

Appendix A: Asset Preservation Program (APP)

Support Services annually assesses permanent buildings identified by the State for Asset Preservation Program (APP) tracking. Districts are required to assess any building that received State Construction Funding Assistance after 1993. The annual evaluation can be done by trained in-house staff with every sixth year requiring verification by a third-party evaluator. The APP is an additional and unfunded state-required planning tool (replacing the former “2% Rule”). Building scores will determine whether a proposed project will receive the intended eligible State Construction Funding Assistance or a percentage of the intended amount based on the condition rating of the existing building.

The state implementation of the system began in 2009-2010 school year. In response to APP, Lake Washington’s Board of Directors adopted an APP policy in March 2009. Subsequently, a district procedure and program have been developed along with the alignment of the plan with the State Study and Survey. The district began to implement APP building condition assessments in 2010-2011. Though not required, the district assessed and continues to assess and track all permanent buildings that include all non-APP schools. The reason for the more global approach is to ensure appropriate care for all buildings and to integrate planning strategies across all district facilities.

The State introduced the Joint Legislative Audit & Review Committee’s automated building inventory system (known as ICOS - i.e. Inventory and Condition of Schools) in 2010-2011 as the database system to capture facilities information from all school districts across the State. In 2010-2011, district staff worked with OSPI Facilities staff to plan the implementation of this database tool in 2011-2012 in our district and then to separately augment it into a database that will be the basis for ongoing life-cycle planning for the district and the in-take for the APP program.

Since its implementation in 2011-2012, the district has utilized a third-party vendor to conduct the Building Condition Assessment (BCA) for all permanent school facilities, and uploaded the data into ICOS. For the last three years, though not required by the State, the district has also assessed the entire portable classroom inventory. The following is a comprehensive annual summary report of the BCA scores for all district school facilities (both permanent and portable buildings), including those under the State Asset Preservation Program (APP).

There is currently no “passing score” in the APP program. The intent is that OSPI will develop a guideline range for where an APP school is expected to rate over time in order to be eligible for state assistance funding in the future. It is the district’s understanding that the range or minimum rating has not been set or developed yet. The reason seems to be that OSPI needs more data, but they have published a “proposed” Building Condition Standard (BCS). It is the criteria OSPI uses to correlate the quantitative rating of a system with a qualitative description, such as “good,” and to describe maintenance/investment.

<u>Description</u>	<u>Score Range</u>	<u>Maintenance</u>
Excellent	95% to 100%	Preventative
Good	85% to 94%	Routine
Fair	62% to 84%	Minor
Poor	30% to 61%	Major
Unsatisfactory	0% to 29%	Replacement

The OSPI rating system is designed so that a school condition assessment score will go reduce over time, even if the school is properly maintained. In general, a school’s score should go from 100% at new construction to approximately 62% or “Poor/Fair” in 30 years (even if well maintained), when it is assumed that the school would be next eligible for state assistance funding. OSPI does not have enough data yet to develop a real effective Building Condition Standard (BCS), which would allow for a comparison of condition scores to a statewide average.

OSPI uses the Unifomat system for the Building Condition Assessments. The assessment looks at 19 major systems such as foundations, interior finishes, roofing, mechanical, electrical, and furnishings. Within the 19 major systems there are approximately 58 subcategories that are individually scored during the assessments. The aggregate score for a building is made up from the individual sub-categories, but certain systems are given more “weight” in the overall scoring (e.g. foundations, walls, and mechanical/HVAC).

There are a number of reasons that schools of similar design and age might have different conditions scores. For starters, there are very few schools that are exactly the same design, construction, and age. But assuming that two schools are similar (even prototypical schools), some reasons why the scores would vary include differences in: finishes and systems in design and construction; maintenance and upkeep; how the schools deteriorate and age over time (e.g. heavy use, use patterns and vandalism); what is replaced and upgraded over time; the result of code changes; and, subjectivity in assessments.

Building Condition Assessment (BCA) Scores 2017

Level	Name	Year Built	Mod Year	APP*	2017	Prior Year 2016
Elementary	Alcott	1986			77.74%	80.42%
	Audubon	1965	2001		80.64%	85.66%
	Bell	1966	2013	X	91.00%	93.43%
	Blackwell	1998			83.15%	84.11%
	Carson	2008	2008		89.34%	90.97%
	Dickinson	1992			79.55%	86.22%
	Einstein	1997			82.67%	84.94%
	Franklin	1967	2005	X	87.47%	87.50%
	Frost	1969	2009	X	90.00%	90.00%
	Juanita	1950	2005	X	85.19%	89.52%

Building Condition Assessment (BCA) Scores 2017

Level	Name	Year Built	Mod Year	APP*	2017	Prior Year 2016
Elementary	Keller	1969	2012	X	91.20%	93.24%
	Kirk	1975			59.74%	68.66%
	Lakeview	1955	2001	X	89.82%	89.94%
	Mann	1964	2003	X	86.36%	90.00%
	McAuliffe	1990			82.85%	88.39%
	Mead	1979			67.46%	72.80%
	Muir	1970	2012	X	92.22%	93.01%
	Redmond	1998		X	89.27%	90.74%
	Rockwell	1981			80.10%	81.49%
	Rosa Parks	2005	2006	X	86.38%	86.00%
	Rose Hill	1954	2006	X	89.97%	89.74%
	Rush	1970	2012	X	90.43%	93.64%
	Sandburg/Discovery	1970	2012	X	93.42%	94.00%
	Smith	1988			76.44%	77.15%
	Thoreau	1964	2003	X	84.57%	84.84%
	Twain	1962	2000	X	82.67%	84.99%
Wilder	1989			86.89%	86.74%	
Middle	Evergreen	1983			70.79%	76.72%
	Finn Hill/EAS	1967	2011	X	90.89%	92.56%
	Inglewood	1991			74.49%	78.15%
	International/Community	1965	2012	X	92.06%	93.46%
	Kamiakin	1974			64.06%	63.36%
	Kirkland	1961	2004	X	82.08%	85.23%
	Northstar (at Emerson HS)	2012	N/A		90.00%	90.00%
	Redmond	1958	2001	X	80.41%	86.71%
	Renaissance (at Eastlake HS)	2012	N/A		90.00%	90.00%
	Rose Hill/Stella Schola	1969	2013	X	92.02%	92.87%
High	Eastlake	1993			85.09%	86.59%
	Emerson	1983			74.55%	73.78%
	Juanita	1971			63.60%	63.60%
	Lake Washington	1949	2010	X	90.97%	94.26%
	Redmond	1964	2003	X	86.49%	90.25%
	Tesla STEM	2012	2012		91.48%	92.73%

Portable Building Condition Assessment (BCA) Scores 2017

Name	Portable Number	Year Built	BCA Rating 2017	BCA Rating 2016
Elementary Schools				
Alcott ES	P213	1986	Good	Good
	P267	1988	Fair	Fair
	P272	1989	Good	Good
	P289S	2007	Good	Good
	P292	1989	Good	Good
	P339	2007	Good	Good
	P340A	2007	Good	Good
	P340B	2007	Good	Good
	P380	2015	Excellent	Excellent
	P381	2015	Excellent	Excellent
	P382	2015	Excellent	Excellent
	P406	2016	Excellent	Excellent
Audubon ES	P212	1986	Poor	Fair
	P277	1989	Poor	Fair
	P383	2015	Excellent	Excellent
Blackwell ES	P204	1987	Fair	Good
	P247	1988	Fair	Good
	P269	1989	Fair	Good
Carson ES	P344A	2009	Good	Good
	P344B	2009	Good	Good
	P345A	2009	Good	Good
	P345B	2009	Good	Good
Dickinson/Explorer ES	P296	1990	Fair	Good
	P341A	2007	Fair	Good
	P341B	2007	Fair	Good
	P342A	2007	Fair	Good
	P342B	2007	Fair	Good
	P413	2017	Excellent	N/A
	P414	2017	Excellent	N/A
	P415	2017	Excellent	N/A
P416	2017	Excellent	N/A	
Einstein ES	P350	2010	Good	Good
Franklin ES	P205	1987	Good	Good
	P255	1988	Good	Good
	P403	2015	Excellent	Excellent
Frost ES	P386	2015	Excellent	Excellent
Keller ES	P407	2016	Excellent	N/A
Kirk ES	P207	1986	Fair	Good

Portable Building Condition Assessment (BCA) Scores 2017

Name	Portable Number	Year Built	BCA Rating 2017	BCA Rating 2016
Kirk ES (continued)	P208	1986	Fair	Good
	P333	1995	Fair	Good
Lakeview ES	P202	1986	Good	Good
	P293	1989	Good	Good
	P351A	2011	Good	Good
	P351B	2011	Good	Good
Mann ES	P376	2014	Good	Excellent
	P377	2014	Good	Excellent
	P378	2014	Good	Excellent
	P379	2014	Good	Excellent
McAuliffe ES	P160	1986	Fair	Good
	P161	1986	Fair	Good
	P162	1986	Fair	Good
	P163	1986	Fair	Good
	P221	1987	Fair	Good
	P222	1987	Fair	Good
	P223	1987	Fair	Good
Mead ES	P195	1990	Fair	Good
	P214	1986	Fair	Good
	P215	1986	Fair	Good
	P278	1989	Fair	Good
	P290	1989	Fair	Good
	P299	1990	Fair	Good
Redmond ES	P343A	2008	Good	Good
	P343B	2008	Good	Good
	P370	2014	Excellent	Good
	P371	2014	Excellent	Good
	P395	2015	Excellent	Excellent
	P396	2015	Excellent	Excellent
	P397	2015	Excellent	Excellent
	P398	2015	Excellent	Excellent
Rockwell ES	P288	1989	Good	Good
	P291S	1989	Good	Good
	P335A	1995	Good	Good
	P335B	1995	Good	Good
	P352	2011	Good	Good
Rosa Parks ES	P346A	2009	Good	Good
	P346B	2009	Good	Good
	P347A	2009	Good	Good
	P347B	2009	Good	Good

Portable Building Condition Assessment (BCA) Scores 2017

Name	Portable Number	Year Built	BCA Rating 2017	BCA Rating 2016
Rosa Parks ES (continued)	P348A	2010	Good	Good
	P348B	2010	Good	Good
	P349A	2010	Good	Good
	P349B	2010	Good	Good
	P353A	2011	Good	Good
	P353B	2011	Good	Good
Rose Hill ES	P354A	2011	Good	Good
	P354B	2011	Good	Good
Rush ES	P400	2015	Excellent	Excellent
	P401	2015	Excellent	Excellent
	P402	2015	Excellent	Excellent
Smith ES	P159	1986	Fair	Good
	P219	1986	Fair	Good
	P226	1987	Fair	Good
	P254	1988	Fair	Good
	P284	1989	Fair	Good
	P285	1989	Fair	Good
	P286	1989	Fair	Good
Twain ES	P329	1995	Fair	Good
	P258	1988	Fair	Fair
	P268S	1988	Fair	Fair
	P334A	1995	Good	Good
Wilder ES	P334B	1995	Good	Good
	P200	1990	Good	Good
	P273	1989	Good	Good
	P322	1990	Good	Good
	P328	1995	Good	Good
	P372	2014	Excellent	Good
	P373	2014	Excellent	Good
	P374	2014	Excellent	Good
P375	2014	Excellent	Good	
Middle Schools				
Evergreen MS	P104	1990	Fair	Good
	P106	1990	Fair	Good
	P248	1988	Fair	Good
	P250	1988	Good	Good
	P262	1988	Fair	Fair
	P263	1988	Fair	Fair
	P281	1989	Poor	Fair
	P287	1989	Poor	Fair

Portable Building Condition Assessment (BCA) Scores 2017

Name	Portable Number	Year Built	BCA Rating 2017	BCA Rating 2016
Evergreen MS (continued)	P337	1989	Fair	Good
	P384	2015	Excellent	Excellent
	P385	2015	Excellent	Excellent
	P404	2016	Excellent	Excellent
	P405	2016	Excellent	Excellent
Kamiakin MS	P211	1986	Fair	Good
	P236	1986	Fair	Fair
	P256	1988	Fair	Fair
	P257	1988	Fair	Good
	P261S	1988	Fair	Good
	P264	1988	Fair	Fair
	P316	1990	Fair	Fair
Redmond MS	P355A	2008	Good	Good
	P355B	2008	Good	Good
	P356A	2008	Good	Good
	P356B	2008	Good	Good
	P361A	2008	Fair	Fair
	P361B	2008	Fair	Fair
	P399	2015	Excellent	Excellent
High Schools				
Emerson Campus	P155	1986	Fair	Fair
	P156	1986	Fair	Fair
	P157	1986	Fair	Fair
Juanita HS	P169A	1986	Good	Good
	P169B	1986	Good	Good
	P197A	1986	Good	Good
	P197B	1986	Good	Good
	P198	1990	Fair	Fair
	P199A	1986	Good	Good
	P199B	1986	Good	Good
	P327	1991	Good	Good
Lake Washington HS	P388	2015	Excellent	Excellent
	P389	2015	Excellent	Excellent
	P390	2015	Excellent	Excellent
	P391	2015	Excellent	Excellent
	P392	2015	Excellent	Excellent
	P393	2015	Excellent	Excellent
	P394	2015	Excellent	Excellent
	P408	2016	Excellent	N/A
	P409	2016	Excellent	N/A

Portable Building Condition Assessment (BCA) Scores 2017

Name	Portable Number	Year Built	BCA Rating 2017	BCA Rating 2016
Lake Washington HS (continued)	P410	2016	Excellent	N/A
	P411	2016	Excellent	N/A
Redmond HS	P357A	2013	Good	Good
	P357B	2013	Good	Good
	P358A	2013	Good	Good
	P358B	2013	Good	Good
	359A	2013	Good	Good
	359B	2013	Good	Good
	360A	2013	Good	Good
	360B	2013	Good	Good

Appendix B: Inspection of Vital Systems

Periodic inspections are completed in order to ensure the safe, continued operation of vital systems (those that impact human safety or are essential for a building) and compliance. The district utilizes both in-house staff and outside vendors in conduction inspections. Site and building systems inspected include:

Inspectors	Systems Inspected
Facilities Supervisors or Consultants	Asset Preservation Program building condition evaluations for five of the six-year cycle. The sixth-year evaluation must be conducted by a certified third party (i.e. another school district or consultants)
Custodians	Playgrounds, sites/walkways, fire extinguishers, moveable walls/curtains, asbestos, toilet fixtures, faucets/bubblers, generators, HVAC air filters, portable ramps, interior/exterior lighting, indoor environmental concerns.
Trades	Water flushing systems, HVAC controls and equipment, bleachers, generators, irrigation systems, playground surfacing and equipment, pavement/concrete walks, and tree health/risk.
Vendors	Fire alarm systems, fire sprinkler systems, intrusion alarm systems, drinking water backflow devices, elevators, fire extinguishers, boiler/pressure vessels, kitchen fire suppression/hoods/grease traps, bleachers/grandstands, asbestos, oil separators, sewer lift stations, science lab acid neutralization tanks, surface water management, water quality. Specialty (expert) assessments and surveys (e.g. roofing or playfield surveys).

Appendix C: Integrated Pest Management (IPM)

Lake Washington earned the IPM STAR Certification in 2014-2015 after passing a rigorous 37-point inspection conducted by the independent nonprofit IPM Institute of North America, becoming one of only 12 school districts in the state to hold this designation. The district satisfied the requirements necessary to retain IPM STAR Certification in 2017-2018. IPM is a common-sense approach to solving pest problems with minimum pesticide usage.

The word “pesticide” encompasses insecticides, herbicides, fungicides and rodenticides. The district is required to report the use of any of pesticide chemical except for traps or baits.

- Details of products and quantities used either by district staff or vendors in 2017-2018 are found on the attached charts.

Schools can elect to become a “Pesticide Free” site. To achieve this status requires specific involvement by site personnel to maintain shrubs, beds, and walkways in a manner that complies with state and local codes while eliminating the need for pesticides. Tesla STEM, Alcott Elementary, Sandburg Elementary, Thoreau Elementary, and Peter Kirk Elementary were “Pesticide Free Schools” in 2017-2018.

Herbicide Product Use 2017-2018

PRODUCT	EPA REG.#	EPA DESIG.	USE	AREA	2017-2018	2016-2017
Casoron	400-168	Caution	Pre-emergent weed control	Planting beds, tree wells, sign posts	246 lbs.	1,597 lbs.
Crossbow ¹	62719-260	Caution	Post emergent weed control	Planting beds, tree wells, cinder tracks, sidewalks, parking lots	9 gallons (diluted)	None Used
Ranger Pro	524-517	Caution	Post emergent weed control	Planting beds, tree wells, cinder tracks, sidewalks, parking lots	8 gallons (diluted)	48.1 gallons (diluted)
Round Up ProMax	524-579	Caution	Post emergent weed control	Planting beds, tree wells, cinder tracks, sidewalks, parking lots	64 gallons (diluted)	None Used
Spectacle G	432-1523	Caution	Pre-emergent weed control	Planting beds, tree wells, sign posts	2,142 lbs.	None Used

¹ Product information provided by district approved, licensed pest control vendor

Appendix C: Integrated Pest Management (IPM)

Insecticide Product Use 2017-2018

Product	EPA REG.	EPA DESIG.	USE	AREA	2017-2018	2016-2017
Advion ¹	352-746	Caution	Ants, Roaches	Interior (bait)	258 oz.	154 oz.
Arilon	100-15	Caution	Bees, Wasps	Exterior	15 oz	None Used
BTI Bricks ¹	6218-47	Caution	Mosquito Larva	Retention ponds	188 bricks	122 bricks
Delta Dust ¹	432-772	Caution	Ants, Roaches	Exterior	8 oz	None Used
Drione ¹	432-992	Caution	Ants, Wasps	Exterior	2.0 oz.	2.0 oz.
Evergreen Pyrethrum Dust	1021-1871	Caution	Ants, Wasps	Interior & Exterior	38 oz.	None Used
Max Force ¹	432-1259	Caution	Ants	Interior (Bait Gel Traps)	27 oz.	8 oz.
Phantom ¹	241-392	Caution	Ants	Exterior	71 oz. (diluted)	20 oz. (diluted)
P.I. ¹	499-444	Caution	Wasps, Flies, Ants	Interior	2.0 oz.	2.0 oz.
Talstar P ¹	279-3206	Caution	Wasps	Exterior	4.3 oz.	None Used
Tempo SC ¹	432-1363	Caution	Ants, Bees	Interior	32.5 oz.	10 oz.
Tempo Dust ¹	432-1373	Caution	Wasps	Exterior	7 oz.	3 oz.

¹ Product information provided by district approved, licensed pest control vendor

Tengard ¹	70506-6	Caution	Wasps	Exterior	.05 gallons	.05 gallons
Termidor ¹	7969-210	Caution	Termites	Interior / Exterior	1.8 gallons (diluted)	None Used
Wasp Freeze ¹	499-362	Caution	Bees, Spiders	Nests	43 cans	39 cans

¹ Product information provided by district approved, licensed pest control vendor

Appendix D: Drinking Water Testing Schedule

Year One	
School	Year Built
Juanita HS	1971
Kamiakin MS	1974
Kirk ES	1975
Mead ES	1979
Rockwell ES	1981
Evergreen MS	1983
Emerson Campus/Northstar	1983
Alcott ES	1986
Smith ES	1988
Wilder ES	1988
Year Two	
McAuliffe ES	1990
Inglewood MS	1991
Dickinson/Explorer ES	1992
Eastlake HS/Renaissance	1993
Einstein ES	1998
Blackwell ES	1998
Twain ES	2000
Audubon ES	2001
Lakeview ES	2001
Redmond MS	2002

Year Three	
School	Year Built
Redmond ES	1998
Mann ES	2003
Thoreau ES	2003
Kirkland MS	2004
Redmond HS	2004
Rose Hill ES	2005
Franklin ES	2006
Juanita ES	2006
Rosa Parks ES	2006
Carson ES	2008
Frost ES	2009
Year Four	
Finn Hill MS/EAS	2011
Lake Washington HS	2011
Keller ES	2012
Muir ES	2012
Sandburg/Discovery ES	2012
Bell ES	2013
Rush ES	2013
ICS/Community	2013
Rose Hill MS	2013
Tesla STEM HS	2012
Clara Barton ES	2018
Ella Baker ES	2018