run, and Team Read. |
| 15 | No comment. |
| 16 | Playfields are pitted grass, holes, trip hazards and always muddy in the winter months. |
| 17 | Parking for staff and visitors is quite limited and accommodates less than 1/4 of the staff, much less visitors. Additional improvements with City on streets could improve access and student drop-off. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|-----------------------------|
| John Stanford International |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Hamilton |

| GSF Area | 67,495 |
|----------|--------|
|----------|--------|

| Site ID # | 20724 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1906 | 2000 |

| | |
|--|------|
| | 437 |
| | 466 |
| | 107% |

| | |
|--|-----|
| | 145 |
| | 146 |
| | -1% |

Learning Environment Assessment Criteria

| | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE | |
|----|--|--|--|------------|-------------|
| | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 3 | 2 | 2 | 2.33 |
| 2 | Core Learning (General Classrooms) | 1 | 2 | 2 | 1.67 |
| 3 | Small Group Learning Areas | 3 | 3 | 3 | 3.00 |
| 4 | Kindergarten | 2 | 3 | 2 | 2.33 |
| 5 | Preschool, Child Care, Head Start | 3 | 3 | 4 | 3.33 |
| 6 | Resource, Special Education (OPTP, ESL, etc.), Family, Life Skills | 4 | 4 | 4 | 4.00 |
| 7 | Library, Information Resources | 1 | 1 | 2 | 1.33 |
| 8 | Specialty: STEM, Science, Art, Graphics | 5 | 5 | 5 | 5.00 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 4 | 4 | 4 | 4.00 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 4 | 4 | 4 | 4.00 |
| 11 | Gym, Fitness, Athletics, Covered Play | 2 | 4 | 3 | 3.00 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 3 | 3 | 3 | 3.00 |
| 14 | Community/Special Services | 5 | 5 | 5 | 5.00 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 4 | 4 | 4 | 4.00 |
| 16 | Playfields | 4 | 4 | 4 | 4.00 |
| 17 | Site: Parking, Bus, Parent Drop-off | 4 | 3 | 3 | 3.33 |
| | | 3.3 | 3.4 | 3.4 | |

Surveyed By: SP
Date Surveyed: 1/19/20

LEA SCORE **3.33**



LEA Executive Summary

The LEA score reflects the turn of the 19th-century design and subsequent additions, which support the educational program in many ways but also have some significant deficiencies. The school is operating at just over capacity. The configuration of the building is awkward due to having four levels, a linear configuration, and the additions. Despite the deficiencies, the Core classrooms are supporting the basic educational program. The major concerns are the lack of resource and small conference/counseling rooms; the lack of space for STEM education; overall building configuration; and the lack of a grass playfield. The historic nature and status of the building warrants preservation, while leaving the opportunity for major renovation to address some of the configuration and space plan deficiencies.

| No. | Comments |
|-----|---|
| 1 | Principal's comments: "Lack of, inadequate size, and poor configuration of resource rooms; lack of any community spaces; the cafeteria is small; lack of a grass playfield is a problem and complaint or desire of the students." |
| 2 | No comment. |
| 3 | No comment. |
| 4 | Not all classrooms used for kindergarten have restrooms, or appeared to be the case (i.e., plans represent general classroom configuration, and was not able to verify due to teachers having sessions going on). |
| 5 | No comment. |
| 6 | No comment. |
| 7 | 20% oversized per education specification. |
| 8 | No real spaces for STEM other than within a typical classroom space. |
| 9 | 54% undersized per Ed Spec. |
| 10 | 69% undersized per Ed Spec. |
| 11 | No comment. |
| 12 | No comment. |
| 13 | No comment. |
| 14 | No comment. |
| 15 | No comment. |
| 16 | No comment. |
| 17 | Parent and bus drop-off/pick-up happens at the curbside. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Lafayette |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Madison |

| GSF Area | 53,471 |
|----------|--------|
|----------|--------|

| Site ID # | 20721 |
|-----------|-------|
|-----------|-------|

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1949 | 1953 |

| Operational Capacity | 508 |
|----------------------|-----|
| Feb 2020 Enrollment | 447 |
| Utilization | 88% |

| SF/Student | |
|---------------|------|
| Lafayette | 120 |
| District-wide | 146 |
| Variance | -18% |

Scoring

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

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | AVERAGE |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 4 | 5 | 4 | 4.3 |
| 2 | Core Learning (General Classrooms) | 4 | 3 | 3 | 3.3 |
| 3 | Small Group Learning Areas | 5 | 5 | 5 | 5.0 |
| 4 | Kindergarten | 4 | 5 | 4 | 4.3 |
| 5 | Preschool, Child Care, Head Start | 3 | 4 | 3 | 3.3 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 3 | 4 | 4 | 3.7 |
| 7 | Library, Information Resources | 3 | 3 | 3 | 3.0 |
| 8 | Specialty: STEM, Science, Art, Graphics | 3 | 4 | 4 | 3.7 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 4 | 3 | 3 | 3.3 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 4 | 4 | 3 | 3.7 |
| 11 | Gym, Fitness, Athletics, Covered Play | 4 | 5 | 4 | 4.3 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 3 | 3 | 3 | 3.0 |
| 14 | Community/Special Services | 3 | 3 | 3 | 3.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 3 | 3 | 3 | 3.0 |
| 16 | Playfields | 2 | 3 | 3 | 2.7 |
| 17 | Site: Parking, Bus, Parent Drop-off | 3 | 3 | 4 | 3.3 |
| | | 3.4 | 3.8 | 3.5 | |

Surveyed By: JD
Date Surveyed: 12/16/20

| LEA SCORE | 3.56 |
|-----------|------|
|-----------|------|



LEA Executive Summary

The configuration of Lafayette Elementary School is its greatest obstacle to supporting a high quality educational environment. In short, facility is aged, notwithstanding good maintenance evident over the years and is operating at 88% capacity. The lack of a secure vestibule, out of date A/V support throughout the facility and lack of key adjacencies of several program spaces as well as lack of self-contained kindergarten classrooms are of greatest concern. The interior circulation of the building is efficient double loaded corridors providing ease of wayfinding. Overall, the age of facility is far beyond useful life and provides fair to poor contributions to creating a quality learning environment and warrants serious consideration for replacement.

| No. | Comments |
|-----|--|
| 1 | Small and confined administrative suite provide supervision only of main entry and busy California Ave. Some distributed office and workroom space and staff lounge in the most remote corner of the building. Counseling in portable. |
| 2 | Although the school appears to be operating at 88% operational capacity, there are 6 portable classrooms on site, most quite old. Classrooms have great natural daylighting due to windows and diffused sawtooth roof clerestory. VCT flooring create rather hard and less inviting spaces. Desktop A/V. |
| 3 | No comment. |
| 4 | Four kindergarten classrooms are operating in general education classrooms that are not self-contained, nor adequately sized. Two are located at the very end (far north) of the main classroom wing and the other two are located at the far end (west) of the second classroom wing. |
| 5 | Lafayette supports a Developmental Preschool classroom that is self-contained. |
| 6 | Movement room is extremely chilly. |
| 7 | 28% undersized. |
| 8 | Art room effectively lack adjacency to kiln (could not locate). |
| 9 | 47% undersized per education specification, but with good daylighting. |
| 10 | 67% undersized per Ed Spec, music room located in portable on other side of core building and classroom wing. |
| 11 | 47% undersized per Ed Spec, small bleak covered play located on end of main classroom wing, far from the gym or play area. |
| 12 | Technology/computer room still remains, but could now be repurposed. |
| 13 | No comment. |
| 14 | No comment. |
| 15 | No secure vestibule, but could be configured with small addition. Generous 10-foot wide double loaded corridors. Intuitive wayfinding, no lobby per se. |
| 16 | No comment. |
| 17 | Buses drop on California Ave. and Parent drop on SW Lander. Staff parking lot is in very poor condition. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Laurelhurst |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Eckstein |

| GSF Area | 54,125 |
|----------|--------|
|----------|--------|

| Site ID # | 20701 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1929, 1951 | 1951 |

| Operational Capacity | 369 |
|----------------------|-----|
| Feb 2020 Enrollment | 302 |
| Utilization | 82% |

| SF/Student | |
|---------------|-----|
| Laurelhurst | 179 |
| District wide | 146 |
| Variance | 23% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | AVERAGE |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 5 | 4 | 4 | 4.3 |
| 2 | Core Learning (General Classrooms) | 2 | 3 | 3 | 2.7 |
| 3 | Small Group Learning Areas | 5 | 5 | 5 | 5.0 |
| 4 | Kindergarten | 4 | 4 | 3 | 3.7 |
| 5 | Preschool, Child Care, Head Start | 4 | 4 | 4 | 4.0 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 4 | 5 | 5 | 4.7 |
| 7 | Library, Information Resources | 3 | 4 | 3 | 3.3 |
| 8 | Specialty: STEM, Science, Art, Graphics | 5 | 5 | 5 | 5.0 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 3 | 4 | 4 | 3.7 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 4 | 4 | 3 | 3.7 |
| 11 | Gym, Fitness, Athletics, Covered Play | 1 | 3 | 3 | 2.3 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 3 | 3 | 3 | 3.0 |
| 14 | Community/Special Services | 4 | 4 | 3 | 3.7 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 3 | 3 | 3 | 3.0 |
| 16 | Playfields | 3 | 4 | 4 | 3.7 |
| 17 | Site: Parking, Bus, Parent Drop-off | 4 | 4 | 5 | 4.3 |
| | | 3.6 | 3.9 | 3.8 | |

Surveyed By: SSP
Date Surveyed: 12/17/20

| LEA SCORE | 3.75 |
|-----------|------|
|-----------|------|



LEA Executive Summary

The low LEA score reflects the older design of the facility relative to lacking space for counseling, tutoring, resource and specialty programs; the layout of the long linear design resulting from the additions; and lack of modernization of the spaces. The primary issues are the undersized performing arts and gym spaces, then lack of resource and specialty program areas; lack of space for small group learning and one-on-one counseling and tutoring; and the overall lack of space forcing programs into portables that are better served by being within the main building (i.e., Special Education, Music, etc.). A major concern is the lack of security measures, including incomplete site fencing, lack of security door hardware, and lack of a secure entry vestibule. The classrooms are adequate to deliver the core program. However, the other deficiencies impact the overall ability of the school to meet the program needs and the SPS standards. Due to the small, narrow site, and the layout of the existing building, the only option to fully meet the program needs is a complete replacement of the school.

| No. | Comments |
|-----|--|
| | Principal's comments: "Lack meeting spaces for staff, the community and other needs, so use the classrooms and library; there is a room on the 2nd floor used for reading intervention; counselor is in the admin office in a small office; admin space is not well configured, and nurse's office is not private; use the hallways for small group learning activities; the portables house ELL, SPED, music, math tutoring, as well as the daycare program; portables are old and small; portables have older single pane windows which is a safety issue for the special ed behavioral program from students who have thrown stuff and broken windows; there is a severe lack of adult restrooms; lack of storage space; one of our biggest issues is the lack of a secure site - fencing is incomplete and doesn't have gates in numerous locations; our play equipment is old and has safety issues; our projectors are old and the light is dim, so they aren't very functional; there is only one AED equipment out in the Gym and we should have another near the front of the school; despite these issues, we work around them best we can." |
| 1 | Significant deficit of small, private spaces available for counseling and conferencing. No teacher meeting room and staff lounge is adjacent to the auditorium and not near the Administration and classrooms. |
| 2 | Older classrooms are equipped with quality built-ins and have tall windows, but have a mix of white boards, smart boards, and a few remaining black boards, most projectors are not overhead mounted. Older fin tube radiators in the classrooms and elsewhere are extremely noisy and loud; they do not provide optimal ventilation and heating control to provide a comfortable environment, in addition to the noise issue. |
| 3 | No comment. |
| 4 | Only one room sized and equipped to be a kindergarten room. |
| 5 | Limited program in older portables. |
| 6 | Use portables which are not well suited, lack restroom facilities, are older and not in optimal condition. |
| 7 | Library is small and crowded with little room between cases for sitting and tables. Lacks a workroom and office (converted from the original kindergarten space). 42% undersized per education specification. |
| 8 | Art and STEM activities occur in the classrooms. |
| 9 | Kitchen is relatively small but probably adequate for non-prep use; auditorium is relatively large for the size of the school. 22% undersized per Ed Spec. |
| 10 | Music in a portable; large stage area. 61% undersized per Ed Spec. |
| 11 | Large gymnasium serves as a community resource with a Seattle Parks and Recreation program. 82% oversized per Ed Spec. |
| 12 | No comment. |
| 13 | ADA compliance is incomplete. |
| 14 | Use auditorium, library and classrooms. |
| 15 | ADA compliance is incomplete; no lobby; corridors are reasonable size. |
| 16 | Lack grass playfield. |
| 17 | Small site; lack of complete site fencing with many openings; curbside with no parking. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Lawton |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| McClure |

| GSF Area | 54,766 |
|----------|--------|
|----------|--------|

| Site ID # | 20645 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1990 | N/A |

| Operational Capacity | 429 |
|----------------------|-----|
| Feb 2020 Enrollment | 418 |
| Utilization | 97% |

| SF/Student | |
|---------------|------|
| Lawton | 131 |
| District wide | 146 |
| Variance | -10% |

Learning Environment Assessment Criteria

| | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE | |
|----|--|---------------|-------------|------------|---------------|
| | | | | | Size Quantity |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 3 | 2 | 3 | 2.7 |
| 2 | Core Learning (General Classrooms) | 2 | 2 | 3 | 2.3 |
| 3 | Small Group Learning Areas | 5 | 5 | 5 | 5.0 |
| 4 | Kindergarten | 2 | 3 | 3 | 2.7 |
| 5 | Preschool, Child Care, Head Start | 2 | 2 | 2 | 2.0 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 2 | 2 | 2 | 2.0 |
| 7 | Library, Information Resources | 3 | 2 | 2 | 2.3 |
| 8 | Specialty: STEM, Science, Art, Graphics | 3 | 3 | 3 | 3.0 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 3 | 3 | 3 | 3.0 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 3 | 3 | 3 | 3.0 |
| 11 | Gym, Fitness, Athletics, Covered Play | 3 | 3 | 3 | 3.0 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 2 | 2 | 2 | 2.0 |
| 14 | Community/Special Services | 3 | 3 | 3 | 3.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 2 | 3 | 3 | 2.7 |
| 16 | Playfields | 3 | 3 | 3 | 3.0 |
| 17 | Site: Parking, Bus, Parent Drop-off | 3 | 3 | 3 | 3.0 |
| | | 2.8 | 2.8 | 2.9 | |

Surveyed By: JD
Date Surveyed: 12/17/20

| LEA SCORE | 2.79 |
|-----------|------|
|-----------|------|



LEA Executive Summary

Lawton Elementary School is now 30 years old and while well maintained is showing its age. The facility has less natural daylighting than most other facilities in the district and suffers from HVAC issues in general classrooms and undersized Core program support spaces and lacking in small group learning spaces. Lawton ES is operating at very near (i.e., 97%) enrollment capacity. The facility provides reasonably good support for the educational program, given the middling age of the facility.

| No. | Comments |
|-----|--|
| 1 | Small administrative suite has good visibility and supervision of entry and main circulation corridor. |
| 2 | General classrooms average about 900 SF; slightly above education specification requirements. Some classrooms are hot and uncomfortable (e.g., Room 204, 206). |
| 3 | No small group learning areas. |
| 4 | 5 kindergarten classrooms, but only 2 are purpose-built and self-contained. |
| 5 | Dedicated daycare area, with access off 26th Ave. W., but no preschool program. |
| 6 | No comment. |
| 7 | 23% undersized per Ed Spec. |
| 8 | No STEM/makerspace. |
| 9 | 45% undersized per Ed Spec and minimal daylighting. Small but efficient kitchen. |
| 10 | 28% undersized per Ed Spec, very small music room. |
| 11 | 35% undersized per Ed Spec. Lacking storage. Floors are worn and showing age. |
| 12 | No comment. |
| 13 | No comment. |
| 14 | Typical Boys & Girls Club after school program, but no community space per se. |
| 15 | No secure vestibule, but could be configured. Good circulation and wayfinding with 9-foot corridors. |
| 16 | Use of City's Lawton Park, which is at higher level grade and somewhat adjacent. Only hard surface play and play structure on school site. Covered play is rather dim. |
| 17 | All traffic concentrated on 27th Ave. W. cul-de-sac. On-site parking. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Leschi |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Meany |

| GSF Area | 59,490 |
|----------|--------|
|----------|--------|

| Site ID # | 20651 |
|-----------|-------|
|-----------|-------|

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1988 | N/A |

| Operational Capacity | 369 |
|----------------------|------|
| Feb 2020 Enrollment | 369 |
| Utilization | 100% |

| SF/Student | |
|---------------|-----|
| Leschi | 161 |
| District-wide | 146 |
| Variance | 10% |

Scoring

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

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 3 | 3 | 3 | 3.0 |
| 2 | Core Learning (General Classrooms) | 3 | 2 | | 1.7 |
| 3 | Small Group Learning Areas | 4 | 4 | 4 | 4.0 |
| 4 | Kindergarten | 4 | 5 | 4 | 4.3 |
| 5 | Preschool, Child Care, Head Start | 2 | 2 | 2 | 2.0 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 2 | 3 | 2 | 2.3 |
| 7 | Library, Information Resources | 2 | 2 | 2 | 2.0 |
| 8 | Specialty: STEM, Science, Art, Graphics | 4 | 4 | 3 | 3.7 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 4 | 3 | 3 | 3.3 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 4 | 4 | 3 | 3.7 |
| 11 | Gym, Fitness, Athletics, Covered Play | 3 | 3 | 3 | 3.0 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 3 | 2 | 3 | 2.7 |
| 14 | Community/Special Services | 3 | 3 | 3 | 3.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 2 | 3 | 4 | 3.0 |
| 16 | Playfields | 3 | 3 | 3 | 3.0 |
| 17 | Site: Parking, Bus, Parent Drop-off | 3 | 3 | 3 | 3.0 |
| | | 3.1 | 3.1 | 3.0 | |

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

LEA SCORE **3.04**



LEA Executive Summary

Leschi Elementary School provides strong support for special education and community programs. The school is operating at 100% capacity, but with many programs located in non-purpose built spaces. This impacts the overall quality of the learning environment. Leschi ES lacks self-contained kindergarten classrooms, which lack any adjacency to one another, being on widely distributed on the second floor. The undersized gym, Multipurpose and Performing Arts are also concerns. Leschi ES currently provides good support for a variety of community and SPED programs. A new 4-classroom addition is planned for construction this summer/fall 2021. It is also suggested that consideration be made for minor modernization/addition to better support of the kindergarten program.

| No. | Comments |
|-----|--|
| 1 | Most storage and conference rooms being used as small, distributed office space and usually shared between 2-3 staff that support all the special community programs. |
| 2 | School operating at capacity; 4-classroom addition will provide 3 general education spaces, and 1 art space. |
| 3 | Some conference rooms serve as small group learning areas and end of hallway/stairwell spaced serve as ad hoc small group learning areas. |
| 4 | 3 kindergarten classrooms are house in general education spaces that are widely distributed, no adjacency and not self-contained. |
| 5 | Launch Daycare, but no Preschool. |
| 6 | Good support for SPED with Resource, Access and Distinct, but since they occupy purpose-built kindergarten classrooms they are not integrated near general education classrooms. |
| 7 | Slightly undersized library. |
| 8 | One art room currently co-located with Launch Childcare space. Purpose-built art room currently houses computer room. New classroom addition will provide new art classroom. |
| 9 | 48% undersized per education specification, no daylighting. |
| 10 | 72 % undersized per Ed Spec, Community Day uses a classroom on the 1st floor for after school music program storage. |
| 11 | 30% undersized per Ed Spec. No daylighting in the gym, which is only at 3,000 SF. |
| 12 | Computer room currently located in Room 305. With 1:1 devices and computer carts, this space should be freed up to support other learning spaces. |
| 13 | Typical, limited storage. |
| 14 | General classroom space provided to Family Support and Rising Sons and Daughters, but lacking support for community gathering during in-person schooling for families and community members. |
| 15 | No secure vestibule, but could easily be configured. 9-foot corridors with intuitive interior circulation, with the exception of limited continuous circulation between 1st and 3rd floors. |
| 16 | Generous hard surface play in need of TLC. Extensive ad hoc fencing creates an uninviting environment, recent additional fencing is ineffective for security. Adjacent to City park. |
| 17 | Bus drop-off on Spruce Street to North and Parent drop on E. Yesler Way have good separation. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Lincoln |

| Level | HS |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| N/A |

| GSF Area | 235,914 |
|----------|---------|
|----------|---------|

| Site ID # | 20722 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1906, 1960 | 1997 |

| Operational Capacity | 1600 |
|----------------------|------|
| Feb 2020 Enrollment | 589 |
| Utilization | 37% |

| SF/Student | |
|---------------|------|
| Lincoln | 401 |
| District-wide | 162 |
| Variance | 147% |

Learning Environment Assessment Criteria

| | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|----|--|--|---|---------|
| | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 1 | 1 | 1.00 |
| 2 | Core Learning (General Classrooms) | 1 | 1 | 1.00 |
| 3 | Small Group Learning Areas | 2 | 2 | 2.00 |
| 4 | Kindergarten | N/A | N/A | N/A |
| 5 | Preschool, Child Care, Head Start | N/A | N/A | N/A |
| 6 | Resource, Special Education (OPTP, ESL, etc.), Family, Life Skills | 3 | 2 | 2.00 |
| 7 | Library, Information Resources | 1 | 1 | 1.00 |
| 8 | Specialty: STEM, Science, Art, Graphics | 1 | 1 | 1.00 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 1 | 1 | 1.00 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 1 | 2 | 1.33 |
| 11 | Gym, Fitness, Athletics, Covered Play | 4 | 2 | 3.33 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | 1 | 1 | 1.00 |
| 13 | Service, Storage, General Restrooms, Custodial | 1 | 1 | 1.00 |
| 14 | Community/Special Services | N/A | N/A | N/A |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 1 | 1 | 1.00 |
| 16 | Playfields | 5 | 5 | 5.00 |
| 17 | Site: Parking, Bus, Parent Drop-off | N/A | N/A | N/A |
| | 1.8 | 1.6 | 1.6 | |

Surveyed By: DG
Date Surveyed: 11/13/20

| LEA SCORE | 1.67 |
|-----------|------|
|-----------|------|



LEA Executive Summary

Lincoln High School is a newly modernized historic school. It provides satisfying social engagement spaces supporting interpersonal skill development and enhancing the school community experience. The modernization design captures every opportunity to provide flexible, small group break out spaces with access from classrooms made as convenient as possible. While these adjacencies are not as consistent as would be possible in a replacement school, and space for them was not found in locations offering daylight, they are abundant in quantity, generous in area, and useable. The original gym and theater outbuildings are particularly well-situated for community engagement. That said, the gym was not included in the recent renovation and it is in need of significant improvements. Most importantly, locker rooms are on the level below the gym and without an elevator are not wheelchair accessible, making the entire PE program non-conforming to ADA and education specification requirements. Also, because no athletic fields are located within walking distance of the school, the Playfield category is graded severely low. Overall this is an excellent facility.

| No. | Comments |
|-----|---|
| 1 | Counseling, AP office, and faculty workroom/lounge are located separately from Administration/Healthcare. They are distributed across three floors in the same general area of the school. This appears to have been necessary to achieve program area within the limited space of the existing building. While these program areas are often located together, distributing them also has advantages and is preferred by some. |
| 2 | Large and small group learning areas are distributed throughout the school in a combination of open and enclosed environments. Generally, these are found in interior locations without access to daylight. Proximity to these small group learning areas from general and specialized classrooms varies; a few have direct classroom frontage. |
| 3 | No comment. |
| 4 | No comment. |
| 5 | No comment. |
| 6 | 113 OT/PT temporarily reassigned IEP Office. Classrooms 169 & 171 (appear intended for special education) redesigned/renovated for CTE. Appears SPED program downsized at Lincoln HS. |
| 7 | No comment. |
| 8 | No comment. |
| 9 | No comment. |
| 10 | Closer exit south door does not latch. No observation between locker room and PE office. |
| 11 | Score for space is attributed to lack of an auxiliary gym. Scores for Configuration and Environment are attributed to the basement location of boys and girls locker rooms beneath the main gym. These amenities are not wheelchair accessible. Also, the configuration of changing areas and offices with limited glazing are not up to Ed Spec standards for monitoring student behavior. 53% undersized per Ed Spec. |
| 12 | No comment. |
| 13 | C102 Band & C104 Orchestra: fixed risers reduce flexibility and ADA accessibility; also, storage may be insufficient. |
| 14 | A Public Health entity was not found; nor was a dedicated community resource room in the school. The gymnasium and theater are both well-suited for community use, because of their site locations/orientations as well as their floor plan configurations, generous lobbies, and generous covered entrance areas. |
| 15 | No comment. |
| 16 | Playfields are not on site or located nearby. |
| 17 | No comment. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| | | | |
|-----------------------------|--------------|----------------------|---------|
| Facility Name | Louisa Boren | Level | ES |
| MS Catchment Area | Denny | GSF Area | 119,514 |
| Original Construct | 1964 | Site ID # | 20706 |
| Last Mod/Add | 2014 | | |
| Operational Capacity | 576 | SF/Student | 215 |
| Feb 2020 Enrollment | 556 | District wide | 151 |
| Utilization | 97% | Variance | 42% |

Scoring

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

Learning Environment Assessment Criteria

| | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|--|------------------|--|--|---------|
| | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 Administration, Teacher Flex/Group, Conf., Counseling | 2 | 3 | 3 | 2.7 |
| 2 Core Learning (General Classrooms) | 1 | 4 | 3 | 2.7 |
| 3 Small Group Learning Areas | 5 | 5 | 5 | 5.0 |
| 4 Kindergarten | 3 | 4 | 4 | 3.7 |
| 5 Preschool, Child Care, Head Start | 2 | 4 | 3 | 3.0 |
| 6 Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 2 | 3 | 3 | 2.7 |
| 7 Library, Information Resources | 4 | 3 | 4 | 3.7 |
| 8 Specialty: STEM, Science, Art, Graphics | 2 | 2 | 3 | 2.3 |
| 9 Food Service, Cafeteria, Multi-Purpose, Commons | 4 | 3 | 4 | 3.7 |
| 10 Performing Arts (Band, Choir, Drama, Stage) | 3 | 4 | 3 | 3.3 |
| 11 Gym, Fitness, Athletics, Covered Play | 3 | 3 | 4 | 3.3 |
| 12 CTE, Technology, Shops, Computer Labs, Testing | 2 | 3 | 3 | 2.7 |
| 13 Service, Storage, General Restrooms, Custodial | 4 | 3 | 3 | 3.3 |
| 14 Community/Special Services | 5 | 5 | 5 | 5.0 |
| 15 General Circulation, Corridors, Lobby, Public Areas | 4 | 5 | 4 | 4.3 |
| 16 Playfields | 4 | 4 | 4 | 4.0 |
| 17 Site: Parking, Bus, Parent Drop-off | 3 | 4 | 4 | 3.7 |
| | 3.1 | 3.6 | 3.6 | |

Surveyed By: SPP
Date Surveyed: 01/14/21

LEA SCORE 3.47



LEA Executive Summary

The LEA score reflects the mid-1960's design with several inherent issues. The primary concern is the large footprint of the school and linear distances which introduce the disadvantages of long travel distances and times, dispersed and somewhat isolated nature of grade and resource groups, and management of safety and security. The school has insufficient and widely spaced restroom facilities for both students and adults. This is compounded by the size of the school. The intercom system is old, with breakdowns in the network, rendering sections of the school without a functioning intercom, which poses a major safety and security risk. While there is a large gym, with operable partition, the athletic facilities are not adequate for the school's needs - operable partition does not work reliably, which impacts the ability to flex between size and numbers of groups using the gym concurrently. Additionally, the lack of a covered play area and inadequately sized outdoor play areas, and playfields in very poor condition pose additional obstacles. The older building with poor insulation and single-pane windows, along with an old and difficult to control heating system, are all factors making it difficult to maintain a reasonable temperature range, which impacts occupant comfort. The large classrooms have good daylighting. The structural grid offers flexibility to move walls, and has allowed the school (within budget constraints) to accommodate a strong STEM project based learning environment. The facility is operating near capacity, and does a Fair to Poor job supporting the education specification. Therefore this school is a strong candidate for a replacement.

No. Comments

| | |
|----|---|
| | Principal's comments: "No permanent sound enhancement in elementary classrooms; wireless Wi-Fi system is poorly zoned with uneven coverage - significant issue because of implementation of iPad one-one instruction; obsolete clock and intercom system does not work throughout the school - safety/security issue in an emergency situation; play structure/hard surface does not accommodate size of school enrollment, no covered play; inadequate soft play; grass play field drainage is inadequate, therefore unusable during much of the year; location of grass playfield is poor due to the elevation grade and distance from school; grass playfield is dangerous due to uneven, potholed surface; restrooms in the gym area are too far from classrooms to be of general use; inadequate soft play for preschool or SPED; gym partition breaks down frequently, which impacts program flexibility and creates problems when not working; inadequate adult restrooms - 3 in a very big schools; student restrooms are inadequate for size of school population and footprint; restrooms located in the band area aren't reasonably accessible for general use; no restrooms in the kindergarten and SPED, etc. rooms; lack of sufficient drinking fountains creates a traffic flow jam up problem; preschool is located in the middle school wing; some of the rooms with older science lab layouts/counters are used for core classrooms and are impeded by the lab layouts; main corridor is inadequately sized to accommodate all students and jams up, so route middle schoolers through outside breezeway; overall size of the building footprint is too big (1/4 mile from one end to the other) and causes traffic flow and programming issues; lack of hangout space for middle schoolers to hang out inside or covered outside; parking lot becomes a safety issue when flooded (frequently from upper playfield) during the winter forcing pedestrians to walk in the drive |
| 1 | No comment. |
| 2 | Classrooms have short throw projector and whiteboards. Some of the whiteboards are mounted over older black boards. Most classrooms do not have sinks; lighting is older fluorescence generally good coverage; mastic on tiles probably fair temperature control is poor; the lighting is good with operable windows however the windows are single pane with poor insulation qualities; furnishings are older but generally in good condition; daylighting is good; operable windows but single pane; finishes are generally in good condition. |
| 3 | No comment. |
| 4 | Kindergarten rooms lack restrooms and sinks; rooms are small for kindergarten; rooms block exterior doors to access outside play areas; there are short throw overhead projectors displaying on whiteboards which are mounted over older black boards; black boards and peanut boards installed elsewhere; lighting is older florescent with good coverage; heating and ventilation system has poor controls; no voice enhancement systems. |
| 5 | No comment. |
| 6 | Resource rooms are distributed throughout the school and classroom spaces or smaller office like spaces. |
| 7 | Library is exceptionally small for the size of the school to meet the needs from pre-k through eighth grade. 80% undersized per Ed Spec. |
| 8 | No comment. |
| 9 | The cafeteria doubles as the auditorium and is small for school population; poor lighting and acoustics. 58% undersized per Ed Spec. |
| 10 | No stage area; band in music rooms have reasonably good platforms; lighting and acoustical attenuation in the music and band rooms is poor to fair; good storage; band/music are in a separate annex building attached to gym. 71% undersized per Ed Spec. |
| 11 | Gym and auxiliary gym are joined by a falling partition wall in between which is in poor condition; equipment appears to be old but reasonable; older wooden bleachers recently have some problems opening and closing; acoustics and lighting are fair; locker rooms are large but not in use other than for storage; there is an electronic scoreboard not sure how well it works; scoreboard is set up for the full gym when the partition wall is open; does not appear to be a sound system for the gym. 49% undersized per Ed Spec. |
| 12 | No comment. |
| 13 | Definite lack of adequate restroom facilities and facilities are widely spread out given the size of the school; inadequate adult restroom facilities; appears to be limited storage areas. |
| 14 | Only available spaces are Auditorium and Library. |
| 15 | Significant issue is the large size in the school footprint layout, which is apparently a quarter-mile from the front office to the far end, creating some long distances for students to travel; corridors are smaller than necessary for the size of the enrollment forcing the use of the outside breezeway to move students; entry lobby is limited in size; there is a large corridor in front of the gym entrance and auditorium. |
| 16 | No outdoor play area for the preschool; kindergarten outdoor play is in inner courtyard, which is relatively small with a very small, old soft play area; two hard surface play areas - outside Auditorium and outside gym, both of which are limited in size and/or poorly shaped, to accommodate the number of students; soft play outside gym is small for number of students; grass play fields are on an upper elevation distant from the school; condition of grass fields is very poor with trip hazards, dog waste, and water ponding during rains, all of which make the fields unusable for play. |
| 17 | Large parking area, but the parent loop runs down center of parking creating a safety issue; bus drop-off/pick-up is on the curb. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Lowell |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Meany |

| GSF Area | 74,136 |
|----------|--------|
|----------|--------|

| Site ID # | 20702 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1919 | 1962 |

| Operational Capacity | 356 |
|----------------------|-----|
| Feb 2020 Enrollment | 279 |
| Utilization | 78% |

| SF/Student | |
|---------------|-----|
| Lowell | 266 |
| District-wide | 146 |
| Variance | 82% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|----|--|------------------|--|---|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 4 | 4 | 4 | 4.0 |
| 2 | Core Learning (General Classrooms) | 2 | 3 | 4 | 3.0 |
| 3 | Small Group Learning Areas | 5 | 5 | 5 | 5.0 |
| 4 | Kindergarten | 4 | 3 | 3 | 3.3 |
| 5 | Preschool, Child Care, Head Start | 3 | 3 | 3 | 3.0 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 2 | 3 | 4 | 3.0 |
| 7 | Library, Information Resources | 3 | 4 | 4 | 3.7 |
| 8 | Specialty: STEM, Science, Art, Graphics | 4 | 4 | 4 | 4.0 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 3 | 3 | 3 | 3.0 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 4 | 4 | 4 | 4.0 |
| 11 | Gym, Fitness, Athletics, Covered Play | 4 | 4 | 4 | 4.0 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 4 | 4 | 4 | 4.0 |
| 14 | Community/Special Services | 2 | 2 | 2 | 2.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 2 | 3 | 3 | 2.7 |
| 16 | Playfields | 2 | 3 | 2 | 2.3 |
| 17 | Site: Parking, Bus, Parent Drop-off | 4 | 4 | 4 | 4.0 |
| | | 3.3 | 3.5 | 3.6 | |

Surveyed By: JD

Date Surveyed: 1/6/21

LEA SCORE **3.44**



LEA Executive Summary

The 1960's addition is nearly at the end of its useful life and generally poorly configured and dated learning environment relative to modern standards. While the school offers strong support for special education and community programs, support for gym/fitness, performing arts, and the LRC are woefully lacking in space. As most creative and committed instructional staff do, they make the best they can of the facility they have to work with. The generous daylighting in classrooms is a positive offset to the distraction of noise and discomfort of the HVAC system and worn patchwork of interior finishes. Generous width and daylighting of 2nd floor corridors is also nice. Ultimately, historic preservation of the 1919 building in conjunction with the replacement of the 1960 addition is recommended for this site.

| No. | Comments |
|-----|---|
| 1 | Small, cramped administrative suite with poor visibility of main entry or internal circulation. |
| 2 | Classroom area aligned with district standard and have excellent natural daylighting, but many classrooms are located off remote and multi story corridors, which require long routes of circulation to access the office, restrooms and other core program areas. HVAC is excessively hot in some rooms while chilly, or very noisy in others, to the point of distraction. Dated desktop A/V equipment. |
| 3 | No comment. |
| 4 | Only three kindergarten classrooms and Room 105 is extremely hot. |
| 5 | Three preschool classrooms, of which two are self-contained, supporting special education program. They are located in classrooms to the far north end of the main corridor. Administrators would prefer these classrooms to be better located adjacent to the innermost courtyard. No childcare program. |
| 6 | Lowell ES has extremely strong support for SPED. |
| 7 | Library is approximately 26% under sized per education specification and configured with an awkward demising wall and extremely worn and drab finishes. |
| 8 | Small art room located in general education classroom. No kiln observed. |
| 9 | Approximately 23% undersized in area, but good volume and natural daylighting. |
| 10 | 38 % undersized program area. The music room is located in general education classroom at the far end of the 1st floor corridor; located more remote from the stage. |
| 11 | 47% undersized from district standard. Covered play is extremely small and confined with a low, breezeway ceiling between the two main classroom wings and poor adjacency with the gym's entry doors. Gym is dated and poorly configured for after hours use on the site. |
| 12 | One computer room remains equipped with desktops located in Room 301. |
| 13 | Limited number of restrooms with dated fixtures and finishes that are located in areas challenging for staff to supervise. |
| 14 | Extensive array of community programs are hosted at the school including the Boys and Girls Club, Community Roots Housing, Compass Housing, University Tutors, The Joseph Project, Union Church, Food is Love, and Shoes That Fit, supporting the basic needs of the students and families. A new school based clinic is designed to occupy what is currently configured around Rooms 101C and 101D on either side of historical main entry doors serving E. Mercer Street. |
| 15 | No secure vestibule. Generally single loaded corridors. Generous 10-foot to 13-foot corridors on 2nd/3rd floors. Narrow (i.e., less than 7 feet) corridors on 1st floor. The main/east wing corridor is extremely long with no connection between the two classroom wings to the north of the building, which would dramatically improve circulation. |
| 16 | Playfield is located on District property and very well fenced and semi-adjacent (i.e., vacated E. Roy Street - walking path) to gym. |
| 17 | Onsite parking for staff available to far north end of site. On curb (not curbside) parking used by parents for drop-off, creates mud zone on narrow 11th Ave. N. General buses (5) serve students from Federal Ave with SPED buses operating on 11th Ave. N. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Loyal Heights |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Whitman |

| GSF Area | 90,443 |
|----------|--------|
|----------|--------|

| Site ID # | 20673 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1931 | 2018 |

| Operational Capacity | 572 |
|----------------------|-----|
| Feb 2020 Enrollment | 463 |
| Utilization | 81% |

| | SF/Student |
|---------------|------------|
| Loyal Heights | 195 |
| District-wide | 146 |
| Variance | 34% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | AVERAGE |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 1 | 3 | 1 | 1.67 |
| 2 | Core Learning (General Classrooms) | 2 | 1 | 1 | 1.33 |
| 3 | Small Group Learning Areas | 1 | 1 | 1 | 1.00 |
| 4 | Kindergarten | 1 | 1 | 1 | 1.00 |
| 5 | Preschool, Child Care, Head Start | 1 | 3 | 3 | 2.33 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 1 | 1 | 1 | 1.00 |
| 7 | Library, Information Resources | 2 | 2 | 1 | 1.67 |
| 8 | Specialty: STEM, Science, Art, Graphics | 2 | 1 | 1 | 1.33 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 1 | 1 | 1 | 1.00 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 3 | 2 | 1 | 2.00 |
| 11 | Gym, Fitness, Athletics, Covered Play | 1 | 1 | 1 | 1.00 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 1 | 1 | 1 | 1.00 |
| 14 | Community/Special Services | 1 | 1 | 1 | 1.00 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 1 | 1 | 1 | 1.00 |
| 16 | Playfields | 1 | 1 | 1 | 1.00 |
| 17 | Site: Parking, Bus, Parent Drop-off | 4 | 4 | 4 | 4.00 |
| | | 1.5 | 1.6 | 1.3 | |

Surveyed By: JD

Date Surveyed: 11/19/20

LEA SCORE 1.46



LEA Executive Summary

Loyal Heights Elementary School is operating under capacity (i.e., only 81%). The lack of parking, particularly no ADA parking is unfortunate. The recent historical modernization and addition create a great learning environment with generous provisions for natural daylighting. Excellent integration of historical renovation and new, modern addition. Great play area security.

| No. | Comments |
|-----|---|
| 1 | The administrative area reportedly functions very well, but lacks supervision of academic wing. The new entry does provide a secure vestibule but could benefit from improved signage for wayfinding. |
| 2 | 29% undersized per education specification. |
| 3 | No comment. |
| 4 | The school provides for purpose built kindergarten classrooms. A fifth kindergarten classroom is also being used but is not self contained. |
| 5 | The new stage is currently serving as a classroom for the community program providing daycare: NKS. |
| 6 | Generous support and distribution of special education spaces throughout the building. |
| 7 | 33% oversized per Ed Spec. The library is a glorious learning area which was converted during the modernization from the multipurpose stage area. Consequently it is a very large space and sized greater than Ed Spec. Unfortunately it is located at the far north of the school far away from the main classroom spaces. |
| 8 | No comment. |
| 9 | 14% undersized per Ed Spec. Cafeteria commons is slightly below Ed Spec, but has good daylighting and is an inviting area. |
| 10 | 53% undersized per Ed Spec. |
| 11 | No comment. |
| 12 | No comment. |
| 13 | No comment. |
| 14 | No comment. |
| 15 | No comment. |
| 16 | No comment. |
| 17 | No on-site parking. No provisions for ADA parking. Site challenges separation of parent drop-off and bus. Fortunately the school is largely served by walking students. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Madison |

| Level | MS |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Madison |

| GSF Area | 155,667 |
|----------|---------|
|----------|---------|

| Site ID # | 20726 |
|-----------|-------|
|-----------|-------|

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1929, 1972 | 2005 |

| Operational Capacity | 1039 |
|----------------------|------|
| Feb 2020 Enrollment | 989 |
| Utilization | 95% |

| SF/Student | |
|---------------|-----|
| Madison | 157 |
| District-wide | 139 |
| Variance | 13% |

Scoring

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

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | AVERAGE |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 1 | 1 | 2 | 1.3 |
| 2 | Core Learning (General Classrooms) | 3 | 1 | 1 | 1.7 |
| 3 | Small Group Learning Areas | 2 | 1 | 2 | 1.7 |
| 4 | Kindergarten | N/A | N/A | N/A | N/A |
| 5 | Preschool, Child Care, Head Start | N/A | N/A | N/A | N/A |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 2 | 2 | 2 | 2.0 |
| 7 | Library, Information Resources | 3 | 2 | 2 | 2.3 |
| 8 | Specialty: STEM, Science, Art, Graphics | 1 | 1 | 2 | 1.3 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 3 | 1 | 1 | 1.7 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 3 | 1 | 1 | 1.7 |
| 11 | Gym, Fitness, Athletics, Covered Play | 1 | 2 | 1 | 1.3 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | 4 | 4 | 4 | 4.0 |
| 13 | Service, Storage, General Restrooms, Custodial | 2 | 1 | 2 | 1.7 |
| 14 | Community/Special Services | 1 | 1 | 2 | 1.3 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 2 | 1 | 1 | 1.3 |
| 16 | Playfields | 2 | 1 | 1 | 1.3 |
| 17 | Site: Parking, Bus, Parent Drop-off | 2 | 1 | 1 | 1.3 |
| | | 2.1 | 1.4 | 1.7 | |

Surveyed By: DG

Date Surveyed: 12/11/20

LEA SCORE 1.73



LEA Executive Summary

Madison Middle School's learning spaces are thoughtfully configured per education specification guidelines, providing flexible classroom groupings around open, reconfigurable spaces in support of an integrated curriculum. The student commons is beautifully situated in the center of the school with generous daylight and outdoor space with views of the Olympic Mountains. The gymnasium building is separate from the main building for secure community use, while being connected to the academic building by covered walkway. The library is located close to the building's main entrance, providing community access from the main Lobby. Enrollment has increased by 20 to 50 students per year for the past 3 years and is expected to continue for the foreseeable future and the school is operating at 95% capacity. Future, additional learning spaces are likely to be needed to accommodate growth, as well as to fully support programs such as CTE and music; refer to comments.

| No. | Comments |
|-----|---|
| 1 | Sub-standard teacher lounge. AP's distributed throughout school by design. |
| 2 | Four portable classroom are currently in use to support growing enrollment. |
| 3 | Open Flex spaces nicely configured in classroom groupings. Limited daylight to some. Principal reports these are underutilized. |
| 4 | No comment. |
| 5 | No comment. |
| 6 | No comment. |
| 7 | No small conference rooms in library; also lacking direct connection to Commons or other learning spaces. Principal reports library is very well utilized by students. 30% undersized per Ed Spec. |
| 8 | There is no STEM program. Grading refers to integrated Ceramics, Graphic Arts, and CAD suite. |
| 9 | 33% undersized per Ed Spec. |
| 10 | There is 1 very functional music room that is well-supported with instrument storage and multiple practice rooms. An additional large music room is needed for Band or Orchestra. An additional large Vocal room is needed. An additional Drama room is needed; they currently use stage. 44% undersized per Ed Spec. |
| 11 | Locker rooms below gym. 79% oversized per Ed Spec. |
| 12 | There is one CAD room with limited digital printing/lathe equipment in the room. Lacking any fabrication shops. Testing Lab 102 off library to be displaced to re-assigned general classroom. |
| 13 | WC's not touchless. |
| 14 | Community programs utilize the Commons and adjacent Student Activity area. The latter is partially open to the very gracious former, but feels cut of from direct daylight and views. |
| 15 | Corridors are too narrow for 8th grade areas because students are larger. Historic entrance with no secure vestibule. |
| 16 | No baseball diamond, 3-lane track, and limited covered play. |
| 17 | Very limited off-street parking; no off-street bus or auto drop-off. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Madrona |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Meany |

| GSF Area | 68,127 |
|----------|--------|
|----------|--------|

| Site ID # | 20667 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1917 | 2002 |

| Operational Capacity | 390 |
|----------------------|-----|
| Feb 2020 Enrollment | 268 |
| Utilization | 69% |

| | SF/Student |
|---------------|------------|
| Madrona | 254 |
| District-wide | 146 |
| Variance | 74% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|----|--|------------------|--|--|------------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 3 | 2 | 2 | 2.3 |
| 2 | Core Learning (General Classrooms) | 2 | 2 | 3 | 2.3 |
| 3 | Small Group Learning Areas | 4 | 3 | 3 | 3.3 |
| 4 | Kindergarten | 3 | 2 | 2 | 2.3 |
| 5 | Preschool, Child Care, Head Start | 2 | 4 | 3 | 3.0 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 2 | 2 | 2 | 2.0 |
| 7 | Library, Information Resources | 1 | 1 | 2 | 1.3 |
| 8 | Specialty: STEM, Science, Art, Graphics | 2 | 2 | 2 | 2.0 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 4 | 2 | 3 | 3.0 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 4 | 1 | 3 | 2.7 |
| 11 | Gym, Fitness, Athletics, Covered Play | 2 | 1 | 2 | 1.7 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 2 | 2 | 2 | 2.0 |
| 14 | Community/Special Services | 2 | 2 | 2 | 2.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 2 | 2 | 2 | 2.0 |
| 16 | Playfields | 2 | 4 | 2 | 2.7 |
| 17 | Site: Parking, Bus, Parent Drop-off | 4 | 3 | 3 | 3.3 |
| | | 2.6 | 2.2 | 2.4 | |

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

LEA SCORE 2.38



LEA Executive Summary

Recent modernization and additions support a good learning environment, albeit at variance with certain space standards. With only 69% utilization, the school is operating far below capacity. Madrona lacks a secure vestibule and the undersized cafeteria and performing arts areas are program areas of concerns relative to operations and current standards. A secure vestibule, however, could be easily configured. The former middle school wing offers strong support for a future STEM/Makerspace program and are currently underutilized by the schools program as they currently support District assessment program(s). Good daylighting throughout the buildings creates inviting spaces. Since the school is operating well below capacity, this provides flexibility for use of space. Madrona ES does not have current needs for modernization or replacement.

| No. | Comments |
|-----|---|
| 1 | Main administrative suite is quite small; however offices and lounge are distributed, offering good support and supervision throughout the building. |
| 2 | Operating at 69% of utilization. Generous sized classroom space, particularly in middle school wing. Poor ventilation on 2nd floor of west kindergarten wing and distracting 2nd floor vibration (Room 203). Desktop A/V. Good provisions for team teaching with doors between many classrooms. |
| 3 | No purpose-built small group learning areas, but excess classroom space provides ad hoc areas. |
| 4 | 2 kindergarten classrooms providing under 2,300 SF self-contained space. |
| 5 | Development Disabled Preschool program located in kindergarten wing. Launch Daycare program located on 2nd floor with poor proximity to restrooms. |
| 6 | Special education distributed throughout building. |
| 7 | 49% oversized per Ed Spec, providing strong support for community. |
| 8 | Middle school wing would provide great support for magnet STEM/Makerspace programs, but currently houses District special needs assessment program. |
| 9 | 58% undersized per education specification, running 4 lunch periods. |
| 10 | 59% undersized per Ed Spec. Stage under utilized, primarily for after school programs. Stage in strong adjacency with cafeteria and gym. |
| 11 | 10% undersized per Ed Spec, strong adjacency with covered play and hard surface play. |
| 12 | No comment. |
| 13 | No comment. |
| 14 | Active use of oversized library for community support. |
| 15 | No secure vestibule, but not difficult to add. Inviting main entry. |
| 16 | Hard surface play on site. Students walk offsite to Madrona Playground: kitty-corner. |
| 17 | No onsite parking. Primarily neighborhood school with only 3 buses: 1 long and 2 SPED. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Magnolia |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| McClure |

| GSF Area | 46,349 |
|----------|--------|
|----------|--------|

| Site ID # | 20660 |
|-----------|-------|
|-----------|-------|

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1927 | 1969 |

| Operational Capacity | 460 |
|----------------------|-----|
| Feb 2020 Enrollment | 282 |
| Utilization | 61% |

| SF/Student | |
|---------------|-----|
| Magnolia | 164 |
| District wide | 146 |
| Variance | 13% |

Scoring

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

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | AVERAGE |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 3 | 2 | 1 | 2.0 |
| 2 | Core Learning (General Classrooms) | 2 | 1 | 1 | 1.3 |
| 3 | Small Group Learning Areas | 1 | 1 | 1 | 1.0 |
| 4 | Kindergarten | 2 | 1 | 1 | 1.3 |
| 5 | Preschool, Child Care, Head Start | 1 | 1 | 1 | 1.0 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 2 | 1 | 1 | 1.3 |
| 7 | Library, Information Resources | 1 | 1 | 1 | 1.0 |
| 8 | Specialty: STEM, Science, Art, Graphics | 2 | 1 | 1 | 1.3 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 4 | 2 | 1 | 2.3 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 4 | 2 | 1 | 2.3 |
| 11 | Gym, Fitness, Athletics, Covered Play | 1 | 1 | 1 | 1.0 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 1 | 1 | 1 | 1.0 |
| 14 | Community/Special Services | 2 | 2 | 1 | 1.7 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 1 | 1 | 1 | 1.0 |
| 16 | Playfields | 2 | 2 | 2 | 2.0 |
| 17 | Site: Parking, Bus, Parent Drop-off | 3 | 3 | 3 | 3.0 |
| | | 2.0 | 1.4 | 1.2 | |

Surveyed By: JD

Date Surveyed: 12/17/20

LEA SCORE 1.54



LEA Executive Summary

Magnolia Elementary School is recently renovated with new gym additions and Phase 2 classroom/childcare addition currently under construction. School with a very nice learning environment. Primary operational challenges are the lack of on-site vehicle parking/circulation. With ongoing construction, use of park for playfield; the perimeter security/fencing is challenging to accurately evaluate.

| No. | Comments |
|-----|---|
| 1 | Centrally located, recently renovated but rather small. |
| 2 | No comment. |
| 3 | Purpose-built learning commons. |
| 4 | 3 purpose-built kindergarten classrooms. |
| 5 | New childcare/classroom addition under construction. |
| 6 | No comment. |
| 7 | 37% oversized per education specification. |
| 8 | No comment. |
| 9 | 54% undersized per Ed Spec. |
| 10 | 55% undersized per Ed Spec. |
| 11 | 12% oversized per Ed Spec. Public spaces (Gym/Commons) are well configured for after hours use. |
| 12 | No comment. |
| 13 | No comment. |
| 14 | KidsCo Childcare. |
| 15 | Efficient, double loaded corridors with very intuitive wayfinding. |
| 16 | City of Seattle's Ella Bailey Park. |
| 17 | On street vehicle circulation and parking. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Mann (Nova) |

| Level | Option - HS |
|-------|-------------|
|-------|-------------|

| MS Catchment Area |
|-------------------|
| N/A |

| GSF Area | 49,267 |
|----------|--------|
|----------|--------|

| Site ID # | 20661 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1902 | 2015 |

| | |
|--|-----|
| | 400 |
| | 206 |
| | 52% |

| | |
|--|-----|
| | 239 |
| | 162 |
| | 48% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | |
|----|--|------------------|--|---|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | AVERAGE |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 4 | 3 | 3 | 3.3 |
| 2 | Core Learning (General Classrooms) | 4 | 3 | 3 | 3.3 |
| 3 | Small Group Learning Areas | 4 | 3 | 4 | 3.7 |
| 4 | Kindergarten | N/A | N/A | N/A | N/A |
| 5 | Preschool, Child Care, Head Start | N/A | N/A | N/A | N/A |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 5 | 4 | 4 | 4.3 |
| 7 | Library, Information Resources | 4 | 4 | 4 | 4.0 |
| 8 | Specialty: STEM, Science, Art, Graphics | 4 | 3 | 3 | 3.3 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 4 | 4 | 4 | 4.0 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 5 | 5 | 5 | 5.0 |
| 11 | Gym, Fitness, Athletics, Covered Play | 5 | 5 | 5 | 5.0 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | 4 | 3 | 4 | 3.7 |
| 13 | Service, Storage, General Restrooms, Custodial | 4 | 3 | 4 | 3.7 |
| 14 | Community/Special Services | 4 | 3 | 3 | 3.3 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 4 | 3 | 3 | 3.3 |
| 16 | Playfields | 5 | 4 | 4 | 4.3 |
| 17 | Site: Parking, Bus, Parent Drop-off | 4 | 3 | 4 | 3.7 |
| | | 4.3 | 3.5 | 3.8 | |

Surveyed By: JH
Date Surveyed: 12/17/21

| LEA SCORE | 3.87 |
|-----------|-------------|
|-----------|-------------|



LEA Executive Summary

The LEA score is suggesting that Nova is far below current District standards and many criteria are lacking. The main reason is that Nova is a landmarked building on a very limited campus site. The first concern of the school is safety. The school has multiple entries without clear way finding signs. According to the Principal, police have a hard time finding where to enter the school from time to time. The second concern is the lack of program spaces. The building is landmarked and the site is small, so the additional program spaces may not be able to be accommodated. The last concern is ADA compliance. Due to the age of the building, the room layouts are constrained. The school does well by utilizing the limited program spaces and the fact that it operates at 52% operational capacity. Teachers and students creatively generate libraries and small learning spaces in the wide corridors. Reused furniture from the University of Washington creates flexible learning spaces in classrooms. The overall facility supports current program well, but is limited. The school could have minor modernization to add signage and small security measures.

| No. | Comments |
|-----|---|
| 1 | No comment. |
| 2 | No comment. |
| 3 | No comment. |
| 4 | No comment. |
| 5 | No comment. |
| 6 | No comment. |
| 7 | The school does not have a centralized library. Spaces in the wide corridor are utilized to be decentralized library and Flex spaces. |
| 8 | No comment. |
| 9 | Cafeteria and food service spaces appear to be severely undersized. The rooms are located in the basement. 36% undersized per education specification. |
| 10 | 93% undersized per Ed Spec. |
| 11 | No comment. |
| 12 | No comment. |
| 13 | No comment. |
| 14 | No comment. |
| 15 | No comment. |
| 16 | The only outdoor educational space is the greenhouse or garden. However, the program space is lacking power and water. |
| 17 | Parking is limited due to the size of the campus. Paving appears to be in acceptable condition. Entry points are not clearly defined and could be a safety issue. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Maple |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Mercer |

| GSF Area | 49,730 |
|----------|--------|
|----------|--------|

| Site ID # | 20681 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1971, 2006 | N/A |

| Operational Capacity | 468 |
|----------------------|------|
| Feb 2020 Enrollment | 543 |
| Utilization | 116% |

| SF/Student | |
|---------------|------|
| Maple | 92 |
| District-wide | 146 |
| Variance | -37% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 4 | 5 | 5 | 4.67 |
| 2 | Core Learning (General Classrooms) | 4 | 5 | 5 | 4.67 |
| 3 | Small Group Learning Areas | 3 | 4 | 4 | 3.67 |
| 4 | Kindergarten | 3 | 4 | 4 | 3.67 |
| 5 | Preschool, Child Care, Head Start | 3 | 4 | 4 | 3.67 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 3 | 3 | 3 | 3.00 |
| 7 | Library, Information Resources | 3 | 3 | 3 | 3.00 |
| 8 | Specialty: STEM, Science, Art, Graphics | 4 | 4 | 4 | 4.00 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 3 | 3 | 3 | 3.00 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 4 | 3 | 3 | 3.33 |
| 11 | Gym, Fitness, Athletics, Covered Play | 4 | 3 | 3 | 3.33 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 5 | 5 | 5 | 5.00 |
| 14 | Community/Special Services | 3 | 3 | 3 | 3.00 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 4 | 4 | 5 | 4.33 |
| 16 | Playfields | 2 | 2 | 3 | 2.33 |
| 17 | Site: Parking, Bus, Parent Drop-off | 2 | 2 | 2 | 2.00 |
| | | 3.4 | 3.6 | 3.7 | |

Surveyed By: DH
Date Surveyed: 12/3/20

LEA SCORE **3.54**



LEA Executive Summary

The LEA score suggests that this facility is far (i.e., nearing Poor) below standards, while operating at 116% of enrollment capacity, which further stresses the quality of the learning environment.

The top 3 issues with this facility are lack of division between learning spaces, lack of easy access to gym building, and security of school.

One thing this facility does well is provide a community space. Otherwise, the facility fails to meet the educational program and should be seriously considered for replacement.

| No. | Comments |
|-----|---|
| 1 | Administration space is very limited and not easily accessible from most of school. |
| 2 | The school is really just one large open space with bookcases as classroom space separators. There is very little natural light to spaces. |
| 3 | No comment. |
| 4 | No comment. |
| 5 | No comment. |
| 6 | No comment. |
| 7 | No comment. |
| 8 | No comment. |
| 9 | 40% undersized per Ed Spec. |
| 10 | 52% undersized per Ed Spec. |
| 11 | The gym/multipurpose building is in good condition but is not very convenient to the main school and there are no direct ramps for accessibility. There is a substantial change in grade. 78% undersized per Ed Spec. |
| 12 | No comment. |
| 13 | The restrooms in the main building are not HC accessible. |
| 14 | No comment. |
| 15 | The corridor and common spaces have low ceiling; does not define separation of spaces. Entry control is an issue with the many access points. |
| 16 | Security of the playfields is an issue. |
| 17 | No comment. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| John Marshall |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Hamilton |

| GSF Area | 87,927 |
|----------|--------|
|----------|--------|

| Site ID # | 20649 |
|-----------|-------|
|-----------|-------|

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1926 | 2014 |

| Operational Capacity | Unknown |
|----------------------|---------|
| Feb 2020 Enrollment | 535 |
| Utilization | - |

| SF/Student | |
|----------------|-----|
| Marshall, John | 164 |
| District-wide | 146 |
| Variance | 13% |

Scoring

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

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 4 | 4 | 3 | 3.67 |
| 2 | Core Learning (General Classrooms) | 3 | 2 | 1 | 2.00 |
| 3 | Small Group Learning Areas | 5 | 5 | 5 | 5.00 |
| 4 | Kindergarten | 4 | 3 | 3 | 3.33 |
| 5 | Preschool, Child Care, Head Start | 3 | 3 | 3 | 3.00 |
| 6 | Resource, Special Education (OTTP, ESL, etc.), Family, Life Skills | 4 | 4 | 4 | 4.00 |
| 7 | Library, Information Resources | 4 | 3 | 3 | 3.33 |
| 8 | Specialty: STEM, Science, Art, Graphics | 4 | 3 | 3 | 3.33 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 2 | 2 | 2 | 2.00 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 4 | 3 | 5 | 4.00 |
| 11 | Gym, Fitness, Athletics, Covered Play | 2 | 2 | 2 | 2.00 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 2 | 2 | 2 | 2.00 |
| 14 | Community/Special Services | 4 | 4 | 3 | 3.67 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 1 | 1 | 1 | 1.00 |
| 16 | Playfields | 4 | 3 | 3 | 3.33 |
| 17 | Site: Parking, Bus, Parent Drop-off | 3 | 3 | 3 | 3.00 |
| | | 3.3 | 2.9 | 2.9 | |

Surveyed By: JD
Date Surveyed: 11/18/20

LEA SCORE 3.04



LEA Executive Summary

John Marshall Elementary School currently serves Interim programs. Although the building was renovated in 2014, due to the historic nature of the building there are inherent constraints that prevent the school from meeting current education specification. The lack of modern, purpose-built learning areas is the schools greatest deficiency. However, the building has efficient double loaded corridors and the three story structure makes efficient use of the site. Although parking is available on site, the play area is only hard surface play with no Playfields. The site supports parking. There is no secure vestibule serving the reception area.

| No. | Comments |
|-----|---|
| 1 | No secure vestibule. Relatively small administration/support space for school of this size. Limited supervision of interior corridors. Community Childcare Center entrance lacks sufficient administration/reception area. |
| 2 | Nice remodeled classrooms have great natural daylighting, but undersized. 29% undersized per Ed Spec. |
| 3 | No purpose-built small group learning areas. |
| 4 | John Marshall ES really only has two full-sized kindergarten classrooms, but the West Woodland interim program requires 4 kindergarten spaces. |
| 5 | The school hosts a community childcare program (Kids Inc.) at the backside of the building but unfortunately there is no adjacent play area and this space lacks any true reception administrative area to be effectively functional. |
| 6 | Only 2 special education classrooms observed on 3rd floor (Room 306) and (Room 106). |
| 7 | Library is only 3% undersized. |
| 8 | Limited provisions for specialty learning spaces. |
| 9 | New 2014 addition is only 2% undersized and has good daylighting and quality of finishes, with a generous performance stage that includes an operable partition to create a good instructional area as well. |
| 10 | Undersized by 44% per Ed Spec, but good linear organization of Food Service-Cafeteria/Multipurpose-Stage. |
| 11 | Undersized 29% per Ed Spec. Stage is not ADA accessible. One music room is located far away from stage, although well situated at corner of building per Ed Spec. |
| 12 | One main gym and two auxiliary gyms, but no covered play. |
| 13 | Limited computer labs, but computer carts in use. |
| 14 | Good distribution of custodial support spaces. Moderate to low support for general storage. Interim nature of programs in the building probably limit the accumulated need for storage. |
| 15 | Generous double loaded corridors that are very well maintained. |
| 16 | Limited hard surface play and play structures. |
| 17 | Onsite parking. Could not observe bus-parent drop off circulation. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| McClure |

| Level | MS |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| McClure |

| GSF Area | 92,727 |
|----------|--------|
|----------|--------|

| Site ID # | 20647 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1964 | N/A |

| | |
|--|-----|
| | 630 |
| | 538 |
| | 85% |

| | |
|--|-----|
| | 172 |
| | 140 |
| | 23% |

Learning Environment Assessment Criteria

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

Surveyed By: JD

Date Surveyed: 12/3/20

| LEA SCORE | 3.56 |
|-----------|------|
|-----------|------|



LEA Executive Summary

Notwithstanding the obvious efforts of staff to compensate, this is a depressing, brutal facility. Kudos to the staff and administrators for their commitment and ability to providing quality education, notwithstanding the constraints imposed by the facility plan, design and materials. The burlesque school design creates a depressive/oppressive "institutional and uninviting" learning environment, which is exacerbated by the poor ventilation. McClure should be prioritized for replacement. The lack of a controlled site and adjacent playfield, or even hard surface play make this a challenging site. The school strongly supports special education, art (i.e., ceramics) programs and offers onsite parking. The facility constrains the educational program, forcing staff to overcompensate accordingly. Ultimately, McClure should be replaced ASAP.

| No. | Comments |
|-----|---|
| 1 | Proportionately speaking, adequate administrative space with reasonable visibility of main entry and corridor and some distributed administration/office spaces. |
| 2 | Core classrooms are generally below 900 SF and do not meet current education specification. Unfortunately, notwithstanding generous perimeter windows, even natural daylighting is confined by this institutional, concrete structure. Utilization is 85% of operational capacity and hosts 2 portable buildings on site. |
| 3 | No purpose-built small group learning areas. |
| 4 | No comment. |
| 5 | No comment. |
| 6 | Strong support of SPED program. |
| 7 | Undersized library space. |
| 8 | No comment. |
| 9 | Grossly (64% undersized per Ed Spec) inadequately sized cafeteria/commons. |
| 10 | 61% undersized per Ed Spec with no provisions for stage or public performance space. Music room is tidy and well organized, but its remote corner location on the 2nd floor creates poor support for this program area. |
| 11 | Although 18% oversized per Ed Spec with generous floor area, the gym's configuration is lacking in volume and daylighting. |
| 12 | Very poor support in comparison with other MS and Ed Spec. |
| 13 | Maintenance has preserved this brutal facility beyond its normal useful life. Generous custodial and support space throughout. Dated restroom facilities. |
| 14 | No comment. |
| 15 | Albeit efficient, double loaded corridors provide good wayfinding, they are dark and confining, and with too narrow and cold/hard stairwells for MS sized students. |
| 16 | No playfield on site and school is separated from West Queen Ann Playfield by the Queen Anne Community Center. |
| 17 | Surprising accommodations for parking on site given the site is constrained in an urban residential neighborhood. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|------------------------|
| McDonald International |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Hamilton |

| GSF Area | 51,935 |
|----------|--------|
|----------|--------|

| Site ID # | 20718 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1913 | N/A |

| | |
|--|------|
| | 471 |
| | 477 |
| | 101% |

| | |
|--|------|
| | 109 |
| | 146 |
| | -25% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|----|--|---------------|--|---|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 4 | 3 | 3 | 3.33 |
| 2 | Core Learning (General Classrooms) | 1 | 2 | 2 | 1.67 |
| 3 | Small Group Learning Areas | 5 | 5 | 5 | 5.00 |
| 4 | Kindergarten | 1 | 2 | 2 | 1.67 |
| 5 | Preschool, Child Care, Head Start | 3 | 4 | 4 | 3.67 |
| 6 | Resource, Special Education (OPTP, ESL, etc.), Family, Life Skills | 4 | 4 | 3 | 3.67 |
| 7 | Library, Information Resources | 2 | 2 | 2 | 2.00 |
| 8 | Specialty: STEM, Science, Art, Graphics | 5 | 5 | 5 | 5.00 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 4 | 3 | 2 | 3.00 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 5 | 3 | 4 | 4.00 |
| 11 | Gym, Fitness, Athletics, Covered Play | 3 | 4 | 4 | 3.67 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 3 | 2 | 2 | 2.33 |
| 14 | Community/Special Services | 5 | 5 | 5 | 5.00 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 3 | 3 | 3 | 3.00 |
| 16 | Playfields | 4 | 4 | 4 | 4.00 |
| 17 | Site: Parking, Bus, Parent Drop-off | 4 | 4 | 3 | 3.67 |
| | | 3.5 | 3.4 | 3.3 | |

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

LEA SCORE **3.42**



LEA Executive Summary

The LEA score reflects the educational approach and 1914 architectural design tempered by an addition and remodel in 2014. Overall the facility supports the core learning program, however lacks space for small group activities outside of the classroom and sufficient small resource rooms. Operating at just over enrollment capacity stresses the learning environment. Other concerns include the building lacking a lobby and a community resource room, pushing these functions into the small commons. The cafeteria/commons and food service are small and the detached gym is in a pre-fabricated metal building. Lack of a grass play field or nearby park is also an issue. The building is a historic neighborhood school and should be preserved.

| No. | Comments |
|-----|--|
| 1 | Principal's comments: lack of small flex and small group learning spaces; gym is a separate portable building (actually a pre-fabricated metal building); only two adult restrooms in the building; lack of a grass play field. |
| 2 | Bus and parent drop-off/pick-up is curbside. |
| 3 | One kindergarten room lacks a restroom |
| 4 | Music class is held in a portable. |
| 5 | |
| 6 | |
| 7 | 28% undersized per Ed Spec. |
| 8 | |
| 9 | 68% undersized per Ed Spec. |
| 10 | 88% undersized per Ed Spec. |
| 11 | 35% undersized per Ed Spec. |
| 12 | |
| 13 | |
| 14 | |
| 15 | |
| 16 | |
| 17 | |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| McGilvra |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Meany |

| GSF Area | 43,700 |
|----------|--------|
|----------|--------|

| Site ID # | 20640 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1913, 1941, 2018 | 1972 |

| Operational Capacity | 278 |
|----------------------|-----|
| Feb 2020 Enrollment | 236 |
| Utilization | 85% |

| SF/Student | |
|---------------|-----|
| McGilvra | 185 |
| District-wide | 146 |
| Variance | 27% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 3 | 3 | 3 | 3.0 |
| 2 | Core Learning (General Classrooms) | 2 | 2 | 2 | 2.0 |
| 3 | Small Group Learning Areas | 5 | 5 | 5 | 5.0 |
| 4 | Kindergarten | 3 | 4 | 3 | 3.3 |
| 5 | Preschool, Child Care, Head Start | 3 | 3 | 3 | 3.0 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 3 | 3 | 3 | 3.0 |
| 7 | Library, Information Resources | 1 | 2 | 2 | 1.7 |
| 8 | Specialty: STEM, Science, Art, Graphics | 3 | 3 | 3 | 3.0 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 4 | 2 | 2 | 2.7 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 5 | 5 | 5 | 5.0 |
| 11 | Gym, Fitness, Athletics, Covered Play | 4 | 3 | 4 | 3.7 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 3 | 2 | 2 | 2.3 |
| 14 | Community/Special Services | 3 | 3 | 3 | 3.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 2 | 3 | 3 | 2.7 |
| 16 | Playfields | 2 | 2 | 2 | 2.0 |
| 17 | Site: Parking, Bus, Parent Drop-off | 3 | 3 | 3 | 3.0 |
| | | 3.1 | 3.0 | 3.0 | |

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

| LEA SCORE | 3.02 |
|-----------|------|
|-----------|------|



LEA Executive Summary

McGilvra Elementary School is a quaint historic school on a small site, which inherently constrains the school's ability to meet current education specifications and therefore the Fair LEA score. Nevertheless, this is a very special and rich learning environment, which received a recent building addition to provide a modern cafeteria space.

The school is operating at 85% operational capacity. The main building lacks a secure vestibule and circuitous, multi-level access to the school's reception area. But unfortunately reconfiguration for such improvements is not likely to be achievable due to landmarks, or without a major addition. The current HVAC systems create two climate zones.

McGilvra ES has a very special quality to it and the classrooms, notwithstanding most lacking carpet, are very inviting, with great daylighting.

The school provides reasonably good educational environment, but given the building/site constraints and recent cafeteria addition, any modernization/addition is not likely for quite some time.

| No. | Comments |
|-----|--|
| 1 | Relatively small administration area with limited passive supervision of interior spaces. |
| 2 | Most classrooms slightly undersized, but great daylighting and warm, wood rich environment. Reported complaints of two climate zones in the building with a very cold basement area. |
| 3 | No purpose built small group spaces in this historical 3 story main building, ad hoc pullout in hallways. |
| 4 | 3 kindergarten classrooms, but none are self-contained. |
| 5 | Montlake Community Center Childcare program; Seattle Parks use of field after hours/weekends. |
| 6 | Basic support for special education and specialists. |
| 7 | 16% oversized library per Ed Spec, with strong adjacency to core, public area in main building. |
| 8 | Small art room now located in basement (former kitchen), otherwise limited support. |
| 9 | 44% undersized per Ed Spec, notwithstanding newer cafeteria building. |
| 10 | Lacking support of performing arts area. |
| 11 | Old gym building is 57% undersized per Ed Spec, showing its age and small, curling resilient tiles. |
| 12 | No comment. |
| 13 | Good distribution of support spaces but fairly limited storage. |
| 14 | Limited support. |
| 15 | Generous corridors, but the main building reportedly is challenging to exit during emergency evacuation drills. Library/corridor serves as lobby. Separate gym and cafeteria buildings create additional supervision issues. Elevator is constantly requiring repairs. |
| 16 | Turf field, hard surface play. |
| 17 | 3 buses drop on 38th Ave. E and parent drop on E. Blaine St with parent drop/park on E. Garfield. No on-site parking. McGilvra is located in a nice, safe neighborhood. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Meany |

| Level | MS |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Meany |

| GSF Area | 125,517 |
|----------|---------|
|----------|---------|

| Site ID # | 20738 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1955 | 2016 |

| | |
|--|-----|
| | 850 |
| | 516 |
| | 61% |

| | |
|--|-----|
| | 243 |
| | 140 |
| | 74% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|----|--|---------------|--|---|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 1 | 2 | 1 | 1.3 |
| 2 | Core Learning (General Classrooms) | 1 | 1 | 1 | 1.0 |
| 3 | Small Group Learning Areas | 4 | 4 | 4 | 4.0 |
| 4 | Kindergarten | N/A | N/A | N/A | N/A |
| 5 | Preschool, Child Care, Head Start | N/A | N/A | N/A | N/A |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 1 | 1 | 1 | 1.0 |
| 7 | Library, Information Resources | 1 | 2 | 1 | 1.3 |
| 8 | Specialty: STEM, Science, Art, Graphics | 1 | 1 | 1 | 1.0 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 1 | 1 | 1 | 1.0 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 1 | 1 | 1 | 1.0 |
| 11 | Gym, Fitness, Athletics, Covered Play | 1 | 1 | 1 | 1.0 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | 1 | 1 | 1 | 1.0 |
| 13 | Service, Storage, General Restrooms, Custodial | 1 | 1 | 1 | 1.0 |
| 14 | Community/Special Services | 1 | 1 | 1 | 1.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 2 | 3 | 2 | 2.3 |
| 16 | Playfields | 1 | 1 | 3 | 1.7 |
| 17 | Site: Parking, Bus, Parent Drop-off | 3 | 3 | 3 | 3.0 |
| | | 1.4 | 1.6 | 1.5 | |

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

LEA SCORE **1.51**



LEA Executive Summary

Meany Middle School supports a great learning environment that is reflective of recent BEX IV modernization. Most core areas (i.e., Multi-purpose/Commons, Performing Arts and Gym) are all oversized from 25%-46% per education specification. Utilization rate of 61% is quite low, especially for a newer facility. Primary concerns include the lack of parking, which is typical of many SPS urban schools; the lack of small group/flex learning areas for pullout; and the building plan constrains organizing the program by grade level cohort. Homeless encampments creates concerns for student safety. Meany MS is very welcoming, great daylighting and presents an inviting educational environment to support future growth. The facility provides excellent support the educational program and has no physical improvement requirements at this time.

| No. | Comments |
|-----|--|
| 1 | Administrative suite supports limited passive supervision. |
| 2 | Oversized classrooms in the 1956/62 additions with slightly undersized in NE classroom wing. Good mix of sizes and daylighting. |
| 3 | Although recently modernized, the existing structure/layout does not provide for small group/flex learning areas. However, since the school does not currently operate to capacity, several classrooms are available for such use. |
| 4 | No comment. |
| 5 | No comment. |
| 6 | Program supports an inclusive model for special education and various levels of need. |
| 7 | No comment. |
| 8 | Multiple CTE spaces supported in program, but the school needs funding for FTE CTE teachers. |
| 9 | 36% oversized per Ed Spec. |
| 10 | 25% over sized per Ed Spec. |
| 11 | 43% oversized per Ed Spec. |
| 12 | Multiple CTE spaces supported in program, but the school needs funding for FTE CTE teachers. 2 computer lab spaces, but 1:1 devices frees one lab for other use. |
| 13 | No comment. |
| 14 | After hour programs can operate with security separating the academic and administrative areas. |
| 15 | Efficient double loaded corridors in the two main classroom wings. Narrow corridors of the school core are a bit of a maze with poor sightlines for supervision. |
| 16 | Great adjacency of gym to Miller Community Center Playfields to the south. Many homeless tents currently occupy the playfield site and reportedly during summer break periods, but during typical school year, the homeless tents are vacated. |
| 17 | No onsite parking on District property, but staff are able to use Miller Community Center parking area. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|-------------------------|
| Martin Luther King, Jr. |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Aki Kurose |

| GSF Area | 73,566 |
|----------|--------|
|----------|--------|

| Site ID # | 20735 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 2004 | N/A |

| Operational Capacity | 330 |
|----------------------|-----|
| Feb 2020 Enrollment | 320 |
| Utilization | 97% |

| SF/Student | |
|---------------|-----|
| MLK Jr | 230 |
| District wide | 146 |
| Variance | 57% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | |
|----|--|------------------|--|--|-------------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | AVERAGE |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 1 | 1 | 2 | 1.33 |
| 2 | Core Learning (General Classrooms) | 1 | 1 | 2 | 1.33 |
| 3 | Small Group Learning Areas | 1 | 1 | 1 | 1.00 |
| 4 | Kindergarten | 2 | 2 | 2 | 2.00 |
| 5 | Preschool, Child Care, Head Start | 2 | 2 | 2 | 2.00 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 1 | 1 | 1 | 1.00 |
| 7 | Library, Information Resources | 1 | 1 | 1 | 1.00 |
| 8 | Specialty: STEM, Science, Art, Graphics | 1 | 1 | 1 | 1.00 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 3 | 1 | 1 | 1.67 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 4 | 1 | 1 | 2.00 |
| 11 | Gym, Fitness, Athletics, Covered Play | 3 | 1 | 1 | 1.67 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 1 | 1 | 1 | 1.00 |
| 14 | Community/Special Services | 2 | 2 | 2 | 2.00 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 1 | 1 | 2 | 1.33 |
| 16 | Playfields | 2 | 2 | 2 | 2.00 |
| 17 | Site: Parking, Bus, Parent Drop-off | 2 | 2 | 2 | 2.00 |
| | | 1.8 | 1.3 | 1.5 | |

Surveyed By: DDH

Date Surveyed: 12/10/20

LEA SCORE 1.52



LEA Executive Summary

The LEA score suggest that while this school is not brand new, it supports a very good learning environment. The facility appears to meet the community needs and educational program very well. The school does not need modernization or replacement.

| No. | Comments |
|-----|--|
| 1 | No comment. |
| 2 | The classrooms are over standard size. |
| 3 | No comment. |
| 4 | No comment. |
| 5 | No comment. |
| 6 | No comment. |
| 7 | 42% oversized per Ed Spec. |
| 8 | No comment. |
| 9 | 40% undersized per Ed Spec. |
| 10 | 73% undersized per Ed Spec. |
| 11 | 24% oversized per Ed Spec. |
| 12 | No comment. |
| 13 | No comment. |
| 14 | No comment. |
| 15 | No comment. |
| 16 | Playfield is rough and needs work. |
| 17 | No comment. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| | |
|---|--|
| Facility Name Monroe (Salmon Bay) | Level ES |
| MS Catchment Area Whitman | GSF Area 117,116 |
| Original Construct 1930 | Last Mod/Add 1970 |
| Operational Capacity 685 | SF/Student Monroe (Salmon Bay) 173 |
| Feb 2020 Enrollment 677 | District-wide 151 |
| Utilization 99% | Variance 15% |

Scoring

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

Learning Environment Assessment Criteria

| | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|--|---------------|--|---|---------|
| | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 Administration, Teacher Flex/Group, Conf., Counseling | 4 | 3 | 4 | 3.7 |
| 2 Core Learning (General Classrooms) | 1 | 2 | 3 | 2.0 |
| 3 Small Group Learning Areas | 4 | 3 | 4 | 3.7 |
| 4 Kindergarten | 1 | 4 | 4 | 3.0 |
| 5 Preschool, Child Care, Head Start | 4 | 4 | 4 | 4.0 |
| 6 Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 3 | 3 | 4 | 3.3 |
| 7 Library, Information Resources | 1 | 2 | 3 | 2.0 |
| 8 Specialty: STEM, Science, Art, Graphics | 1 | 2 | 3 | 2.0 |
| 9 Food Service, Cafeteria, Multi-Purpose, Commons | 1 | 2 | 4 | 2.3 |
| 10 Performing Arts (Band, Choir, Drama, Stage) | 4 | 3 | 4 | 3.7 |
| 11 Gym, Fitness, Athletics, Covered Play | 4 | 3 | 5 | 4.0 |
| 12 CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 Service, Storage, General Restrooms, Custodial | 2 | 2 | 4 | 2.7 |
| 14 Community/Special Services | 5 | 4 | 4 | 4.3 |
| 15 General Circulation, Corridors, Lobby, Public Areas | 1 | 2 | 4 | 2.3 |
| 16 Playfields | 1 | 4 | 2 | 2.3 |
| 17 Site: Parking, Bus, Parent Drop-off | 5 | 5 | 5 | 5.0 |
| | 2.6 | 3.0 | 3.8 | |

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

LEA SCORE 3.15



LEA Executive Summary

The LEA score reflects a combination of the favorable size but only Fair Configuration and nearly Poor Environment, largely due to the original building and the older condition of the building. The major concerns are the size/configuration of the gym facilities not allowing for an adequate athletic program; the poor environmental quality of the cafeteria/auditorium as a quality commons; and the general poor environmental quality throughout, such as the noisy, inefficient heating system and poor lighting quality in most spaces. The school, while operating near capacity, appears to be serving the students quite well in many regards due to the size and configuration of the Core classrooms, combined with the ingenuity of the teachers (and parents?) in how the classrooms are used. For these reasons, it appears that in most regards the school is doing a reasonably good job of supporting the educational program. The original facility offers an excellent opportunity for a high quality major renovation and modernization. The challenge will be the creation of a single gym, which may require an addition (with playfield reduction) and ~~renovating of the original gyms~~.

No. Comments

| | |
|----|--|
| | Principal's comments: "Said to see questionnaire responses, but key needs are 1) Gym needs updating - floors redone; equipment replaced; lack of sports storage; volleyball tiedowns replaced; need sound system ; need power outlets; 2) need more drinking fountains/water bottle fillers; 3) band rooms need acoustic upgrade; need band equipment lockers; 4) need technology and tech equipment upgrades." |
| 1 | Area for Administration and Health is small; conference, offices and counseling offices are clustered and dispersed, but appear to be sufficient. Sound proofing is poor for the cluster of offices across the entry lobby from Administration. |
| 2 | Classrooms are generally large; condition of the finishes in the rooms varies (e.g., some have new carpet or vinyl and some have old sheet vinyl, or the original wood floors showing) ; heating system is old with water or steam radiators that are noisy and have poor control; lighting varies from all fluorescent surface mount fixtures to newer pendant fixtures; most classrooms have chalkboards and whiteboards; most classrooms have newer pull-down projection screens and ceiling mounted overhead projectors; most all classrooms have sound enhancement with ceiling mounted speakers; (classrooms have had a technology upgrade with ceiling mounted projectors, etc.); casework tends to be older built in casework, with some classrooms having additional wall mount case work; furnishings (i.e., desks, etc.) tend to be older and in poor condition; most classrooms have sound enhancement with speakers mounted, but not all of them; some of the doors have ADA compliant lever latches and other doors have old knobs - probably the majority are non-ADA compliant knobs; ventilation seems to be reasonable. 21% oversized per education specification. |
| 3 | Most classrooms are sufficiently large enough to allow for smaller breakout groups, while many have adjacent rooms with some appearing to be used for breakout groups. However, there are not small group learning areas off the corridors. |
| 4 | Lack dedicated restrooms; poor outside access to the soft play or other outside areas. |
| 5 | Uses a small classroom with adjacent rooms and the west gym; also appears to use some outside storage areas in the alley between the school and the play area; access to the soft and hard surface play is poor. |
| 6 | Occupies dispersed rooms. |
| 7 | Located in center of building and lacks outside views; daylight from two large skylights. Large and flexible with an area with a projector and screen and sound enhancement for class activities. |
| 8 | Several science and dedicated art rooms, but also appears that these activities happen in classrooms as well. Multiple Core classrooms look like they were originally set up as Science rooms with lab top and sink areas. Lab tops are in poor to fair condition and configuration. |
| 9 | Interior space without daylight or views; low ceilings for size of space; cafeteria is small for size of school; space does not serve purpose of a commons. 35% oversized per Ed Spec. |
| 10 | Appears that school has strong drama and music programs. Stage is well equipped with curtains and lighting; no ramp; large props storage room on the floor above the stage. Music rooms lack rows of platform seating; acoustical attenuation is poor. 72% undersized per Ed Spec. |
| 11 | There are two small gyms that are old, poorly sized, configured and equipped to support an athletics program; reasonable daylighting from tall windows; lighting is poor; ventilation probably so-so; no covered play; only one single exit door each that is not ADA compliant; access to outdoor play is difficult and requires going down the corridor, through the alley, up stairs to the sidewalk and then to the play areas. 42% undersized per Ed Spec. |
| 12 | No comment. |
| 13 | Lack of staff restrooms. |
| 14 | No dedicated area other than the auditorium/cafe/tertia, though it is obvious that there is strong community involvement in the life of the school. |
| 15 | Generally large corridors and a reasonable lobby, but lacking a dedicated gathering area. |
| 16 | Large and reasonably equipped with multiple soft play areas, but access from the school is difficult - requires going out of the building, up the sidewalk to access the playgrounds; soft and hard surface play is separated from building by an alley and stairs; soft and hard surface play and the synthetic playfield/track field are separated by a sidewalk/path and stairs; fields are in good condition and well equipped. |
| 17 | Street parking and drop-offs. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Nathan Hale |

| Level | HS |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| N/A |

| GSF Area | 239,218 |
|----------|---------|
|----------|---------|

| Site ID # | 20692 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1963 | N/A |

| Operational Capacity | 1225 |
|----------------------|------|
| Feb 2020 Enrollment | 1150 |
| Utilization | 94% |

| | SF/Student |
|---------------|------------|
| Nathan Hale | 208 |
| District-wide | 162 |
| Variance | 28% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 2 | 2 | 2 | 2.0 |
| 2 | Core Learning (General Classrooms) | 3 | 2 | 1 | 2.0 |
| 3 | Small Group Learning Areas | 3 | 1 | 1 | 1.7 |
| 4 | Kindergarten | N/A | N/A | N/A | N/A |
| 5 | Preschool, Child Care, Head Start | N/A | N/A | N/A | N/A |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 4 | 2 | 2 | 2.7 |
| 7 | Library, Information Resources | 2 | 2 | 2 | 2.0 |
| 8 | Specialty: STEM, Science, Art, Graphics | 3 | 1 | 2 | 2.0 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 3 | 1 | 1 | 1.7 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 1 | 1 | 1 | 1.0 |
| 11 | Gym, Fitness, Athletics, Covered Play | 1 | 1 | 1 | 1.0 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | 2 | 1 | 1 | 1.3 |
| 13 | Service, Storage, General Restrooms, Custodial | 2 | 2 | 2 | 2.0 |
| 14 | Community/Special Services | 2 | 2 | 2 | 2.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 1 | 1 | 1 | 1.0 |
| 16 | Playfields | 1 | 1 | 1 | 1.0 |
| 17 | Site: Parking, Bus, Parent Drop-off | 1 | 1 | 1 | 1.0 |
| | | 2.1 | 1.4 | 1.4 | |

Surveyed By: LS

Date Surveyed: 12/9/20

LEA SCORE **1.62**



LEA Executive Summary

Nathan Hale High School meets that majority of education specification criteria and provides overall quality learning environments & sense of community for students.

Top three concerns: (1) Lack of SPED spaces; (2) Lack of supervision from inside classrooms into hallways; (3) Increase collaboration areas.

The school does well to provide ample daylight and places throughout the school for student socialization in eddies & display on all hallway walls.

The overall facility does well to support the educational program.

At its current enrollment (1,150 students), the school is very near (i.e., 94%) operational capacity. Space is the primary that suggests a future addition in the future to meet the 1,600 student high school Ed Spec.

| No. | Comments |
|-----|---|
| 1 | All in 1st floor administration suite; not distributed. |
| 2 | Has 32 out of 40 classrooms noted in Ed Spec; average size is 830-860 SF, not 900 SF per Ed Spec. |
| 3 | On 2nd floor only 5 total; Ed Spec quantity is 12. Supervision (all glass) & proximity to classrooms is good. |
| 4 | No comment. |
| 5 | No comment. |
| 6 | Only 2 out of 10 teaching stations in Ed Spec in building. (3 in portables); no OT/PT storage; no SPED staff planning. |
| 7 | Overall size close to Ed Spec; missing 10 conference rooms to support small group collaboration & distance learning. |
| 8 | Low number of science rooms & prep; small program spaces (e.g., small makerspace). |
| 9 | Provides Ed Spec spaces/forum seating across courtyard from Commons. 45% undersized per Ed Spec. |
| 10 | Provides Ed Spec spaces/features. |
| 11 | Provides Ed Spec spaces/features. |
| 12 | Missing program spaces (no Food Lab); has site-specific Skills Center Lab (Audio-eng w/Radio station). |
| 13 | No comment. |
| 14 | Has Parks Department Teen Center but not Outside Provider Health Center. |
| 15 | Secure entry vestibule at main office and secure zoning to library and gym; school plans to address some security blind spots with cameras. |
| 16 | Recent turf fields. |
| 17 | Zoned and distributed. |



Learning Environment Assessment (LEA) ©

prepared by Sāzān Environmental Services

| Facility Name |
|---------------|
| North Beach |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Whitman |

| GSF Area | 37,439 |
|----------|--------|
|----------|--------|

| Site ID # | 20676 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1957 | 0 |

| Operational Capacity | 322 |
|----------------------|------|
| Feb 2020 Enrollment | 403 |
| Utilization | 125% |

| | SF/Student |
|---------------|------------|
| North Beach | 93 |
| District-wide | 146 |
| Variance | -36% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | AVERAGE |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 4 | 4 | 4 | 4.00 |
| 2 | Core Learning (General Classrooms) | 5 | 4 | 4 | 4.33 |
| 3 | Small Group Learning Areas | 5 | 5 | 5 | 5.00 |
| 4 | Kindergarten | 3 | 3 | 3 | 3.00 |
| 5 | Preschool, Child Care, Head Start | 4 | 4 | 4 | 4.00 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 3 | 3 | 3 | 3.00 |
| 7 | Library, Information Resources | 4 | 3 | 3 | 3.33 |
| 8 | Specialty: STEM, Science, Art, Graphics | 4 | 3 | 3 | 3.33 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 4 | 4 | 3 | 3.67 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 4 | 3 | 3 | 3.33 |
| 11 | Gym, Fitness, Athletics, Covered Play | 3 | 4 | 3 | 3.33 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 4 | 4 | 4 | 4.00 |
| 14 | Community/Special Services | 5 | 5 | 5 | 5.00 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 4 | 3 | 5 | 4.00 |
| 16 | Playfields | 3 | 4 | 4 | 3.67 |
| 17 | Site: Parking, Bus, Parent Drop-off | 4 | 4 | 5 | 4.33 |
| | | 3.9 | 3.8 | 3.8 | |

Surveyed By: JD

Date Surveyed: 11/19/20

LEA SCORE **3.83**



LEA Executive Summary

North Beach Elementary School is deficient in all program areas and operating far beyond capacity (125%). Primary concerns include the safety and security of site circulation; the lack of adequate support for many program areas; the facility is beyond its useful life. Nevertheless, quality education is being provided, notwithstanding the facility's constraints. The facility is currently in design for some upgrades, but given the space constraints and overall poor support of the educational program, this work is merely a stop-gap and the school should be replaced.

| No. | Comments |
|-----|--|
| 1 | Undersized administrative support spaces. Lack of supervision of portables at the north end of the site. |
| 2 | Typical classrooms do not meet education specification requirements. Excessive (i.e., 12) number of portables on site clearly demonstrate the lack of capacity for permanent, quality teaching spaces on this school site. Portables cannot be effectively supervised. |
| 3 | No provisions for small group learning. |
| 4 | No comment. |
| 5 | Childcare uses cafeteria, which lacks support for the Special Needs program. |
| 6 | North Beach ES supports a Continuum Special Education program, including Primary level, therefore provides distributed space for these needs throughout the building. |
| 7 | Undersized by 35% per Ed Spec. Current desktops should be removed, considering 1-1 computers/CR testing, to open up the library for greater flexibility. |
| 8 | Only one art room and no provisions for STEM or makerspace. |
| 9 | Severely undersized (i.e. 53%) from Ed Spec. The cafeteria however is an inviting well daylit space, but lacks adjacent with gym. |
| 10 | Performing arts is only supported by a small stage. There are no music or band classrooms. Under supported program area by 70%. |
| 11 | 26% undersized per Ed Spec. Lacks connected adjacencies with cafeteria/stage. |
| 12 | Computers/testing in library is no longer required with 1-1 devices. |
| 13 | Severe lack of storage. |
| 14 | School cannot effectively operate after hours for community use without full access to building. |
| 15 | Efficiency of double loaded corridors is compromised by lack of storage and individual pullout space. No secure vestibule. |
| 16 | One of the few schools with sod play field, but it is located at the far north edge of the site and lacks supervision. |
| 17 | Traffic on 24th street is a serious safety concern, given parent drop off during rush hour on this high traffic arterial. More speed bumps, warning lights and raised crosswalks necessary with vehicle pullout. Buses parking off 90th to provide separation. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Olympic Hills |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Jane Addams |

| GSF Area | 96,081 |
|----------|--------|
|----------|--------|

| Site ID # | 22271 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 2017 | 0 |

| Operational Capacity | 546 |
|----------------------|-----|
| Feb 2020 Enrollment | 496 |
| Utilization | 91% |

| SF/Student | |
|---------------|-----|
| Olympic Hills | 194 |
| District-wide | 146 |
| Variance | 33% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | AVERAGE |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 1 | 1 | 1 | 1.00 |
| 2 | Core Learning (General Classrooms) | 1 | 1 | 1 | 1.00 |
| 3 | Small Group Learning Areas | 1 | 1 | 1 | 1.00 |
| 4 | Kindergarten | 1 | 1 | 1 | 1.00 |
| 5 | Preschool, Child Care, Head Start | 1 | 1 | 1 | 1.00 |
| 6 | Resource, Special Education (OPTP, ESL, etc.), Family, Life Skills | 1 | 1 | 1 | 1.00 |
| 7 | Library, Information Resources | 1 | 1 | 1 | 1.00 |
| 8 | Specialty: STEM, Science, Art, Graphics | 1 | 1 | 1 | 1.00 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 2 | 1 | 1 | 1.33 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 3 | 1 | 1 | 1.67 |
| 11 | Gym, Fitness, Athletics, Covered Play | 2 | 1 | 1 | 1.33 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 1 | 1 | 1 | 1.00 |
| 14 | Community/Special Services | 1 | 1 | 1 | 1.00 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 1 | 1 | 1 | 1.00 |
| 16 | Playfields | 1 | 1 | 1 | 1.00 |
| 17 | Site: Parking, Bus, Parent Drop-off | 2 | 2 | 2 | 2.00 |
| | | 1.3 | 1.1 | 1.1 | |

Surveyed By: SP

Date Surveyed: 11/18/20

LEA SCORE

1.15



LEA Executive Summary

The LEA score reflects the recent design and construction of Olympic Hills Elementary School, and the school being the model for the District-wide ES specifications. Overall, the facility does well supporting the educational program and is operating at 91% capacity. The assessor's impressions were confirmed in discussions with several available school staff, including: the principal; librarian; special education teacher; and a general classroom teacher. There are no major concerns. Having a covered play would be a benefit. The issue of the desks and tables being extremely heavy does limit the flexibility in how the spaces are used despite the architectural design supporting flexible arrangements. The school does not need any major modifications.

| No. | Comments |
|-----|--|
| 1 | From Principal: "Lack of a covered play limits outdoor play activities; needed a family community resource room near the main entry so converted the professional development room into that space; pods and shared learning spaces configuration work very well however desks and tables are too heavy to easily move around limiting how the open spaces are rearranged and used, mobile furnishings would really facilitate use of the space; need for a computer lab is somewhat obsolete; Roll up garage doors at the art room in the science room in the outdoor learning spaces are really beneficial." |
| 2 | From Librarian: "Lack of good shading on the windows creates a lot of glare so have to have blackout shades down most of the time." |
| 3 | Numerous west facing windows have shades drawn suggesting that there's a glare problem and inadequate sun shading. |
| 4 | Site size and configuration, and a residential neighborhood, require that bus drop-off is curbside, reducing the site score. |
| 5 | No comment. |
| 6 | No comment. |
| 7 | No comment. |
| 8 | No comment. |
| 9 | No comment. |
| 10 | No comment. |
| 11 | No comment. |
| 12 | No comment. |
| 13 | No comment. |
| 14 | No comment. |
| 15 | No comment. |
| 16 | No comment. |
| 17 | No comment. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Olympic View |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|--------------------|
| Robert Eagle Staff |

| GSF Area | 52,792 |
|----------|--------|
|----------|--------|

| Site ID # | 20644 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1989 | N/A |

| Operational Capacity | 458 |
|----------------------|-----|
| Feb 2020 Enrollment | 454 |
| Utilization | 99% |

| SF/Student | |
|---------------|------|
| Olympic View | 116 |
| District-wide | 146 |
| Variance | -20% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 3 | 3 | 4 | 3.33 |
| 2 | Core Learning (General Classrooms) | 2 | 2 | 2 | 2.00 |
| 3 | Small Group Learning Areas | 3 | 3 | 2 | 2.67 |
| 4 | Kindergarten | 3 | 3 | 2 | 2.67 |
| 5 | Preschool, Child Care, Head Start | 2 | 3 | 2 | 2.33 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 2 | 3 | 3 | 2.67 |
| 7 | Library, Information Resources | 2 | 2 | 2 | 2.00 |
| 8 | Specialty: STEM, Science, Art, Graphics | N/A | N/A | N/A | N/A |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 3 | 2 | 2 | 2.33 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 4 | 2 | 2 | 2.67 |
| 11 | Gym, Fitness, Athletics, Covered Play | 4 | 3 | 3 | 3.33 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | 2 | 3 | 3 | 2.67 |
| 13 | Service, Storage, General Restrooms, Custodial | 2 | 2 | 2 | 2.00 |
| 14 | Community/Special Services | 3 | 3 | 3 | 3.00 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 3 | 3 | 4 | 3.33 |
| 16 | Playfields | 3 | 3 | 3 | 3.00 |
| 17 | Site: Parking, Bus, Parent Drop-off | 4 | 3 | 4 | 3.67 |
| | | 2.8 | 2.7 | 2.7 | |

Surveyed By: DH

Date Surveyed: 12/1/20

LEA SCORE **2.73**



LEA Executive Summary

The LEA score suggests that this facility is supporting a nearly Fair quality learning environment. The top 3 concerns for this facility are: accessing the building is confusing as the controlled entrance is at side entrance where the parking lot is and not at main entrance; the building lacks a covered play area; and the 2 portables on site are not easily accessed. The school appears to connect well with the community and is well subscribed, operating at 99% capacity. Overall this facility does better than average in supporting educational programs, but could do with an updating of spaces to address current needs, but does not warrant a major modernization at this time.

| No. | Comments |
|-----|--|
| 1 | No comment. |
| 2 | No comment. |
| 3 | No comment. |
| 4 | Only 2 of kindergarten rooms have restrooms. |
| 5 | No comment. |
| 6 | No comment. |
| 7 | 21% oversized per education specification. |
| 8 | No comment. |
| 9 | 39% undersized per Ed Spec. |
| 10 | 63% undersized per Ed Spec. |
| 11 | No covered play at this school. 59% undersized per Ed Spec. |
| 12 | No comment. |
| 13 | No comment. |
| 14 | No comment. |
| 15 | The controlled entrance is at a side entrance and not main entrance which is confusing to find. There is no direct connection from one to the other. |
| 16 | There was currently work going on at playfield to make improvements. |
| 17 | Parking lot is limited requiring use of on street parking. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Orca K-8 |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Mercer |

| GSF Area | 61,493 |
|----------|--------|
|----------|--------|

| Site ID # | 20690 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1989 | N/A |

| Operational Capacity | 456 |
|----------------------|-----|
| Feb 2020 Enrollment | 403 |
| Utilization | 88% |

| SF/Student | |
|---------------|-----|
| Orca K-8 | 153 |
| District wide | 151 |
| Variance | 1% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | AVERAGE |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 3 | 2 | 3 | 2.7 |
| 2 | Core Learning (General Classrooms) | 1 | 2 | 3 | 2.0 |
| 3 | Small Group Learning Areas | 5 | 5 | 5 | 5.0 |
| 4 | Kindergarten | 1 | 2 | 4 | 2.3 |
| 5 | Preschool, Child Care, Head Start | 1 | 3 | 4 | 2.7 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 1 | 3 | 4 | 2.7 |
| 7 | Library, Information Resources | 3 | 3 | 3 | 3.0 |
| 8 | Specialty: STEM, Science, Art, Graphics | 2 | 4 | 3 | 3.0 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 3 | 4 | 4 | 3.7 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 4 | 4 | 4 | 4.0 |
| 11 | Gym, Fitness, Athletics, Covered Play | 4 | 4 | 4 | 4.0 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 3 | 3 | 4 | 3.3 |
| 14 | Community/Special Services | 4 | 4 | 4 | 4.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 3 | 3 | 4 | 3.3 |
| 16 | Playfields | 2 | 4 | 3 | 3.0 |
| 17 | Site: Parking, Bus, Parent Drop-off | 4 | 4 | 4 | 4.0 |
| | | 2.8 | 3.4 | 3.8 | |

Surveyed By: SPP

Date Surveyed: 01/07/21

LEA SCORE

3.29



LEA Executive Summary

The LEA score reflects the older design and construction of the building and lack of need facilities. Primary concerns are the limited number of Kindergartens and their location on the lower level without good access to an outdoor play area (other than the garden); similar concerns about the OT/PT and special education rooms which are isolated on the lower floor; and inadequate space and locations of the performing arts, athletics, and specialty programs. Despite the school being older with a poor layout and needing an environment and systems modernization, within the constraints, the facility appears to be supporting the delivery of the basic educational program. The school is due for replacement.

| No. | Comments |
|-----|--|
| | Principal's comments (new at Orca): "Lack of kindergarten rooms; resource classroom is in Room 310; drama classroom is on 3rd floor; music on stage, other music happens in classrooms; art is in annex - not used for science; science in classrooms; community support in library or cafeteria - no dedicated space; no room for assistant principal to meet with families." |
| 1 | No comment. |
| 2 | Equipment in classroom tends to be older; projectors are not ceiling mounted for the most part; projection screens are pull down; there are white boards in most classroom as well as chalkboards and cork boards; audio enhancement appears to use desk speakers but not sure about this; daylighting is fair; HVAC units tend to be quite loud; temperature comfort is reasonable this time of year; ventilation is good (though noisy). |
| 3 | No comment. |
| 4 | Primary concern with kindergarten rooms are they are on the lower level and do not have easy access to an outdoor play area; day lighting is poor; being on the lower level, kindergarten does not appear to be well integrated into the flow of the life of the school; rooms are older and not equipped with overhead projectors, larger white boards, etc. |
| 5 | Primary concern with childcare rooms are they are on the lower level and do not have easy access to an outdoor play area; day lighting is poor; rooms are older. |
| 6 | Primary concern with OT/PT, SPED, and Life Skills rooms; they are on the lower level and do not have easy access to an outdoor play area; day lighting is poor; being on the lower level, complex of rooms is isolated and does not appear to be well integrated into the flow of the life of the school; rooms and FFE are older. There is a learning resource room on the 3rd floor. |
| 7 | Library Resource Center is on the third floor so not at the center of the school and includes the computer lab facilities within an extension of the primary resource room. Computer lab is part of the Library Resource Center; does not have a dedicated space. 73% undersized per education specification. |
| 8 | A standalone addition to the campus called the Annex, originally designed and set up for science, is being used primarily for an art classroom, with the attached greenhouse used for science activities adjacent to an outdoor garden area. Most science classes are held in the Core classrooms. |
| 9 | 30% undersized per Ed Spec. |
| 10 | Stage platform opens onto the cafeteria and is equipped with a folding partition as well as curtains; instrumental music happens on the stage platform; other music instruction happens in the Core classrooms; Drama happens in a 3rd floor classroom. 88% undersized per Ed Spec. |
| 11 | Gym is small, with older equipment and build-out, and is located on the lower level requiring students to go from lower level upstairs to access the playfield area. 57% undersized per Ed Spec. |
| 12 | Computer lab is part of the Library Resource Center; does not have a dedicated space. |
| 13 | No comment. |
| 14 | There is no dedicated community family room; the Family Resource worker has an office providing privacy for meeting with families. |
| 15 | No comment. |
| 16 | No comment. |
| 17 | No comment. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Pathfinder |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Madison |

| GSF Area | 74,497 |
|----------|--------|
|----------|--------|

| Site ID # | 20659 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1999 | N/A |

| Operational Capacity | 460 |
|----------------------|------|
| Feb 2020 Enrollment | 494 |
| Utilization | 107% |

| SF/Student | |
|---------------|-----|
| Pathfinder | 151 |
| District-wide | 151 |
| Variance | 0% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 1 | 1 | 2 | 1.3 |
| 2 | Core Learning (General Classrooms) | 1 | 1 | 2 | 1.3 |
| 3 | Small Group Learning Areas | 5 | 5 | 5 | 5.0 |
| 4 | Kindergarten | 2 | 3 | 3 | 2.7 |
| 5 | Preschool, Child Care, Head Start | 1 | 2 | 2 | 1.7 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 2 | 2 | 3 | 2.3 |
| 7 | Library, Information Resources | 4 | 1 | 2 | 2.3 |
| 8 | Specialty: STEM, Science, Art, Graphics | 3 | 3 | 3 | 3.0 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 2 | 2 | 3 | 2.3 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 5 | 3 | 3 | 3.7 |
| 11 | Gym, Fitness, Athletics, Covered Play | 3 | 2 | 3 | 2.7 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 2 | 2 | 2 | 2.0 |
| 14 | Community/Special Services | 3 | 3 | 3 | 3.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 2 | 2 | 3 | 2.3 |
| 16 | Playfields | 2 | 4 | 3 | 3.0 |
| 17 | Site: Parking, Bus, Parent Drop-off | 2 | 1 | 2 | 1.7 |
| | | 2.5 | 2.3 | 2.8 | |

Surveyed By: SPP
Date Surveyed: 01/14/21

| LEA SCORE | 2.52 |
|-----------|------|
|-----------|------|



LEA Executive Summary

The LEA score reflects the relatively recent design and construction of the school in 1999, showing many features of a more contemporary design that would incorporate the District's current education specification and standards. The primary concerns are lack of small group learning areas, limiting flexibility. This is somewhat compensated for by the larger classrooms. The generic nature of the classrooms provides flexibility for differing uses; however the school lacks the unique facilities of dedicated art studio, science labs, and performing arts spaces. The choice or necessity to use the designed kindergartens for other uses results in the kindergarten (actually K-1 classes) classrooms lacking restrooms, exterior doors, and easy access to outdoor and soft play areas. The organization of the school into stacked wings, along with the culture of the school, does a good job of creating learning communities. The facility does a reasonably good job of supporting the educational program. The facility only warrants minor modifications at this time and is holding up well, although operating above (i.e., 107%) capacity.

| No. | Comments |
|-----|---|
| | Principal's comments: Haven't been able to connect with principal for interview; no Questionnaire returned. |
| 1 | No comment. |
| 2 | Basic size and configuration of classrooms allow for the flexibility to use as specialty classrooms, and Specialty classrooms are not so specialized that they cannot accommodate being shifted to a different classroom if needed. |
| 3 | No comment. |
| 4 | K1 classrooms are typical classroom without dedicated restrooms or exterior doors. Classrooms designed for kindergarten with larger areas, restrooms and exterior doors are being used for upper grades and special education classrooms. |
| 5 | No comment. |
| 6 | No comment. |
| 7 | Library is well centered in the school, laid out, and equipped, however is quite small for the size of enrollment. 59% undersized per Ed Spec. |
| 8 | Art and science rooms are typical classrooms; carpeted floors in Art and in STEM with VCT at sinks. |
| 9 | In addition to the multipurpose room adjacent to the kitchen, the stage and opening to the gym, there is a large learning stairs commons at the center of the school. |
| 10 | Did not identify any dedicated music rooms; small stage area appears to be being used for a non-performing arts class. 83% undersized per Ed Spec. |
| 11 | 32% undersized per Ed Spec. |
| 12 | No comment. |
| 13 | No comment. |
| 14 | Community can potentially use the learning stair at the core of the school, as well as the library and multipurpose room. |
| 15 | No comment. |
| 16 | Childcare play area, play structure and soft play are quite small; soft play area designed for kindergarten use is distant from classes being used for kindergarten (kindergarten rooms being used for upper grades and resource rooms). |
| 17 | No comment. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Queen Anne |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| McClure |

| GSF Area | 44,181 |
|----------|--------|
|----------|--------|

| Site ID # | 20675 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1903, 1922 | 2012, 2019 |

| Operational Capacity | 390 |
|----------------------|-----|
| Feb 2020 Enrollment | 222 |
| Utilization | 57% |

| | SF/Student |
|---------------|------------|
| Queen Anne | 199 |
| District-wide | 146 |
| Variance | 36% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 1 | 2 | 1 | 1.33 |
| 2 | Core Learning (General Classrooms) | 2 | 3 | 2 | 2.33 |
| 3 | Small Group Learning Areas | 1 | 1 | 1 | 1.00 |
| 4 | Kindergarten | 2 | 2 | 2 | 2.00 |
| 5 | Preschool, Child Care, Head Start | 1 | 1 | 1 | 1.00 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 1 | 1 | 1 | 1.00 |
| 7 | Library, Information Resources | 3 | 1 | 1 | 1.67 |
| 8 | Specialty: STEM, Science, Art, Graphics | 1 | 1 | 1 | 1.00 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 4 | 1 | 1 | 2.00 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 5 | 5 | 5 | 5.00 |
| 11 | Gym, Fitness, Athletics, Covered Play | 3 | 1 | 1 | 1.67 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 1 | 1 | 1 | 1.00 |
| 14 | Community/Special Services | 1 | 1 | 1 | 1.00 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 1 | 1 | 1 | 1.00 |
| 16 | Playfields | 2 | 2 | 2 | 2.00 |
| 17 | Site: Parking, Bus, Parent Drop-off | 2 | 2 | 2 | 2.00 |
| | | 1.9 | 1.6 | 1.5 | |

Surveyed By: DDH

Date Surveyed: 12/08/20

LEA SCORE 1.69



LEA Executive Summary

The LEA score suggest that this facility supports a very good learning environment and is operating far below (i.e., 57%) operational capacity. However, the school does appear to fail in its support of an effective performing arts program and provides less than half requisite space (i.e., undersized by 60%) in the Food Service/Commons. This school only minor needs to updating in the old classroom spaces, but obviously would benefit from performing arts and food services/commons spaces when the school begins operating nearer to capacity.

| No. | Comments |
|-----|--|
| 1 | No comment. |
| 2 | The new classroom spaces are great and meet all requirements. Some of the classroom spaces in the old building are below District standards. |
| 3 | No comment. |
| 4 | No comment. |
| 5 | No comment. |
| 6 | No comment. |
| 7 | 45% undersized per education specification. |
| 8 | No comment. |
| 9 | 60% undersized per Ed Spec. |
| 10 | No comment. |
| 11 | No comment. |
| 12 | No comment. |
| 13 | No comment. |
| 14 | No comment. |
| 15 | No comment. |
| 16 | No comment. |
| 17 | The site is rather confusing with the old entrances and building names. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| |
|----------------|
| Queen Anne Gym |
|----------------|

| | |
|-------|-------------|
| Level | Option - HS |
|-------|-------------|

| |
|-----|
| N/A |
|-----|

| | |
|----------|--------|
| GSF Area | 44,181 |
|----------|--------|

| | |
|-----------|-------------|
| Site ID # | Not in ICOS |
|-----------|-------------|

Scoring

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

| | |
|------|-----|
| 1962 | N/A |
|------|-----|

| | |
|----|--|
| 50 | |
| 27 | |
| - | |

| | |
|-----|--|
| - | |
| 162 | |
| - | |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|----|--|------------------|--|---|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 5 | 5 | 5 | 5.0 |
| 2 | Core Learning (General Classrooms) | 4 | 4 | 4 | 4.0 |
| 3 | Small Group Learning Areas | 5 | 5 | 5 | 5.0 |
| 4 | Kindergarten | N/A | N/A | N/A | N/A |
| 5 | Preschool, Child Care, Head Start | N/A | N/A | N/A | N/A |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | N/A | N/A | N/A | N/A |
| 7 | Library, Information Resources | N/A | N/A | N/A | N/A |
| 8 | Specialty: STEM, Science, Art, Graphics | N/A | N/A | N/A | N/A |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | N/A | N/A | N/A | N/A |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | N/A | N/A | N/A | N/A |
| 11 | Gym, Fitness, Athletics, Covered Play | 2 | 4 | 4 | 3.3 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | N/A | N/A | N/A | N/A |
| 14 | Community/Special Services | N/A | N/A | N/A | N/A |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 4 | 4 | 5 | 4.3 |
| 16 | Playfields | N/A | N/A | N/A | N/A |
| 17 | Site: Parking, Bus, Parent Drop-off | 4 | 3 | 4 | 3.7 |
| | | 4.0 | 4.2 | 4.5 | |

Surveyed By: JD
Date Surveyed: 12/03/20

| | |
|-----------|------|
| LEA SCORE | 4.22 |
|-----------|------|



LEA Executive Summary

This facility is not conducive to creating a positive learning environment, particularly given the special needs of the Interagency students. Poor quality of classroom environment (lack of daylighting) and "hand-me-down" residential furnishings provide little inspiration for the school's at-risk students. The District would be well served by replacing this dated facility with a more modern and flexible modular building that would be designed to support a variety of the District's short-term educational needs. Such a building with an expected useful life of 20 years, (i.e., @ 2036) would then coincide with the expiration of the initial 50 year lease term of the Queen Ann High School building(s) and redevelopment of a new Queen Ann Campus.

| No. | Comments |
|-----|--|
| 1 | No comment. |
| 2 | No comment. |
| 3 | No comment. |
| 4 | No comment. |
| 5 | No comment. |
| 6 | No comment. |
| 7 | No comment. |
| 8 | No comment. |
| 9 | No comment. |
| 10 | No comment. |
| 11 | Old gym for Queen Anne High School. |
| 12 | No comment. |
| 13 | No comment. |
| 14 | No comment. |
| 15 | No comment. |
| 16 | No comment. |
| 17 | Onsite parking. Students either drive/rideshare or take public buses, and then walk to the school. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Rainier View |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Aki Kurose |

| GSF Area | 38,141 |
|----------|--------|
|----------|--------|

| Site ID # | 20679 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1961 | N/A |

| Operational Capacity | 309 |
|----------------------|-----|
| Feb 2020 Enrollment | 250 |
| Utilization | 81% |

| | SF/Student |
|---------------|------------|
| Rainier View | 153 |
| District-wide | 146 |
| Variance | 4% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 5 | 4 | 4 | 4.3 |
| 2 | Core Learning (General Classrooms) | 2 | 3 | 3 | 2.7 |
| 3 | Small Group Learning Areas | 5 | 5 | 5 | 5.0 |
| 4 | Kindergarten | 3 | 3 | 3 | 3.0 |
| 5 | Preschool, Child Care, Head Start | 4 | 5 | 5 | 4.7 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 5 | 4 | 4 | 4.3 |
| 7 | Library, Information Resources | 3 | 2 | 3 | 2.7 |
| 8 | Specialty: STEM, Science, Art, Graphics | 4 | 4 | 4 | 4.0 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 3 | 2 | 3 | 2.7 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 4 | 3 | 3 | 3.3 |
| 11 | Gym, Fitness, Athletics, Covered Play | 4 | 3 | 5 | 4.0 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | 5 | 5 | 5 | 5.0 |
| 13 | Service, Storage, General Restrooms, Custodial | 4 | 4 | 4 | 4.0 |
| 14 | Community/Special Services | 5 | 5 | 5 | 5.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 4 | 4 | 4 | 4.0 |
| 16 | Playfields | 4 | 4 | 4 | 4.0 |
| 17 | Site: Parking, Bus, Parent Drop-off | 4 | 4 | 4 | 4.0 |
| | | 4.0 | 3.8 | 4.0 | |

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

LEA SCORE 3.92



LEA Executive Summary

The LEA score reflects the age of the building and the lack of a modernization and/or addition. Overall, the facility is quite poor at meeting the basic educational program needs. The classrooms, while dated in design, have received technology upgrades and appear to function well in supporting program delivery. The biggest concerns are the lack of space for Resources, Counseling, Conferencing, and Specialty classes. The smaller size of the Multipurpose/Cafeteria space is another concern. Relative to contemporary elementary schools constructed in the last decade, the school is far below those facilities in support the Education Specifications. This school needs to be replaced.

| No. | Comments |
|-----|--|
| 1 | Administration is small but works; rooms available for counseling and conferences is limited. |
| 2 | While old, the classrooms meet needs at a basic level. Projectors are ceiling mounted; audio enhancement is in place; windows are reasonable; ceilings are high; and rooms are reasonably sized. |
| 3 | No comment. |
| 4 | Kindergarten room areas are below standard size. |
| 5 | Does not appear to be a Head Start or Preschool program; Childcare is held in a couple adjacent and old portables, though in reasonable condition. Portables are dry and toilet facilities are at a distance in the main building. |
| 6 | Resource space is severely limited and not well equipped. |
| 7 | 31% undersized per Ed Spec. |
| 8 | One regular classroom is used for Art; other Specialty programs do not have assigned spaces. |
| 9 | Multipurpose/Cafeteria is small; Food Service is small. 48% undersized per Ed Spec. |
| 10 | Only support for Performing Arts is the Stage, which is reasonably well equipped given the size of the school. 66% undersized per Ed Spec. |
| 11 | Older Gym. |
| 12 | One classroom space being used as Computer Lab. |
| 13 | No comment. |
| 14 | No comment. |
| 15 | No comment. |
| 16 | No comment. |
| 17 | No comment. |



Learning Environment Assessment (LEA) ©

prepared by Sázán Environmental Services

| Facility Name |
|---------------|
| Rising Star |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Mercer |

| GSF Area | 104,830 |
|----------|---------|
|----------|---------|

| Site ID # | 20699 |
|-----------|-------|
|-----------|-------|

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 2000 | N/A |

| Operational Capacity | 480 |
|----------------------|-----|
| Feb 2020 Enrollment | 433 |
| Utilization | 90% |

| SF/Student | |
|------------------------|-----|
| Van Asselt Bldg. @ AAA | 171 |
| District-wide | 146 |
| Variance | 17% |

Scoring

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

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|----|--|------------------|--|---|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 1 | 1 | 3 | 1.7 |
| 2 | Core Learning (General Classrooms) | 2 | 1 | 1 | 1.3 |
| 3 | Small Group Learning Areas | 2 | 1 | 1 | 1.3 |
| 4 | Kindergarten | 2 | 2 | 2 | 2.0 |
| 5 | Preschool, Child Care, Head Start | 2 | 2 | 2 | 2.0 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 1 | 1 | 1 | 1.0 |
| 7 | Library, Information Resources | 1 | 1 | 1 | 1.0 |
| 8 | Specialty: STEM, Science, Art, Graphics | 1 | 1 | 1 | 1.0 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 3 | 1 | 2 | 2.0 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 1 | 1 | 3 | 1.7 |
| 11 | Gym, Fitness, Athletics, Covered Play | 1 | 1 | 1 | 1.0 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | 1 | 1 | 1 | 1.0 |
| 13 | Service, Storage, General Restrooms, Custodial | 1 | 1 | 1 | 1.0 |
| 14 | Community/Special Services | 2 | 2 | 2 | 2.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 2 | 2 | 2 | 2.0 |
| 16 | Playfields | 3 | 3 | 3 | 3.0 |
| 17 | Site: Parking, Bus, Parent Drop-off | 2 | 2 | 2 | 2.0 |
| | | 1.6 | 1.4 | 1.7 | |

Surveyed By: DDH

Date Surveyed: 12/10/20

LEA SCORE 1.59



LEA Executive Summary

The LEA score indicates that this facility provides a very good learning environment.

The top 3 concerns for this facility are: minor safety improvements in cafeteria and other spaces; improvements to equipment in various spaces and signage for school; and parking and drop-off.

This school has the unique ability to support larger theater and other programs that are not typical available to elementary schools.

This facility supports the educational program quite well and only needs a refresh of minor interior facility improvements and equipment updates.

| No. | Comments |
|-----|--|
| 1 | There are some issues with PA system and equipment. |
| 2 | No comment. |
| 3 | No comment. |
| 4 | No comment. |
| 5 | No comment. |
| 6 | No comment. |
| 7 | 67% oversized per education specification. |
| 8 | No comment. |
| 9 | The Principal noted that they have an issue of younger kids swinging through the open rails on stairs. 39% undersized per Ed Spec. |
| 10 | This facility has spaces that are not typical in size or function to elementary schools. There are issues with equipment for PA and use in some of these spaces. Hugely (i.e.,174%) oversized per Ed Spec. |
| 11 | 77% oversized per Ed Spec. |
| 12 | No comment. |
| 13 | No comment. |
| 14 | No comment. |
| 15 | No comment. |
| 16 | Play structure needs updating and general work to play areas. |
| 17 | There is a need for signage of parking lot and a sign for the school. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|--------------------|
| Robert Eagle Staff |

| Level | MS |
|-------|----|
|-------|----|

| MS Catchment Area |
|--------------------|
| Robert Eagle Staff |

| GSF Area | 132,398 |
|----------|---------|
|----------|---------|

| Site ID # | 22270 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 2015 | N/A |

| Operational Capacity | 846 |
|----------------------|-----|
| Feb 2020 Enrollment | 812 |
| Utilization | 96% |

| SF/Student | |
|--------------------|-----|
| Robert Eagle Staff | 163 |
| District-wide | 139 |
| Variance | 17% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|----|--|------------------|--|---|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 1 | 1 | 1 | 1.0 |
| 2 | Core Learning (General Classrooms) | 1 | 1 | 1 | 1.0 |
| 3 | Small Group Learning Areas | 1 | 1 | 1 | 1.0 |
| 4 | Kindergarten | N/A | N/A | N/A | N/A |
| 5 | Preschool, Child Care, Head Start | N/A | N/A | N/A | N/A |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 1 | 1 | 1 | 1.0 |
| 7 | Library, Information Resources | 2 | 1 | 1 | 1.3 |
| 8 | Specialty: STEM, Science, Art, Graphics | 1 | 1 | 1 | 1.0 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 1 | 1 | 1 | 1.0 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 1 | 1 | 1 | 1.0 |
| 11 | Gym, Fitness, Athletics, Covered Play | 1 | 1 | 1 | 1.0 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | 1 | 1 | 1 | 1.0 |
| 13 | Service, Storage, General Restrooms, Custodial | 1 | 1 | 1 | 1.0 |
| 14 | Community/Special Services | 1 | 1 | 1 | 1.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 1 | 1 | 1 | 1.0 |
| 16 | Playfields | 1 | 1 | 1 | 1.0 |
| 17 | Site: Parking, Bus, Parent Drop-off | 1 | 1 | 1 | 1.0 |
| | | 1.1 | 1.0 | 1.0 | |

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

LEA SCORE **1.02**



LEA Executive Summary

Robert Eagle Staff represents the new model standard for SPS' middle school program. Primary concern is for off-site pedestrian safety on Stone Avenue North. The school provides excellent support for a modern educational program and required no program improvements at this time.

| No. | Comments |
|-----|--|
| 1 | No comment. |
| 2 | The departure of the Licton Springs K-8 program will return Robert Eagle Staff MS to the comprehensive middle school it was planned to be. |
| 3 | No comment. |
| 4 | No comment. |
| 5 | No comment. |
| 6 | No comment. |
| 7 | 19% undersized per education specification. |
| 8 | No comment. |
| 9 | Acoustics, open circulation and daylighting detract from this being an optimal performing arts space. |
| 10 | Very nice music suite. |
| 11 | No comment. |
| 12 | No comment. |
| 13 | More non-gender specific restrooms. |
| 14 | No comment. |
| 15 | No comment. |
| 16 | No comment. |
| 17 | Notwithstanding improvements that have calmed traffic on N. 90th St., there have been three student pedestrian accidents on Stone Avenue N., which raises safety concerns. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Roosevelt |

| Level | HS |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| N/A |

| GSF Area | 298,534 |
|----------|---------|
|----------|---------|

| Site ID # | 20672 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1922 | 2006 |

| Operational Capacity | 1869 |
|----------------------|------|
| Feb 2020 Enrollment | 1803 |
| Utilization | 96% |

| SF/Student | |
|---------------|-----|
| Roosevelt | 166 |
| District-wide | 162 |
| Variance | 2% |

Learning Environment Assessment Criteria

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

Surveyed By: LS

Date Surveyed: 12/8/20

LEA SCORE 2.16



LEA Executive Summary

Overall Roosevelt High School supports a good learning environment; meeting many education specification criteria, but with many spaces undersized and lacking student collaboration opportunities. Top three concerns are: lack of collaboration spaces; lack of daylight/exterior windows in many teaching spaces; and lack of hallway display opportunities. School provides above Ed Spec quantity of general and science classrooms, though undersized. The overall facility does fair to support the educational program in classrooms that are undersized and lack collaboration and student socialization spaces. At its current enrollment (1,803 students) and is at near (i.e., 96%) operational capacity. The school would need an enrollment reduction and target modernization to meet the 1,600 student HS Ed Spec.

| No. | Comments |
|-----|--|
| 1 | School has multiple teacher prep rooms but most are underutilized; used for staff lunch because staff lounge is now a special education classroom. |
| 2 | Undersized, average 800 SF with many below; Ed Spec size is 900 SF. |
| 3 | Two spaces each on 2nd & 3rd floors; no exterior windows; no furniture. |
| 4 | No comment. |
| 5 | No comment. |
| 6 | Using staff lounge for self-contained/Daily Living classroom; no OT/PT room; Sensory Space in portable. |
| 7 | Undersized, no exterior windows; school would like makerspace. |
| 8 | All but one lack windows to outside; a few undersized. |
| 9 | Lacks distributed & variety of spaces, like forum seating. 50% undersized per Ed Spec. |
| 10 | 58% oversized per Ed Spec. |
| 11 | PE spaces below Ed Spec sizes. |
| 12 | No site-specific CTE program; all computer labs now classroom spaces; does have Food lab. |
| 13 | No comment. |
| 14 | Has outside provider Health Center. |
| 15 | No secure entry vestibule; lack of student display & socialization areas. |
| 16 | Recent turf fields. |
| 17 | Zoned and distributed. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|-----------------------|
| Roxhill @ E.C. Hughes |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Denny |

| GSF Area | 48,010 |
|----------|--------|
|----------|--------|

| Site ID # | 20648 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1926 | 2018 |

| Operational Capacity | 336 |
|----------------------|-----|
| Feb 2020 Enrollment | 300 |
| Utilization | 89% |

| SF/Student | |
|--------------------|-----|
| Roxhill @ E.C. Hug | 160 |
| District-wide | 146 |
| Variance | 10% |

Learning Environment Assessment Criteria

| | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE | |
|----|---|--|--|------------|-----|
| | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 2 | 1 | 1 | 1.3 |
| 2 | Core Learning (General Classrooms) | 1 | 1 | 1 | 1.0 |
| 3 | Small Group Learning Areas | 5 | 5 | 5 | 5.0 |
| 4 | Kindergarten | 3 | 3 | 2 | 2.7 |
| 5 | Preschool, Child Care, Head Start | 2 | 2 | 3 | 2.3 |
| 6 | Resource, SPED (OTPT, ESL, etc.), Family, Life Skills | 3 | 3 | 3 | 3.0 |
| 7 | Library, Information Resources | 4 | 3 | 1 | 2.7 |
| 8 | Specialty: STEM, Science, Art, Graphics | 4 | 2 | 1 | 2.3 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 4 | 2 | 1 | 2.3 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 4 | 2 | 2 | 2.7 |
| 11 | Gym, Fitness, Athletics, Covered Play | 2 | 2 | 2 | 2.0 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 1 | 1 | 1 | 1.0 |
| 14 | Community/Special Services | 4 | 1 | 1 | 2.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 2 | 1 | 1 | 1.3 |
| 16 | Playfields | 1 | 2 | 4 | 2.3 |
| 17 | Site: Parking, Bus, Parent Drop-off | 3 | 2 | 3 | 2.7 |
| | | 2.8 | 2.1 | 2.0 | |

Surveyed By: SPP

Date Surveyed: 12/15/20

LEA SCORE **2.29**



LEA Executive Summary

The LEA score is a reflection of the original building design and the recent 2018 modernization. Overall the facility supports the educational program quite well. The major concerns are the location of the Kindergarten, Headstart, Special Education and OT/PT in portables; lack of dedicated space for specialty and performing arts programs; the lack of a grass playfield; and the lack of small group learning areas. The existing building design makes it difficult to create small group learning areas. The site is large enough that it could accommodate a small addition to bring the kindergarten, Headstart, and SPED services into the building. It also might be possible to convert some of the asphalt hard surface play into a small grass play area. Given recent work, and operating below capacity, no major modernization is needed. However, an addition to better support full education specification spaces for performing arts, and food service/commons would be considerations in the future.

| No. | Comments |
|-----|---|
| 1 | No comment. |
| 2 | No comment. |
| 3 | There are no areas specifically set aside for small group learning. |
| 4 | The kindergarten rooms are located in portables with smaller room sizes than standard area. |
| 5 | No comment. |
| 6 | Principal's comments: "Lack of spaces for some programs; SPED and OT/PT are located in portables and smaller than the standard area." |
| 7 | 41% undersized per education specification. |
| 8 | The only specialty classroom identified is the art classroom which is a typical classroom used for art. There are rooms labeled Intervention Rooms that are typical classrooms that may be use for multiple functions. No science dedicated classrooms were identified. |
| 9 | The cafeteria auditorium is small but appropriate for the size of enrollment. Food service is small with limited working counter space but well-equipped. 64% undersized per Ed Spec. |
| 10 | Principal's comments: "Lack of space for a Music and Performing Arts. Mobility lift at Stage isn't properly set up. 77% undersized per Ed Spec." |
| 11 | No comment. |
| 12 | No comment. |
| 13 | Principal's comments: "Lack of storage; storing supplies outside in covered play; generally lack of storage throughout the school; need a central storage. Portables lack adult restrooms." |
| 14 | No comment. |
| 15 | Mobility lift at stage is not usable or fully installed. |
| 16 | There is one large soft play area and the rest of the place area is hard surface with no grass play area. |
| 17 | Bus and parent drop-off is curbside. There is limited on-site parking available for staff. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Sacajawea |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Jane Addams |

| GSF Area | 38,957 |
|----------|--------|
|----------|--------|

| Site ID # | 20671 |
|-----------|-------|
|-----------|-------|

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1959 | N/A |

| Operational Capacity | 247 |
|----------------------|------|
| Feb 2020 Enrollment | 256 |
| Utilization | 104% |

| SF/Student | |
|---------------|-----|
| Sacajawea | 152 |
| District-wide | 146 |
| Variance | 4% |

Scoring

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

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | AVERAGE |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 5 | 5 | 5 | 5.0 |
| 2 | Core Learning (General Classrooms) | 4 | 5 | 5 | 4.7 |
| 3 | Small Group Learning Areas | 5 | 5 | 5 | 5.0 |
| 4 | Kindergarten | 3 | 4 | 5 | 4.0 |
| 5 | Preschool, Child Care, Head Start | 5 | 5 | 5 | 5.0 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 5 | 5 | 5 | 5.0 |
| 7 | Library, Information Resources | 3 | 4 | 4 | 3.7 |
| 8 | Specialty: STEM, Science, Art, Graphics | 3 | 3 | 4 | 3.3 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 4 | 3 | 4 | 3.7 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 4 | 5 | 5 | 4.7 |
| 11 | Gym, Fitness, Athletics, Covered Play | 5 | 4 | 5 | 4.7 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 4 | 4 | 5 | 4.3 |
| 14 | Community/Special Services | 5 | 5 | 5 | 5.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 3 | 3 | 5 | 3.7 |
| 16 | Playfields | 4 | 5 | 5 | 4.7 |
| 17 | Site: Parking, Bus, Parent Drop-off | N/A | N/A | N/A | N/A |
| | | 4.1 | 4.3 | 4.8 | |

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

| LEA SCORE | 4.42 |
|-----------|------|
|-----------|------|



LEA Executive Summary

The building does not meet the educational specification and does not provide an inclusive environment yet is operating just above capacity. While the building fails to meet ADA standards (i.e., circulation, door knobs, etc.), staff make the best of the building to serve their students. Given this is a location that serves a large population of special education students, the building does not support individual support with breakout spaces, nor does it provide ADA access to the front door, or to specialized SPED spaces. In short, this building should be replaced.

| No. | Comments |
|-----|--|
| 1 | Administration spaces are small and being divided for dual purposes. Location good but doesn't have a secure vestibule. Spaces are not flexible/adaptable. Thermal comfort is inadequate. Not ADA compliant, so it doesn't meet the needs of the students. |
| 2 | No accessible route to lower level classrooms. All classrooms have good north light. Thermal comfort is non-existent. Teaching wall doesn't comply with District standards. Still using projection screens that may or may not work. |
| 3 | Small group learning areas do not exist. |
| 4 | No accessible route to lower level classrooms. All classrooms have good north light. Thermal comfort is non-existent. Only one kindergarten has a toilet. |
| 5 | Preschool is located in portables and not to standards. |
| 6 | Majority of the SPED rooms are located in portables. Access and OT/PT are located in a portable on the lower level with no direct ADA access. |
| 7 | Undersized. Library doesn't have a teaching space. Wires are running across floor for students' computers. Not enough support spaces and storage. Environment is similar to the classrooms except on main floor. |
| 8 | Art room is undersized and doesn't have sufficient storage or kiln space. Environment is similar to classrooms but located on main floor. |
| 9 | Undersized. Stage is not ADA accessible and cannot be separated for stand alone teaching space. Kitchen equipment and all finishes are well worn. Minimal daylight. |
| 10 | Non-existent. Uses the art room. Stage is not ADA accessible. |
| 11 | Undersized. Not enough storage. No daylight, cold, and no transparency to exterior or corridors. Covered play is being used as storage for the school. Location doesn't allow for secure after hours use. |
| 12 | Located in the library. |
| 13 | Inadequate storage throughout. Toilet rooms are not ADA compliant and finishes well worn. |
| 14 | Located in a portable on playfield. |
| 15 | Hallways very worn although has new vinyl tile and some paint. Lighting very inadequate but clerestory daylighting helps. No ADA access to lower level or main entry. |
| 16 | Playfields are asphalt lots with an area for play equipment. |
| 17 | No comment. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Sand Point |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Eckstein |

| GSF Area | 33,899 |
|----------|--------|
|----------|--------|

| Site ID # | 20729 |
|-----------|-------|
|-----------|-------|

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1957 | |

| Operational Capacity | 302 |
|----------------------|-----|
| Feb 2020 Enrollment | 226 |
| Utilization | 75% |

| SF/Student | |
|---------------|-----|
| Sand Point | 150 |
| District wide | 146 |
| Variance | 3% |

Scoring

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

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|----|--|------------------|--|---|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 4 | 4 | 3 | 3.7 |
| 2 | Core Learning (General Classrooms) | 1 | 3 | 3 | 2.3 |
| 3 | Small Group Learning Areas | 5 | 5 | 5 | 5.0 |
| 4 | Kindergarten | 3 | 3 | 3 | 3.0 |
| 5 | Preschool, Child Care, Head Start | 3 | 4 | 4 | 3.7 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 4 | 4 | 3 | 3.7 |
| 7 | Library, Information Resources | 3 | 3 | 3 | 3.0 |
| 8 | Specialty: STEM, Science, Art, Graphics | 5 | 5 | 5 | 5.0 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 4 | 3 | 3 | 3.3 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 4 | 4 | 4 | 4.0 |
| 11 | Gym, Fitness, Athletics, Covered Play | 3 | 3 | 4 | 3.3 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 4 | 3 | 4 | 3.7 |
| 14 | Community/Special Services | 5 | 5 | 5 | 5.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 3 | 4 | 4 | 3.7 |
| 16 | Playfields | 4 | 4 | 4 | 4.0 |
| 17 | Site: Parking, Bus, Parent Drop-off | 4 | 4 | 4 | 4.0 |
| | | 3.7 | 3.8 | 3.8 | |

Surveyed By: SSP

Date Surveyed: 12/12/20

LEA SCORE **3.77**



LEA Executive Summary

The low LEA score reflects the 1950s vintage of the school and economical design, and resulting lack of spaces available for resource and specialty programs that result in nearly a Poor quality learning environment. As noted, the primary deficiencies are lack of small spaces for private conferences and counseling; smaller classroom/resource rooms for resource programs; and lack of dedicated classrooms for the specialty and performing arts. Additionally, the playfield lacks a grass play area and a second soft-play for the kindergarten classes. Some level of modernization was done at some point in the recent past (i.e., lighting has been upgraded), possibly acoustical paneling put in the ceiling, overhead projectors, voice enhancement systems, new carpet and VCT flooring, ADA compliant lever latches on the doors, some new case work, a seismic upgrade, and miscellaneous improvements. That the classrooms and other spaces have been upgraded with new finishes, lighting and some fixtures has helped provide decent Core learning classrooms in which the primary program can be delivered. The school, which is operating below capacity (i.e., 75%) can continue to house the program for the near future, however should be scheduled for replacement rather than modernization.

| No. | Comments |
|-----|---|
| | Principal's comments: "The older construction of walls in the Administration offices, and elsewhere, doesn't block sound so there is no privacy to speak privately in person or on the phone. This is a problem and we do not have rooms where we can speak privately with a student or parent, or each other. We don't have a conference room, or a room where the staff can have a meeting, so have to use the Library or a classroom. There are no small group learning spaces. OT/PT, speech, etc. are in one portable that has been subdivided - doesn't work well, especially in allowing a student to focus on their work. SPED is in a portable which doesn't provide the best environment and adjacencies. Also, the portables do not have restrooms, so these special needs kids and the staff have to come into the building. Music was in a portable, but got moved out to make room for the childcare program and doesn't have a permanent classroom. Art had a room, but wasn't funded this year, so that space went back to being a regular classroom. There is no place for testing or a computer lab. The Kindergarten classrooms do not have restrooms and are smaller than the typical size. What was the original Kindergarten is used for the developmental preschool now. We do have a small space used for family support, but it doesn't have any privacy because of the sound problem. Though the school was upgraded about 10 years ago (it had been out of service for a long time, and was brought back into use about 10 years ago, so I think the improvements must have been made then), the technology is old and limited. The internet is poor, especially in the portables, making it hard, especially for the YMCA childcare program." |
| 1 | Main office is small with insufficient room for administration; nurse's room is relatively small with a small non-ADA restroom without shower. Counseling and conference rooms are lacking; based off of the HVAC plan, it appears that two small rooms, entered from the gym, may be used for counseling and conferencing. The staff lounge is adequate, however there is not a conference or meeting room. |
| 2 | Classrooms, and much of the school, received upgrades at some point; this included lighting, ceiling fans, acoustics, flooring, and other miscellaneous upgrades. Acoustics may be harsh due to hard surface brick walls in many of the classrooms; acoustical panels have been installed at the metal roof decking/structure. Glazing is single pane and heating system is old, therefore maintaining consistent temperatures and comfort may be a problem; ceiling fans and operable windows may help with limited ventilation. |
| 3 | No comment. |
| 4 | Same notes as for general classrooms. Only one of several kindergarten rooms is sized appropriately and equipped with restrooms, a kitchen and storage. |
| 5 | Childcare program in 4 of the portables, as well as use the covered play and gym. |
| 6 | Limited rooms for resource rooms - have dedicated two classrooms as intervention rooms, one of which looked like it included loose equipment for PT/OT. |
| 7 | Three classrooms appear to have been converted into a library; work/storage room is created using tall bookcases. Space has received same upgrades in lighting, casework, fans, etc. as classrooms. 34% undersized per education specification. |
| 8 | Did not see dedicated art and STEM spaces - assume occur in regular classrooms. |
| 9 | Reasonably sized cafeteria/auditorium with a decently sized stage. Has a small entry lobby off of main entrance. Food service is small, with limited facilities, but adequate for warming/serving. 51% undersized per Ed Spec. |
| 10 | Other than stage, did not observe dedicated space for performing arts. 66% undersized per Ed Spec. |
| 11 | Small gym; large, adjacent covered play. Limited equipment. 25% undersized per Ed Spec. |
| 12 | No comment. |
| 13 | Limited storage and service areas. Only student restrooms are large boys and girls restrooms adjacent to the gym. They are well located to serve the classrooms, though portables have a long travel distance to use. Limited staff restrooms. All restrooms are dated, with limited ADA compliance, though in reasonable condition. |
| 14 | None, other than auditorium/cafeteria. |
| 15 | Low ceilinged building is very evident in the corridors. Lacks a secure entry vestibule and there are numerous exterior doors that are only secured by latches. |
| 16 | Small site with no grass play area; large hard surface play; only one soft surface play which appears to be reasonably newer vintage. Small garden area. |
| 17 | Street drop-off/pick-up; no parking. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Sanislo |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Denny |

| GSF Area | 40,574 |
|----------|--------|
|----------|--------|

| Site ID # | 20703 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1972 | 1998 |

| Operational Capacity | 264 |
|----------------------|-----|
| Feb 2020 Enrollment | 215 |
| Utilization | 81% |

| SF/Student | |
|---------------|-----|
| Sanislo | 189 |
| District wide | 146 |
| Variance | 29% |

Learning Environment Assessment Criteria

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

Surveyed By: SPP
Date Surveyed: 12/15/20

LEA SCORE **3.27**



LEA Executive Summary

The LEA score primarily reflects the issues associated with the open concept design that have not worked and creates a less than Fair quality learning environment. In general, the school lacks dedicated rooms for resource rooms; acoustically private conference rooms for one-on-one work with students; and dedicated rooms or areas for specialty and performing arts programs. In addition, the school suffers from environmental issues such as poor acoustical attenuation, the use of casework and partitions to define class areas, low ceilings, temperature control, etc.; and safety and security issues. Student are able to climb on the casework partitions and structural framework, which creates safety, concerns and the lack of secure areas of refuge in a lock-down situation. Additionally, the audio enhancement system is old with transmission problems and poor audio quality of the speakers. Despite the many challenges of the space, the basics are provided and the faculty does deliver much of the educational program. In the open area, the audio system has to be turned up to the point of being useful that the voices disturb adjoining classes. The design issues and poor physical condition of the school makes it a candidate for replacement nearer term than in a decade, which the LEA score might otherwise suggest and would likely result in increased enrollment (i.e., it is operating at only 81% capacity).

| No. | Comments |
|-----|---|
| | Principal's comments: "Special Education space which includes two classes does not work well due to the lack of a demising wall. Cabinets are currently used to divide the space in two areas and students climb on the cabinets creating an unsafe condition. The area gets quite loud due to the lack of a wall number of students and poor acoustics of the room. The classrooms between the SPED area in the Auditorium have very poor heating control and swing from very hot to very cold. This makes it difficult for the students and the teachers to concentrate. Do you not have a classroom for music so the music program is held on the stage which is open to the Auditorium. The Auditorium is also used for testing because the computer lab area is open to the Library media center and acoustically open to the adjacent classrooms so it is too loud for testing. Being an open concept layout the school lacks adequate and secure areas of refuge in a lockdown. Acoustics are not great in the open classroom areas but are manageable by limiting the number of classes in the open areas at a time. Also utilizing the portables for classes even though there is available classroom space in the open classroom areas to avoid the noise problem. The building structure allows students to climb up the columns into the joists in the open ceiling areas which is a safety issue. Lack adequate space for offices and conference rooms as well as for special resource needs. The audio enhancement system in the large open classroom area does not work. The system is old and audio quality so poor that the volume needs to be turned up so it disturbs adjacent classes so teachers do not use the system." |
| 1 | Insufficient number of offices and conference rooms to serve staff. |
| 2 | Open concept layout and acoustical issues adversely impact the learning environment. 48% oversized per education specification. |
| 3 | No comment. |
| 4 | No comment. |
| 5 | No comment. |
| 6 | No comment. |
| 7 | No comment. |
| 8 | No comment. |
| 9 | 66% undersized per Ed Spec. |
| 10 | 53% undersized per Ed Spec. |
| 11 | Facility does not have a covered play. Gym and equipment are dated and limited. 57% undersized per Ed Spec. |
| 12 | No comment. |
| 13 | No comment. |
| 14 | There is no community service area. |
| 15 | No comment. |
| 16 | Playfield is located a fair distance from the gymnasium and rest of the school. |
| 17 | Bus in parent drop-off is curbside. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| South Shore |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Aki Kurose |

| GSF Area | 241,501 |
|----------|---------|
|----------|---------|

| Site ID # | 20685 |
|-----------|-------|
|-----------|-------|

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 2009 | N/A |

| Operational Capacity | 706 |
|----------------------|-----|
| Feb 2020 Enrollment | 602 |
| Utilization | 85% |

| | SF/Student |
|-----------------|------------|
| South Shore Pre | 401 |
| District-wide | 151 |
| Variance | 166% |

Scoring

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

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 1 | 1 | 1 | 1.0 |
| 2 | Core Learning (General Classrooms) | 1 | 1 | 1 | 1.0 |
| 3 | Small Group Learning Areas | 1 | 1 | 1 | 1.0 |
| 4 | Kindergarten | 1 | 1 | 1 | 1.0 |
| 5 | Preschool, Child Care, Head Start | 1 | 1 | 1 | 1.0 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 1 | 1 | 1 | 1.0 |
| 7 | Library, Information Resources | 1 | 1 | 1 | 1.0 |
| 8 | Specialty: STEM, Science, Art, Graphics | 1 | 1 | 1 | 1.0 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 1 | 1 | 2 | 1.3 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 3 | 3 | 1 | 2.3 |
| 11 | Gym, Fitness, Athletics, Covered Play | 1 | 2 | 1 | 1.3 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | 1 | 1 | 1 | 1.0 |
| 13 | Service, Storage, General Restrooms, Custodial | 1 | 1 | 1 | 1.0 |
| 14 | Community/Special Services | 1 | 1 | 1 | 1.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 1 | 1 | 2 | 1.3 |
| 16 | Playfields | 1 | 1 | 1 | 1.0 |
| 17 | Site: Parking, Bus, Parent Drop-off | 1 | 1 | 1 | 1.0 |
| | | 1.1 | 1.2 | 1.1 | |

Surveyed By: JD

Date Surveyed: 1/16/21

LEA SCORE **1.14**



LEA Executive Summary

Excellent example of a state of the art, community based K-8 school. Fair support for performing arts program and only other suggestions include: consider a secure vestibule for the main entry; add ACT clouds for sound attenuation in the commons; and to add an Energy Dashboard that is connected with the new solar PV array to leverage this system and a learning tool. Otherwise the school is operating at only 85% capacity and is not in current need of any major modernization or replacement.

| No. | Comments |
|-----|---|
| 1 | Good distribution of administration space throughout the building; helps passive/active supervision. |
| 2 | Classroom sizes vary in size, from just under 700 SF, to over 940 SF, which is responsive to various program needs. |
| 3 | No comment. |
| 4 | No comment. |
| 5 | No comment. |
| 6 | No comment. |
| 7 | No comment. |
| 8 | No comment. |
| 9 | Open volume Multipurpose in core of building can get loud. Suggest adding Acoustical Tile clouds to attenuate sound. 69% oversized per education specification. |
| 10 | 29% undersized per Ed Spec, with the stage also supporting the music room. Another music room is located on the 2nd Floor. |
| 11 | 27% oversized per Ed Spec, very generously sized, but covered play and gym lack any adjacency on the site. |
| 12 | No comment. |
| 13 | No comment. |
| 14 | No comment. |
| 15 | No secure vestibule, but could easily be reconfigured within existing SF. Separate entrances utilized for elementary vs middle school helps manage student flows. |
| 16 | No comment. |
| 17 | No comment. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Stevens |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Meany |

| GSF Area | 69,381 |
|----------|--------|
|----------|--------|

| Site ID # | 20716 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1906, 2001 | 2001 |

| | |
|--|-----|
| | 283 |
| | 227 |
| | 80% |

| | |
|--|------|
| | 306 |
| | 146 |
| | 109% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | AVERAGE |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 2 | 2 | 2 | 2.0 |
| 2 | Core Learning (General Classrooms) | 2 | 2 | 2 | 2.0 |
| 3 | Small Group Learning Areas | 4 | 3 | 3 | 3.3 |
| 4 | Kindergarten | 3 | 3 | 2 | 2.7 |
| 5 | Preschool, Child Care, Head Start | 3 | 3 | 2 | 2.7 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 2 | 2 | 2 | 2.0 |
| 7 | Library, Information Resources | 1 | 1 | 1 | 1.0 |
| 8 | Specialty: STEM, Science, Art, Graphics | 3 | 3 | 2 | 2.7 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 4 | 2 | 2 | 2.7 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 4 | 2 | 2 | 2.7 |
| 11 | Gym, Fitness, Athletics, Covered Play | 1 | 2 | 2 | 1.7 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 2 | 2 | 2 | 2.0 |
| 14 | Community/Special Services | 2 | 2 | 2 | 2.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 2 | 2 | 2 | 2.0 |
| 16 | Playfields | 4 | 3 | 2 | 3.0 |
| 17 | Site: Parking, Bus, Parent Drop-off | 3 | 3 | 3 | 3.0 |
| | | 2.6 | 2.3 | 2.1 | |

Surveyed By: JD

Date Surveyed: 12/15/20

LEA SCORE **2.33**



LEA Executive Summary

Stevens Elementary School provides a great learning environment. The historic remodel and additions are now 20 years old and well maintained. Constraints imposed by the historic main building and small site simply prevent this site from supporting current District ES education specification. Primary concerns include lack of playfield, limited support for performing arts, and poor HVAC performance. Stevens ES provides a warm, rich and inviting learning environment and has growth capacity based upon current 80% utilization. No modernization or replacement of Stevens ES is recommended at this time.

| No. | Comments |
|-----|---|
| 1 | No comment. |
| 2 | Reportedly HVAC system creates 2 climate zones with the far north classrooms on all three levels being cold (i.e., long morning warmup). |
| 3 | No purpose-built small group areas, but generous hallways, stairwell spaces support pullout, albeit limited passive supervision. |
| 4 | 1 kindergarten classroom on 1st floor, but not self contained. 2 self contained kindergarten classrooms on ground floor, but one is reportedly used for District assessment/storage. |
| 5 | Dedicated childcare building: Kids Club program. Fairly small classrooms. |
| 6 | Good support for special education. |
| 7 | Slightly (11%) oversized, well organized space, very inviting. |
| 8 | Art room with kiln located across the hallway. |
| 9 | 53% undersized per Ed Spec. |
| 10 | 68% undersized per Ed Spec, music room is the stage. Good adjacency with multipurpose/gym spaces, which all have operable partitions to completely open from gym-stage. |
| 11 | 11% oversized per Ed Spec, separate from main building. |
| 12 | Computer/Technology room still contains computers, but 1:1 devices should allow this room to be freed up for other use (e.g., Makerspace). |
| 13 | No comment. |
| 14 | No comment. |
| 15 | Generous double loaded corridors in historic main building provide efficient circulation and intuitive wayfinding. Separate gym/cafeteria buildings require exterior circulation/access. Elevator needs additional controls to prevent students from accessing the attic space. |
| 16 | No playfields, only hard surface play. |
| 17 | Only one bus, predominantly neighborhood school, small on-site parking area for staff. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------------------|
| SW Interagency at Roxhill |

| MS Catchment Area |
|-------------------|
| N/A |

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1957 | N/A |

| Operational Capacity | 265 |
|----------------------|---------|
| Feb 2020 Enrollment | Unknown |
| Utilization | - |

| Level | Option - ES |
|-------|-------------|
|-------|-------------|

| GSF Area | 42,102 |
|----------|--------|
|----------|--------|

| Site ID # | 20639 |
|-----------|-------|
|-----------|-------|

Scoring

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

| | SF/Student |
|---------------------------------|------------|
| Interagency & Bridges @ Roxhill | - |
| District-wide | 146 |
| Variance | - |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|----|--|---------------|--|---|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 5 | 4 | 5 | 4.7 |
| 2 | Core Learning (General Classrooms) | 1 | 4 | 4 | 3.0 |
| 3 | Small Group Learning Areas | 5 | 5 | 5 | 5.0 |
| 4 | Kindergarten | 1 | 4 | 4 | 3.0 |
| 5 | Preschool, Child Care, Head Start | N/A | N/A | N/A | N/A |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 3 | 4 | 4 | 3.7 |
| 7 | Library, Information Resources | 5 | 5 | 5 | 5.0 |
| 8 | Specialty: STEM, Science, Art, Graphics | 5 | 5 | 5 | 5.0 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 4 | 4 | 4 | 4.0 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 4 | 4 | 4 | 4.0 |
| 11 | Gym, Fitness, Athletics, Covered Play | 3 | 4 | 5 | 4.0 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | 5 | 5 | 5 | 5.0 |
| 13 | Service, Storage, General Restrooms, Custodial | 5 | 5 | 4 | 4.7 |
| 14 | Community/Special Services | 5 | 5 | 5 | 5.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 4 | 5 | 4 | 4.3 |
| 16 | Playfields | 3 | 4 | 5 | 4.0 |
| 17 | Site: Parking, Bus, Parent Drop-off | 5 | 5 | 5 | 5.0 |
| | | 3.9 | 4.5 | 4.6 | |

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

LEA SCORE **4.33**



LEA Executive Summary

Being an older school it was given a rating of Poor in terms of providing a quality learning environment. The redeeming features are the size of the core classrooms and large windows in all the classrooms. Many of the core classroom spaces are being used for specialty and resource rooms. Major concerns are the lack of facilities appropriate for upper grades, primarily athletic, education, STEM, arts, music and performance. There are several safety concerns resulting from the older age of the facility including lack of appropriate ADA facilities and lack of a secure entrance. Playfields are in very poor condition. The school is due for a complete replacement.

| No. | Comments |
|-----|---|
| 1 | No comment. |
| 2 | No comment. |
| 3 | No comment. |
| 4 | No comment. |
| 5 | No comment. |
| 6 | No comment. |
| 7 | 31% undersized per the education specification. |
| 8 | No comment. |
| 9 | 43% undersized per Ed Spec. |
| 10 | 54% undersized per Ed Spec. |
| 11 | 30% undersized per Ed Spec. |
| 12 | No comment. |
| 13 | No comment. |
| 14 | No comment. |
| 15 | No comment. |
| 16 | No comment. |
| 17 | No comment. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|-----------------------------------|
| T.T. Minor (Seattle World School) |

| Level | Option - 6-12 |
|-------|---------------|
|-------|---------------|

| MS Catchment Area |
|-------------------|
| N/A |

| GSF Area | 59,495 |
|----------|--------|
|----------|--------|

| Site ID # | 20717 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1940, 1960 | 2016 |

| | |
|--|-----|
| | 438 |
| | 362 |
| | 83% |

| | |
|--|-----|
| | 164 |
| | 140 |
| | 17% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | AVERAGE |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 1 | 1 | 1 | 1.0 |
| 2 | Core Learning (General Classrooms) | 1 | 1 | 1 | 1.0 |
| 3 | Small Group Learning Areas | 4 | 4 | 4 | 4.0 |
| 4 | Kindergarten | N/A | N/A | N/A | N/A |
| 5 | Preschool, Child Care, Head Start | N/A | N/A | N/A | N/A |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 1 | 1 | 1 | 1.0 |
| 7 | Library, Information Resources | 2 | 1 | 1 | 1.3 |
| 8 | Specialty: STEM, Science, Art, Graphics | 3 | 3 | 1 | 2.3 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 4 | 1 | 1 | 2.0 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 4 | 3 | 2 | 3.0 |
| 11 | Gym, Fitness, Athletics, Covered Play | 5 | 3 | 1 | 3.0 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | 3 | 2 | 1 | 2.0 |
| 13 | Service, Storage, General Restrooms, Custodial | 2 | 2 | 1 | 1.7 |
| 14 | Community/Special Services | 1 | 1 | 1 | 1.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 1 | 1 | 1 | 1.0 |
| 16 | Playfields | 2 | 2 | 2 | 2.0 |
| 17 | Site: Parking, Bus, Parent Drop-off | 2 | 2 | 2 | 2.0 |
| | | 2.4 | 1.9 | 1.4 | |

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

LEA SCORE **1.89**



LEA Executive Summary

TT Minor was originally configured as an elementary and then recently renovated to support the unique needs of the World School Program (grades 6-12). As such, the constraints of the original building inhibit the ability of the facility to meet the middle school educational specification, particularly in the core areas: Cafeteria, Gym and Performing Arts. Otherwise the school is warm and inviting and supports a quality educational environment. Operating at 83% capacity, this suggests the facility has room to accommodate additional students; however, given the undersized nature of the core program areas, increased enrollment would likely stress the overall learning environment.

| No. | Comments |
|-----|--|
| 1 | Administration area well suited to support a traditional education, but is an undersized core for the Seattle World School's special needs. |
| 2 | No comment. |
| 3 | No purpose built small group learning areas. Learning in small groups takes place within confines of existing classrooms. |
| 4 | No comment. |
| 5 | No comment. |
| 6 | No comment. |
| 7 | 14% undersized per education specification. |
| 8 | Small size of school limits the number of specialty learning areas to art spaces and basic science labs. |
| 9 | New multipurpose area is a fantastic addition, but is still 48% undersized per Ed Spec and as a core area if operational capacity were to be reached. Seating is limited to 180. |
| 10 | 47% undersized. The music room is poorly located for acoustics and lacks daylighting, but new stage/MP has strong adjacency and is a nice area. |
| 11 | 81 % undersized. Although the gym is much improved from the recent renovation, it remains too small for current secondary program and even for a modern elementary program. |
| 12 | School supports multiple computer labs, but no CTE/Technology per se. |
| 13 | No comment. |
| 14 | Community clinic. |
| 15 | No comment. |
| 16 | No comment. |
| 17 | Unusually generous parking for urban school site available on site and adjacent City park site near front entry. |



Learning Environment Assessment (LEA) ©

prepared by Sāzān Environmental Services

| Facility Name |
|----------------|
| Thornton Creek |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Eckstein |

| GSF Area | 92,490 |
|----------|--------|
|----------|--------|

| Site ID # | 20665 |
|-----------|-------|
|-----------|-------|

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 2016 | N/A |

| Operational Capacity | 586 |
|----------------------|------|
| Feb 2020 Enrollment | 584 |
| Utilization | 100% |

| SF/Student | |
|----------------|-----|
| Thornton Creek | 158 |
| District wide | 146 |
| Variance | 8% |

Scoring

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

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | AVERAGE |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 2 | 2 | 1 | 1.7 |
| 2 | Core Learning (General Classrooms) | 1 | 1 | 1 | 1.0 |
| 3 | Small Group Learning Areas | 1 | 1 | 1 | 1.0 |
| 4 | Kindergarten | 2 | 1 | 1 | 1.3 |
| 5 | Preschool, Child Care, Head Start | 1 | 1 | 1 | 1.0 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 1 | 1 | 1 | 1.0 |
| 7 | Library, Information Resources | 1 | 2 | 1 | 1.3 |
| 8 | Specialty: STEM, Science, Art, Graphics | 1 | 1 | 1 | 1.0 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 1 | 3 | 1 | 1.7 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 1 | 1 | 1 | 1.0 |
| 11 | Gym, Fitness, Athletics, Covered Play | 1 | 1 | 1 | 1.0 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 1 | 1 | 1 | 1.0 |
| 14 | Community/Special Services | 1 | 1 | 1 | 1.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 1 | 1 | 1 | 1.0 |
| 16 | Playfields | 1 | 1 | 1 | 1.0 |
| 17 | Site: Parking, Bus, Parent Drop-off | 2 | 1 | 1 | 1.3 |
| | | 1.2 | 1.3 | 1.0 | |

Surveyed By: SPP
Date Surveyed: 12/17/20

LEA SCORE **1.15**



LEA Executive Summary

The high LEA score reflects the recent vintage of the school (2016) and being designed following the contemporary education specification. Overall, the school performs excellently in supporting delivery of the academic program. Concerns are, as noted by the principal, the congestion at the north end of the commons, both at the exterior doors, and at the servery. Other comments are that the L-shaped configurations of the library and the commons do not benefit the functioning of the school, and that the kindergartens are on the small size, except for one. Having more small meeting rooms in the classroom wings would be beneficial. For the foreseeable future, no modifications in the facility are needed, but operating at enrollment capacity raises concern relative to any growth of student enrollment and potential negative impacts to the learning environment.

| No. | Comments |
|-----|---|
| | Principal's comments: "Overall, school works well, the amount of transparency into the classrooms from the corridors is nice, daylighting is great, and appreciate the good air quality, compared to the old school. The shared learning breakout spaces work, but not sure that teachers know how to use them well. The sitting stairs in the commons aren't really used, haven't figured out what to do with them other than a place for the kids to hang out. The biggest issue we have had is with traffic flow in and out of the two sets of double doors from the commons to the playground. With just under 600 kids, we need to have multiple lunch shifts. Moving the kids from the commons and outdoors between shifts, it gets congested and slowed down. We've tried organizing the kids, also using the other door out of the commons to the courtyard and haven't been able to get the flow to work smoothly. There are just not enough doors going outside." |
| 1 | Would benefit from more small, private counseling/conference one-on-one rooms in the academic wings. |
| 2 | No comment. |
| 3 | Excellent layout and number of small group alcoves. |
| 4 | 4 of the 5 kindergarten rooms are under 1,000 SF. |
| 5 | No comment. |
| 6 | No comment. |
| 7 | L-shaped layout is not as effective configuration as other, rectangular libraries in some other schools. The one dedicated space available for testing is adjacent to the library, C1. 56% oversized per education specification. |
| 8 | Only specialty classrooms are for art, which are excellent; STEM is done in the classrooms, not dedicated spaces designed for science activities or makerspace. Program is experientially based with STEM activities integrated into curriculum; classes do numerous science-based field trips. |
| 9 | Splitting the commons into two areas makes for the area near the food service crowded; servery line location makes for congestion in traffic flow. 34% oversized per Ed Spec. |
| 10 | No comment. |
| 11 | 25% oversized per Ed Spec. |
| 12 | No comment. |
| 13 | No comment. |
| 14 | The room noted above for testing, C1, is also situated to serve as a community space. |
| 15 | No comment. |
| 16 | No comment. |
| 17 | Parking is limited; loop is for parent drop-off/pick-up; bus loading is at the curb. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|-------------------|
| Thurgood Marshall |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Washington |

| GSF Area | 61,054 |
|----------|--------|
|----------|--------|

| Site ID # | 20736 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1991 | N/A |

| Operational Capacity | 543 |
|----------------------|-----|
| Feb 2020 Enrollment | 496 |
| Utilization | 91% |

| SF/Student | |
|-------------------|------|
| Thurgood Marshall | 123 |
| District-wide | 146 |
| Variance | -16% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|----|--|------------------|--|---|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 2 | 2 | 2 | 2.0 |
| 2 | Core Learning (General Classrooms) | 2 | 2 | 2 | 2.0 |
| 3 | Small Group Learning Areas | 5 | 5 | 5 | 5.0 |
| 4 | Kindergarten | 2 | 2 | 2 | 2.0 |
| 5 | Preschool, Child Care, Head Start | 2 | 2 | 2 | 2.0 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 2 | 3 | 3 | 2.7 |
| 7 | Library, Information Resources | 1 | 3 | 3 | 2.3 |
| 8 | Specialty: STEM, Science, Art, Graphics | 3 | 3 | 3 | 3.0 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 3 | 3 | 3 | 3.0 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 4 | 2 | 3 | 3.0 |
| 11 | Gym, Fitness, Athletics, Covered Play | 3 | 2 | 3 | 2.7 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 2 | 3 | 2 | 2.3 |
| 14 | Community/Special Services | 3 | 3 | 3 | 3.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 2 | 2 | 3 | 2.3 |
| 16 | Playfields | 1 | 2 | 3 | 2.0 |
| 17 | Site: Parking, Bus, Parent Drop-off | 2 | 3 | 3 | 2.7 |
| | | 2.4 | 2.6 | 2.8 | |

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

| LEA SCORE | 2.63 |
|-----------|------|
|-----------|------|



LEA Executive Summary

Thurgood Marshall Elementary School is operating at 91% capacity, and yet is undersized in all of the core program areas and has 3 portable classrooms on site. Primary concern is the poor support for performing arts area (i.e., 67% below education specification) and both cafeteria and gym spaces being 30% undersized and lacking in natural daylighting. The core area on the 2nd floor is quite stuffy and would benefit from improved ventilation. Classrooms sizes vary from just over 700-950 SF, which provides flexibility from year to year cohort changes; the classrooms are good learning areas and are the primary contributor to supporting a quality learning environment.

| No. | Comments |
|-----|---|
| 1 | Good visibility of main entry on Erving St. |
| 2 | General education classrooms are 11% above Ed Spec. Good daylighting and storage. Ceiling mounted A/V projectors. Poor ventilation on 2nd floor core. |
| 3 | No purpose built small group areas. Creative teachers create ad hoc small group spaces in classrooms, hallways, closets, etc. |
| 4 | Kindergarten program is reasonably well supported with 3 self-contained classrooms and a separate childcare building. Kindergarten space is currently being used for general education. |
| 5 | Small preschool room; nice childcare building not currently being used for intended purpose, but good space available. |
| 6 | No natural daylight for OT/PT or Resource. School provides Focus and District needs. |
| 7 | Nearly meets Ed Spec area, but seems smaller due to low volume, and minimal natural daylighting and excessive clutter of furniture, stacks and decorations. |
| 8 | No natural daylight for art room. No STEM. |
| 9 | 34 % undersized per Ed Spec, lacking natural daylight. |
| 10 | 67% undersized per Ed Spec. Good linear layout from stage-auditorium-gymnasium with operable partition between the two large volume spaces. |
| 11 | 30% undersized per Ed Spec. |
| 12 | No comment. |
| 13 | Good distribution of support spaces. Limited gender neutral: 1 restroom in administrative suite and adult bathroom. Shared B&G gang handwash area. |
| 14 | YMCA. Food bank. No family support center; desirable, but not currently supported. |
| 15 | No secure vestibule, but could be fairly easily configured. Small lobby and narrow stairwells, but double loaded, 9-foot corridors provide efficient circulation with easy wayfinding. |
| 16 | Concerns of homeless from park. Generous hard surface play, equipment and recently re-seeded sod field; however, porous site. Reports of needles/syringes, etc. |
| 17 | On-site parking, separate service entry. Cars and bus traffic merges at parking exit, which causes problems. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|-------------------|
| TOPS K-8 @ Seward |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Meany |

| GSF Area | 95,501 |
|----------|--------|
|----------|--------|

| Site ID # | 20653 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|------------------------|--------------|
| 1895, 1905, 1917, 1999 | 1999 |

| Operational Capacity | 446 |
|----------------------|------|
| Feb 2020 Enrollment | 495 |
| Utilization | 111% |

| SF/Student | |
|-------------------|-----|
| TOPS K-8 @ Seward | 193 |
| District-wide | 151 |
| Variance | 28% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|----|--|---------------|--|---|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 3 | 3 | 3 | 3.0 |
| 2 | Core Learning (General Classrooms) | 3 | 4 | 3 | 3.3 |
| 3 | Small Group Learning Areas | 3 | 3 | 3 | 3.0 |
| 4 | Kindergarten | 3 | 2 | 2 | 2.3 |
| 5 | Preschool, Child Care, Head Start | 3 | 4 | 3 | 3.3 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 2 | 2 | 2 | 2.0 |
| 7 | Library, Information Resources | 3 | 2 | 2 | 2.3 |
| 8 | Specialty: STEM, Science, Art, Graphics | 3 | 4 | 3 | 3.3 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 1 | 2 | 2 | 1.7 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 2 | 4 | 3 | 3.0 |
| 11 | Gym, Fitness, Athletics, Covered Play | 4 | 4 | 3 | 3.7 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 3 | 3 | 3 | 3.0 |
| 14 | Community/Special Services | 3 | 3 | 3 | 3.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 3 | 4 | 3 | 3.3 |
| 16 | Playfields | 2 | 4 | 4 | 3.3 |
| 17 | Site: Parking, Bus, Parent Drop-off | 3 | 3 | 3 | 3.0 |
| | | 2.8 | 3.2 | 2.8 | |

Surveyed By: JD
Date Surveyed: 12/15/20

| LEA SCORE | 2.92 |
|-----------|------|
|-----------|------|



LEA Executive Summary

TOPS K-8 School is operating 111% above capacity, yet is lacking in core spaces such as the gym, library and administration. Configuration of many program areas is challenging due to the multiple additions over time. Primary concern is the lack of gym space; poorly configured science and kindergarten classrooms. The general sprawl of the building from the additions over time along with multiple floor levels creates separation for the multiple programs and grade cohorts from childcare to 8th grade. The facility also strongly supports special education programs. TOPS would benefit from building security and A/V technology upgrades and represents a very challenging modernization due to landmarks designation. Yet another addition would accommodate current enrollments, albeit at the expense of the onsite parking area.

| No. | Comments |
|-----|--|
| 1 | Undersized administrative suite, but offices and workrooms are distributed throughout the buildings. |
| 2 | Generally oversized classrooms with good natural daylighting. However the long, rectangular classrooms located in the 1917 building present configuration challenges for predominantly desk mounted AV use/viewing. Operating above capacity. |
| 3 | 3rd and 4th floor commons spaces support as ad hoc small group learning areas, but lack strong passive supervision. |
| 4 | 2 of 6 required self-contained kindergarten classrooms. |
| 5 | 1 of 2 requisite childcare classrooms. Self-contained, but poorly located in daylit basement with no adjacency to outdoor play. |
| 6 | School hosts hearing program. |
| 7 | 26 % undersized per education specification, but great volume, daylit space. Lacks appropriate A/V systems for group presentations/faculty meetings. |
| 8 | Science classroom is configured with centrally located (vs perimeter walls), fixed lab casework that inhibits functionality and flexibility. Photography located on 2nd floor of library. |
| 9 | Additional commons areas distributed in each of the 1905 and 1917 buildings augment and complement the cafeteria in the original 1895 building, bring total area to just 3% below education specification requirements. |
| 10 | 15 % undersized per Ed Spec, but music rooms are very poorly located on the SE corner of the 1st floor; sound from music room disrupting the library above. Stage is on the far north of the building on the 2nd floor. Stage has recent curtain upgrades but lacks adequate A/V system for large group presentations. |
| 11 | 45 % undersized per Ed Spec, no covered play, lacking in adjacency to hard surface play area, which is on the vacated Franklin Ave at a lower elevation. |
| 12 | Technology and photography located on upper floor of library, with disassembly in process and disconnected. |
| 13 | No comment. |
| 14 | Typical after school programs and community daycare program. |
| 15 | No secure vestibule with main entry located on 1st floor with stairs to administrative suite located on 2nd floor. Multiple building additions and levels have created a sprawl of corridors. |
| 16 | Use of City playfield across vacated street on lower elevation with poor proximity to gym. Playfield is poorly managed by City and used more as a no leash dog run. |
| 17 | Buses drop on E. Louisa with parent drop on Boylston Ave and E. Louisa require management. Small on-site parking area for staff and visitors. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| View Ridge |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Eckstein |

| GSF Area | 63,983 |
|----------|--------|
|----------|--------|

| Site ID # | 20656 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1947 | 1960 |

| Operational Capacity | 538 |
|----------------------|-----|
| Feb 2020 Enrollment | 487 |
| Utilization | 91% |

| SF/Student | |
|---------------|------|
| View Ridge | 131 |
| District-wide | 146 |
| Variance | -10% |

Learning Environment Assessment Criteria

| | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|--|------------------|--|--|---------|
| | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 Administration, Teacher Flex/Group, Conf., Counseling | 4 | 4 | 4 | 4.00 |
| 2 Core Learning (General Classrooms) | 1 | 3 | 4 | 2.67 |
| 3 Small Group Learning Areas | 5 | 5 | 5 | 5.00 |
| 4 Kindergarten | 1 | 4 | 4 | 3.00 |
| 5 Preschool, Child Care, Head Start | N/A | N/A | N/A | N/A |
| 6 Resource, Special Education (OPTP, ESL, etc.), Family, Life Skills | 4 | 4 | 4 | 4.00 |
| 7 Library, Information Resources | 1 | 3 | 3 | 2.33 |
| 8 Specialty: STEM, Science, Art, Graphics | 5 | 5 | 5 | 5.00 |
| 9 Food Service, Cafeteria, Multi-Purpose, Commons | 5 | 5 | 5 | 5.00 |
| 10 Performing Arts (Band, Choir, Drama, Stage) | 5 | 5 | 5 | 5.00 |
| 11 Gym, Fitness, Athletics, Covered Play | 5 | 5 | 5 | 5.00 |
| 12 CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 Service, Storage, General Restrooms, Custodial | 4 | 4 | 4 | 4.00 |
| 14 Community/Special Services | 5 | 5 | 5 | 5.00 |
| 15 General Circulation, Corridors, Lobby, Public Areas | 4 | 4 | 5 | 4.33 |
| 16 Playfields | 2 | 4 | 2 | 2.67 |
| 17 Site: Parking, Bus, Parent Drop-off | 5 | 5 | 5 | 5.00 |
| | 3.7 | 4.3 | 4.3 | |

Surveyed By: SP
Date Surveyed: 11/24/20

LEA SCORE **4.13**



LEA Executive Summary

The LEA score reflects the late 1940s design of the building and the current condition and operating at 91% capacity. Overall, the core learning areas and classrooms do a reasonable job of supporting the program due to size, extent of daylighting, and built-in casework; however these areas have multiple deficiencies. The other program areas are inadequately sized, lack supporting elements, or non-existent. The primary concerns are that the school is not ADA compliant; there is a lack of resource, counseling, and special needs rooms; and the gymnasium is too small and poorly equipped. The non-compliance of ADA, despite having on-grade or level access to some exterior doors, is significant in the lack of ADA level latches, restroom compliance, and lacking a ramp to the stage. The primary asset of the school is the size and openness of the classrooms, and being embedded in the neighborhood. Given the significant deficiencies in supporting the program in multiple areas, and the dated construction, the building does not warrant a major modernization and should be replaced.

| No. | Comments |
|-----|--|
| 1 | Principal's comments: "Check that the special education rooms are adequate; the stage does not have a ramp therefore it doesn't meet ADA requirements and provide an equitable environment." Note: Principal is new and began five days ago, she doesn't have a good sense of the school yet. Teachers comments: "Audio enhancement system is old and does not work well; room temperature is not possible to control well; when sun is shining in the windows the room gets impossibly hot; ventilation air quality is not good; water at sinks and drinking fountains probably shouldn't be drunk, but there are no signs; doors do not have lever latches for ADA access." The building lacks a secure entry vestibule. The office does not have any visibility to the entry to the building except the security cam at the door buster. Receptionist indicated that the door buzzer security system is very difficult to use for monitoring access well. |
| 2 | Classroom and other doors lack lever latches and are not ADA compliant, therefore does not provide equitable access for students of differing abilities. Classrooms lack mounted projectors and have old pull-down screens in the lower grades (upper grades have short throw projectors). Some walls still have black boards; other walls have white boards and cork boards mounted over the older black boards. HVAC is loud in many of the rooms from either ventilation air or noise from the heating system. Temperature control is poor creating uncomfortable spaces. Generally lighting is of poor quality. |
| 3 | The book room is also used for the teacher work room as well as providing a space for the parent room. |
| 4 | The rooms labeled "Kindergarten" lack restrooms. However, the room labeled "First Grade" has restrooms. Unclear how the rooms are being used relative to the grade levels. 69% undersized per education specification. |
| 5 | No comment. |
| 6 | Nurses office restroom lacks a shower. |
| 7 | No comment. |
| 8 | No comment. |
| 9 | Food service area is small, equipment is old and has limited refrigeration; no cold storage or freezer area. The dry goods storage shelving is very limited. |
| 10 | Stage is nice and well equipped but lacks a ramp for ADA accessibility. A ramp could be added to the back of the stage through the back door off the corridor. Music room is in a small portable with a low ceiling, loud HVAC, no restroom, and a hard surface floor. There is very limited storage for instruments. |
| 11 | Gym is smaller than district standard and equipment is limited. |
| 12 | No comment. |
| 13 | In general, restrooms are antiquated and tend to be small except for the boys and girls restroom. |
| 14 | No comment. |
| 15 | No comment. |
| 16 | There is an ADA ramp leading from one of the kindergarten rooms out to the hard surface play area; however, no ADA access to the kindergarten soft surface play. |
| 17 | Bus and parent drop off pick up is curbside. Loading dock is located in and accessed through the hard surface play. |
| | Environmental quality of the portables is quite poor other than daylighting. Air quality is notably poor and temperature control is poor. Generally, the condition of the portables is quite poor. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Washington |

| Level | MS |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Washington |

| GSF Area | 136,369 |
|----------|---------|
|----------|---------|

| Site ID # | 20677 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1964, 1970 | N/A |

| Operational Capacity | 1081 |
|----------------------|------|
| Feb 2020 Enrollment | 615 |
| Utilization | 57% |

| SF/Student | |
|---------------|-----|
| Washington | 222 |
| District-wide | 139 |
| Variance | 60% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 4 | 4 | 5 | 4.3 |
| 2 | Core Learning (General Classrooms) | 4 | 3 | 4 | 3.7 |
| 3 | Small Group Learning Areas | 5 | 5 | 5 | 5.0 |
| 4 | Kindergarten | N/A | N/A | N/A | N/A |
| 5 | Preschool, Child Care, Head Start | N/A | N/A | N/A | N/A |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 4 | 4 | 5 | 4.3 |
| 7 | Library, Information Resources | 4 | 3 | 3 | 3.3 |
| 8 | Specialty: STEM, Science, Art, Graphics | 3 | 4 | 4 | 3.7 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 3 | 3 | 4 | 3.3 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 3 | 3 | 4 | 3.3 |
| 11 | Gym, Fitness, Athletics, Covered Play | 5 | 3 | 3 | 3.7 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | 2 | 2 | 4 | 2.7 |
| 13 | Service, Storage, General Restrooms, Custodial | 3 | 3 | 3 | 3.0 |
| 14 | Community/Special Services | 3 | 3 | 4 | 3.3 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 1 | 2 | 3 | 2.0 |
| 16 | Playfields | 2 | 2 | 2 | 2.0 |
| 17 | Site: Parking, Bus, Parent Drop-off | 3 | 2 | 2 | 2.3 |
| | | 3.3 | 3.1 | 3.7 | |

Surveyed By: AV
Date Surveyed: 12/17/20

LEA SCORE **3.33**



LEA Executive Summary

The LEA score being on the poorer side of Fair reflects the fact that learning areas no longer support current educational models set forth by the education specification. Instructional spaces are inadequate and flexible learning/project collaboration spaces are not available. Building systems and finishes do not provide a healthy learning environment. Fresh air delivery is antiquated; appears insufficient and contains flour particles from bakery next door (based on interviewing the principal and assistant principal; not scientifically tested). For these reasons, most spaces receive a rating of '4' or 'Poor' in the Environment column above. Given the lack of space, configuration, and poor environment of this school, serious consideration should be given for replacement, notwithstanding the current facility is undersubscribed and operating at on 57% capacity.

| No. | Comments |
|-----|---|
| 1 | No secure vestibule. No waiting area. Air quality is poor with flour particles in the air from the bakery next door. Principal's office is down the hall due to air quality. Some administration spaces located in 2 classrooms. |
| 2 | Currently there is enough classrooms for the current population but not enough with the middle school Ed Spec enrollment. Classrooms are too hot or too cold. Presentation wall below stand. Damaged and outdated finishes. |
| 3 | There are no small group learning areas in classroom areas or in the library. |
| 4 | No comment. |
| 5 | No comment. |
| 6 | No outdoor access. Inadequate storage. Insufficient WC/changing; damaged finishes. Insufficient power. Life Skills cabinets and equipment outdated. |
| 7 | No teaching space. Good daylight. Space is too cold. Current library space is being turned into classrooms and will be moved to Classroom 140. Classroom 140 is below district standard. 90% undersized per education specification. |
| 8 | Science rooms are not flexible and not located within the houses. Do not have enough science rooms. |
| 9 | Currently there are 3 lunches for 600 students but for 1,000 students they would need to do at least 4 lunch periods. 29% undersized per Ed Spec. |
| 10 | No stage. Music and drama performances are performed in the gymnasium. Band and orchestra have permanent risers. Not flexible. No ADA WC space. 33% undersized per Ed Spec. |
| 11 | Insufficient bleacher seating. Lacking crash pads. Insufficient volleyball grommets. Daylight & acoustics are good. Ventilation questionable. Locker room furnishing not up to Ed Spec. Girls locker room is accessed only through gymnasium. Baseball field only 86% undersized per Ed Spec. |
| 12 | Only computer lab is in the library. Large robotics lab. |
| 13 | Insufficient restrooms throughout the building. Restrooms have damaged finished, poor ventilation, and lack some ADA requirements. |
| 14 | Some of the community partners are located in portables. |
| 15 | Corridors are too narrow. Travel distance between classes is too long for the passing period. |
| 16 | Only has a baseball field and students need to travel across the parking lot to access. |
| 17 | Bus drop-off lane in street parking lane next to public sidewalk in front of main entrance and on Jackson, controlled by city signage. No delineated automobile drop-off lane. Insufficient off-street parking. ADA accessibility not ideal. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Wedgwood |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Eckstein |

| GSF Area | 45,419 |
|----------|--------|
|----------|--------|

| Site ID # | 20730 |
|-----------|-------|
|-----------|-------|

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1954 | 0 |

| Operational Capacity | 480 |
|----------------------|-----|
| Feb 2020 Enrollment | 460 |
| Utilization | 96% |

| SF/Student | |
|---------------|------|
| Wedgwood | 99 |
| District-wide | 146 |
| Variance | -32% |

Scoring

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

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | AVERAGE |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 4 | 3 | 4 | 3.67 |
| 2 | Core Learning (General Classrooms) | 3 | 3 | 3 | 3.00 |
| 3 | Small Group Learning Areas | 5 | 5 | 5 | 5.00 |
| 4 | Kindergarten | 3 | 3 | 3 | 3.00 |
| 5 | Preschool, Child Care, Head Start | 5 | 5 | 5 | 5.00 |
| 6 | Resource, Special Education (OTTP, ESL, etc.), Family, Life Skills | 5 | 5 | 5 | 5.00 |
| 7 | Library, Information Resources | 3 | 3 | 2 | 2.67 |
| 8 | Specialty: STEM, Science, Art, Graphics | 5 | 5 | 5 | 5.00 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 4 | 2 | 4 | 3.33 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 4 | 4 | 5 | 4.33 |
| 11 | Gym, Fitness, Athletics, Covered Play | 3 | 5 | 4 | 4.00 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 3 | 3 | 3 | 3.00 |
| 14 | Community/Special Services | 3 | 3 | 3 | 3.00 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 3 | 2 | 3 | 2.67 |
| 16 | Playfields | 4 | 4 | 3 | 3.67 |
| 17 | Site: Parking, Bus, Parent Drop-off | 3 | 3 | 3 | 3.00 |
| | | 3.8 | 3.6 | 3.8 | |

Surveyed By: JD

Date Surveyed: 11/18/20

LEA SCORE 3.71



LEA Executive Summary

Wedgwood Elementary School is nearly 70 years old and showing its age and operating near maximum capacity with six portables. The kindergarten program is reasonably well supported, although two of four classrooms are traditional (i.e., not self-contained) and smaller in size. Severe lack of support for performing arts and food service/common area; less than half the requisite space indicated by education specification. The school's configuration of space and lack of modern program areas, in addition to the well-worn environment suggest full replacement of the school.

| No. | Comments |
|-----|--|
| 1 | Reception lacks secure vestibule. Administrative area is excessively small. Insufficient staff work and conference space. |
| 2 | Classrooms are generally above the area specified in the Ed Spec. However, the school itself lacks the capacity and requires the support of classroom space with six portable classrooms. Classrooms are hot/cold but have good natural daylighting. |
| 3 | No comment. |
| 4 | The Kindergarten program consists of four classrooms only two of which were purpose built. Kindergarten classrooms are located on the lower level with their own exterior entrances. |
| 5 | None were observed. |
| 6 | No purpose-built special education classrooms were observed. |
| 7 | 27% undersized from Ed Spec, but has good natural day lighting and is well programmed. Testing takes place in library. |
| 8 | No specialty classroom programs were observed. |
| 9 | 55% undersized per Ed Spec. The food service commons and stage area reflect traditional layout but is significantly below the area required in the Ed Spec. |
| 10 | 77% undersized per Ed Spec. Wedgwood ES lacks the program support for these arts programs. No ADA lift to stage. |
| 11 | 36% undersized per Ed Spec. Gym and covered play area is significantly below program requirements. |
| 12 | No comment. |
| 13 | For as old as the school is the storage requirements. |
| 14 | Typical after school programs include We Are and Kid Time & Kids Play, which utilizes the cafeteria, classrooms and portables. |
| 15 | No secure vestibule for reception/main entry. |
| 16 | No playfields, ample, but all asphalt hard surface play. |
| 17 | Some parking on site. Parent drop off on NE 85th with 4 regular buses using 30th Avenue NE for separation and 6 SPED buses using NE 85th Avenue. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| West Seattle |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Denny |

| GSF Area | 52,359 |
|----------|--------|
|----------|--------|

| Site ID # | 20708 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1988 | 2002 |

| Operational Capacity | 387 |
|----------------------|------|
| Feb 2020 Enrollment | 1107 |
| Utilization | 286% |

| SF/Student | |
|-----------------|------|
| West Seattle ES | 47 |
| District-wide | 146 |
| Variance | -68% |

Learning Environment Assessment Criteria

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

Surveyed By: SPP

Date Surveyed: 12/10/20

LEA SCORE **2.22**



LEA Executive Summary

The low LEA score is due to the limitations imposed by the original design, age condition of the facility, and site development relative to the district standards. The school is scheduled for a major modernization and addition. The primary concerns are the inadequacies of the administration spaces and offices; the main entryway and security; and the lack of specialty and resource rooms. The administration does not have good visibility to the drop off and entryway. Also, the classrooms lack good day lighting in views.

| No. | Comments |
|-----|---|
| 1 | No comment. |
| 2 | No comment. |
| 3 | Daylighting and views are limited in the classrooms, but lots of wall space. |
| 4 | Sound enhancement system in the classrooms is not an integrated system but uses desktop speakers versus distributed ceiling mounted speakers. |
| 5 | There is a significant deficit of offices and conference meeting rooms. For example, the principal's office is in what appears to be a workroom distance from the rest of the administration offices and not near the entry to the building. The door is labeled elevator machine room which is a room off of the space the principal is using. |
| 6 | Music room, which is very well designed for a music room, is being used as an art room; stage is being used as the music room. Interior classroom space on the second floor has no windows and is also being used as a music room. |
| 7 | Some classrooms have whiteboards mounted over older chalkboards and other classrooms have just white boards. 28% undersized per Ed Spec. |
| 8 | Some classrooms have ceiling mounted projectors and other classrooms do not. |
| 9 | OTPT is an interior space with no windows; also, it has a blackboard but no whiteboard. There is not a sound enhancement system in Room C58. 42% undersized per education specification. |
| 10 | ADA provisions in the school are not up to standard. For instance, restrooms are lacking grab bars in many locations. 67% undersized per Ed Spec. |
| 11 | The main entryway lacks a vestibule and does not have a secure entry. Building has a very limited lobby space. 63% undersized per Ed Spec. |
| 12 | No comment. |
| 13 | No comment. |
| 14 | No comment. |
| 15 | No comment. |
| 16 | No comment. |
| 17 | No comment. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|-----------------|
| West Seattle HS |

| Level | HS |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| N/A |

| GSF Area | 201,353 |
|----------|---------|
|----------|---------|

| Site ID # | 20720 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1917 | 2002 |

| | |
|--|------|
| | 1215 |
| | 1107 |
| | 91% |

| | |
|--|-----|
| | 182 |
| | 162 |
| | 12% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 2 | 2 | 2 | 2.0 |
| 2 | Core Learning (General Classrooms) | 2 | 2 | 1 | 1.7 |
| 3 | Small Group Learning Areas | 4 | 4 | 4 | 4.0 |
| 4 | Kindergarten | N/A | N/A | N/A | N/A |
| 5 | Preschool, Child Care, Head Start | N/A | N/A | N/A | N/A |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 2 | 2 | 2 | 2.0 |
| 7 | Library, Information Resources | 2 | 2 | 1 | 1.7 |
| 8 | Specialty: STEM, Science, Art, Graphics | 1 | 2 | 2 | 1.7 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 1 | 1 | 1 | 1.0 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 2 | 1 | 1 | 1.3 |
| 11 | Gym, Fitness, Athletics, Covered Play | 2 | 1 | 1 | 1.3 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | 1 | 1 | 1 | 1.0 |
| 13 | Service, Storage, General Restrooms, Custodial | 2 | 1 | 2 | 1.7 |
| 14 | Community/Special Services | 2 | 2 | 2 | N/A |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 1 | 1 | 1 | 1.0 |
| 16 | Playfields | 2 | 1 | 1 | 1.3 |
| 17 | Site: Parking, Bus, Parent Drop-off | 1 | 1 | 1 | 1.0 |
| | | 1.8 | 1.6 | 1.5 | |

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

LEA SCORE **1.64**



LEA Executive Summary

West Seattle High School provides excellent social gathering spaces supporting a well-connected school community. As a modernized historic learning facility, general classrooms are generally below the 900 SF education specification standard, but are otherwise functional. However, modernizations have provided little to no space for small group learning, flexible collaboration space, or project based learning. Improvements in this regard would benefit current teaching models. Operating at 91% capacity, space appears to be the greatest need at this facility.

| No. | Comments |
|-----|---|
| 1 | Assistant principals' offices distributed by design for increased student contact and access. |
| 2 | General classrooms typically undersized. |
| 3 | No open/flex/collaboration spaces in classroom groupings. |
| 4 | No comment. |
| 5 | No comment. |
| 6 | No comment. |
| 7 | Ample open flexible instructional space. No enclosed collaboration space. |
| 8 | 161 Multimedia classroom has no daylight, inadequate ventilation/AQ. Excellent Art space. 265 Science no daylight. 264, 266 Upper daylight only. 264 non-conforming 2nd exit. |
| 9 | 27% oversized per education specification. |
| 10 | Excellent performance, practice, and instructional space. Inadequate instrument storage. |
| 11 | Abundant Main Gym area. Inadequate storage? Mats in hallway. Unable to access locker rooms. |
| 12 | No comment. |
| 13 | No comment. |
| 14 | Public Health on site. |
| 15 | No secure entry vestibule. |
| 16 | No baseball diamond. Newly refurbished Hiawatha public athletic fields immediately adjacent. |
| 17 | No comment. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Whitman |

| Level | MS |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Whitman |

| GSF Area | 134,056 |
|----------|---------|
|----------|---------|

| Site ID # | 20709 |
|-----------|-------|
|-----------|-------|

Scoring

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

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1959 | N/A |

| | 1033 |
|--|------|
| | 635 |
| | 61% |

| | 211 |
|--|-----|
| | 139 |
| | 52% |

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | AVERAGE |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 3 | 3 | 3 | 3.0 |
| 2 | Core Learning (General Classrooms) | 2 | 2 | 3 | 2.3 |
| 3 | Small Group Learning Areas | 5 | 5 | 5 | 5.0 |
| 4 | Kindergarten | N/A | N/A | N/A | N/A |
| 5 | Preschool, Child Care, Head Start | N/A | N/A | N/A | N/A |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 3 | 4 | 3 | 3.3 |
| 7 | Library, Information Resources | 4 | 2 | 3 | 3.0 |
| 8 | Specialty: STEM, Science, Art, Graphics | 2 | 4 | 4 | 3.3 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 3 | 2 | 3 | 2.7 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 1 | 2 | 3 | 2.0 |
| 11 | Gym, Fitness, Athletics, Covered Play | 1 | 2 | 3 | 2.0 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | 1 | 3 | 4 | 2.7 |
| 13 | Service, Storage, General Restrooms, Custodial | 1 | 1 | 3 | 1.7 |
| 14 | Community/Special Services | 3 | 3 | 3 | 3.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 1 | 2 | 3 | 2.0 |
| 16 | Playfields | 1 | 2 | 2 | 1.7 |
| 17 | Site: Parking, Bus, Parent Drop-off | 2 | 3 | 3 | 2.7 |
| | | 2.2 | 2.7 | 3.2 | |

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

| LEA SCORE | 2.69 |
|-----------|------|
|-----------|------|



LEA Executive Summary

Whitman Middle School's LEA scores are approaching fair, primarily due to the age of the facility; for a facility that is over 60 years old, both Space and Configuration scores are actually quite good. School utilization is very low; 61% below operational capacity. Size of library and administration areas are fine for current student population, but not if the school is operating at capacity. Excellent support for performing arts and athletics programs, both gym space and fields. Generous support of circulation and custodial support spaces. Notwithstanding its age, the facility supports the educational program quite well, although the location and decrepit conditions of the art/TV production programs on the lower level and an excessive number of old decrepit portables on-site really require attention. From a programmatic standpoint, modernization of the existing structure may be appropriate and engineering studies may prove the building has solid bones. Nevertheless, this is an older, 60-year-old building that has had many system upgrades over the years, including seismic upgrades. Given the core infrastructure appears to be beyond useful life, and with extensive VAT/HazMat remediation, this suggests the strong likelihood that a capital cost benefit analysis will recommend the replacement of this facility.

| No. | Comments |
|-----|---|
| 1 | Administration area has good visibility of main entry, but limited passive supervision of internal building, especially to the north, portables and fields. |
| 2 | Core classrooms are 880 SF and 14% below the education specification. Good natural daylighting, but showing their age. 13 single portables and 1 double portable onsite with 7 reportedly vacant. |
| 3 | No purpose-built small group areas. |
| 4 | No comment. |
| 5 | No comment. |
| 6 | OT/PT located in portable. |
| 7 | Library is 40% undersized per education specification. |
| 8 | Art room is located in basement with no access from inside the building. |
| 9 | 28% undersized, but good daylighting and well maintained space, with the Environment score simply reflective of years of use. |
| 10 | 111% above capacity. Excellent, strong support for performing arts, over twice the size of Ed Spec. Music rooms lack natural daylighting, but are well situated to stage/PAC. |
| 11 | Gym space is 36% oversized, due primarily to the "old school" oversized locker rooms. |
| 12 | Generous space provisions for CTE/Technology, but dated and finishes beyond useful life. |
| 13 | No comment. |
| 14 | No comment. |
| 15 | Generous 11 to 12 foot corridors with pretty good daylighting. |
| 16 | Newer turf fields, with lighting upgrade project. |
| 17 | Bus drop off on street with parent drop-off in main parking area. Generous parking around the building due to adjacent park. |



Learning Environment Assessment (LEA) ©

prepared by Sazan Environmental Services

| Facility Name |
|---------------|
| Whittier |

| Level | ES |
|-------|----|
|-------|----|

| MS Catchment Area |
|-------------------|
| Whitman |

| GSF Area | 71,864 |
|----------|--------|
|----------|--------|

| Site ID # | 20714 |
|-----------|-------|
|-----------|-------|

| Original Construct | Last Mod/Add |
|--------------------|--------------|
| 1999 | N/A |

| Operational Capacity | 471 |
|----------------------|-----|
| Feb 2020 Enrollment | 444 |
| Utilization | 94% |

| SF/Student | |
|---------------|-----|
| Whittier | 162 |
| District-wide | 146 |
| Variance | 11% |

Scoring

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

Learning Environment Assessment Criteria

| | | SPACE | CONFIGURATION | ENVIRONMENT | |
|----|--|------------------|--|--|---------|
| | | Size Quantity | Location/Adjacencies Student Centered Flexible / Adaptable | Aesthetics Safety Responsive to Human Needs | AVERAGE |
| 1 | Administration, Teacher Flex/Group, Conf., Counseling | 2 | 2 | 2 | 2.0 |
| 2 | Core Learning (General Classrooms) | 1 | 2 | | 1.0 |
| 3 | Small Group Learning Areas | 1 | 2 | 2 | 1.7 |
| 4 | Kindergarten | 3 | 2 | 2 | 2.3 |
| 5 | Preschool, Child Care, Head Start | 2 | 2 | 2 | 2.0 |
| 6 | Resource, Special Education (OTPT, ESL, etc.), Family, Life Skills | 2 | 2 | 2 | 2.0 |
| 7 | Library, Information Resources | 1 | 1 | 2 | 1.3 |
| 8 | Specialty: STEM, Science, Art, Graphics | 1 | 1 | 1 | 1.0 |
| 9 | Food Service, Cafeteria, Multi-Purpose, Commons | 3 | 1 | 2 | 2.0 |
| 10 | Performing Arts (Band, Choir, Drama, Stage) | 3 | 1 | 2 | 2.0 |
| 11 | Gym, Fitness, Athletics, Covered Play | 3 | 1 | 2 | 2.0 |
| 12 | CTE, Technology, Shops, Computer Labs, Testing | N/A | N/A | N/A | N/A |
| 13 | Service, Storage, General Restrooms, Custodial | 2 | 2 | 2 | 2.0 |
| 14 | Community/Special Services | 2 | 2 | 2 | 2.0 |
| 15 | General Circulation, Corridors, Lobby, Public Areas | 2 | 3 | 2 | 2.3 |
| 16 | Playfields | 4 | 3 | 3 | 3.3 |
| 17 | Site: Parking, Bus, Parent Drop-off | 3 | 3 | 3 | 3.0 |
| | | 2.2 | 1.9 | 2.1 | |

Surveyed By: JD
Date Surveyed: 12/17/20

| LEA SCORE | 2.04 |
|-----------|------|
|-----------|------|



LEA Executive Summary

Constructed in 1999, Whittier Elementary School has generous daylighting throughout and is a very well maintained facility and scores well, reflecting a Good quality learning environment. The greatest challenges for the school are the constraints of the site, which limits parking on street; bus/vehicle circulation; lack of ADA parking; and the lack of any playfield or soft surface play. The school is also quite undersized 35%-51% in the core program areas. The school is operating very close to capacity (i.e., 94%). Neither major modernization, nor replacement is recommended at this time.

| No. | Comments |
|-----|--|
| 1 | Operating near capacity, so administrative support space and other core areas are getting constrained, but good distribution of workrooms, offices throughout the academic wings and all floor levels. |
| 2 | Generously sized classrooms, most around 1,051 SF. |
| 3 | Purpose-built small group areas provided in each learning cluster, but surrounding classrooms have no interior window relites to enable effective passive supervision and reportedly underutilized. |
| 4 | 3 kindergarten classrooms. |
| 5 | School hosts community Whittier Kids, for preschool and after school. |
| 6 | Special Education Continuum program with Focus recently added. |
| 7 | 51% oversized per Ed Spec. Tidy space with perimeter stacks and movable table/chairs in center provide great flexibility. Most chairs/tables are heavy adult sized, but starting to be replaced with more modern, varied sized furnishings. |
| 8 | When computer stations are removed from library, this will free up space for a makerspace in library. Art room is nearly 2,000 SF. No current garden in outdoor learning areas (i.e., 100% hardscape), which is something to be encouraged for redevelopment. |
| 9 | 50% undersized per Ed Spec, which presents challenges for all school assembly/performances, especially since no bleacher seating, but great alignment with gym and stage. |
| 10 | 42% undersized per Ed Spec, but great adjacencies between music classroom, stage, and auditorium. |
| 11 | 35% undersized per Ed Spec, which presents challenges for all school assembly/performances, small covered play area. |
| 12 | No comment. |
| 13 | No comment. |
| 14 | Whittier Kids, preschool, and after-school programs. |
| 15 | No secure vestibule, but this could easily be developed. Nice generous lobby areas on multiple levels located around the building. 8-foot wide double-loaded corridors provide efficient circulation, although there are corridors with some narrow (6 foot) pinch points near restroom/office/workroom areas. |
| 16 | No playfield and no adjacent park, only hard surface play. District should consider developing a small turf field to replace some hard surface areas. |
| 17 | No onsite parking. No ADA on street parking. Neighborhood walking school minimizes number of parent car drop-offs. |