

## **Building Condition Assessments (BCA) & 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 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 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.

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. Though not required by the State, the district has since expanded the program to assess 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).

<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 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 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 Scores

Level	Name	Year Built	Mod Year	2018	Previous Year
Elementary	Alcott	1986		74.69%	77.74%
	Audubon	1965	2001	77.85%	80.64%
	Bell	1966	2013	90.18%	91.00%
	Blackwell	1998		78.34%	83.15%
	Carson	2008	2008	87.92%	89.34%
	Dickinson	1992		75.14%	79.55%
	Einstein	1997		79.02%	82.67%
	Franklin	1967	2005	86.34%	87.47%
	Frost	1969	2009	87.99%	90.00%
	Juanita	1950	2005	85.03%	85.19%
	Keller	1969	2012	90.02%	91.20%
	Kirk	1975		55.85%	59.74%
	Lakeview	1955	2001	87.31%	89.82%
	Mann	1964	2003	85.33%	86.36%
	McAuliffe	1990		81.87%	82.85%
	Mead	1979		66.49%	67.46%
	Muir	1970	2012	90.02%	92.22%
	Redmond	1998		85.50%	89.27%
	Rockwell	1981		80.15%	80.10%
	Rosa Parks	2006		88.51%	86.38%
	Rose Hill	1954	2006	90.02%	89.97%
	Rush	1970	2012	90.13%	90.43%
	Sandburg/Discovery	1970	2012	91.06%	93.42%
	Smith	1988		72.09%	76.44%
Thoreau	1964	2003	82.06%	84.57%	
Twain	1962	2000	79.03%	82.67%	
Wilder	1989		84.18%	86.89%	
Middle	Evergreen	1983		65.15%	70.79%
	Finn Hill/EAS	1967	2011	88.71%	90.89%
	Inglewood	1991		72.63%	74.49%
	International/Community	1965	2012	87.36%	92.06%
	Kamiakin	1974		62.34%	64.06%
	Kirkland	1961	2004	81.53%	82.08%
	Northstar (at Emerson HS)	2012		90.00%	90.00%
	Redmond	1958	2001	79.01%	80.41%
	Renaissance (at Eastlake HS)	2012		90.00%	90.00%
	Rose Hill/Stella Schola	1969	2013	87.81%	92.02%
High	Eastlake	1993		84.04%	85.09%
	Emerson	1983		74.48%	74.55%
	Juanita	1971		63.66%	63.60%
	Lake Washington	1949	2010	89.24%	90.97%
	Redmond	1964	2003	85.07%	86.49%
	Tesla STEM	2012		90.06%	91.48%

**Portable Condition Assessment Scores**

Name	Portable Number	Year Built	BCA Report 2018	Previous Year
<b>Elementary Schools</b>				
Alcott Elementary	P213	1986	Fair	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 Elementary	P212	1986	Poor	Poor
	P277	1989	Poor	Poor
	P383	2015	Excellent	Excellent
Blackwell Elementary	P204	1987	Fair	Fair
	P247	1988	Fair	Fair
	P269	1989	Fair	Fair
Carson Elementary	P344A	2009	Good	Good
	P344B	2009	Good	Good
	P345A	2009	Good	Good
	P345B	2009	Good	Good
Dickinson/Explorer	P296	1990	Fair	Fair
	P341A	2007	Fair	Fair
	P341B	2007	Fair	Fair
	P342A	2007	Fair	Fair
	P342B	2007	Fair	Fair
	P413	2017	Excellent	Excellent
	P414	2017	Excellent	Excellent
	P415	2017	Excellent	Excellent
P416	2017	Excellent	Excellent	
Einstein Elementary	P350	2010	Good	Good
Franklin Elementary	P205	1987	Good	Good
	P255	1988	Good	Good
	P403	2015	Excellent	Excellent
Frost Elementary	P386	2015	Excellent	Excellent
Keller Elementary	P407	2016	Excellent	Excellent
Kirk Elementary	P207	1986	Fair	Fair
	P208	1986	Fair	Fair
	P333	1995	Fair	Fair

**Portable Condition Assessment Scores**

Lakeview Elementary	P202	1986	Fair	Good
	P293	1989	Fair	Good
	P351A	2011	Good	Good
	P351B	2011	Good	Good
	P427	2018	New	
	P428	2018	New	
Mann Elementary	P376	2014	Good	Good
	P377	2014	Good	Good
	P378	2014	Good	Good
	P379	2014	Good	Good
McAuliffe Elementary	P160	1986	Fair	Fair
	P161	1986	Fair	Fair
	P162	1986	Fair	Fair
	P163	1986	Fair	Fair
	P221	1987	Fair	Fair
	P222	1987	Fair	Fair
	P223	1987	Fair	Fair
Mead Elementary	P195	1990	Fair	Fair
	P214	1986	Fair	Fair
	P215	1986	Fair	Fair
	P278	1989	Fair	Fair
	P290	1989	Fair	Fair
	P299	1990	Fair	Fair
Muir Elementary	P419	2018	New	
	P420	2018	New	
Redmond Elementary	P343A	2008	Good	Good
	P343B	2008	Good	Good
	P370	2014	Good	Excellent
	P371	2014	Good	Excellent
	P395	2015	Excellent	Excellent
	P396	2015	Excellent	Excellent
	P397	2015	Excellent	Excellent
	P398	2015	Excellent	Excellent
Rockwell Elementary	P288	1989	Good	Good
	P291S	1989	Good	Good
	P335A	1995	Good	Good
	P335B	1995	Good	Good
	P352	2011	Good	Good

**Portable Condition Assessment Scores**

Rosa Parks Elementary	P346A	2009	Good	Good
	P346B	2009	Good	Good
	P347A	2009	Good	Good
	P347B	2009	Good	Good
	P348A	2010	Fair	Good
	P348B	2010	Fair	Good
	P349A	2010	Good	Good
	P349B	2010	Good	Good
	P353A	2011	Good	Good
	P353B	2011	Good	Good
Rose Hill Elementary	P354A	2011	Good	Good
	P354B	2011	Good	Good
	P421	2018	New	
	P422	2018	New	
Rush Elementary	P400	2015	Excellent	Excellent
	P401	2015	Excellent	Excellent
	P402	2015	Excellent	Excellent
	P426	2018	New	
Smith Elementary	P159	1986	Fair	Fair
	P219	1986	Fair	Fair
	P226	1987	Fair	Fair
	P254	1988	Fair	Fair
	P284	1989	Fair	Fair
	P285	1989	Fair	Fair
	P286	1989	Fair	Fair
	P329	1995	Fair	Fair
Twain Elementary	P258	1988	Fair	Fair
	P268S	1988	Fair	Fair
	P334A	1995	Fair	Good
	P334B	1995	Fair	Good
	P423	2018	New	
	P424	2018	New	
	P425	2018	New	
Wilder Elementary	P200	1990	Good	Good
	P273	1989	Fair	Good
	P322	1990	Good	Good
	P328	1995	Good	Good
	P372	2014	Good	Excellent
	P373	2014	Good	Excellent
	P374	2014	Good	Excellent
	P375	2014	Good	Excellent

**Portable Condition Assessment Scores**

<b>Middle Schools</b>				
Evergreen Middle	P104	1990	Fair	Fair
	P106	1990	Fair	Fair
	P248	1988	Fair	Fair
	P250	1988	Fair	Good
	P262	1988	Fair	Fair
	P263	1988	Fair	Fair
	P281	1989	Fair	Poor
	P287	1989	Fair	Poor
	P337	1989	Fair	Fair
	P384	2015	Excellent	Excellent
	P385	2015	Excellent	Excellent
	P404	2016	Excellent	Excellent
	P405	2016	Excellent	Excellent
Kamiakin Middle	P211	1986	Fair	Fair
	P236	1986	Fair	Fair
	P256	1988	Fair	Fair
	P257	1988	Fair	Fair
	261S	1988	Fair	Fair
	P264	1988	Fair	Fair
	P316	1990	Fair	Fair
Redmond Middle	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

**Portable Condition Assessment Scores**

High Schools				
Emerson Campus	P155	1986	Fair	Fair
	P156	1986	Fair	Fair
	P157	1986	Fair	Fair
Juanita High	P169A	1986	Fair	Good
	P169B	1986	Fair	Good
	P197A	1986	Fair	Good
	P197B	1986	Fair	Good
	P198	1990	Fair	Fair
	P199A	1986	Fair	Good
	P199B	1986	Fair	Good
Lake Washington High	P327	1991	Fair	Good
	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	Excellent
	P409	2016	Excellent	Excellent
Redmond High	P410	2016	Excellent	Excellent
	P411	2016	Excellent	Excellent
	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	