



Facilities Condition Assessment Report

August 1, 2018

SÄZÄN
Environmental Services

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I. FCA Executive Summary

Säzän Environmental Services (SES) was selected through a competitive qualifications and fee proposal process to serve as a facilities consultant to the North Kitsap School District's (NKSD) Business, Finance, and Operations and the Facilities, Maintenance, and Capital Programs Departments. This Facilities Condition Assessment report will serve as the foundation for the development of a proactive Asset Management strategy for district-wide facilities. SES services included:

1. Conducting a Facility Condition Assessments (FCA) of all District-owned sites and facility assets;
2. Conducting a Learning Environment Assessments (LEA) of all NKSD educational facilities; and
3. Conducting an Area Analysis of all District-owned facilities and buildings.

Overall Project Goals

The data generated from the Facility Condition Assessment reports will support the prioritization, planning, and budgeting for NKSD's future Facilities Masterplan and subsequent Bond/Levy planning. This process will help inform and prioritize facility needs and support the planning and budgeting for both the District's maintenance operations and capital planning programs. All assessments, reporting, and prioritization employ a collaborative approach intended to leverage the collaborative experience and expertise of NKSD and its consultants.

These reports and the facility performance benchmarks that have been established should be considered an iterative process that includes planning and budgeting for periodic assessment updates every three to five years, which allows ongoing comparisons with benchmarking data over time.

Facility Condition Assessment (FCA)

An FCA analyzes the condition of a facility or group of facilities that vary in terms of age, design, use, construction methods, and materials. The assessment is performed by a qualified group of professionals with experience in building design and construction. This FCA Report provides NKSD with qualitative condition benchmarks, including Facility Condition Indices for each building as well as quantitative cost estimates associated with recommended repair/replacements of building systems and equipment.

Scope of Work

Number of Facilities	16
High School	2
Middle School	2
Elementary.....	7
District Support.....	5
Number of Buildings at Facilities.....	27
High School	8
Middle School	5
Elementary.....	9
District Support.....	5
Assessed Inventory Gross Square Feet (GSF)	940,565
Assessed Inventory Current Replacement Value (CRV)	\$331,078,880

FCA Approach and Methodology

The FCA was designed to be a collaborative and iterative process leveraging the experience and expertise of NKSD staff and the SES consulting team with the work organized in the following three phases:

Phase I – Preparation.....	(2/29/18 – 3/30/18)
Phase II – Field Surveys.....	(4/01/18 – 4/13/18)
Phase III – Analysis/Reporting	(4/16/18– 7/27/18)

The Preparation phase included collecting facility information from multiple sources, including data contained in the public database for Inventory of Condition of Schools (ICOS) maintained by the Washington State Office of the Superintendent of Public Instruction (OSPI), NKSD Facility Drawings, user surveying of facility staff, principal's questionnaire, 2014 Study and Survey Report, and the Capital Projects Levy documents.

Multiple survey options were presented for consideration and the approach selected by NKSD was to deploy one FCA team comprised of five surveyors, each responsible for assessing the conditions of civil, structural, architectural, mechanical/plumbing, and electrical disciplines. System condition ratings from the ICOS system were reviewed by the assessors in the field. The condition rating system is based upon rapid visual inspections (i.e., non-destructive testing) and follow the ICOS methodology and guidelines and qualitative condition evaluations of Excellent; Good; Fair; Poor; and Unsatisfactory.



Assessors reviewed the estimated installation dates of equipment based upon year of original construction and/or most recent modernization dates when available, as well any visible nameplate information or anecdotal information received during the O&M workshops and staff onsite at each facility. Very limited information was available for Site Facilities and their Infrastructure systems. Assessors were tasked with estimating the remaining useful life of systems, based upon their visual observations. It should be noted that not all areas of buildings were accessible to the surveyors, including some roofs and mechanical/electrical spaces and equipment.

Consistent with the OSPI ICOS system, the FCA data is organized by the CSI UniFormat categorization of building systems. Cost projections are based on a parametric approach, using average 2018 market costs for K-12 facilities and building systems in the Puget Sound market. Relevant systems and cost data maintained within the iPlan system were reviewed and edited by an independent, professional cost consultant. This FCA report represents parametric, rough order of magnitude (ROM) estimating for planning and budgeting purposes. This FCA report and cost projections are not intended to replace typical project planning, budgeting, and project-based scope of work. Costs represented in this report do not reflect Net Present Value costs for future cost projections. It is recommended that NPV calculations be applied to future costs. Estimated costs reflect only labor and materials and do not include any markups. A markup factor of at least 100% is recommended for all cost projections represented in this report for planning and budgeting purposes, as follows:

Design Scope Contingency	25%
General Contractor Mark-ups (overhead & profit)	20%
Project Soft Costs	55%
Consultant Fees.....	12%
Permitting	3%
Art	0%
NKSD Internal PM/Admin/OH	20%
Project Contingency	10%
Sales Tax	10%

The data collected during this FCA represents the District first cost-based and systems life cycle-based, comprehensive facility condition assessment development.

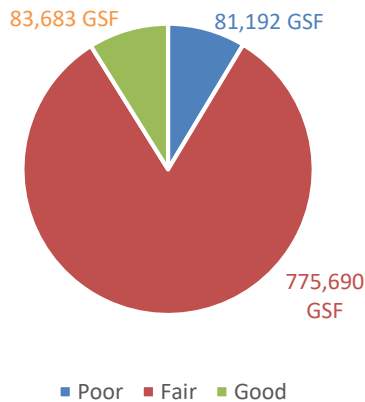
II. Summary of FCA Findings

Facility Condition Scores

Building Condition Assessment (BCA) scores are maintained in the State of Washington ICOS (Inventory and Condition of Schools) system that is maintained by OSPI (Office of the Superintendent of Public Instruction's School Construction Assistance Program). BCA scores were updated by the Săzăn Environmental Services assessment team. BCA Scores range from 0%-100% with the larger the score, the better are reported conditions. The following tables provide further explanation and interpretation of OSPI's BCA scores.

Excellent:	95% – 100%	Preventive maintenance only
Good	85% - 94%	Routine maintenance only
Fair	62% - 84%	Minor maintenance only
Poor	30% - 61%	Major maintenance
Unsatisfactory	0% – 29%	Replace system

BCA Condition Scores
Asset Portfolio GSF



FACILITY	BUILDING NAME	YEAR BUILT	BCA Scores
Breidablik Elementary School	Main	1989	55.09% Poor
David Woffle Elementary	Main	1989	67.12% Fair
David Woffle Elementary	Playshed	1989	84.89% Fair
Facilities/Maintenance	Main	1959	71.63% Fair
Hilder Pearson Elementary	Lower	1951	71.29% Fair
Hilder Pearson Elementary	Upper	1968	72.40% Fair
Kingston High School	North Building	2007	84.55% Fair
Kingston High School	South Building	2007	84.13% Fair
Kingston Middle School	One-story Building	1988	65.74% Fair
Kingston Middle School	Two-story Building	1993	70.62% Fair
North Kitsap Community	North Kitsap Community Center	1975	79.33% Fair
North Kitsap High School	100 Building	1969	83.48% Fair
North Kitsap High School	Gym	1962	79.64% Fair
North Kitsap High School	Main	1956	89.08% Good
North Kitsap High School	Music	1956	74.10% Fair
North Kitsap High School	Old Vocational	1956	43.83% Poor
North Kitsap High School	Technology	1988	79.89% Fair
North Kitsap Stadium	Stadium	1974	81.98% Fair
PAL (formerly Spectrum)	Spectrum School	1955	73.24% Fair
Poulsbo Elementary School	Main	1974	73.11% Fair
Poulsbo Middle School	Bldg 1 - Classrooms	1975	75.24% Fair
Poulsbo Middle School	Building 2 - Gym/Cafeteria	1975	73.96% Fair
Richard Gordon Elementary	Main	1994	70.20% Fair
Student Support Center	Admin	1956	61.66% Poor
Suquamish Elementary School	Main	1961	80.42% Fair
Transportation Center	Main (Bus Barn)	1958	83.93% Fair
Vinland Elementary School	Main	1994	70.15% Fair

Facility Condition Indices

The Facility Condition Index (FCI) for each facility and site is an industry standard benchmark for evaluating the condition performance of facilities over time. A lower FCI indicates a better performing building; consequently, a high FCI score indicates a poorly performing building. The FCI calculation used in this report is represented by the total cost projections expected for each facility for the period 2018-2037 relative to the estimated current replacement value (CRV) for each facility. A table with the CRV breakdown is shown below. FCI scores are calculated only for facilities that are buildings. There are no FCI scores associated with Site facilities.

This report provides several different FCIs produced by the 4Tell system for each building to reflect various planning periods. Industry standard FCIs are typically calculated to reflect the inclusion of five years of cyclical renewal cost projections. FCI scores are expressed as percentages and range from 0%-100%. Unlike condition scores, the lower the FCI, the better. The following 4Tell definitions for FCIs is found in the Assessment Reports for each building.

Maintenance + Lifecycle Renewal

$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

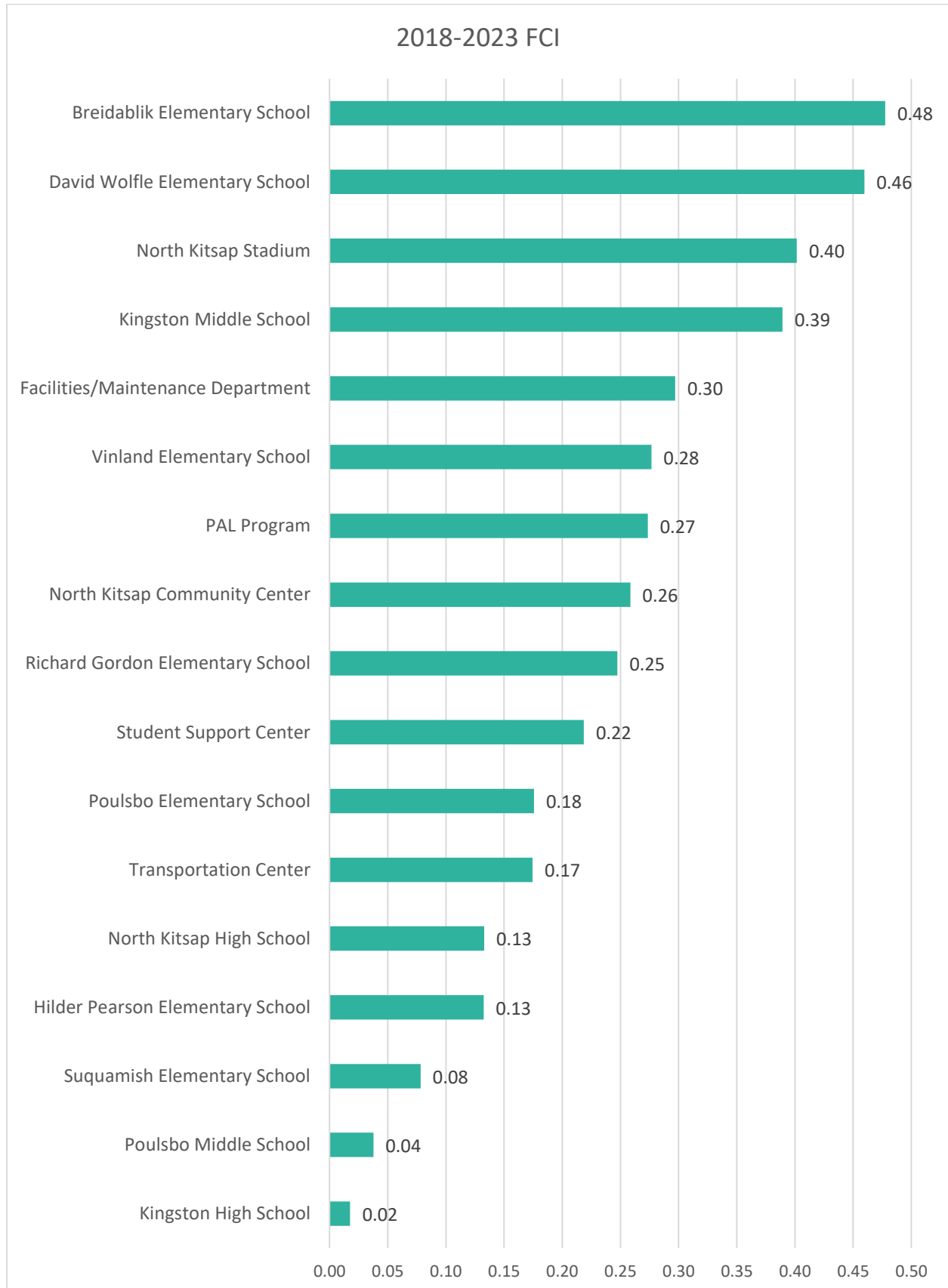
Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

Because organizations have different missions and strategic goals, FCI calculations vary, as do the thresholds for determining facility needs for minor maintenance, major maintenance, and replacement. The 4Tell thresholds of Poor (10%-59%) and Very Poor (50%-100%), represent very broad ranges for FCI scores. For the North Kitsap School District, consideration should be given to considering building replacement threshold of 40%, since this is more in alignment and consideration of the ages of such facilities as Wolfe and Breidablik Elementary Schools and the one story building at Kingston Middle School.

Current Replacement Value

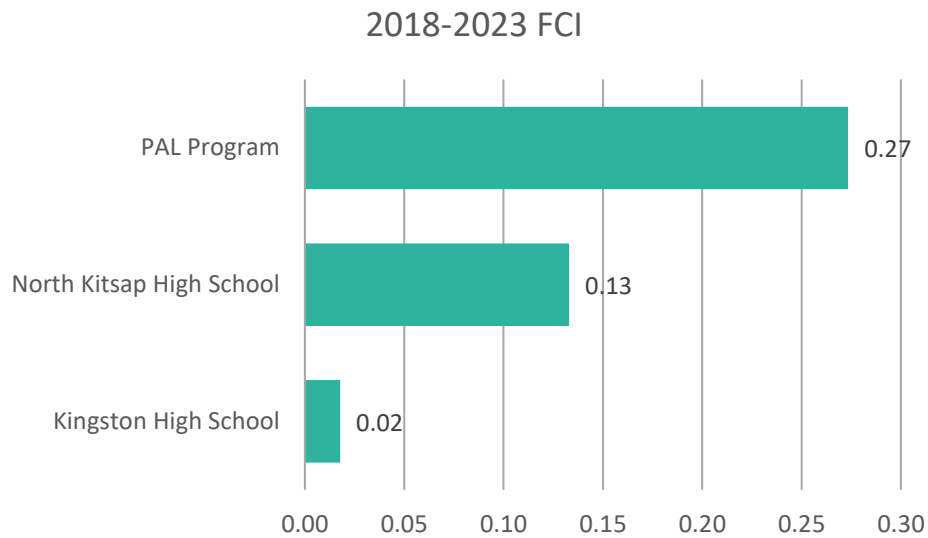
Facility Type	CRV (\$/SF)
High school	391
Middle school	377
Elementary school	352
Administration center	294
Facilities/maintenance warehouse	212
Transportation warehouse	257
High school stadium	288
Average	310

District-wide FCI Scores



High School Sites FCI Scores

The 3 High School level facilities were rated overall with an average 5-year FCI score of 0.14 and range from 0.02 to 0.27.

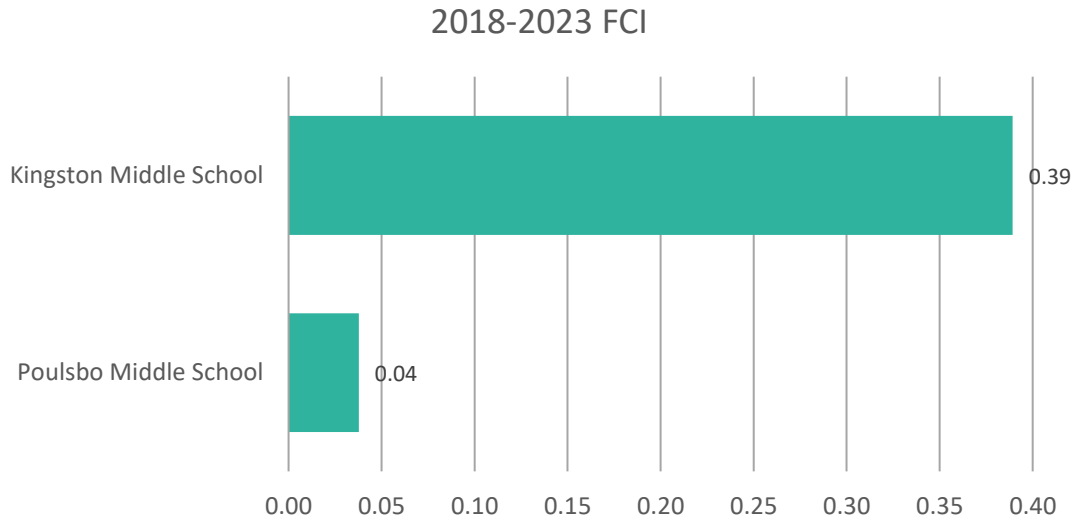


High Schools Breakdown – Facility FCI Scores

Facility	Building	2018 FCI	2018-2023 FCI	2018-2027 FCI	2018-2037 FCI
Kingston High School	North Building	0.00	0.02	0.02	0.39
Kingston High School	South Building	0.00	0.02	0.02	0.40
North Kitsap High School	100 Building	0.02	0.04	0.06	0.44
North Kitsap High School	Gym	0.06	0.08	0.23	0.52
North Kitsap High School	Main	0.00	0.02	0.02	0.17
North Kitsap High School	Music	0.09	0.23	0.24	0.37
North Kitsap High School	Old Vocational	0.72	0.72	0.72	0.72
North Kitsap High School	Technology	0.13	0.33	0.33	0.49
PAL Program	Main	0.27	0.27	0.27	0.58
Average		0.15	0.19	0.21	0.45

Middle School Sites FCI Scores

The 2 Middle School level facilities were rated overall with an average 5-year FCI score of 0.21 and range from 0.04 to 0.39.

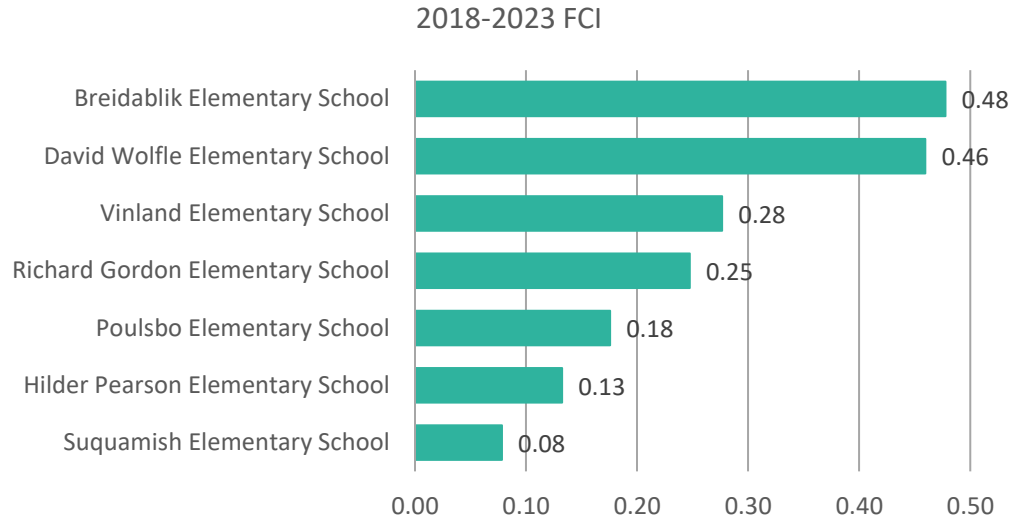


Middle Schools Breakdown – Facility FCI Scores

Facility	Building	2018 FCI	2018-2023 FCI	2018-2027 FCI	2018-2037 FCI
Kingston Middle School	One-story Building	0.37	0.40	0.40	0.53
Kingston Middle School	Two-story Building	0.09	0.35	0.41	0.53
Poulsbo Middle School	Building 1 - Classrooms	0.01	0.02	0.05	0.46
Poulsbo Middle School	Building 2 - Gym/Cafeteria	0.03	0.07	0.13	0.46
Average		0.13	0.21	0.25	0.49

Elementary School / ELC - Site FCI Scores

The 7 Elementary School level facilities were rated overall with an average FCI score of 0.26 and range from 0.08 to 0.48.



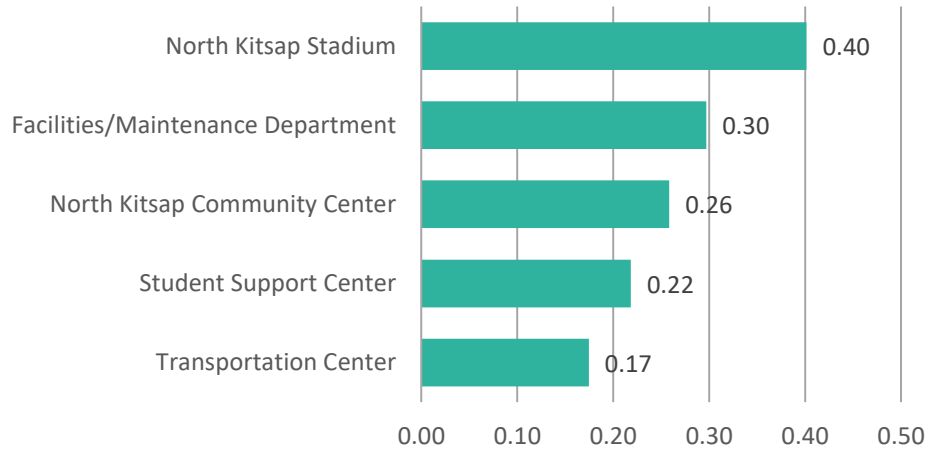
Elementary Schools Breakdown – Facility FCI Scores

Facility	Building	2018 FCI	2018-2023 FCI	2018-2027 FCI	2018-2037 FCI
Breidablik Elementary School	Main	0.28	0.48	0.48	0.61
David Wolfle Elementary School	Main	0.13	0.48	0.48	0.65
David Wolfle Elementary School	Playshed	0.04	0.12	0.12	0.25
Hilder Pearson Elementary School	Lower	0.08	0.13	0.28	0.57
Hilder Pearson Elementary School	Upper	0.07	0.13	0.27	0.56
Poulsbo Elementary School	Main	0.09	0.18	0.22	0.53
Richard Gordon Elementary School	Main	0.11	0.25	0.48	0.62
Suquamish Elementary School	Main	0.04	0.08	0.11	0.49
Vinland Elementary School	Main	0.12	0.28	0.51	0.65
Average		0.11	0.24	0.33	0.55

District Support - Site FCI Scores

The 5 District Support facilities were rated overall with an average FCI score of 0.27 and range from 0.17 to 0.40.

2018-2023 FCI



District Support Breakdown – Facility FCI Scores

Facility	Building	2018 FCI	2018-2023 FCI	2018-2027 FCI	2018-2037 FCI
Facilities/Maintenance Department	Main	0.03	0.30	0.34	0.67
North Kitsap Community Center	Main	0.14	0.26	0.34	0.57
North Kitsap Stadium	Stadium	0.34	0.40	0.44	0.49
Student Support Center	Admin	0.08	0.22	0.36	0.67
Transportation Center	Main	0.00	0.17	0.55	0.73
Average		0.12	0.27	0.41	0.63

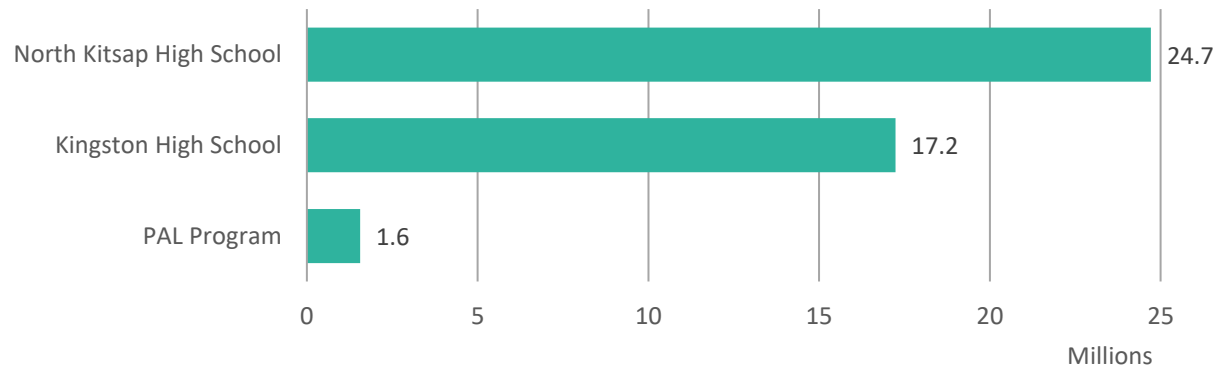
2018-2037 Facility Inventory Cost Projections

The following tables and graphs represent projected costs for the reporting period of 2018 - 2037. Costs for future replacement/repair of systems are represented as 2018 market costs for Puget Sound Area K-12 systems and equipment are neither escalated nor factored with markups, nor calculated as net present value cost projections. Cost projections for site systems are included in each site.

High Schools - Cost Projections by Site (2018-2037)

The following tables provide a comprehensive overview of costs projected to occur over the next 20 years at the 3 High School Sites.

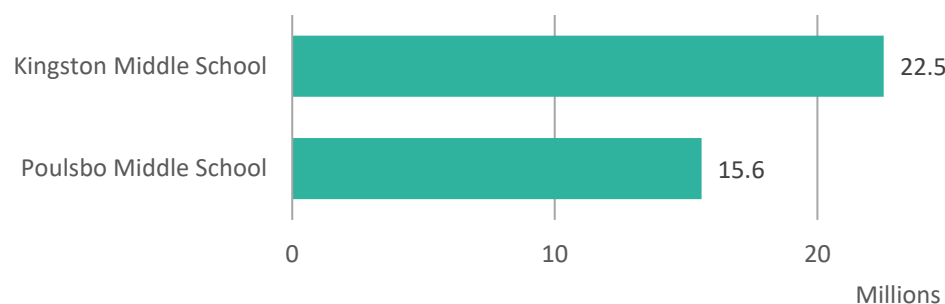
Facility	Cost
Kingston High School	\$17,235,073
North Kitsap High School	\$24,712,402
PAL Program	\$1,557,996
Total	\$43,505,471



Middle Schools - Cost Projections by Site (2018-2037)

The following tables provide a comprehensive overview of costs projected to occur over the period of 2018-2037.

Facility	Cost
Kingston Middle School	\$22,525,775
Poulsbo Middle School	\$15,585,139
Total	\$38,110,914

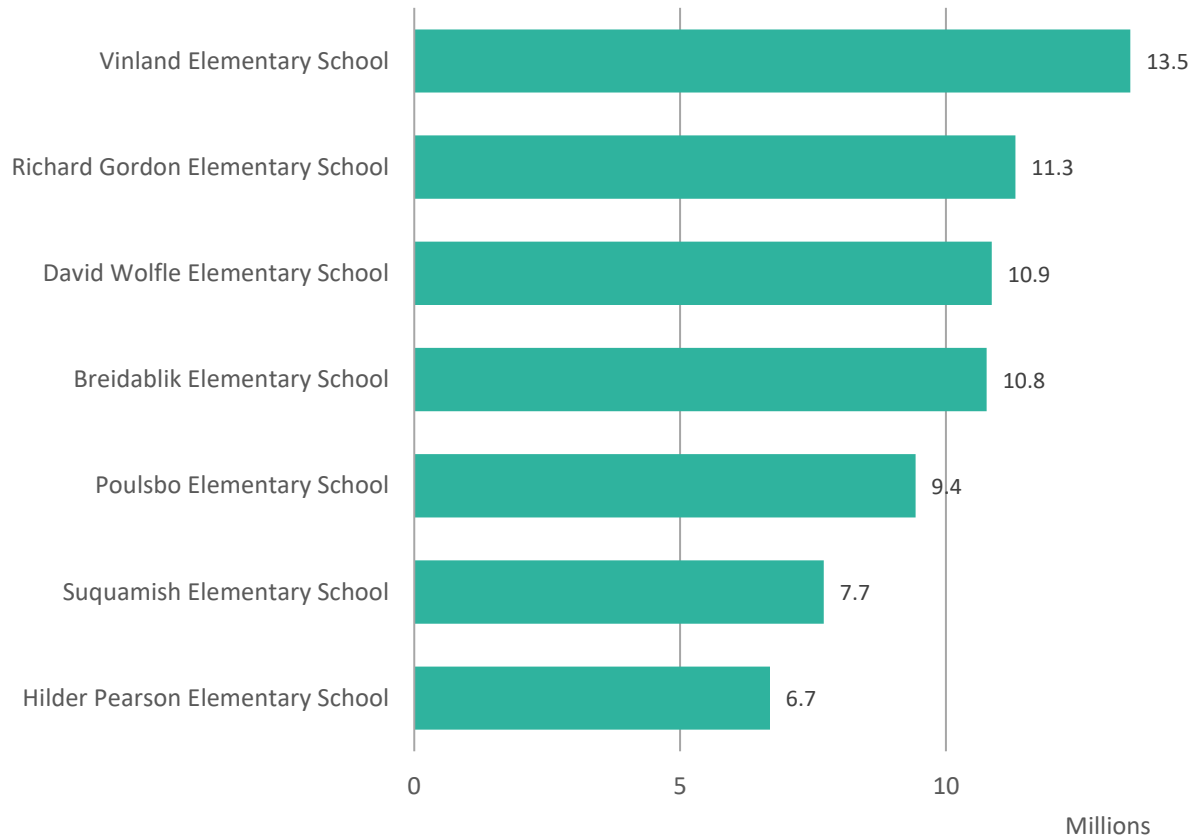


Elementary / ELC - Cost Projections by Site (2018-2037)

The following tables provide a comprehensive overview of costs projected to occur over the next 20 years at the 7 Elementary and Early Learning Center Sites.

Site	Cost
Breidablik Elementary School	\$10,765,623
David Wolfle Elementary School	\$10,863,984
Hilder Pearson Elementary School	\$6,689,153
Poulsbo Elementary School	\$9,428,041
Richard Gordon Elementary School	\$11,305,829
Suquamish Elementary School	\$7,703,451
Vinland Elementary School	\$13,467,547
Total	\$70,223,629

Elementary - Cost Projections by Site (2018-2037)

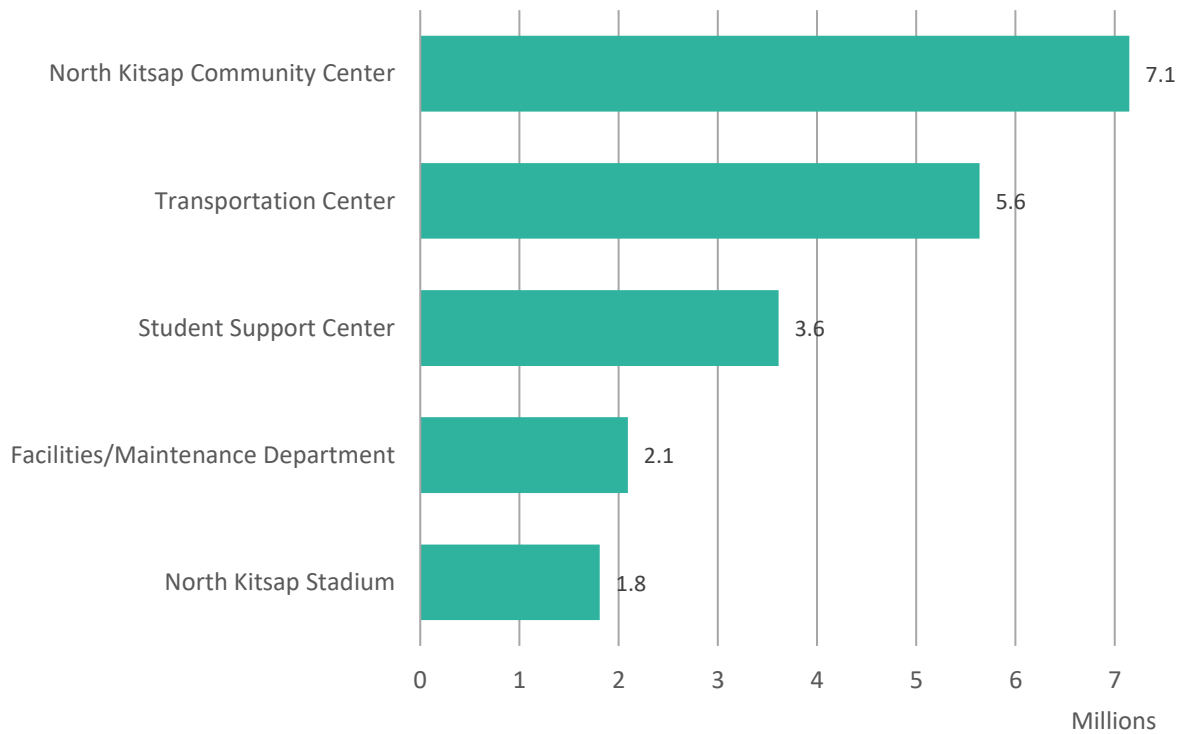


District Support - Cost Projections by Site (2018-2037)

The following tables provide a comprehensive overview of costs projected to occur over the next 20 years at the five District Support Sites.

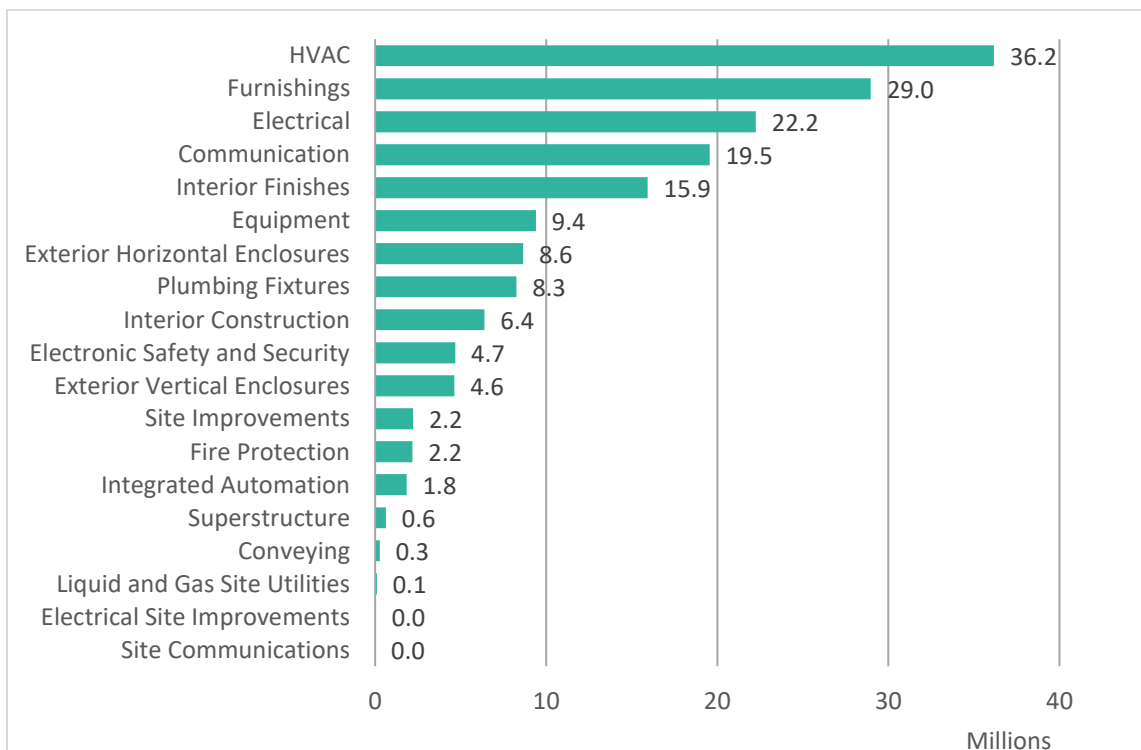
Facility	Cost
Facilities/Maintenance Department	\$2,092,614
North Kitsap Community Center	\$7,148,504
North Kitsap Stadium	\$1,810,274
Student Support Center	\$3,612,782
Transportation Center	\$5,638,234
Grand Total	\$20,302,408

District Support- Cost Projections by Site (2018-2037)



Cost Projections by Level 2 Systems (2018-2037)

Level 2 Subsystems	Total
Communication	\$19,549,625
Conveying	\$267,594
Electrical	\$22,248,762
Electrical Site Improvements	\$33,500
Electronic Safety and Security	\$4,680,497
Equipment	\$9,393,400
Exterior Horizontal Enclosures	\$8,645,835
Exterior Vertical Enclosures	\$4,629,680
Fire Protection	\$2,183,921
Furnishings	\$28,971,461
HVAC	\$36,162,378
Integrated Automation	\$1,849,534
Interior Construction	\$6,391,164
Interior Finishes	\$15,934,835
Liquid and Gas Site Utilities	\$96,500
Plumbing Fixtures	\$8,252,771
Site Communications	\$5,000
Site Improvements	\$2,212,740
Superstructure	\$626,183
Total	\$172,135,381

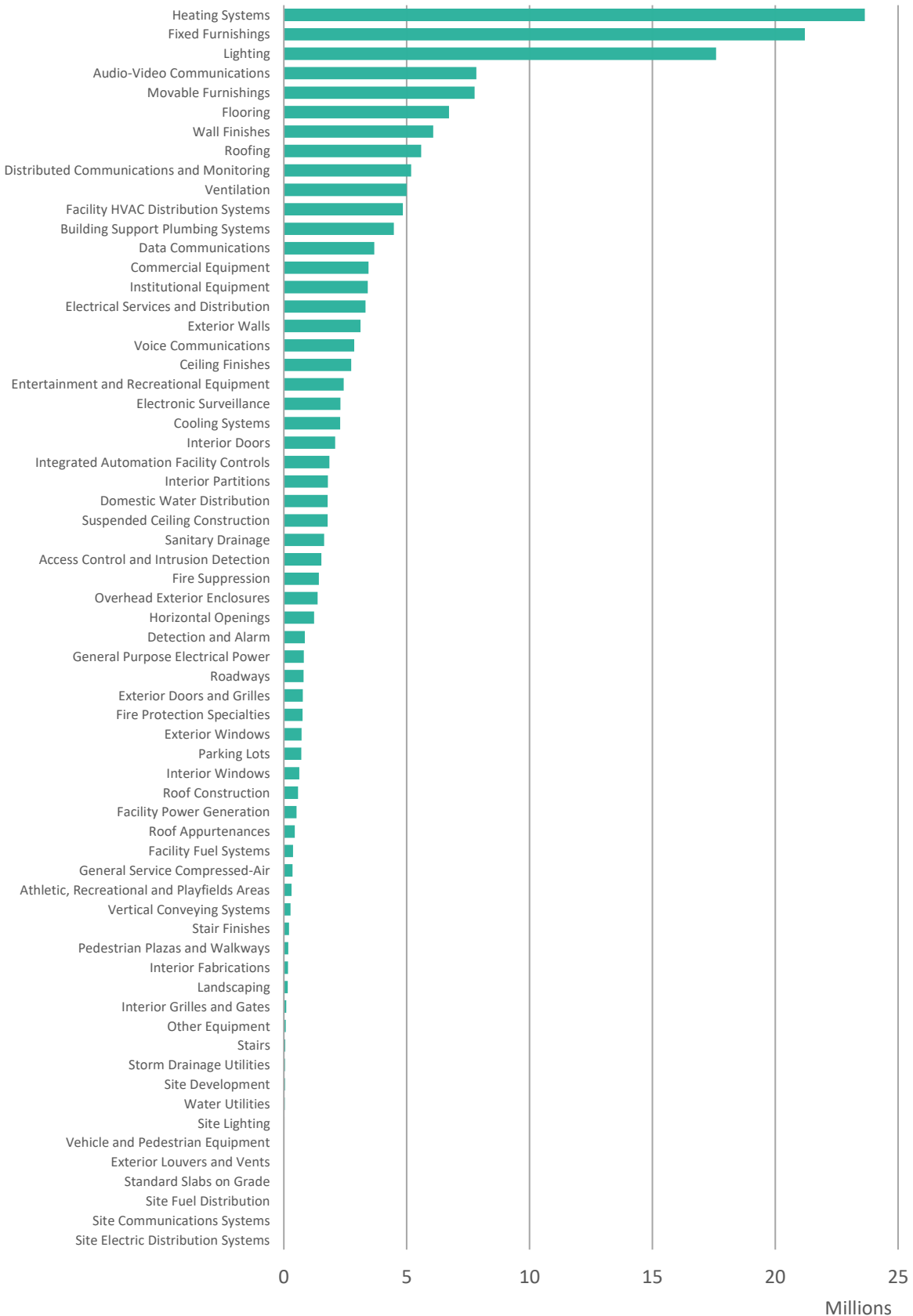


Cost Projections by Level 3 Subsystems (2018-2037)

Level 3 Subsystems	Total
Access Control and Intrusion Detection	\$1,523,308
Athletic, Recreational and Playfields Areas	\$314,960
Audio-Video Communications	\$7,830,696
Building Support Plumbing Systems	\$4,481,699
Ceiling Finishes	\$2,745,863
Commercial Equipment	\$3,449,606
Cooling Systems	\$2,293,243
Data Communications	\$3,680,355
Detection and Alarm	\$850,786
Distributed Communications and Monitoring	\$5,177,727
Domestic Water Distribution	\$1,779,205
Electrical Services and Distribution	\$3,323,474
Electronic Surveillance	\$2,306,404
Entertainment and Recreational Equipment	\$2,433,585
Exterior Doors and Grilles	\$768,686
Exterior Louvers and Vents	\$17,386
Exterior Walls	\$3,119,208
Exterior Windows	\$724,401
Facility Fuel Systems	\$374,501
Facility HVAC Distribution Systems	\$4,849,262
Facility Power Generation	\$519,328
Fire Protection Specialties	\$762,337
Fire Suppression	\$1,421,584
Fixed Furnishings	\$21,208,491
Flooring	\$6,726,843
General Purpose Electrical Power	\$816,352
General Service Compressed-Air	\$353,019
Heating Systems	\$23,645,418
Horizontal Openings	\$1,233,100
Institutional Equipment	\$3,412,807
Integrated Automation Facility Controls	\$1,849,534

Level 3 Subsystems	Total
Interior Doors	\$2,092,708
Interior Fabrications	\$169,576
Interior Grilles and Gates	\$94,358
Interior Partitions	\$1,792,933
Interior Windows	\$625,184
Landscaping	\$162,000
Lighting	\$17,589,608
Movable Furnishings	\$7,762,970
Other Equipment	\$79,497
Overhead Exterior Enclosures	\$1,376,698
Parking Lots	\$713,800
Pedestrian Plazas and Walkways	\$177,000
Roadways	\$801,480
Roof Appurtenances	\$447,261
Roof Construction	\$574,033
Roofing	\$5,588,776
Sanitary Drainage	\$1,638,849
Site Communications Systems	\$5,000
Site Development	\$43,500
Site Electric Distribution Systems	\$2,500
Site Fuel Distribution	\$10,000
Site Lighting	\$31,000
Stair Finishes	\$211,415
Stairs	\$52,149
Standard Slabs on Grade	\$15,840
Storm Drainage Utilities	\$51,500
Suspended Ceiling Construction	\$1,777,182
Vehicle and Pedestrian Equipment	\$17,906
Ventilation	\$4,999,954
Vertical Conveying Systems	\$267,594
Voice Communications	\$2,860,848
Wall Finishes	\$6,081,139
Water Utilities	\$35,000
Total	\$172,142,421

Cost Projections by Level 3 Subsystems (2018-2037)



Conclusions

Elementary Schools

The District's seven elementary level facilities represent the largest asset class, by use type, of the District's educational facilities included in this report. The District's last Capital Bond Program focused on the two high schools and Poulsbo Middle School. Consequently, it is not surprising to find the greatest cost projections and higher average FCIs to fall in this asset class.

High Schools

Of the District's three high school level facilities, North Kitsap and Kingston are comprehensive high schools. The Spectrum School, currently housing the PAL program, was designed to house a small alternative high school program. North Kitsap High School, due to its size and date of original construction, represents the largest cost projections and this is reflected in the relative FCI scores too in comparison with the newer Kingston High School.

Middle Schools

Of the District's two middle schools, Kingston Middle School represents the greatest cost projections and higher FCIs, which is reflective of the more recent modernization of Poulsbo Middle School during the last Capital Bond Program.

SYSTEMS

The District's HVAC systems represent the highest cost projections with \$36 million. These "active" building systems have greatly suffered due to previous maintenance practices. The lack of regular air filter changes and water treatment of hydronic systems has shortened the normal expected life of these systems. Recommissioning HVAC systems is strongly recommended to mitigate the accelerated decline of these critical systems. Furnishings (\$29 million) and Electrical (\$22 million) systems then follow in terms of systems needs.

Facility Condition Assessment

North Kitsap School District



Breidablik Elementary School

25142 Waghorn Rd NW
Poulsbo, WA 98370

Prepared by:

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Date of Report: August 1, 2018

On-Site Date: April 2018

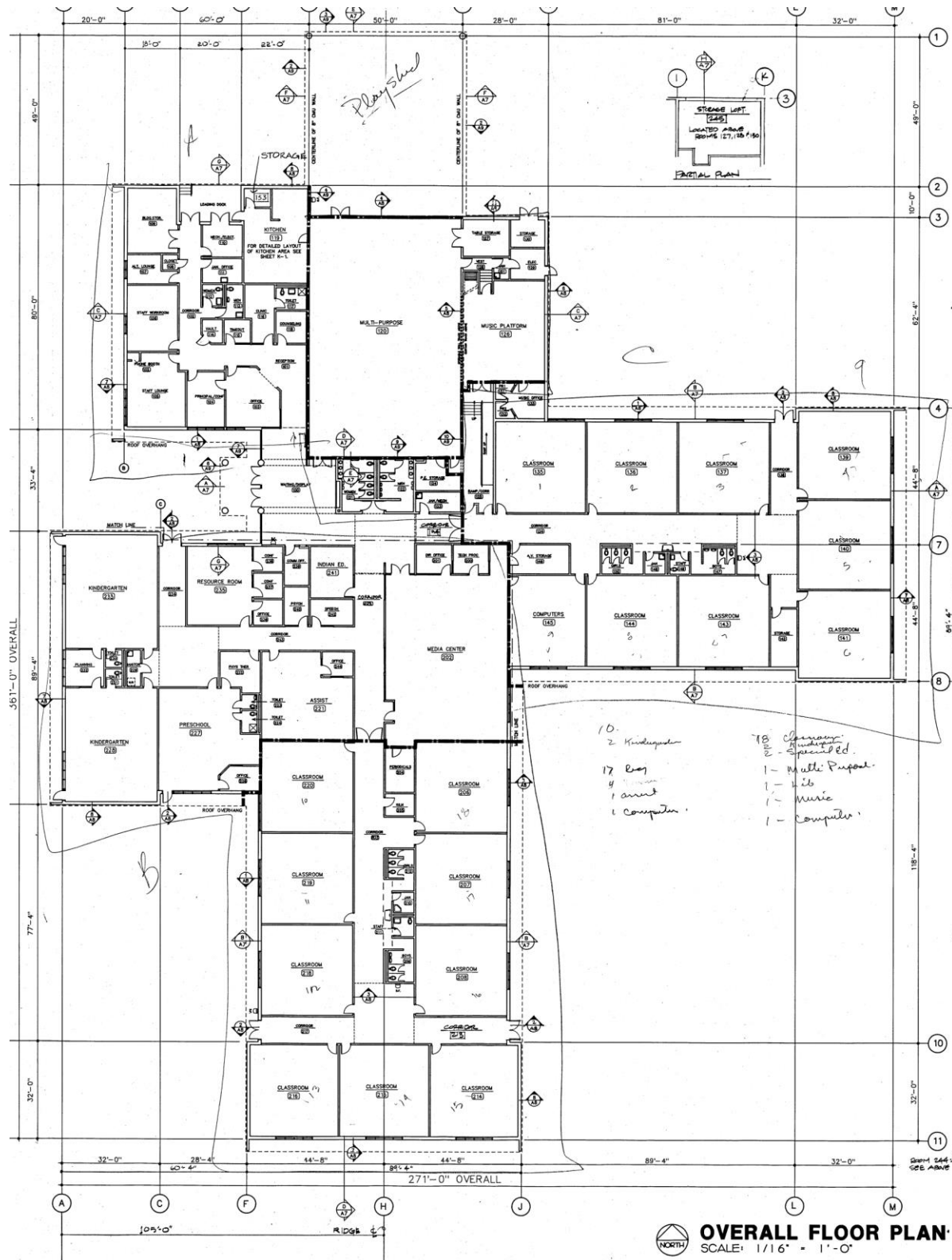
Facility Overview

Facility 2018-2023 FCI	Program Served	2018 Enrollment	GSF	No. Buildings	Original Construction	Year Mod/Add
0.48	K-5	N/A	49,463	1	1990	N/A

Site plan



Floorplan(s)



Facility Condition Assessment

North Kitsap School District



Breidablik Elementary School Main
25142 Waghorn Rd NW
Poulsbo, WA

Prepared By:

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EXECUTIVE SUMMARY

Project Detail

On April 05, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Breidablik Elementary School Main
Property Type	Elementary School, single-story
Full Address	25142 Waghorn Rd NW Poulsbo, WA
Year Built	1990
Number of Levels	1
Gross Building Area (GSF)	49,463
Current Replacement Value (CRV)	\$17,410,976
CRV/GSF (\$/Sq Ft)	\$352

Building Description

Architectural Structural Executive Summary

Breidablik Elementary was constructed in 1989-1990 and opened in the fall of 1990. It is an identical floorplan and architectural style as David Wolfe Elementary, which opened at the same time. The school was closed several years ago, and is currently being rented to local theater, dance, and gymnastics organizations. Some areas of the building are being used for district storage. It appears that this building is not being maintained. The theater tenant is generally destroying finishes throughout the building.

Both the roof and the windows need full replacement. The site is quite nice. With full gut and remodel and updated mechanical systems, this building would be serviceable as a school again.

Exterior walls are split face concrete block with smooth block trim. Windows are aluminum with insulated glass. Above the windows are prefinished metal fascia. The roof is sloped with fiberglass shingles. Exterior walls and roof are insulated. The building envelope would not meet current WSEC requirements. The corridors have VCT flooring with tackable walls. Corridor doors have closers and requirements for fire code appear to be met.

Bathroom sinks are open to the corridors. Sink and toilet areas have ceramic tile floors and wainscots. ADA stalls are provided. Classroom finishes are carpeted floors, painted GWB walls, and lay-in acoustical ceiling tiles. Many flooring materials are newer; however, they are covered with Masonite floor protection for the tenants and the condition could not be observed. The gym floor was reportedly replaced with rubber sheet flooring recently.

The structural system consists of steel columns, beams, joist girders, and bar joists, with metal roof deck. The structure is laterally braced. The masonry screen walls are deteriorating and should be re-grouted and pinpointed. The covered play attached to the building needs painting.

Mechanical Electrical Executive Summary

Both the plumbing and the HVAC system are in overall poor condition. The school has been shut down for several years for students. However, a portion of the wings are used for theatrical venues which is adding strain on the existing HVAC system. Sewer smells are present through several portions of building. All outdoor units are in unusable condition. The entire HVAC system and plumbing should be upgraded if the building is to reopen. Consider upgrading controls as well as re-balancing and retro-commissioning the entire HVAC system.

The electrical, communications and all related systems within the building are in serviceable condition. With proper maintenance, repairs and replacement of select systems the electrical and communication systems can easily be recommissioned if or when the school is reopened. Breidablik was one of the only schools observed as having LED parking lot site lighting.

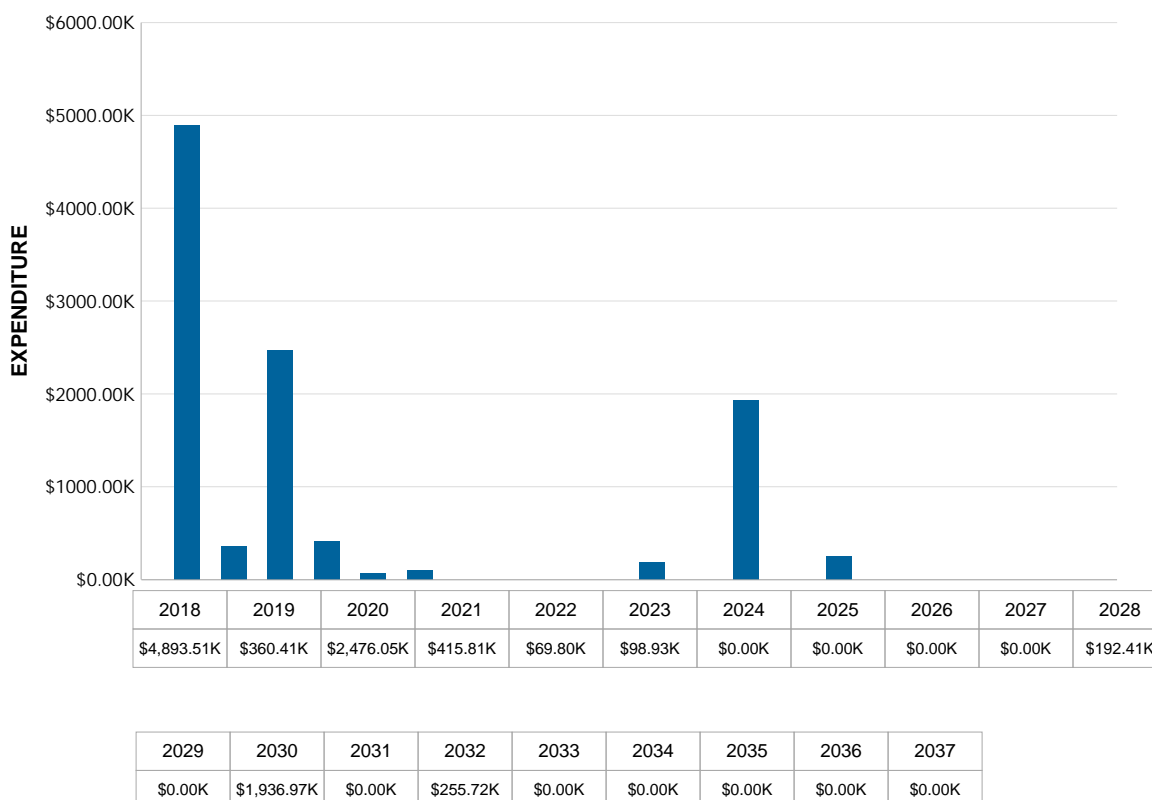
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	28.11 %
Immediate Capital Needs (Year 0) (Included in FCI)	\$4,893,514
Future Capital Needs (Year 1 to Year 19)	\$5,806,109

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Breidablik Elementary School Main building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$10,699,623.

Expenditure Forecast Over Study Period



Key Findings

- B Shell: Replace Roofing at an estimated cost of \$245,831 in year 2018
- B Shell: Replace Exterior Windows at an estimated cost of \$85,076 in year 2018
- B Shell: Replace Roof Appurtenances at an estimated cost of \$51,936 in year 2018
- B Shell: Paint all exterior doors at an estimated cost of \$46,001 in year 2018
- B Shell: Paint all exterior walls. at an estimated cost of \$44,517 in year 2018
- B Shell: Paint eaves and covered play. at an estimated cost of \$13,800 in year 2022
- B Shell: Replace Exterior Doors and Grilles at an estimated cost of \$187,465 in year 2028
- B Shell: Replace Overhead Exterior Enclosures at an estimated cost of \$150,368 in year 2030
- B Shell: Replace Horizontal Openings at an estimated cost of \$147,894 in year 2030
- C Interiors: Replace Flooring at an estimated cost of \$342,284 in year 2018
- C Interiors: Replace Wall Finishes at an estimated cost of \$297,767 in year 2018
- C Interiors: Replace Ceiling Finishes at an estimated cost of \$243,853 in year 2018
- C Interiors: Re-finish chair rails throughout. at an estimated cost of \$50,452 in year 2018
- C Interiors: Re-finish interior doors and remove stickers. More than a paint job, requires removing stickers and sanding. at an estimated cost of \$39,076 in year 2018
- C Interiors: Replace operable wall at an estimated cost of \$6,920 in year 2018
- C Interiors: Replace Interior Doors at an estimated cost of \$251,272 in year 2030
- C Interiors: Replace Suspended Ceiling Construction at an estimated cost of \$224,067 in year 2030
- C Interiors: Replace Interior Windows at an estimated cost of \$77,162 in year 2030
- C Interiors: Replace Interior Grilles and Gates at an estimated cost of \$21,764 in year 2030
- D Services: Replace Distributed Communications and Monitoring at an estimated cost of \$279,961 in year 2018
- D Services: Replace Building Support Plumbing Systems at an estimated cost of \$239,401 in year 2018
- D Services: Replace Data Communications at an estimated cost of \$193,895 in year 2018
- D Services: Replace Voice Communications at an estimated cost of \$150,368 in year 2018
- D Services: Replace Integrated Automation Facility Controls at an estimated cost of \$98,926 in year 2018

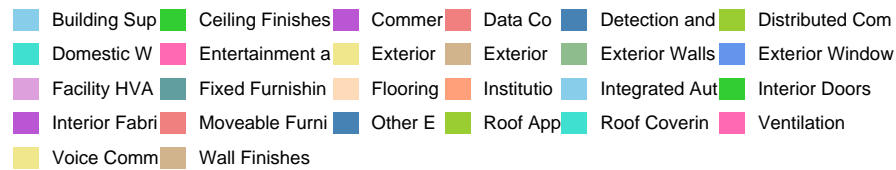
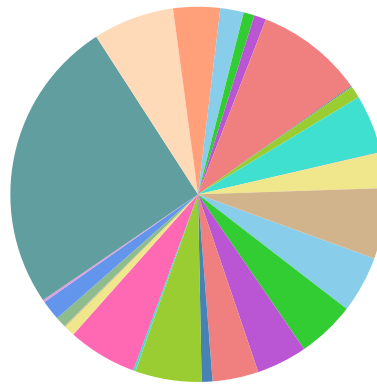
- D Services: Replace Detection and Alarm at an estimated cost of \$45,506 in year 2018
- D Services: Replace all leaking fixture piping. at an estimated cost of \$5,850 in year 2018
- D Services: Repair what ductwork can be salvaged. Replace if needed. at an estimated cost of \$5,333 in year 2018
- D Services: Clean ductwork. at an estimated cost of \$5,000 in year 2018
- D Services: Replace HVAC units. at an estimated cost of \$333,520 in year 2019
- D Services: Re-balance HVAC. at an estimated cost of \$24,732 in year 2019
- D Services: Replace Heating Systems at an estimated cost of \$1,114,896 in year 2020
- D Services: Replace Lighting at an estimated cost of \$1,034,766 in year 2020
- D Services: Replace Cooling Systems at an estimated cost of \$125,636 in year 2020
- D Services: Replace Ventilation at an estimated cost of \$101,399 in year 2020
- D Services: Replace Fire Protection Specialties at an estimated cost of \$49,463 in year 2020
- D Services: Clean damaged areas effected by standing water; approximately 2,500 SF. at an estimated cost of \$15,000 in year 2020
- D Services: Retro-commission. at an estimated cost of \$12,366 in year 2020
- D Services: Replace broken/damaged piping with new. at an estimated cost of \$9,825 in year 2020
- D Services: Upgrade controls. at an estimated cost of \$301,724 in year 2021
- D Services: Replace old piping. at an estimated cost of \$61,425 in year 2021
- D Services: Replace water heaters at an estimated cost of \$21,000 in year 2021
- D Services: Replace floor drains. at an estimated cost of \$14,450 in year 2021
- D Services: Replace traps and vents. at an estimated cost of \$10,965 in year 2021
- D Services: Re-insulate pipes that are missing or damaged. at an estimated cost of \$6,250 in year 2021
- D Services: Replace fixtures with high efficiency fixtures at an estimated cost of \$43,000 in year 2022
- D Services: Retorque all connections. at an estimated cost of \$51,442 in year 2023
- D Services: Complete system IR scan. at an estimated cost of \$47,484 in year 2023
- D Services: Replace Facility HVAC Distribution Systems at an estimated cost of \$484,737 in year 2030
- D Services: Replace Electrical Services and Distribution at an estimated cost of \$331,402 in year 2030

- D Services: Replace Sanitary Drainage at an estimated cost of \$163,228 in year 2030
- D Services: Replace General Purpose Electrical Power at an estimated cost of \$85,076 in year 2030
- D Services: Replace Fire Suppression at an estimated cost of \$255,724 in year 2032
- E Equipment & Furnishing: Replace Fixed Furnishings at an estimated cost of \$1,243,005 in year 2018
- E Equipment & Furnishing: Replace Movable Furnishings at an estimated cost of \$455,554 in year 2018
- E Equipment & Furnishing: Replace Entertainment and Recreational Equipment at an estimated cost of \$291,832 in year 2018
- E Equipment & Furnishing: Replace Commercial Equipment at an estimated cost of \$213,680 in year 2018
- E Equipment & Furnishing: Replace Institutional Equipment at an estimated cost of \$197,357 in year 2018
- E Equipment & Furnishing: Replace old damaged dumpsters. Allowance for enclosing or locking dumpsters to prevent vandalism. at an estimated cost of \$13,000 in year 2022

1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

Distribution of Immediate Needs by Building System

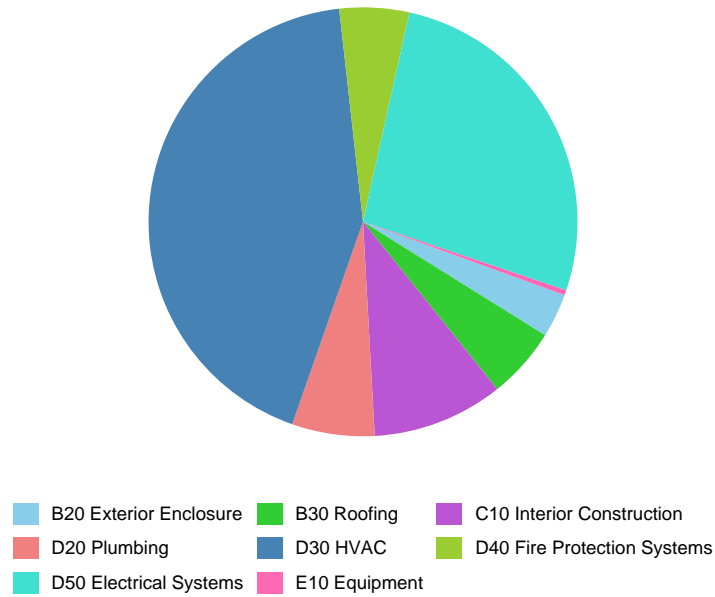


Building System	Estimated Cost	Percentage of Total Cost
Building Support Plumbing Systems	\$239,401	4.89 %
Ceiling Finishes	\$243,853	4.98 %
Commercial Equipment	\$213,680	4.37 %
Data Communications	\$193,895	3.96 %
Detection and Alarm	\$45,506	0.93 %
Distributed Communications and Monitoring	\$279,961	5.72 %
Domestic Water Distribution	\$9,600	0.20 %
Entertainment and Recreational Equipment	\$291,832	5.96 %
Exterior Doors and Grilles	\$46,001	0.94 %
Exterior Louvers and Vents	\$4,452	0.09 %
Exterior Walls	\$45,142	0.92 %
Exterior Windows	\$85,076	1.74 %
Facility HVAC Distribution Systems	\$10,333	0.21 %
Fixed Furnishings	\$1,243,005	25.40 %

Flooring	\$342,284	6.99 %
Institutional Equipment	\$197,357	4.03 %
Integrated Automation Facility Controls	\$98,926	2.02 %
Interior Doors	\$45,996	0.94 %
Interior Fabrications	\$50,452	1.03 %
Moveable Furnishings	\$455,554	9.31 %
Other Equipment	\$3,957	0.08 %
Roof Appurtenances	\$51,936	1.06 %
Roof Coverings	\$245,831	5.02 %
Ventilation	\$1,350	0.03 %
Voice Communications	\$150,368	3.07 %
Wall Finishes	\$297,767	6.08 %
Total	\$4,893,514	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$192,411	3.31 %
B30 Roofing	\$312,062	5.37 %
C10 Interior Construction	\$574,265	9.89 %
D20 Plumbing	\$361,309	6.22 %
D30 HVAC	\$2,488,804	42.87 %
D40 Fire Protection Systems	\$305,187	5.26 %
D50 Electrical Systems	\$1,550,170	26.70 %
E10 Equipment	\$21,900	0.38 %
Total	\$5,806,109	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

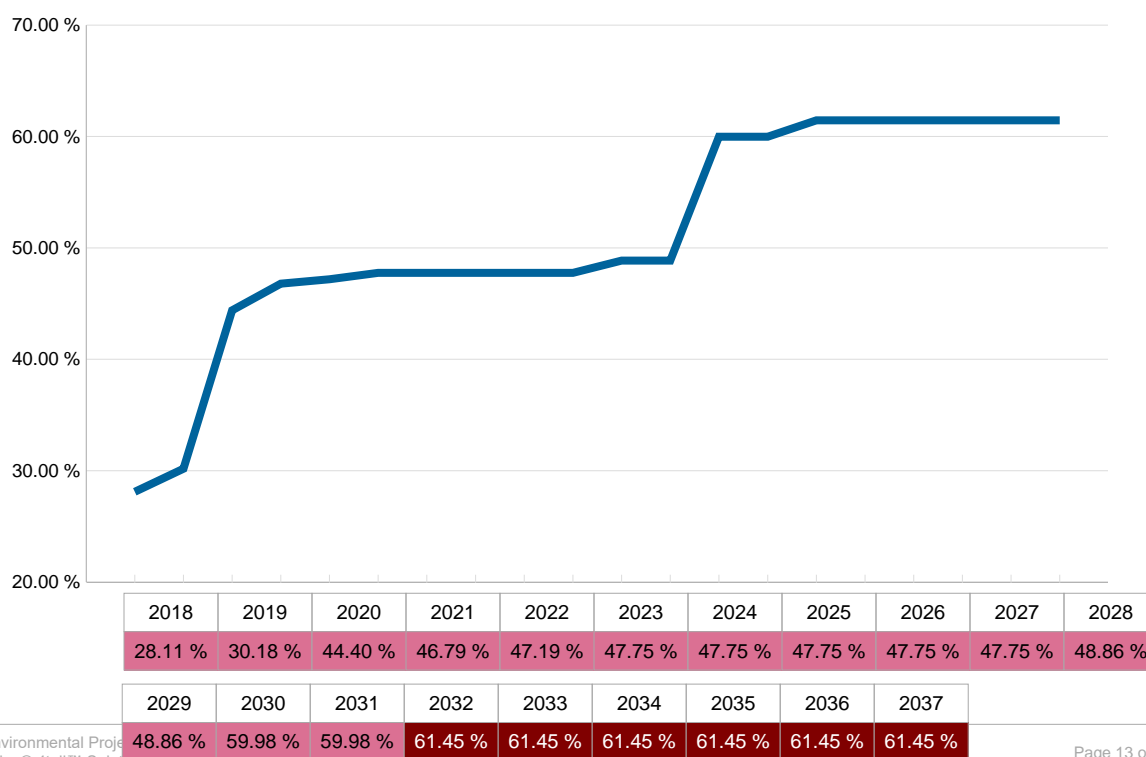
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

**Priority 3
Necessary / Not Critical:**

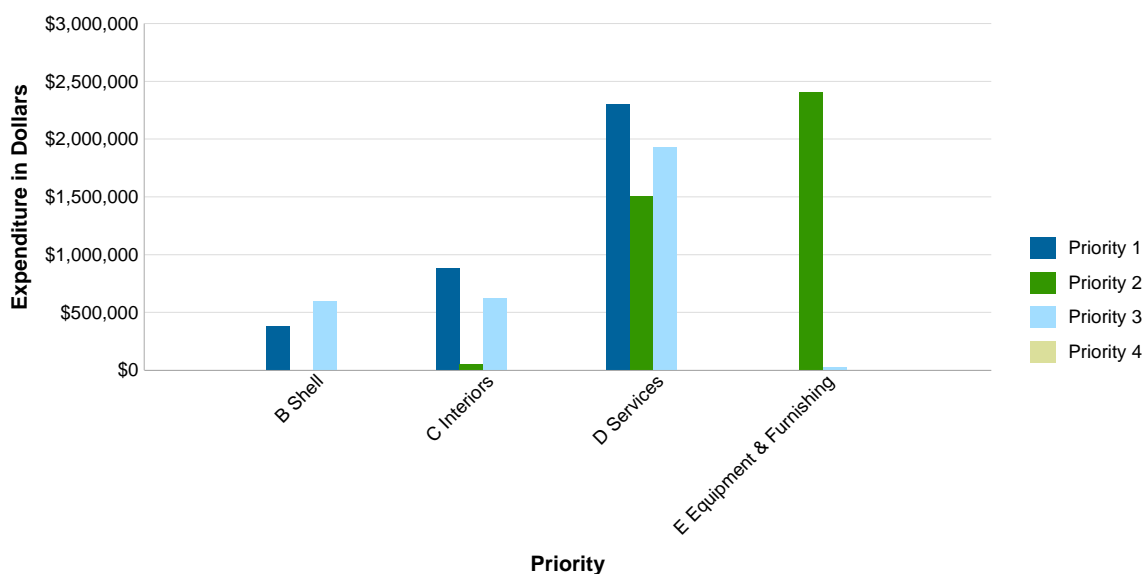
Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
B Shell	\$382,844	\$0	\$600,067	\$0	\$982,911
C Interiors	\$883,904	\$50,452	\$620,261	\$0	\$1,554,617
D Services	\$2,300,524	\$1,505,786	\$1,928,499	\$0	\$5,734,809
E Equipment & Furnishing	\$0	\$2,405,386	\$21,900	\$0	\$2,427,286
Total	\$3,567,272	\$3,961,624	\$3,170,727	\$0	\$10,699,623

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

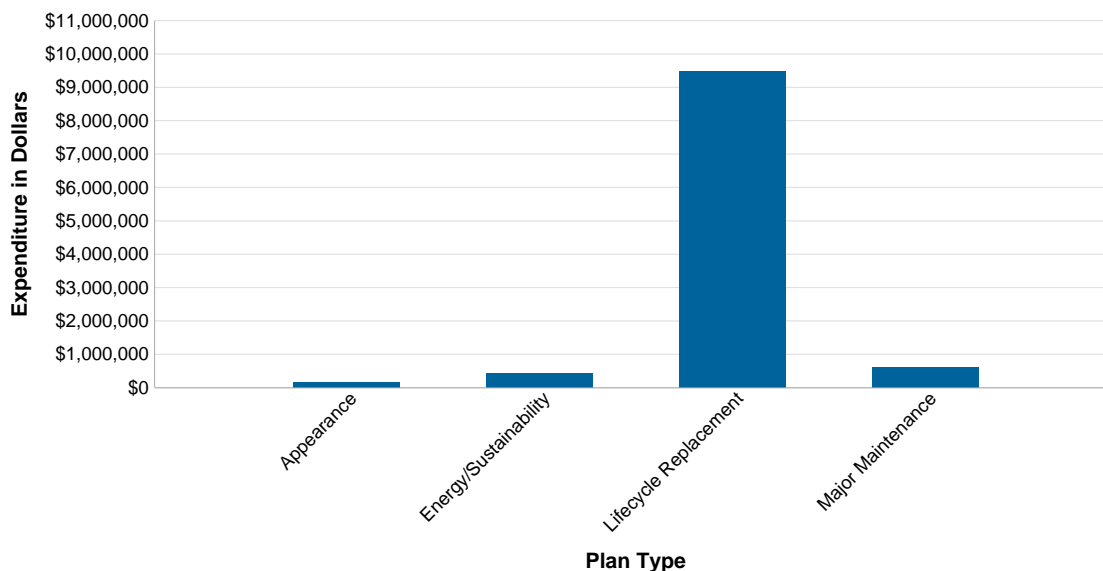
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Appearance	\$154,770
Energy/Sustainability	\$424,482
Lifecycle Replacement	\$9,491,455
Major Maintenance	\$628,916
Total	\$10,699,623

Facility Condition Assessment

North Kitsap School District



Breidablik Elementary School Site
25142 Waghorn Rd NW
Poulsbo, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
600 Stewart St., Ste. 1400
Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 06, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Breidablik Elementary School Site
Property Type	Site Systems
Full Address	25142 Waghorn Rd NW Poulsbo, WA
Year Built	1990

Building Description

Site Executive Summary

There is only one main building on site. The hardscapes, land surveying, and fields were observed to be in generally fair condition. There was no storm water quantity or quality control noted on site, and the site did not appear to be regularly maintained or used. The site lighting around the campus appears to be dim, creating dark spots during evening and nighttime hours.

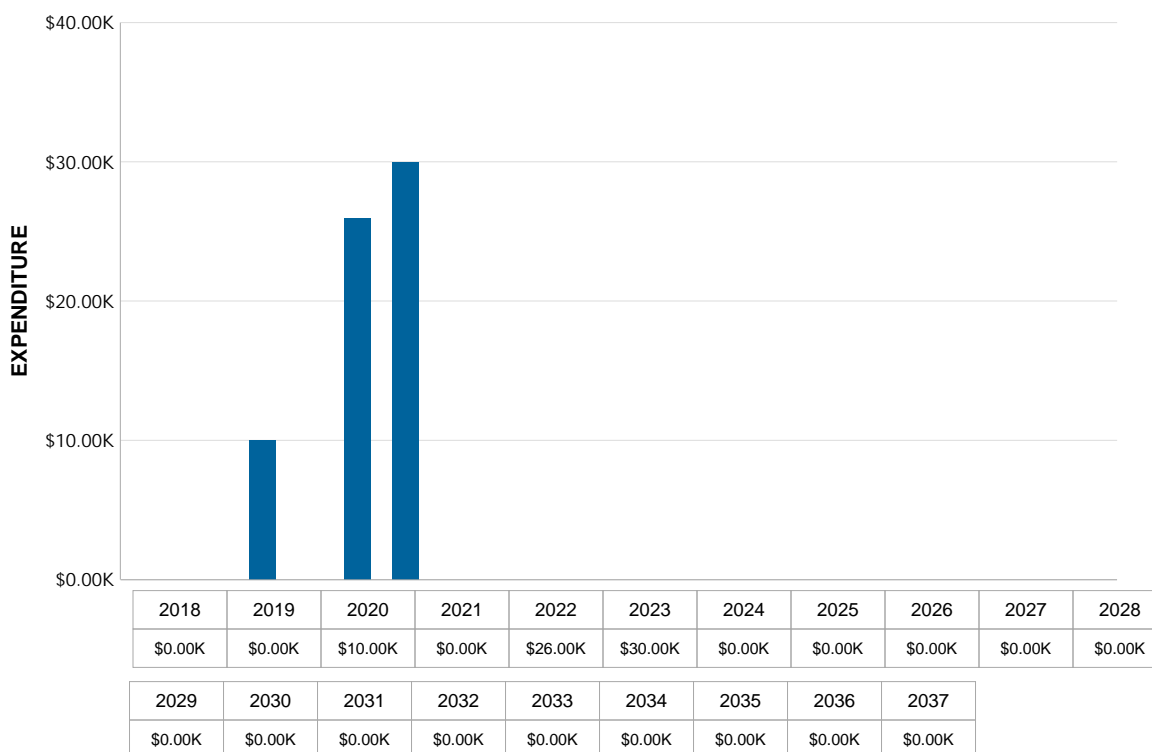
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Future Capital Needs (Year 1 to Year 19)	\$66,000

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Breidablik Elementary School Site building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$66,000.

Expenditure Forecast Over Study Period



Key Findings

- G Building Sitework: Allowance for general Landscaping Maintenance at an estimated cost of \$10,000 in year 2020
- G Building Sitework: Allowance for repair and replacement of site development systems at an estimated cost of \$15,000 in year 2022
- G Building Sitework: Cut and patch asphalt to repair sink hole. Selective turf repairs at an estimated cost of \$11,000 in year 2022
- G Building Sitework: Allowance for selective removal and replacement with seal coat. at an estimated cost of \$10,000 in year 2023
- G Building Sitework: Allowance for selective removal and replacement with seal coat. at an estimated cost of \$10,000 in year 2023
- G Building Sitework: Remove roots and grind down pavement hazards at an estimated cost of \$10,000 in year 2023

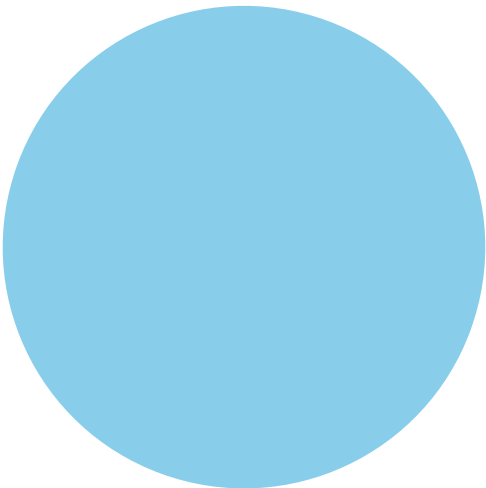
1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

No Data Available

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



G20 Site Improvements

Building System	Estimated Cost	Percentage of Total Cost
G20 Site Improvements	\$66,000	100.00 %
Total	\$66,000	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

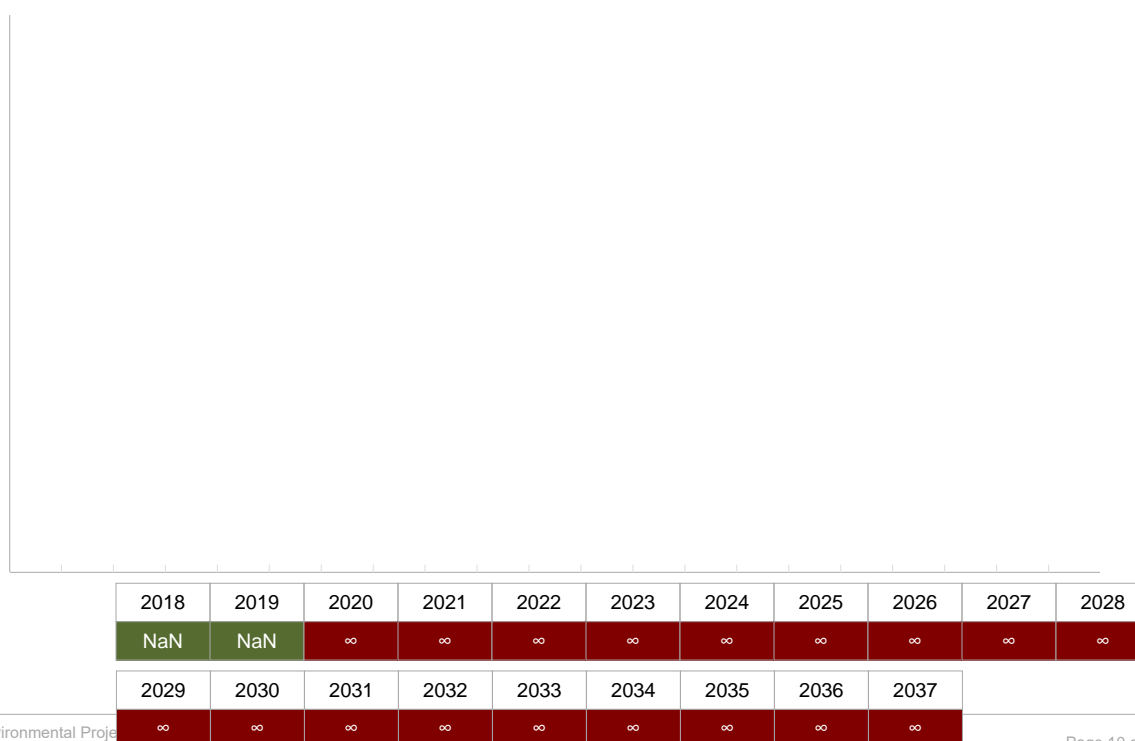
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
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FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

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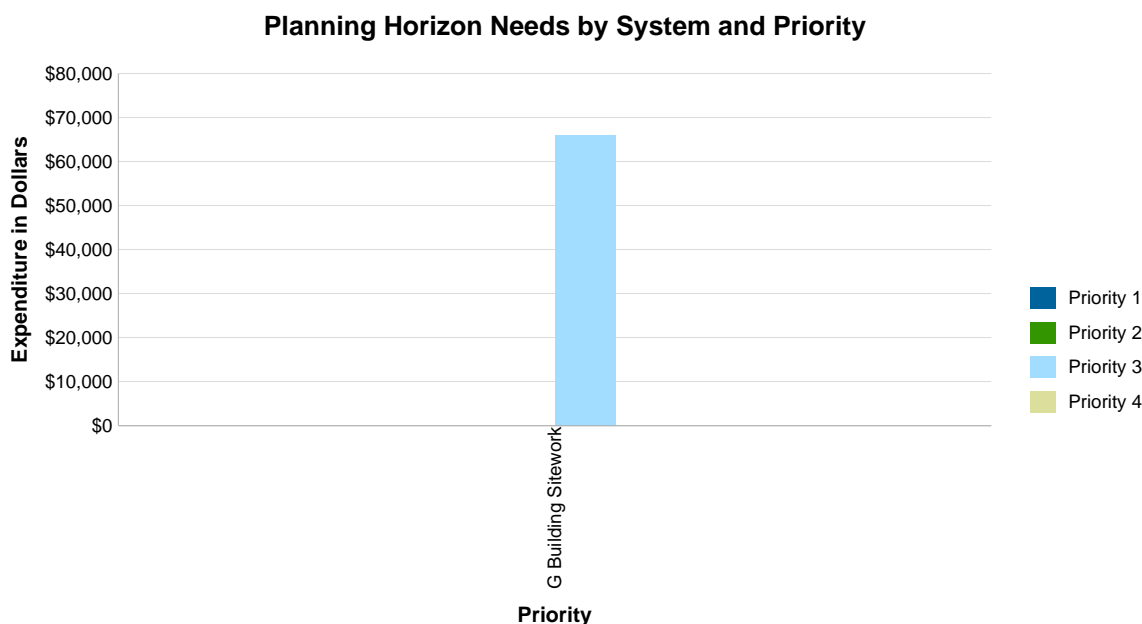
**Priority 3
Necessary / Not Critical:**

Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.



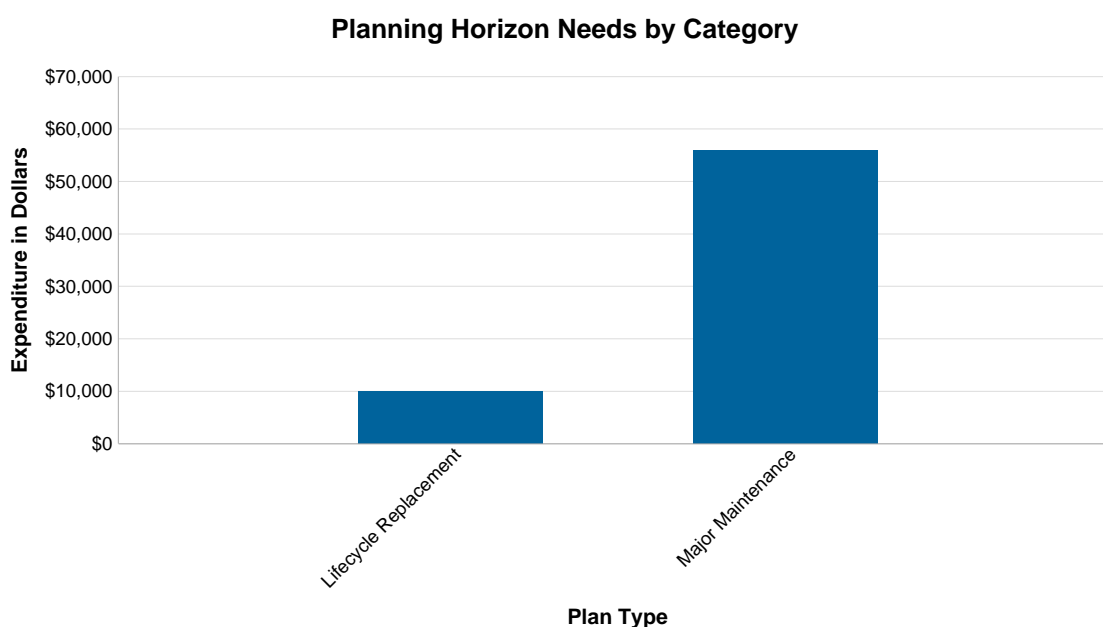
Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
G Building Sitework	\$0	\$0	\$66,000	\$0	\$66,000
Total	\$0	\$0	\$66,000	\$0	\$66,000

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

Plan Type 1 Lifecycle Replacement:	Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.
Plan Type 2 Major Maintenance:	Any component or system in which future major repair is anticipated but not replacement of the entire component.
Plan Type 3 Life Safety:	Any action to correct a deficiency related to life safety or code violation.
Plan Type 4 Appearance:	Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.
Plan Type 5 Energy/Sustainability:	When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.
Plan Type 6 ADA:	When the repair or replacement of equipment or systems are recommended to comply with ADA.
Plan Type 7 Other:	

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.



Building System	Total Cost
Lifecycle Replacement	\$10,000
Major Maintenance	\$56,000
Total	\$66,000

Facility Condition Assessment

North Kitsap School District



David Wolfle Elementary School

27089 Highland Road NE
Kingston, WA 98346

Prepared by:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

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Date of Report: August 1, 2018

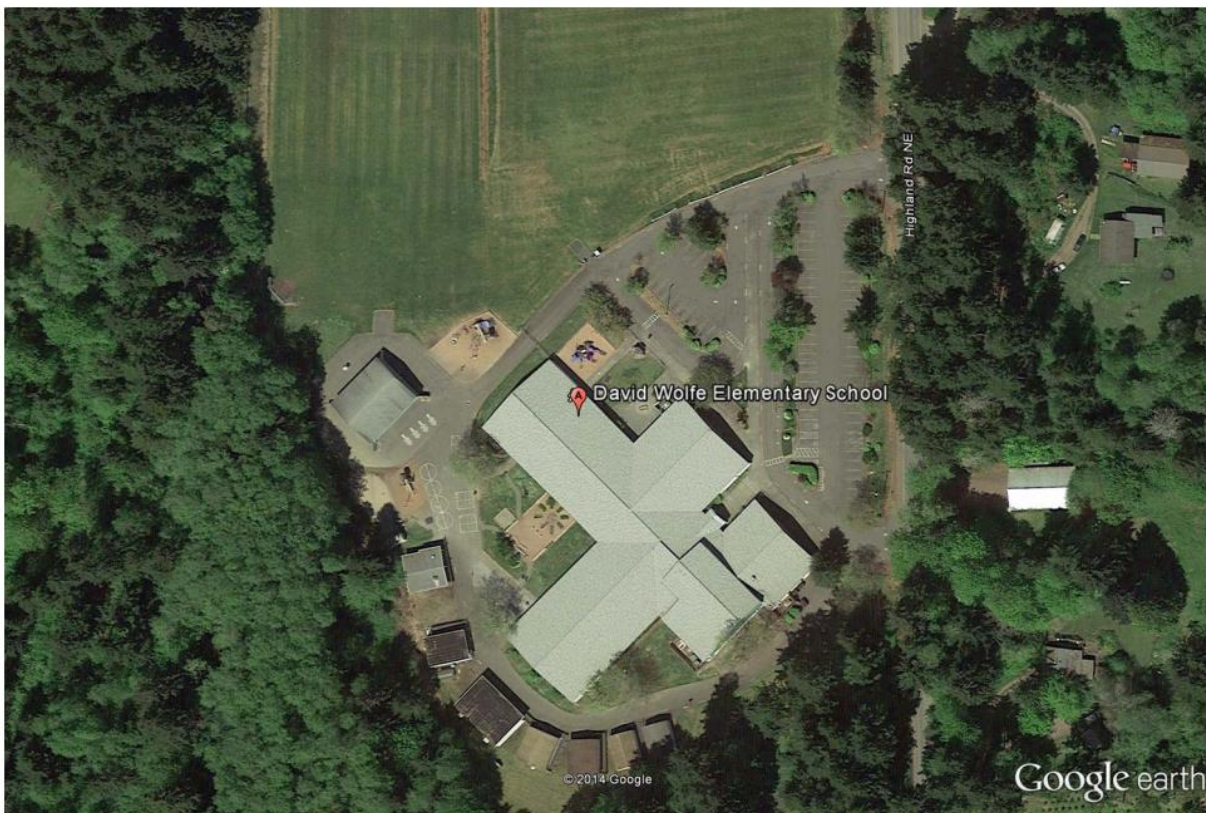
On-Site Date: April 2018

Facility Overview

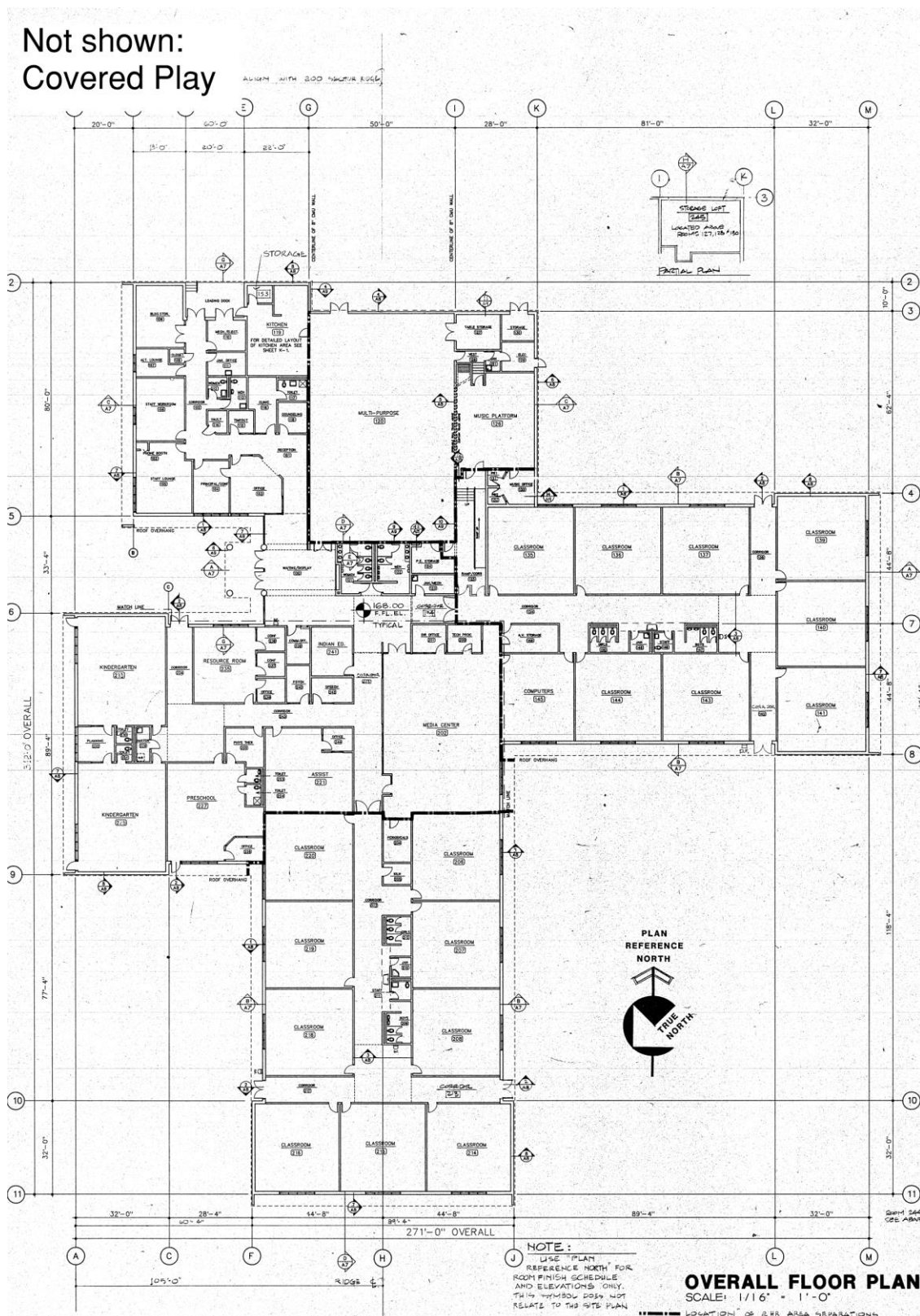
Facility 2018-2023 FCI	Program Served	June 2018 Enrollment	GSF	No. Buildings
0.46	K-5	370	48,939	2

Building	2018-2023 FCI	Original Construction	Year Mod/Add	GSF
Main	0.48	1990	2007	45,939
Playshed	0.12	1990	N/A	3,000

Site plan



Floorplan(s)



Facility Condition Assessment

North Kitsap School District



David Wolfe Elementary School Main
27089 Highland Road NE
Kingston, WA

Prepared By:

SÄZÄN
Environmental Services

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Joel Davis, Managing Principal
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Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 05, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	David Woffle Elementary School Main
Property Type	Elementary School, single-story
Full Address	27089 Highland Road NE Kingston, WA
Year Built	1990
Number of Levels	1
Gross Building Area (GSF)	45,939
Current Replacement Value (CRV)	\$16,170,528
CRV/GSF (\$/Sq Ft)	\$352

Building Description

Architectural Structural Executive Summary

David Wolffe Elementary was constructed in 1989-1990 and opened in the fall of 1990. It is an identical floorplan and architectural style as Breidablik Elementary, which opened at the same time. Overall, the building is dated and needs a coat of paint both inside and out. But, the building is very well maintained and finishes show minimal wear despite their age.

The roofing was reportedly replaced in 2007 and received repairs in recent months. Windows have approximately six years of remaining useful life due to their age, but are otherwise in fair to good condition.

Exterior walls are split face concrete block with smooth block trim. Windows are aluminum with insulated glass. Above the windows are prefinished metal fascia. The roof is sloped with fiberglass shingles. Exterior walls and roof are insulated. The building envelope would not meet current WSEC requirements. The corridors have VCT flooring with tackable walls. Corridor doors have closers and requirements for fire code appear to be met.

Bathroom sinks are open to the corridors. Sink and toilet areas have ceramic tile floors and wainscots. ADA stalls are provided. Classroom finishes are carpeted floors, painted GWB walls, and lay-in acoustical ceiling tiles.

The main building structural system consists of steel columns, beams, joist girders, and bar joists, with metal roof deck. The structure is laterally braced. The playshed structural system consists of masonry walls, steel columns, beams, and bar joists with metal roof deck.

Mechanical Executive Summary

David Wolffe ES has issues with the compressors failing on the outdoor heat pump units. When the compressor on these heat pumps fail, the only source of heat each space has is electric heat coils. These were installed back in 1990 to supplement the heating demand if the compressors could not keep up with the space and were not designed to handle the entire load. As a result of these compressors failing, the controls have been adjusted outside of their original parameters, resulting in longer run times to try to keep heat in the building. This fix is extremely inefficient and results in much higher operating costs in addition to uneven heat distribution with hot and cold spots. The septic system is also having issues due to the influx of additional students from the closing of Breidablik Elementary. The restroom floor drains are higher than the floor coverings causing flooding into nearby hallways when a toilet overflows. The district is also experiencing low water pressure in high demand times such as after lunch when kids use toilets and the kitchen crew is cleaning up.

The electrical, communications and all related systems within the building are in good, serviceable condition. Based on conversations with NKSD it appears as though the lighting system has issues of no grounding which poses safety hazards. A few other deficiencies were observed during the FCA as described in the report.

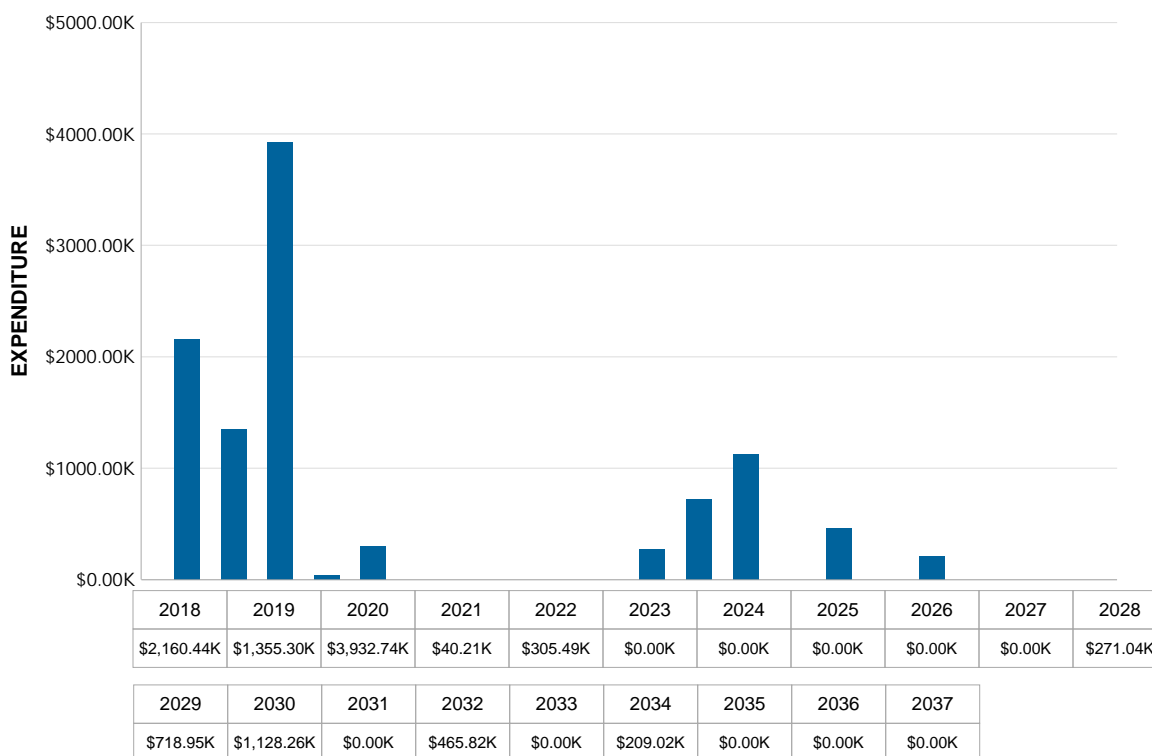
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	13.36 %
Immediate Capital Needs (Year 0) (Included in FCI)	\$2,160,444
Future Capital Needs (Year 1 to Year 19)	\$8,426,841

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the David Wolfle Elementary School Main building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$10,587,285.

Expenditure Forecast Over Study Period



Key Findings

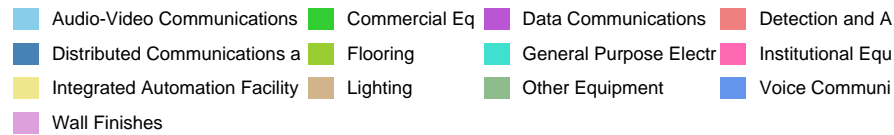
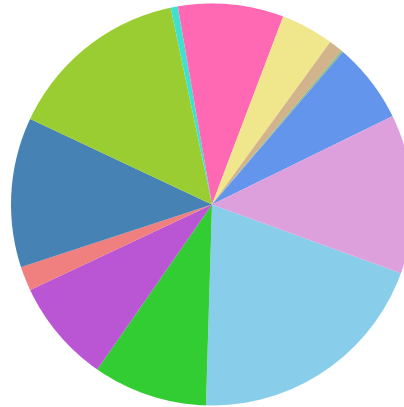
- B Shell: Paint CMU and metal siding. Repair and paint stucco. at an estimated cost of \$71,205 in year 2020
- B Shell: Paint exterior doors. at an estimated cost of \$6,891 in year 2021
- B Shell: Replace Exterior Windows at an estimated cost of \$79,015 in year 2022
- B Shell: Replace Horizontal Openings at an estimated cost of \$137,358 in year 2029
- B Shell: Replace Roof Appurtenances at an estimated cost of \$48,236 in year 2029
- B Shell: Replace Overhead Exterior Enclosures at an estimated cost of \$139,655 in year 2030
- B Shell: Replace Roofing at an estimated cost of \$228,317 in year 2032
- C Interiors: Replace Flooring at an estimated cost of \$317,898 in year 2018
- C Interiors: Replace Wall Finishes at an estimated cost of \$276,553 in year 2018
- C Interiors: Replace Ceiling Finishes at an estimated cost of \$226,479 in year 2022
- C Interiors: Replace Interior Doors at an estimated cost of \$233,370 in year 2029
- C Interiors: Replace Suspended Ceiling Construction at an estimated cost of \$208,104 in year 2029
- C Interiors: Replace Interior Windows at an estimated cost of \$71,665 in year 2029
- C Interiors: Replace Interior Grilles and Gates at an estimated cost of \$20,213 in year 2029
- D Services: Replace Audio-Video Communications at an estimated cost of \$430,448 in year 2018
- D Services: Replace Distributed Communications and Monitoring at an estimated cost of \$260,015 in year 2018
- D Services: Replace Data Communications at an estimated cost of \$180,081 in year 2018
- D Services: Replace Voice Communications at an estimated cost of \$139,655 in year 2018
- D Services: Replace Integrated Automation Facility Controls at an estimated cost of \$91,878 in year 2018
- D Services: Replace Detection and Alarm at an estimated cost of \$42,264 in year 2018
- D Services: Perform emergency lighting system functionality test and troubleshoot/repair as necessary. at an estimated cost of \$23,888 in year 2018
- D Services: Troubleshoot circuit breakers and repair and/or re-balance loads. at an estimated cost of \$12,336 in year 2018
- D Services: Replace old and broken HVAC units. at an estimated cost of \$1,010,658 in year 2019
- D Services: Upgrade outdated IBEX energy controls. at an estimated cost of \$280,228 in year 2019

- D Services: Re-balance entire HVAC system. at an estimated cost of \$22,970 in year 2019
- D Services: Replace missing or damaged HVAC ductwork. at an estimated cost of \$15,111 in year 2019
- D Services: Retro-commission entire HVAC, plumbing, electrical, and lighting. at an estimated cost of \$13,782 in year 2019
- D Services: Clean ductwork and grills. at an estimated cost of \$11,485 in year 2019
- D Services: Replace Heating Systems at an estimated cost of \$1,035,465 in year 2020
- D Services: Replace Lighting at an estimated cost of \$961,044 in year 2020
- D Services: Replace Cooling Systems at an estimated cost of \$116,685 in year 2020
- D Services: Replace Ventilation at an estimated cost of \$94,175 in year 2020
- D Services: Replace old water heaters. at an estimated cost of \$31,500 in year 2020
- D Services: Upgrade old, inefficient fixtures with new, low-flow faucets. at an estimated cost of \$26,875 in year 2020
- D Services: Clean pipes. at an estimated cost of \$11,485 in year 2020
- D Services: Replace old circulation pumps. at an estimated cost of \$6,765 in year 2020
- D Services: Verify floor drains have traps installed and lowered so overflow goes into them, not hallway. at an estimated cost of \$17,000 in year 2021
- D Services: Clean out pipes and floor traps. at an estimated cost of \$11,485 in year 2021
- D Services: Replace Facility HVAC Distribution Systems at an estimated cost of \$450,202 in year 2030
- D Services: Replace Electrical Services and Distribution at an estimated cost of \$307,791 in year 2030
- D Services: Replace Sanitary Drainage at an estimated cost of \$151,599 in year 2030
- D Services: Replace General Purpose Electrical Power at an estimated cost of \$79,015 in year 2030
- D Services: Replace Fire Suppression at an estimated cost of \$237,505 in year 2032
- D Services: Replace Domestic Water Distribution at an estimated cost of \$209,022 in year 2034
- E Equipment & Furnishing: Replace Commercial Equipment at an estimated cost of \$198,456 in year 2018
- E Equipment & Furnishing: Replace Institutional Equipment at an estimated cost of \$183,297 in year 2018
- E Equipment & Furnishing: Replace Fixed Furnishings at an estimated cost of \$1,154,447 in year 2020
- E Equipment & Furnishing: Replace Movable Furnishings at an estimated cost of \$423,098 in year 2020
- E Equipment & Furnishing: Replace Entertainment and Recreational Equipment at an estimated cost of \$271,040 in year 2028

1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

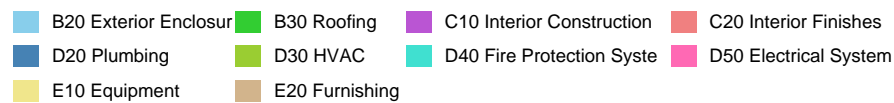
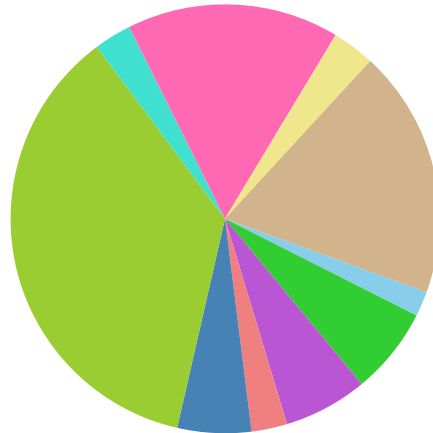
Distribution of Immediate Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
Audio-Video Communications	\$430,448	19.92 %
Commercial Equipment	\$198,456	9.19 %
Data Communications	\$180,081	8.34 %
Detection and Alarm	\$42,264	1.96 %
Distributed Communications and Monitoring	\$260,015	12.04 %
Flooring	\$317,898	14.71 %
General Purpose Electrical Power	\$12,336	0.57 %
Institutional Equipment	\$183,297	8.48 %
Integrated Automation Facility Controls	\$91,878	4.25 %
Lighting	\$23,888	1.11 %
Other Equipment	\$3,675	0.17 %
Voice Communications	\$139,655	6.46 %
Wall Finishes	\$276,553	12.80 %
Total	\$2,160,444	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$158,949	1.89 %
B30 Roofing	\$553,565	6.57 %
C10 Interior Construction	\$533,352	6.33 %
C20 Interior Finishes	\$226,479	2.69 %
D20 Plumbing	\$468,731	5.56 %
D30 HVAC	\$3,051,825	36.22 %
D40 Fire Protection Systems	\$237,505	2.82 %
D50 Electrical Systems	\$1,347,850	15.99 %
E10 Equipment	\$271,040	3.22 %
E20 Furnishings	\$1,577,545	18.72 %
Total	\$8,426,841	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

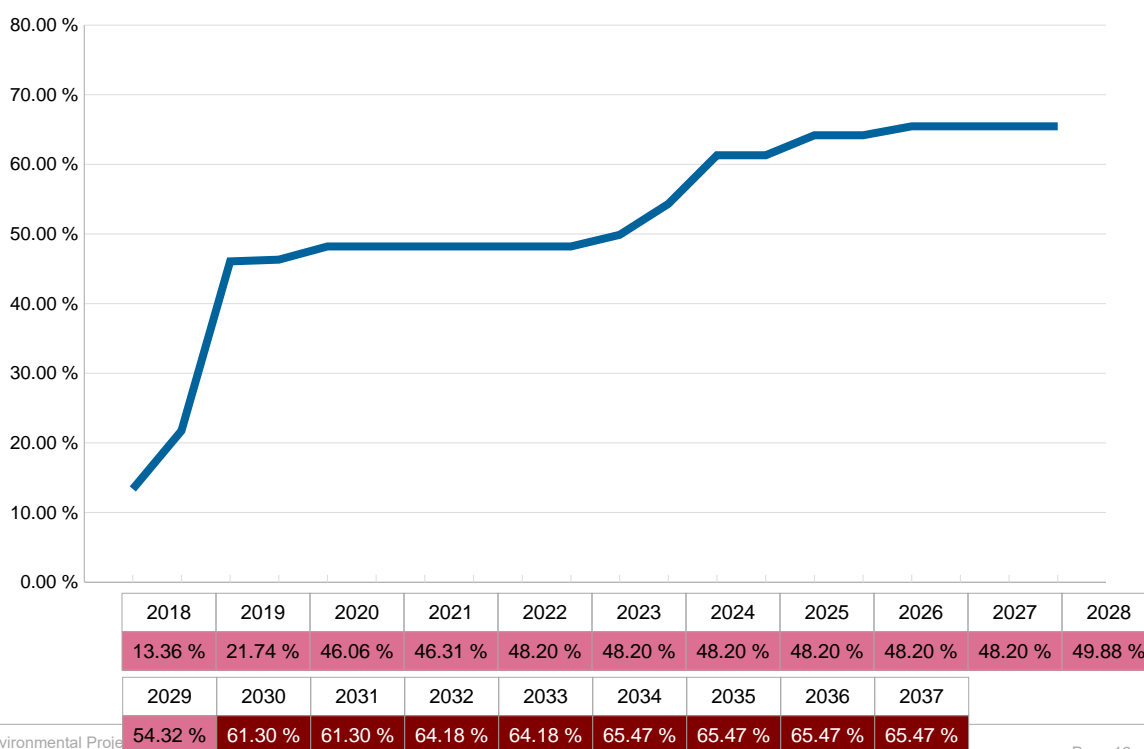
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

**Priority 3
Necessary / Not Critical:**

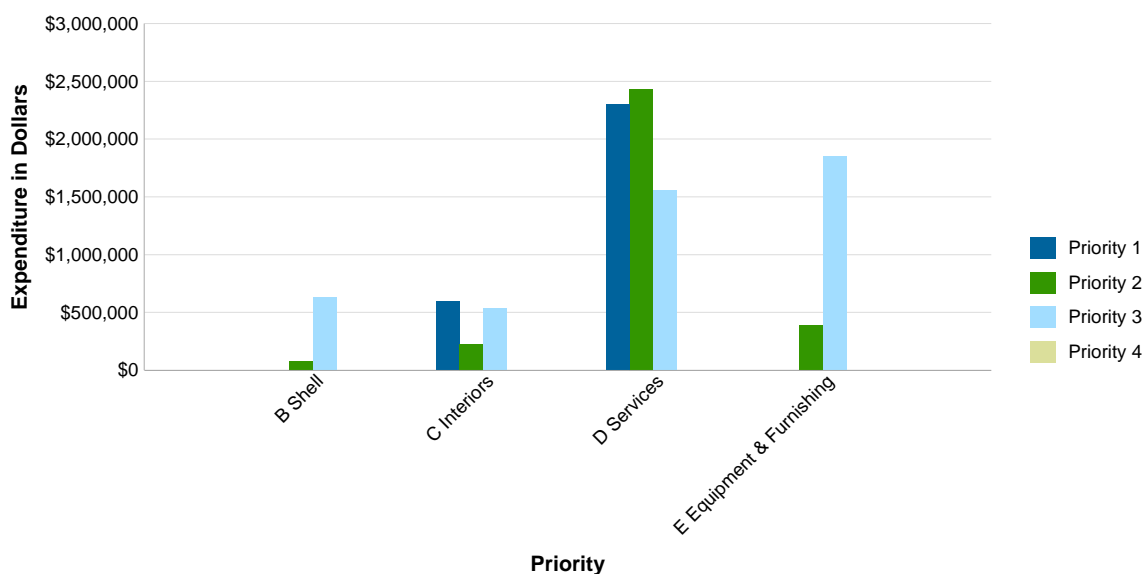
Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
B Shell	\$0	\$79,015	\$633,499	\$0	\$712,514
C Interiors	\$594,451	\$226,479	\$533,352	\$0	\$1,354,282
D Services	\$2,298,788	\$2,432,108	\$1,555,580	\$0	\$6,286,475
E Equipment & Furnishing	\$0	\$385,428	\$1,848,585	\$0	\$2,234,014
Total	\$2,893,238	\$3,123,031	\$4,571,016	\$0	\$10,587,285

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

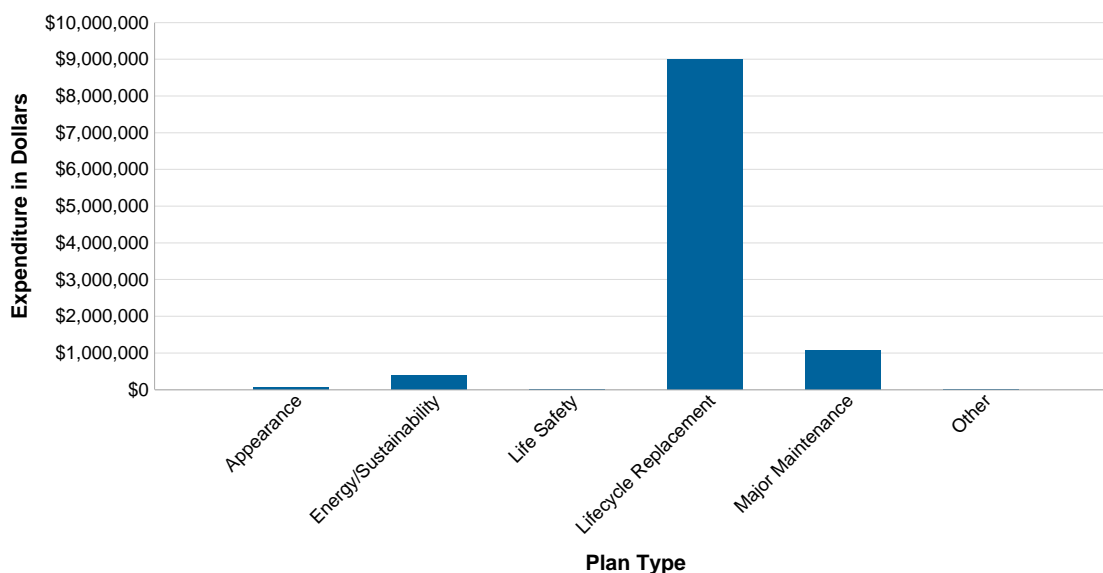
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Appearance	\$79,934
Energy/Sustainability	\$395,998
Life Safety	\$23,888
Lifecycle Replacement	\$9,007,719
Major Maintenance	\$1,067,409
Other	\$12,336
Total	\$10,587,285

Facility Condition Assessment

North Kitsap School District



David Wolfle Elementary School Playshed
27089 Highland Road NE
Kingston, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
600 Stewart St., Ste. 1400
Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 05, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	David Wolfle Elementary School Playshed
Property Type	Covered Play
Full Address	27089 Highland Road NE Kingston, WA
Year Built	1990
Number of Levels	1
Gross Building Area (GSF)	3,000
Current Replacement Value (CRV)	\$1,056,000
CRV/GSF (\$/Sq Ft)	\$352

Building Description

Architectural Structural Executive Summary

David Wolfe Elementary was constructed in 1989-1990 and opened in the fall of 1990. It is an identical floorplan and architectural style as Breidablik Elementary, which opened at the same time. Unlike Breidablik Elementary, David Wolfe has a playshed that is a stand alone structure. The playshed structural system consists of masonry walls, steel columns, beams, and bar joists with metal roof deck.

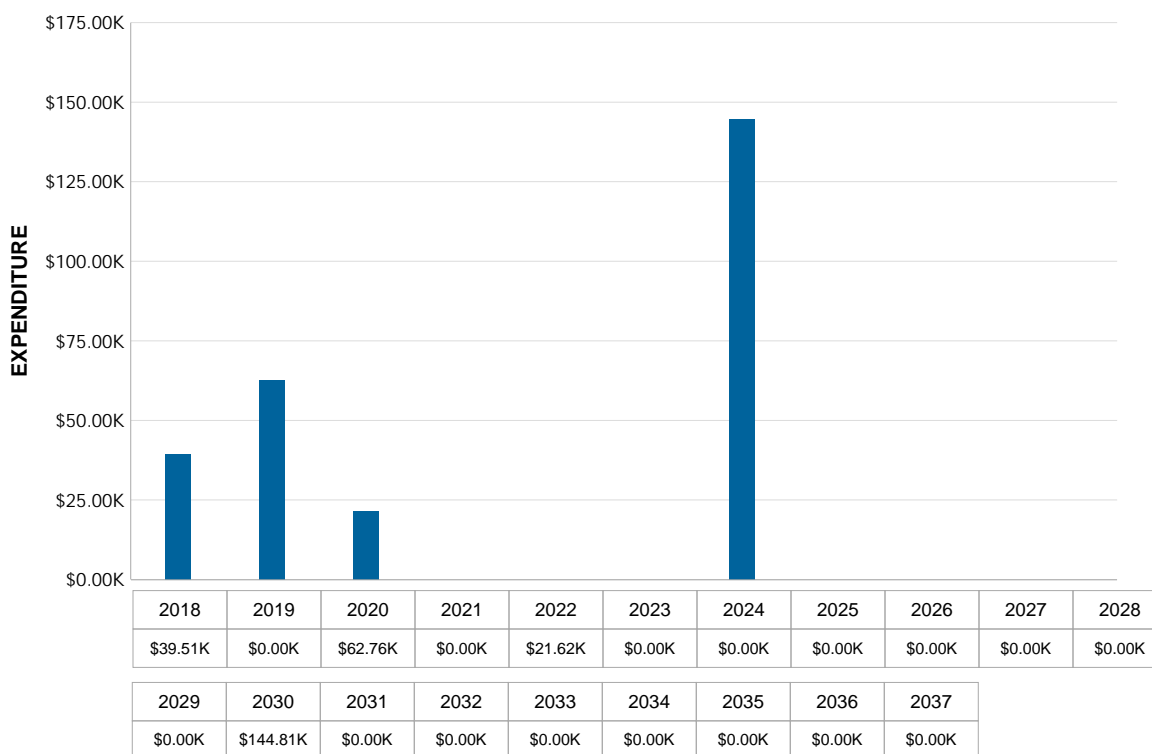
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	3.74 %
Immediate Capital Needs (Year 0) (Included in FCI)	\$39,510
Future Capital Needs (Year 1 to Year 19)	\$229,190

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the David Wolfle Elementary School Playshed building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$268,700.

Expenditure Forecast Over Study Period



Key Findings

- B Shell: Replace Roofing at an estimated cost of \$14,910 in year 2018
- B Shell: Paint exterior walls. at an estimated cost of \$6,540 in year 2018
- B Shell: Paint faded and rusted metal deck and bar joists. at an estimated cost of \$6,825 in year 2022
- B Shell: Replace Overhead Exterior Enclosures at an estimated cost of \$139,655 in year 2030
- C Interiors: Replace Wall Finishes at an estimated cost of \$18,060 in year 2018
- C Interiors: Replace Ceiling Finishes at an estimated cost of \$14,790 in year 2022
- D Services: Replace Lighting at an estimated cost of \$62,760 in year 2020
- D Services: Replace General Purpose Electrical Power at an estimated cost of \$5,160 in year 2030

1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

Distribution of Immediate Needs by Building System

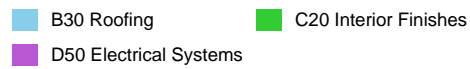
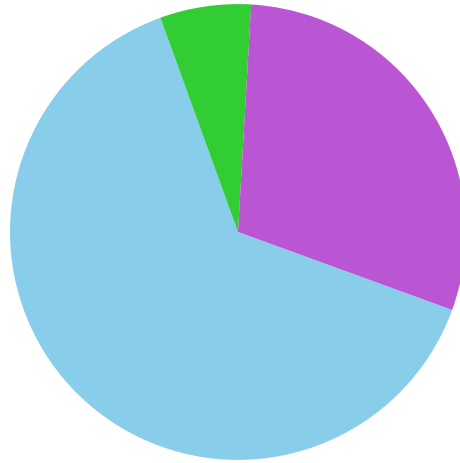


Exterior Walls Roof Coverings
Wall Finishes

Building System	Estimated Cost	Percentage of Total Cost
Exterior Walls	\$6,540	16.55 %
Roof Coverings	\$14,910	37.74 %
Wall Finishes	\$18,060	45.71 %
Total	\$39,510	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B30 Roofing	\$146,480	63.91 %
C20 Interior Finishes	\$14,790	6.45 %
D50 Electrical Systems	\$67,920	29.63 %
Total	\$229,190	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

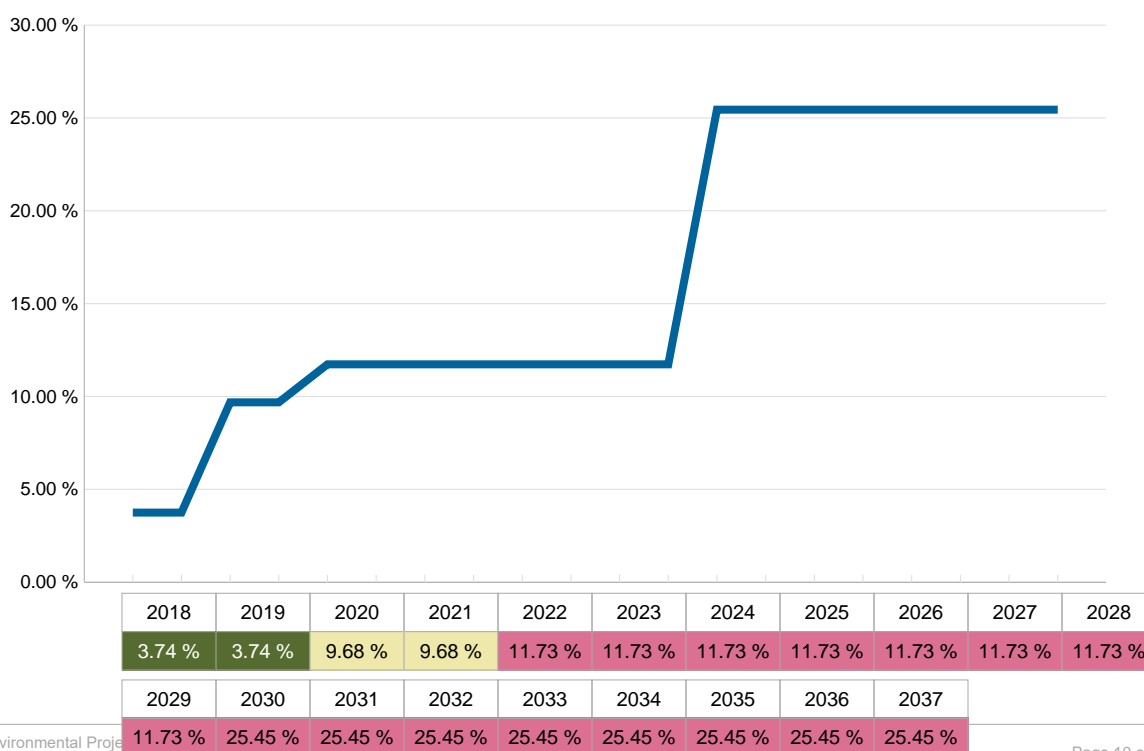
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

**Priority 3
Necessary / Not Critical:**

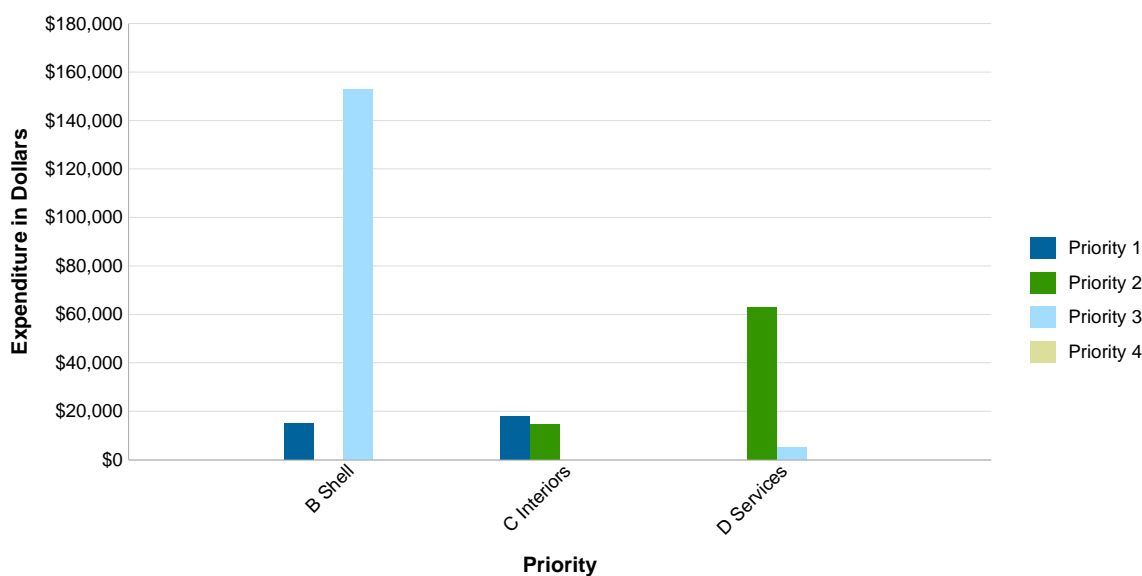
Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
B Shell	\$14,910	\$0	\$153,020	\$0	\$167,930
C Interiors	\$18,060	\$14,790	\$0	\$0	\$32,850
D Services	\$0	\$62,760	\$5,160	\$0	\$67,920
Total	\$32,970	\$77,550	\$158,180	\$0	\$268,700

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

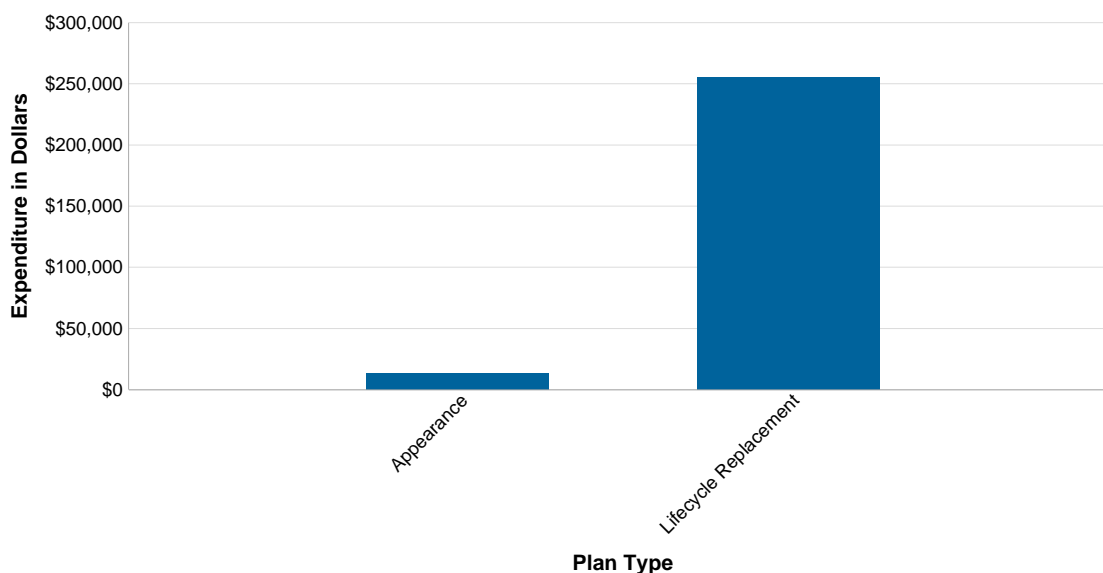
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Appearance	\$13,365
Lifecycle Replacement	\$255,335
Total	\$268,700

Facility Condition Assessment

North Kitsap School District



David Wolfe Elementary School Site
27089 Highland Road NE
Kingston, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
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Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 05, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	David Wolffe Elementary School Site
Property Type	Site Systems
Full Address	27089 Highland Road NE Kingston, WA
Year Built	1990

Building Description

Site Executive Summary

On the site there is one main building, one playshed, and seven portables. The hardscapes were observed to be in generally good condition with minor settlement at the utility structures. There was no stormwater quality or quantity control noted on site. The playfields appeared to be in generally good condition.

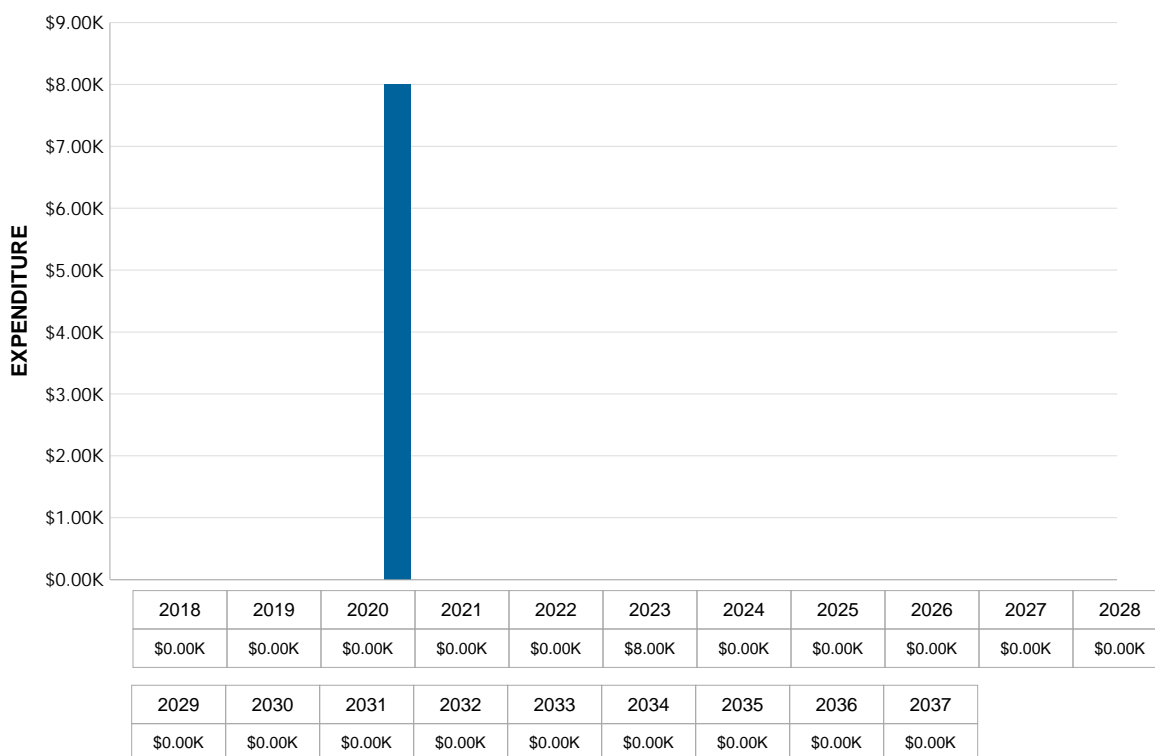
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Future Capital Needs (Year 1 to Year 19)	\$8,000

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the David Wolfle Elementary School Site building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$8,000.

Expenditure Forecast Over Study Period



Key Findings

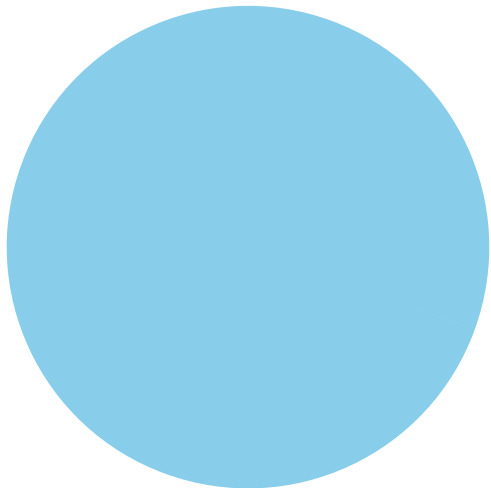
- G Building Sitework: Weed/mulch and selective planting. Replace failing drain(s) at play area. at an estimated cost of \$8,000 in year 2023
1. All costs presented in present day values
 2. Costs represent total anticipated values over the 10 year study period
 3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

No Data Available

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



G20 Site Improvements

Building System	Estimated Cost	Percentage of Total Cost
G20 Site Improvements	\$8,000	100.00 %
Total	\$8,000	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

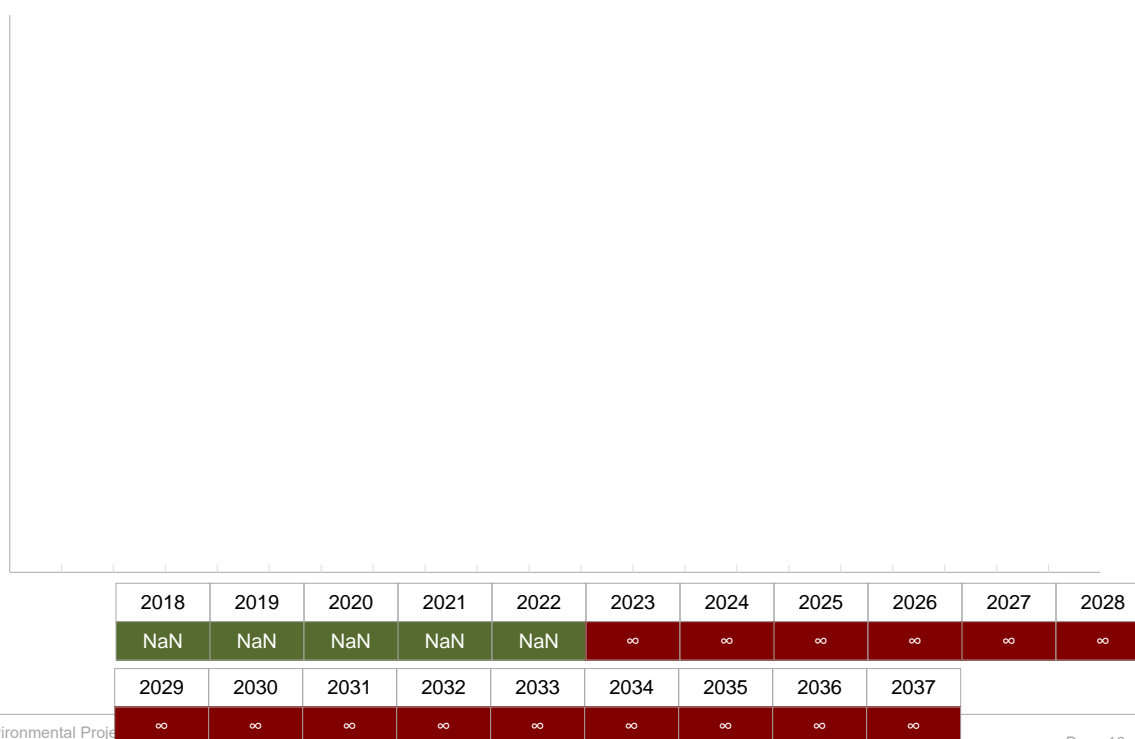
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

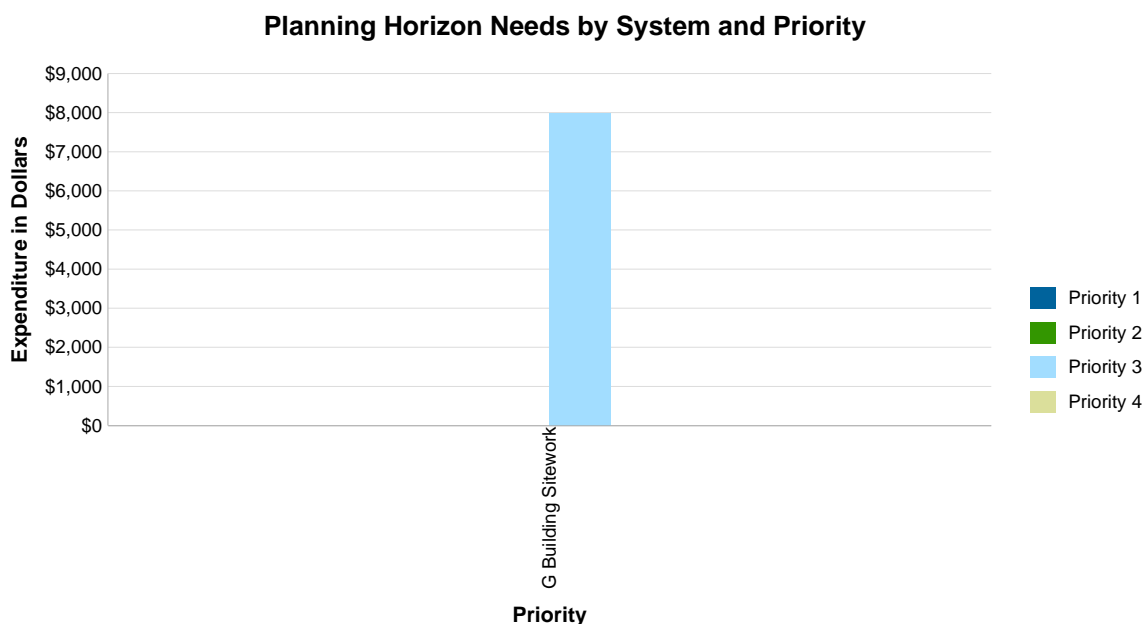
**Priority 3
Necessary / Not Critical:**

Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
G Building Sitework	\$0	\$0	\$8,000	\$0	\$8,000
Total	\$0	\$0	\$8,000	\$0	\$8,000

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

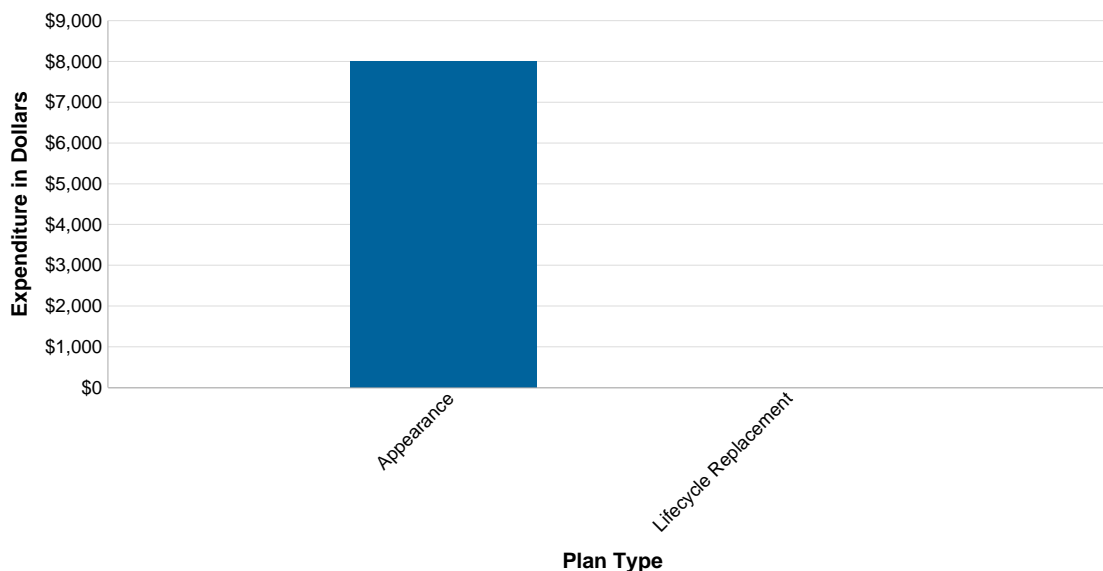
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Appearance	\$8,000
Lifecycle Replacement	\$0
Total	\$8,000

Facility Condition Assessment

North Kitsap School District



Hilder Pearson Elementary School

15650 Central Valley Road
Poulsbo, WA 98370

Prepared by:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
600 Stewart St., Ste. 1400
Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 1, 2018

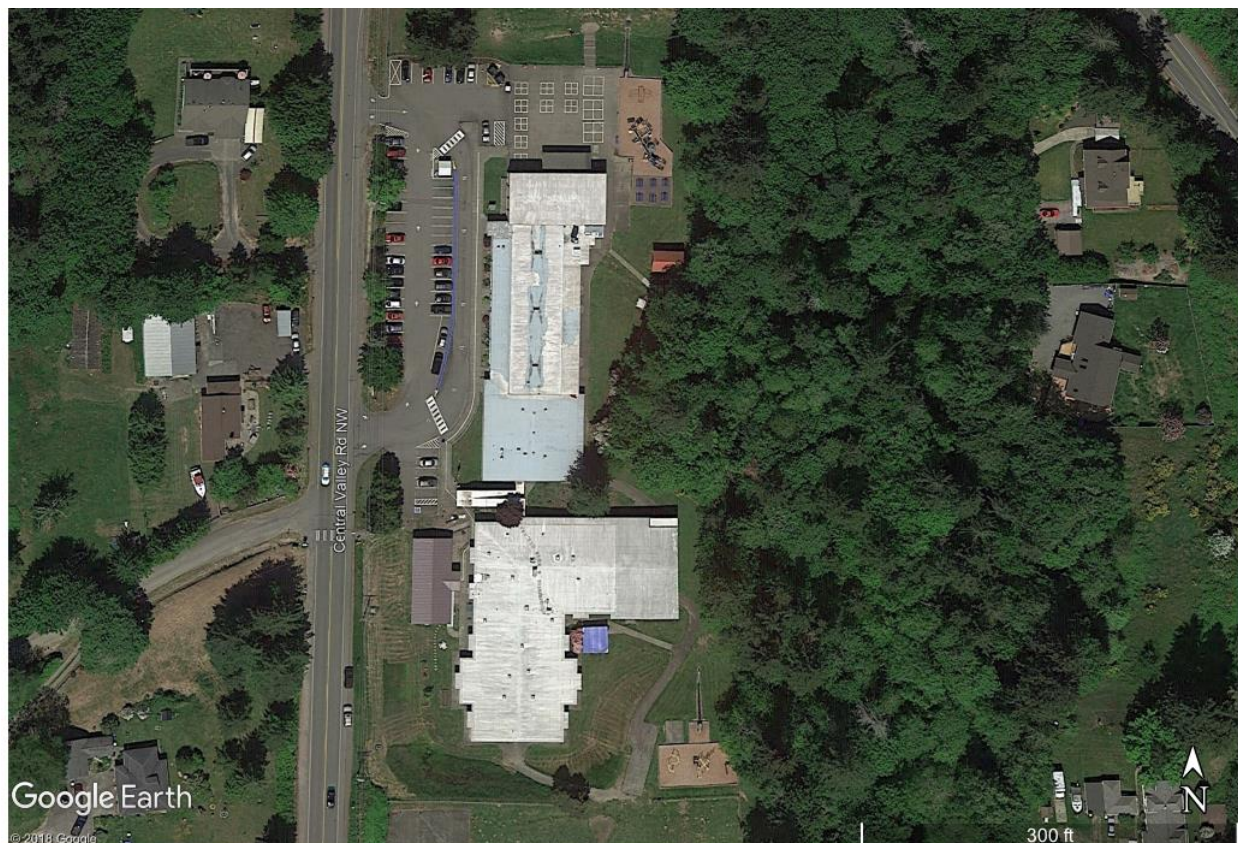
On-Site Date: April 2018

Facility Overview

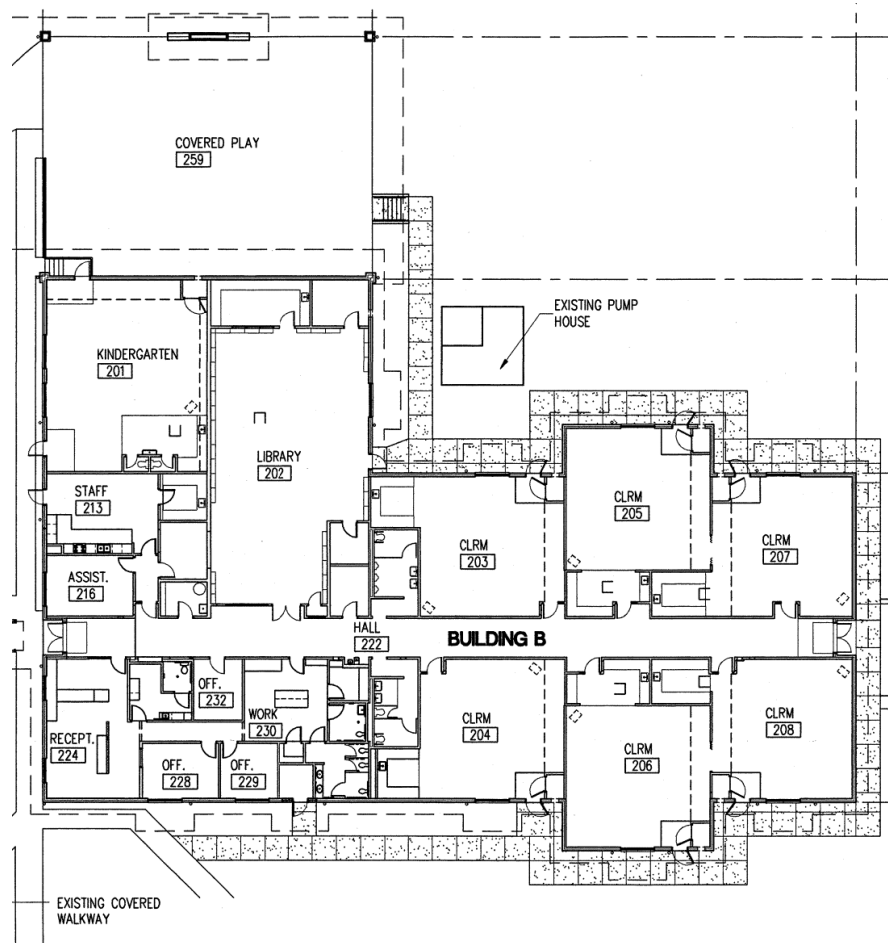
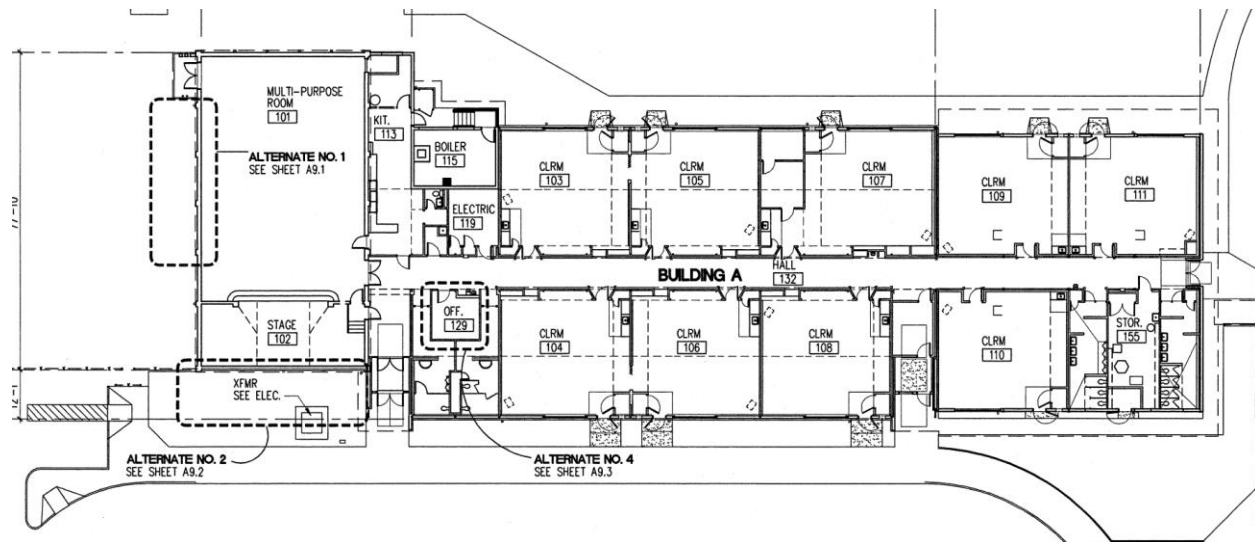
Facility 2018-2023 FCI	Program Served	June 2018 Enrollment	GSF	No. Buildings
0.13	K-5	308	33,357	2

Building	2018-2023 FCI	Original Construction	Year Mod/Add	GSF
Lower (Building A)	0.13	1951	1953, 1961, 2003	18,494
Upper (Building B)	0.13	1961	1968, 2003	14,863

Site plan



Floorplan(s)



Facility Condition Assessment

North Kitsap School District



Hilder Pearson Elementary School Lower
1560 Central Valley Road
Poulsbo, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

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On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 03, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Hilder Pearson Elementary School Lower
Property Type	Elementary School, single-story
Full Address	1560 Central Valley Road Poulsbo, WA
Year Built	1951
Number of Levels	1
Gross Building Area (GSF)	18,494
Current Replacement Value (CRV)	\$6,509,888
CRV/GSF (\$/Sq Ft)	\$352

Building Description

Architectural Structural Executive Summary

The school consists of two separate wings on separate levels connected by a covered stair and ramp. The original classroom wing was constructed in 1951. Multipurpose room was added in 1953. Upper building was added in 1961 and covered play in 1968.

The lower wing contains classrooms and multipurpose room. Toilets in this wing have an inadequate number of stalls for the number of users. Some classroom corridor doors lack closers. VCT and carpet in this building were reportedly replaced in 2005. Finishes in lower wing are generally very dated.

There is a kitchen used for warming food. The multipurpose room has a stage. The gym floor is polyurethane in good condition. Walls are painted concrete and CMU. The roof to wall transition in the multipurpose room has a major leak with extensive ceiling damage. Classrooms and corridors also show signs of leakage throughout.

The structural system consists of wood roof framing, beams bearing on steel columns and masonry walls. The lower building appears to have a seismic upgrade around 2002 addressing primary issues, but is likely not meeting current codes. There is an infill wall issue with loose masonry block over corridor that appears to be caused by electrical penetrations. Katrina Morgan and Randy Story were notified 4/4/18.

Mechanical Executive Summary

Similar to upper building, heat pumps have outside supply air (OSA) actuators disconnected, possibly to try and control room temperature during morning classes. This changes airflow into classrooms and does not allow for the system to operate as designed. The boiler was upgraded in 2002 but is in poor condition. The school would benefit from a higher efficiency unit. The chiller is in fair condition, however both the boiler and chiller won't function as designed with removed or disconnected OSA motors. Besides the HVAC system with controls upgrades, the lower building could use new plumbing fixtures in restrooms and classrooms. Old and outdated fixtures should be replaced with low-flow, high-efficiency fixtures. Rooms are stuffy, especially restrooms. Restrooms had slight odor due to inadequate ventilation. It would be highly beneficial for the District to retro-commission both the lower and upper buildings at Hilder Pearson Elementary School.

Despite the age and appearance of the building, the electrical, communications and related systems are in good condition. The exterior site lighting appears minimal at best and appears to have several dark spots around the school grounds.

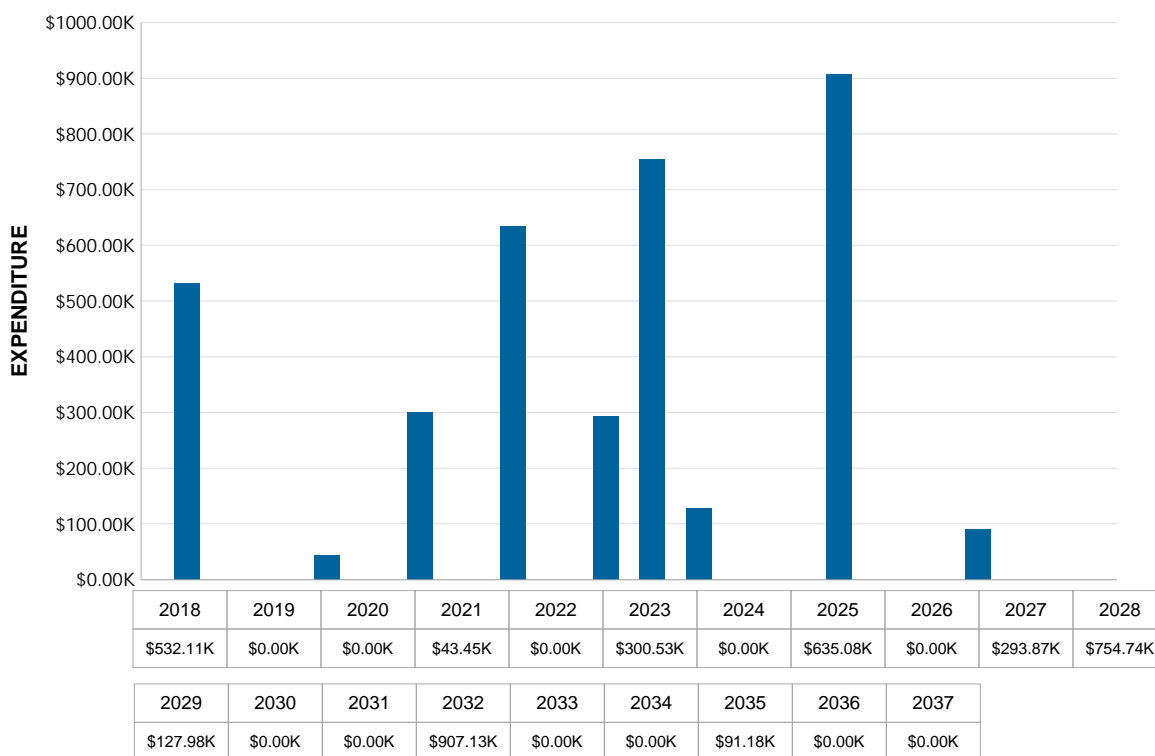
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	8.17 %
Immediate Capital Needs (Year 0) (Included in FCI)	\$532,111
Future Capital Needs (Year 1 to Year 19)	\$3,153,956

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Hilder Pearson Elementary School Lower building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$3,686,067.

Expenditure Forecast Over Study Period



Key Findings

- B Shell: Replace Roofing at an estimated cost of \$91,915 in year 2018
- B Shell: Replace Horizontal Openings at an estimated cost of \$55,297 in year 2018
- B Shell: Replace Roof Appurtenances at an estimated cost of \$19,419 in year 2018
- B Shell: Replace Exterior Walls at an estimated cost of \$142,404 in year 2023
- B Shell: Replace Exterior Doors and Grilles at an estimated cost of \$70,092 in year 2023
- B Shell: Replace Overhead Exterior Enclosures at an estimated cost of \$56,222 in year 2023
- B Shell: Replace Exterior Windows at an estimated cost of \$31,810 in year 2023
- C Interiors: Replace Interior Partitions at an estimated cost of \$171,624 in year 2018
- C Interiors: Replace damaged ceiling finishes after roof is replaced. at an estimated cost of \$14,660 in year 2018
- C Interiors: Replace Wall Finishes at an estimated cost of \$111,334 in year 2027
- C Interiors: Replace Flooring at an estimated cost of \$127,978 in year 2029
- C Interiors: Replace Ceiling Finishes at an estimated cost of \$91,175 in year 2035
- D Services: Replace boilers with high efficiency condensing boilers. at an estimated cost of \$83,000 in year 2018
- D Services: Replace Sanitary Drainage at an estimated cost of \$61,030 in year 2018
- D Services: Retro-commission system. at an estimated cost of \$10,172 in year 2018
- D Services: Replace/repair/clean ductwork fan blades and grills. at an estimated cost of \$9,247 in year 2018
- D Services: Re-balance HVAC. at an estimated cost of \$9,247 in year 2018
- D Services: Replace missing outside air damper motors. at an estimated cost of \$6,500 in year 2018
- D Services: Replace inefficient fixtures with low flow, high efficiency water heaters. at an estimated cost of \$32,250 in year 2021
- D Services: Clean piping. at an estimated cost of \$11,200 in year 2021
- D Services: Replace Building Support Plumbing Systems at an estimated cost of \$89,511 in year 2027
- D Services: Replace General Service Compressed-Air at an estimated cost of \$11,651 in year 2027
- D Services: Replace Audio-Video Communications at an estimated cost of \$173,289 in year 2028
- D Services: Replace Access Control and Intrusion Detection at an estimated cost of \$149,062 in year 2028

- D Services: Replace Distributed Communications and Monitoring at an estimated cost of \$104,676 in year 2028
- D Services: Replace Data Communications at an estimated cost of \$72,496 in year 2028
- D Services: Replace Electronic Surveillance at an estimated cost of \$69,353 in year 2028
- D Services: Replace Voice Communications at an estimated cost of \$56,222 in year 2028
- D Services: Replace Integrated Automation Facility Controls at an estimated cost of \$36,988 in year 2028
- D Services: Replace Detection and Alarm at an estimated cost of \$17,014 in year 2028
- D Services: Replace Heating Systems at an estimated cost of \$416,855 in year 2032
- D Services: Replace Lighting at an estimated cost of \$386,894 in year 2032
- D Services: Replace Cooling Systems at an estimated cost of \$46,975 in year 2032
- D Services: Replace Ventilation at an estimated cost of \$37,913 in year 2032
- D Services: Replace Fire Protection Specialties at an estimated cost of \$18,494 in year 2032
- E Equipment & Furnishing: Replace Fixed Furnishings at an estimated cost of \$464,754 in year 2025
- E Equipment & Furnishing: Replace Movable Furnishings at an estimated cost of \$170,330 in year 2025
- E Equipment & Furnishing: Replace Commercial Equipment at an estimated cost of \$79,894 in year 2027
- E Equipment & Furnishing: Replace Institutional Equipment at an estimated cost of \$73,791 in year 2028

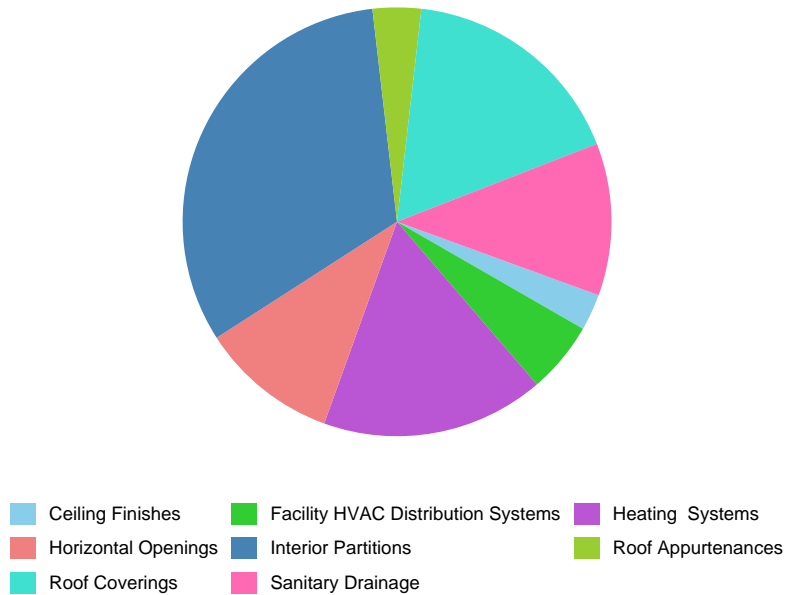
1. All costs presented in present day values

2. Costs represent total anticipated values over the 10 year study period

3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

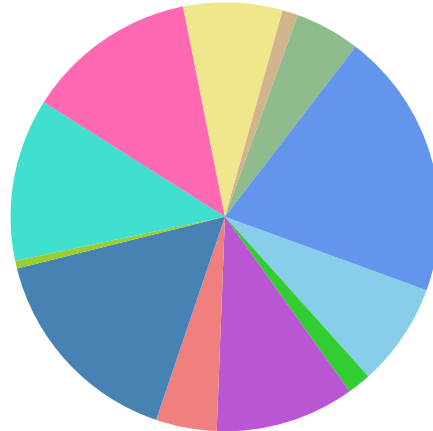
Distribution of Immediate Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
Ceiling Finishes	\$14,660	2.76 %
Facility HVAC Distribution Systems	\$28,666	5.39 %
Heating Systems	\$89,500	16.82 %
Horizontal Openings	\$55,297	10.39 %
Interior Partitions	\$171,624	32.25 %
Roof Appurtenances	\$19,419	3.65 %
Roof Coverings	\$91,915	17.27 %
Sanitary Drainage	\$61,030	11.47 %
Total	\$532,111	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$246,155	7.80 %
B30 Roofing	\$56,222	1.78 %
C20 Interior Finishes	\$330,488	10.48 %
D20 Plumbing	\$144,612	4.59 %
D30 HVAC	\$501,742	15.91 %
D40 Fire Protection Systems	\$18,494	0.59 %
D50 Electrical Systems	\$386,894	12.27 %
D60 Communication Systems	\$406,683	12.89 %
D70 Security Systems	\$235,429	7.46 %
D80 Automation Systems	\$36,988	1.17 %
E10 Equipment	\$155,165	4.92 %
E20 Furnishings	\$635,084	20.14 %
Total	\$3,153,956	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

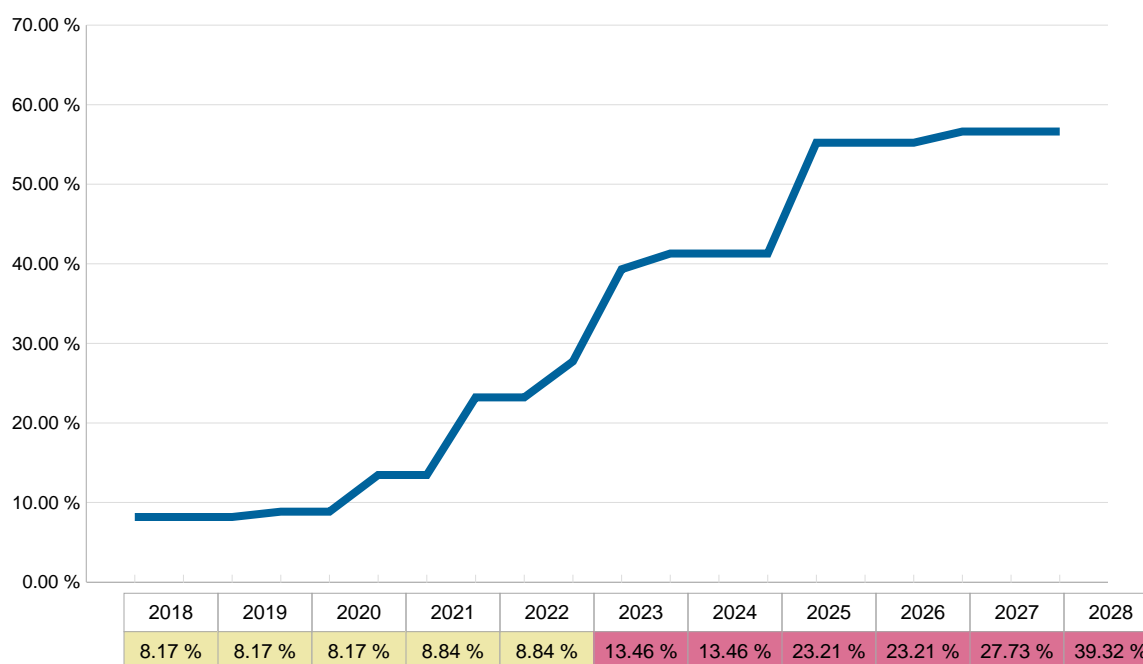
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
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POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



2029	2030	2031	2032	2033	2034	2035	2036	2037
41.29 %	41.29 %	41.29 %	55.22 %	55.22 %	55.22 %	56.62 %	56.62 %	56.62 %

Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

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Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

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Potentially Critical:**

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**Priority 3
Necessary / Not Critical:**

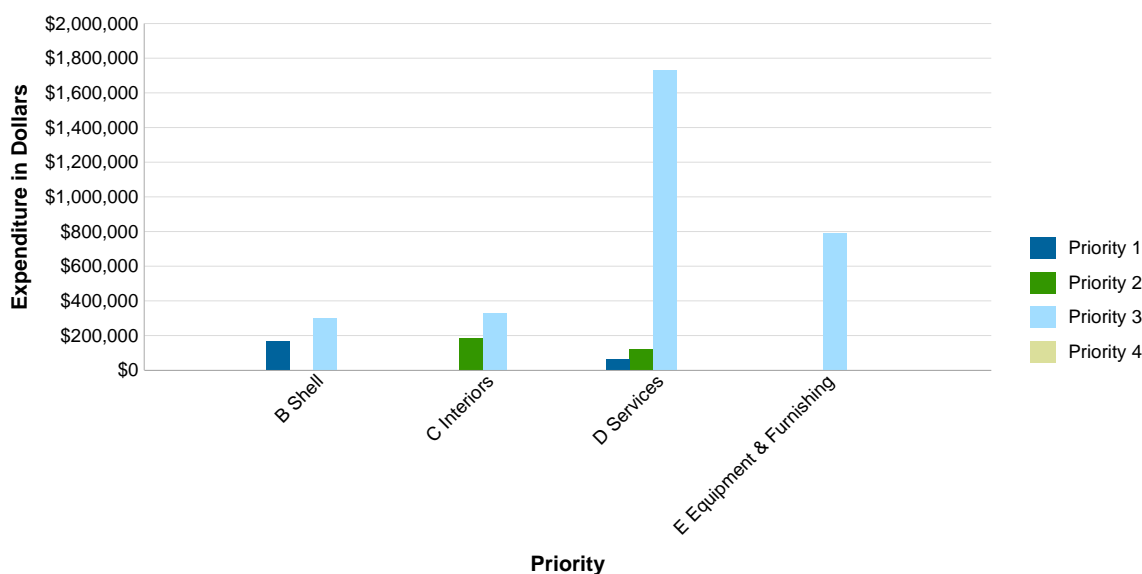
Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
B Shell	\$166,631	\$0	\$302,377	\$0	\$469,008
C Interiors	\$0	\$186,284	\$330,488	\$0	\$516,772
D Services	\$61,030	\$118,166	\$1,730,843	\$0	\$1,910,038
E Equipment & Furnishing	\$0	\$0	\$790,249	\$0	\$790,249
Total	\$227,661	\$304,450	\$3,153,956	\$0	\$3,686,067

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

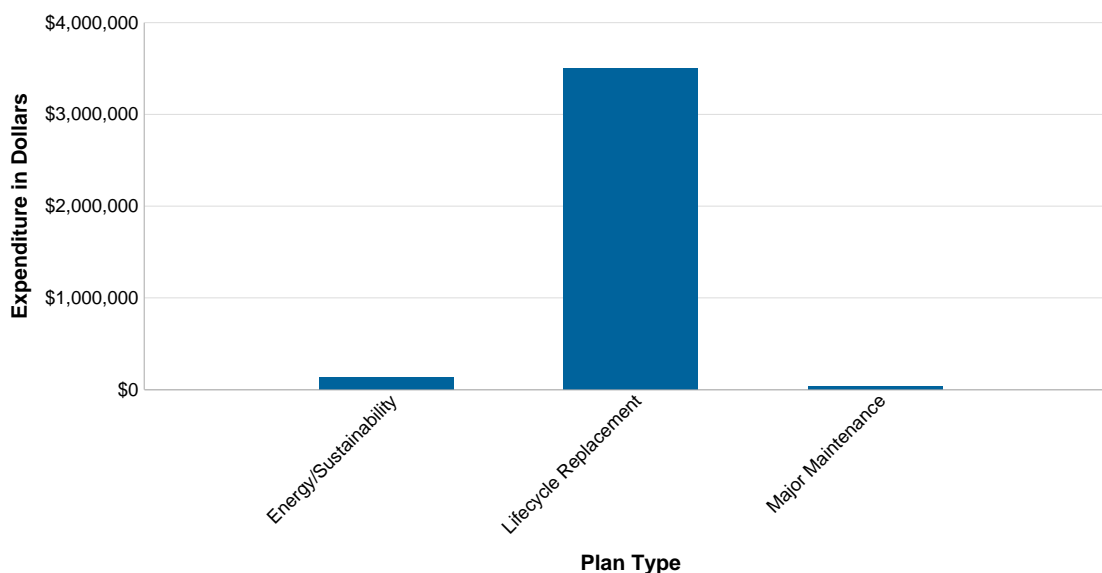
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Energy/Sustainability	\$134,669
Lifecycle Replacement	\$3,509,791
Major Maintenance	\$41,607
Total	\$3,686,067

Facility Condition Assessment

North Kitsap School District



Hilder Pearson Elementary School Site
1560 Central Valley Road
Poulsbo, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
600 Stewart St., Ste. 1400
Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 03, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Hilder Pearson Elementary School Site
Property Type	Site Systems
Full Address	1560 Central Valley Road Poulsbo, WA
Year Built	1951

Building Description

Site Executive Summary

There are two main buildings and one portable structure on site. The hardscapes were generally in reasonable condition. Some ADA access deficiencies were noted while on site. There was no significant or obvious separation between bus and parent traffic in drop-off or pick-up zones. The hydrant coverage and fire access to the buildings does not appear to be adequate or meet code. The play turf appeared to be sparse and worn in areas.

The site is small and parking is very close to the road, making it inadequate and unsafe as a bus loading area. Due to topography and lot size, there is no easy or long-term solution to improve traffic flow on this site.

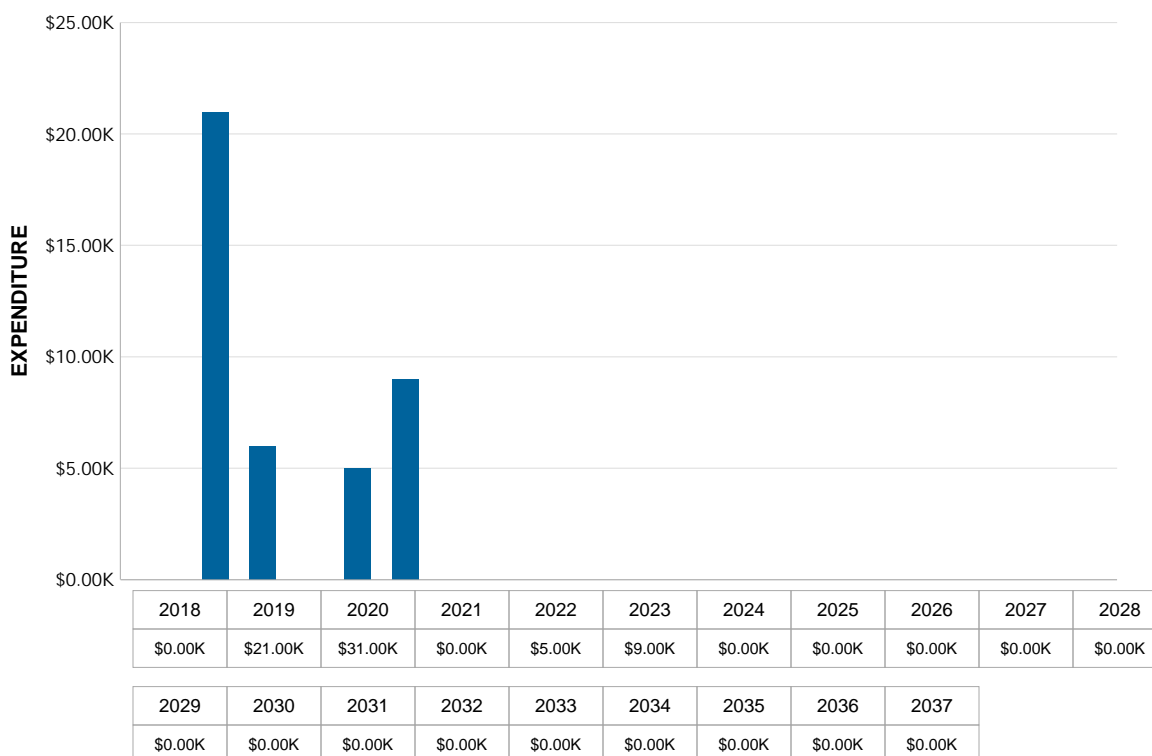
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Future Capital Needs (Year 1 to Year 19)	\$66,000

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Hilder Pearson Elementary School Site building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$66,000.

Expenditure Forecast Over Study Period



Key Findings

- G Building Sitework: Allowance for site fire protection study at an estimated cost of \$15,000 in year 2019
- G Building Sitework: Allowance for fence repairs at an estimated cost of \$6,000 in year 2019
- G Building Sitework: ADA study at an estimated cost of \$15,000 in year 2020
- G Building Sitework: Allowance for ADA study at an estimated cost of \$10,000 in year 2020
- G Building Sitework: Selective cut and patch of uneven walkways/trip hazards at an estimated cost of \$6,000 in year 2020
- G Building Sitework: Turf repairs at an estimated cost of \$5,000 in year 2022
- G Building Sitework: Allowance for selective removal and replacement with seal coat. at an estimated cost of \$9,000 in year 2023

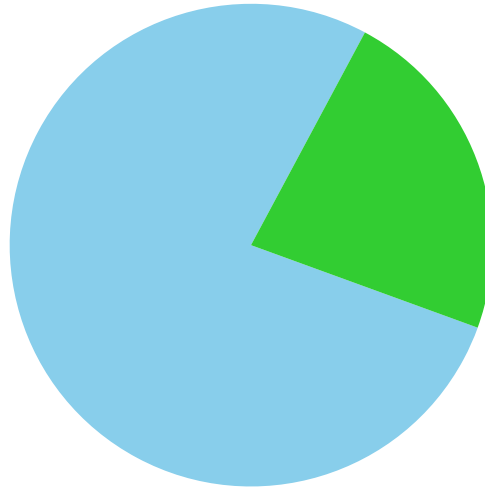
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Distribution of Immediate (Year 0) Needs by Building System

No Data Available

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



■ G20 Site Improvements ■ G30 Site Civil/Mechanical Utilities

Building System	Estimated Cost	Percentage of Total Cost
G20 Site Improvements	\$51,000	77.27 %
G30 Site Civil/Mechanical Utilities	\$15,000	22.73 %
Total	\$66,000	100 %

Facility Condition Index

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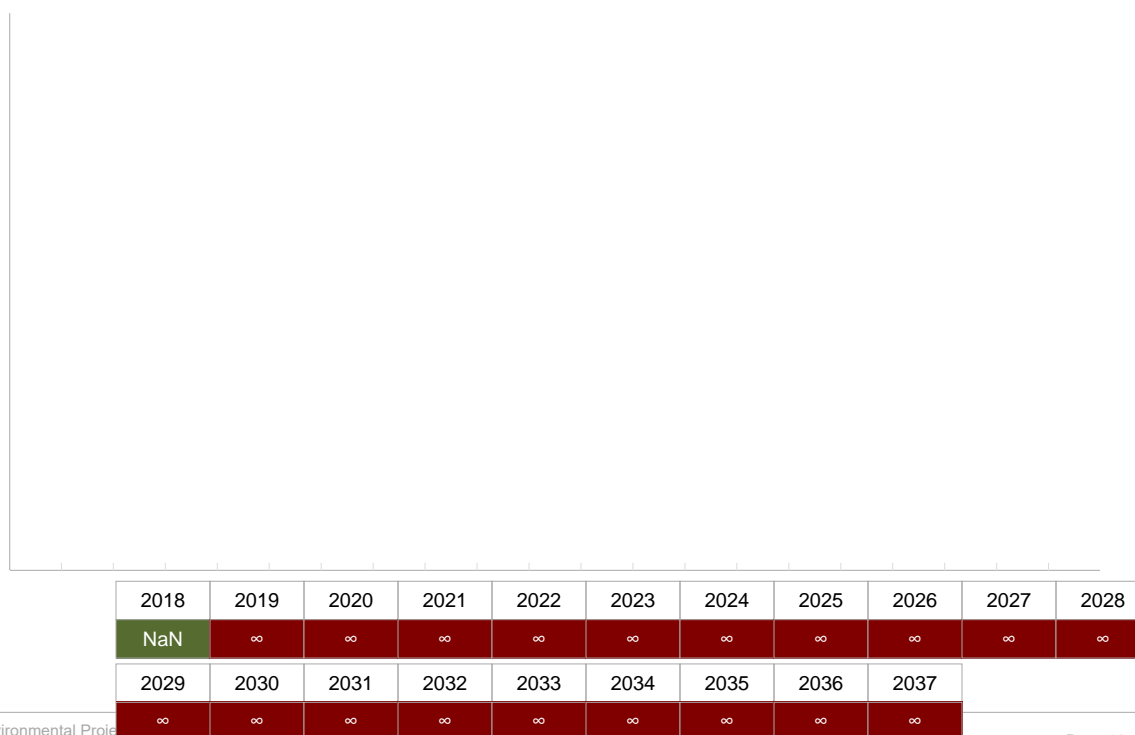
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V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

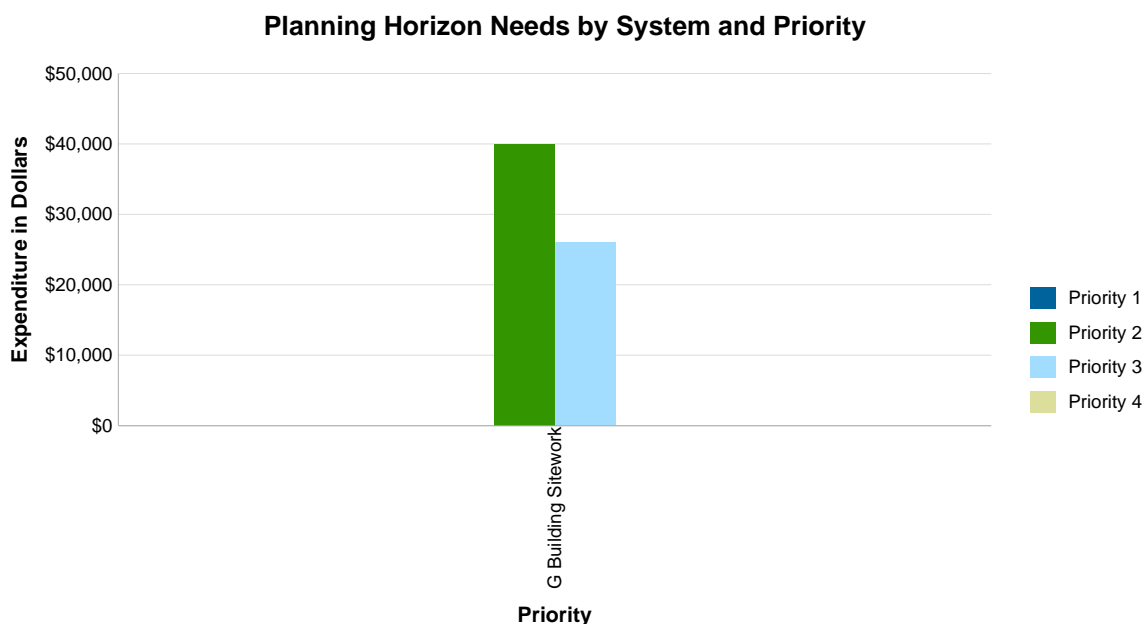
**Priority 3
Necessary / Not Critical:**

Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
G Building Sitework	\$0	\$40,000	\$26,000	\$0	\$66,000
Total	\$0	\$40,000	\$26,000	\$0	\$66,000

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

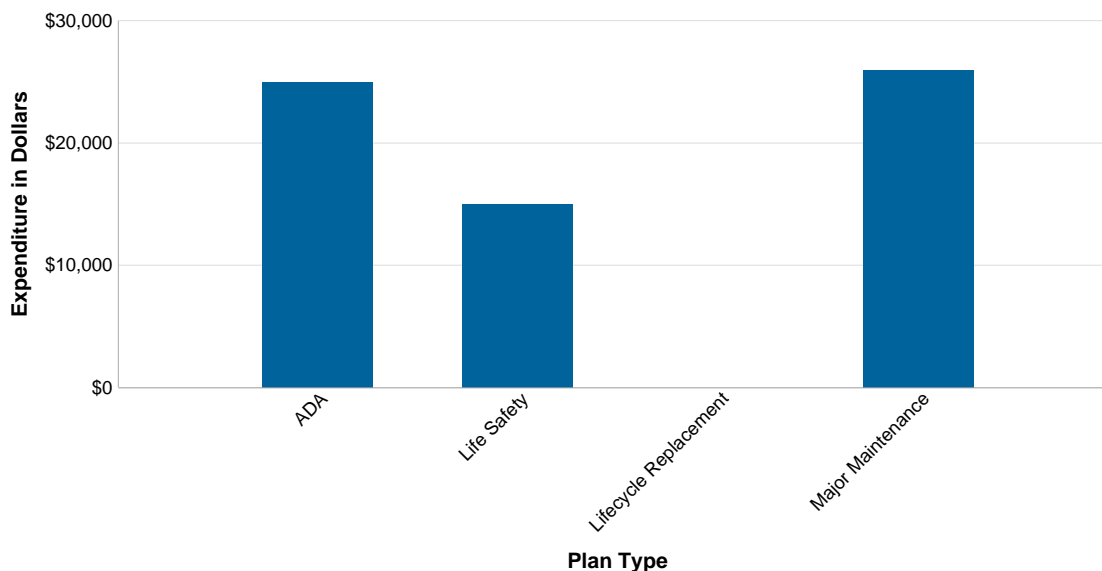
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
ADA	\$25,000
Life Safety	\$15,000
Lifecycle Replacement	\$0
Major Maintenance	\$26,000
Total	\$66,000

Facility Condition Assessment

North Kitsap School District



Hilder Pearson Elementary School Upper
1560 Central Valley Road
Poulsbo, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
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Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 03, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Hilder Pearson Elementary School Upper
Property Type	Elementary School, single-story
Full Address	1560 Central Valley Road Poulsbo, WA
Year Built	1961
Number of Levels	1
Gross Building Area (GSF)	14,863
Current Replacement Value (CRV)	\$5,231,776
CRV/GSF (\$/Sq Ft)	\$352

Building Description

Architectural Structural Executive Summary

The school consists of two separate wings on separate levels connected by a covered stair and ramp. The original classroom wing was constructed in 1951. Multipurpose room was added in 1953. Upper building was added in 1961 and covered play in 1968.

The administrative area, the library, and some classrooms are housed in the upper wing. The office area is insufficient for the number of staff, and there is no workroom.

Finishes in the upper wing are in satisfactory condition. Classroom finishes include carpet, painted GWB, acoustical ceiling tiles. The doors to the corridor do not have closers. Corridor walls appear to go to structure. There is no ADA toilet in the upper wing.

The structure consists of wood roof framing, beams bearing on steel columns and wood and masonry walls. Covered play is attached to building.

Mechanical Electrical Executive Summary

Heat pumps have outside supply air (OSA) actuators disconnected on east side of building, possibly to try and control room temperature during morning classes. This changes airflow into classrooms and does not allow for the system to operate as designed. The controls are an old IBEX system that has reached max programming and should be upgraded with CO2 and occupancy sensors that can increase system efficiency. The boiler was upgraded in 2002 but is in poor condition. The school would benefit from a higher efficiency unit. The chiller is in fair condition, however both the boiler and chiller won't function as designed with removed or disconnected OSA motors. Additional temperature control could be gained by relocating several thermostats to better locations. Consider rebalancing air and water flows after control and unit upgrades. Retro-commission entire HVAC system before any changes.

Despite the age and appearance of the building, the electrical, communications and related systems are in good condition. The exterior site lighting appears minimal at best and appears to have several dark spots around the school grounds.

Site Executive Summary

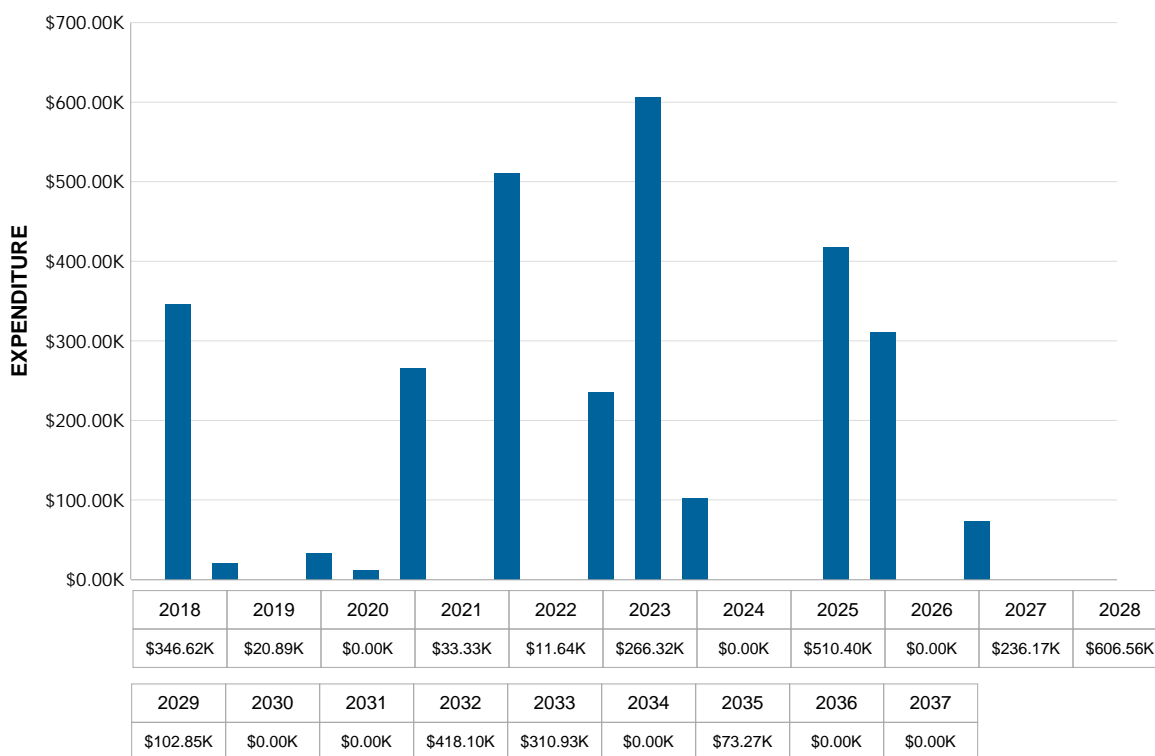
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	6.63 %
Immediate Capital Needs (Year 0) (Included in FCI)	\$346,618
Future Capital Needs (Year 1 to Year 19)	\$2,590,468

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Hilder Pearson Elementary School Upper building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$2,937,086.

Expenditure Forecast Over Study Period



Key Findings

- B Shell: Replace Roofing at an estimated cost of \$91,915 in year 2018
- B Shell: Replace Horizontal Openings at an estimated cost of \$55,297 in year 2018
- B Shell: Replace Roof Appurtenances at an estimated cost of \$19,419 in year 2018
- B Shell: Paint overhead exterior enclosures throughout. at an estimated cost of \$11,640 in year 2022
- B Shell: Replace Exterior Walls at an estimated cost of \$114,445 in year 2023
- B Shell: Replace Exterior Doors and Grilles at an estimated cost of \$70,092 in year 2023
- B Shell: Replace Overhead Exterior Enclosures at an estimated cost of \$56,222 in year 2023
- B Shell: Replace Exterior Windows at an estimated cost of \$25,564 in year 2023
- C Interiors: Replace Interior Partitions at an estimated cost of \$137,929 in year 2018
- C Interiors: Replace damaged ceiling finishes after roof is replaced. at an estimated cost of \$10,995 in year 2018
- C Interiors: Replace Wall Finishes at an estimated cost of \$89,475 in year 2027
- C Interiors: Replace Flooring at an estimated cost of \$102,852 in year 2029
- C Interiors: Replace Ceiling Finishes at an estimated cost of \$73,275 in year 2035
- D Services: Repair/replace and clean ductwork. at an estimated cost of \$15,458 in year 2018
- D Services: Retro-commission all HVAC systems. at an estimated cost of \$6,688 in year 2018
- D Services: Re-balance all HVAC systems. at an estimated cost of \$5,202 in year 2018
- D Services: Retro-commission. at an estimated cost of \$8,175 in year 2019
- D Services: Clean coils. Replace dirty filters with new. at an estimated cost of \$7,500 in year 2019
- D Services: Replace old and inefficiency faucets with new, high efficiency . at an estimated cost of \$22,500 in year 2021
- D Services: Flush system. at an estimated cost of \$9,500 in year 2021
- D Services: Replace Building Support Plumbing Systems at an estimated cost of \$71,937 in year 2027
- D Services: Replace General Service Compressed-Air at an estimated cost of \$9,364 in year 2027
- D Services: Replace Audio-Video Communications at an estimated cost of \$139,266 in year 2028
- D Services: Replace Access Control and Intrusion Detection at an estimated cost of \$119,796 in year 2028

- D Services: Replace Distributed Communications and Monitoring at an estimated cost of \$84,125 in year 2028
- D Services: Replace Data Communications at an estimated cost of \$58,263 in year 2028
- D Services: Replace Electronic Surveillance at an estimated cost of \$55,736 in year 2028
- D Services: Replace Voice Communications at an estimated cost of \$45,184 in year 2028
- D Services: Replace Integrated Automation Facility Controls at an estimated cost of \$29,726 in year 2028
- D Services: Replace Detection and Alarm at an estimated cost of \$13,674 in year 2028
- D Services: Replace Heating Systems at an estimated cost of \$335,012 in year 2032
- D Services: Replace Cooling Systems at an estimated cost of \$37,752 in year 2032
- D Services: Replace Ventilation at an estimated cost of \$30,469 in year 2032
- D Services: Replace Fire Protection Specialties at an estimated cost of \$14,863 in year 2032
- D Services: Replace Lighting at an estimated cost of \$310,934 in year 2033
- E Equipment & Furnishing: Replace Fixed Furnishings at an estimated cost of \$373,507 in year 2025
- E Equipment & Furnishing: Replace Movable Furnishings at an estimated cost of \$136,888 in year 2025
- E Equipment & Furnishing: Replace Commercial Equipment at an estimated cost of \$64,208 in year 2027
- E Equipment & Furnishing: Replace Institutional Equipment at an estimated cost of \$59,303 in year 2028

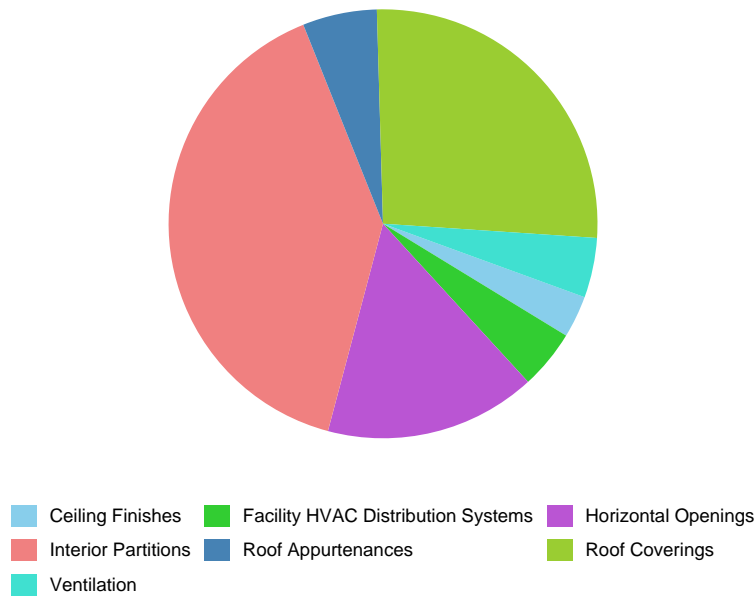
1. All costs presented in present day values

2. Costs represent total anticipated values over the 10 year study period

3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

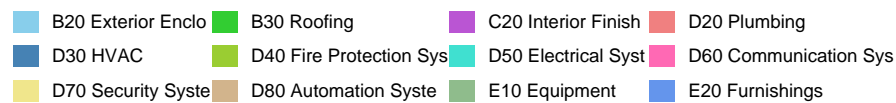
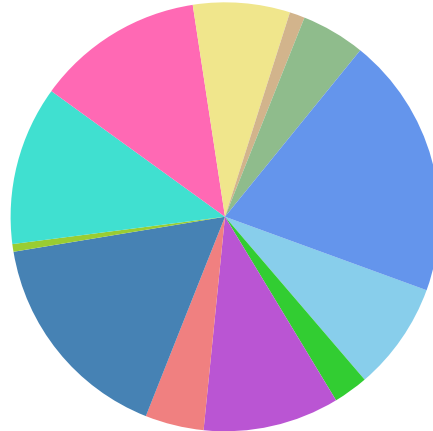
Distribution of Immediate Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
Ceiling Finishes	\$10,995	3.17 %
Facility HVAC Distribution Systems	\$15,458	4.46 %
Horizontal Openings	\$55,297	15.95 %
Interior Partitions	\$137,929	39.79 %
Roof Appurtenances	\$19,419	5.60 %
Roof Coverings	\$91,915	26.52 %
Ventilation	\$15,606	4.50 %
Total	\$346,618	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$211,588	8.17 %
B30 Roofing	\$67,862	2.62 %
C20 Interior Finishes	\$265,602	10.25 %
D20 Plumbing	\$114,631	4.43 %
D30 HVAC	\$424,124	16.37 %
D40 Fire Protection Systems	\$14,863	0.57 %
D50 Electrical Systems	\$310,934	12.00 %
D60 Communication Systems	\$326,837	12.62 %
D70 Security Systems	\$189,206	7.30 %
D80 Automation Systems	\$29,726	1.15 %
E10 Equipment	\$124,701	4.81 %
E20 Furnishings	\$510,395	19.70 %
Total	\$2,590,468	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

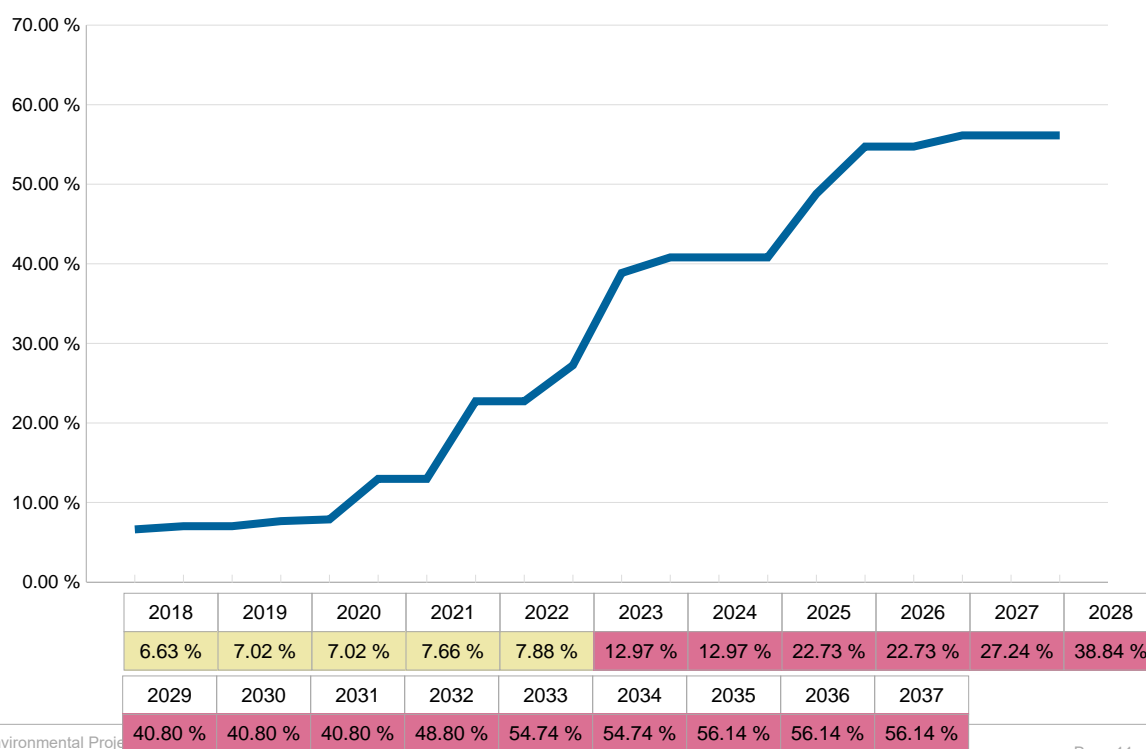
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

**Priority 3
Necessary / Not Critical:**

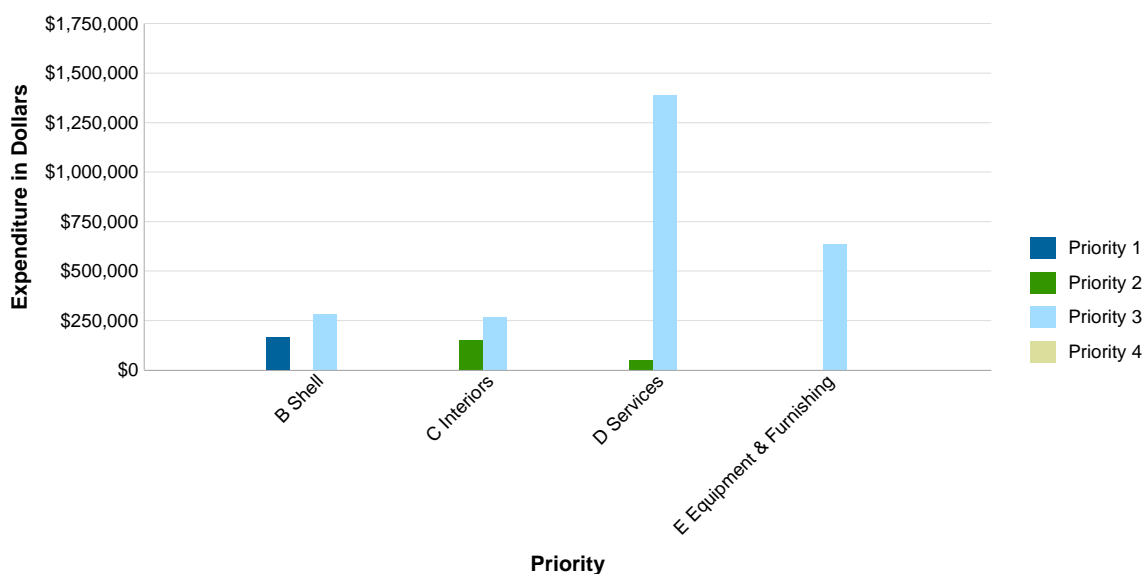
Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
B Shell	\$166,631	\$0	\$279,450	\$0	\$446,081
C Interiors	\$0	\$148,924	\$265,602	\$0	\$414,525
D Services	\$0	\$51,954	\$1,389,430	\$0	\$1,441,384
E Equipment & Furnishing	\$0	\$0	\$635,096	\$0	\$635,096
Total	\$166,631	\$200,878	\$2,569,578	\$0	\$2,937,086

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

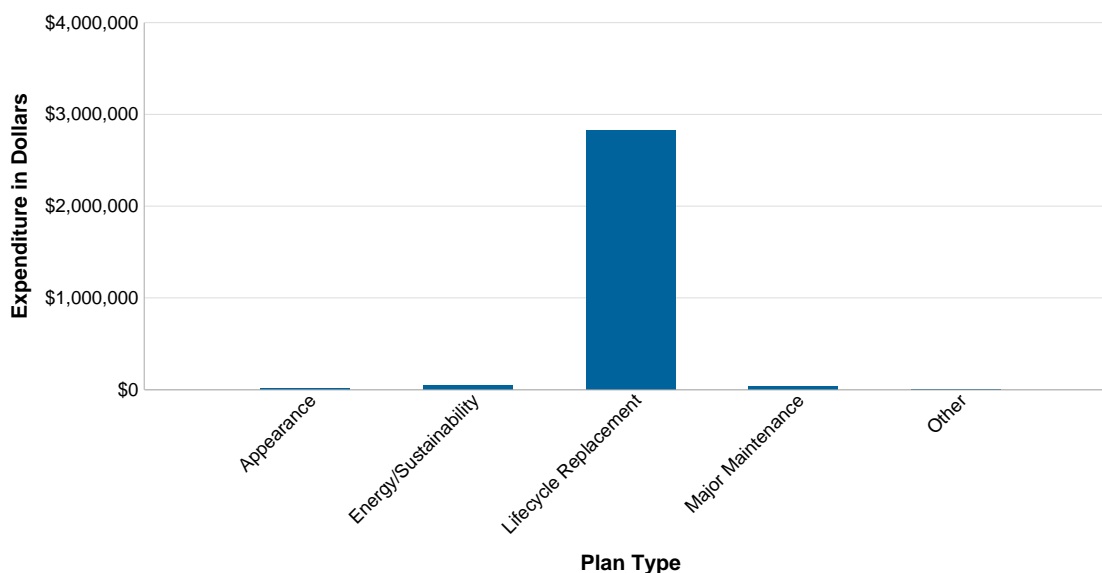
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Appearance	\$11,640
Energy/Sustainability	\$53,781
Lifecycle Replacement	\$2,829,167
Major Maintenance	\$41,168
Other	\$1,330
Total	\$2,937,086

Facility Condition Assessment

North Kitsap School District



Poulsbo Elementary School

18531 Noll Road NE
Poulsbo, WA 98370

Prepared by:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
600 Stewart St., Ste. 1400
Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

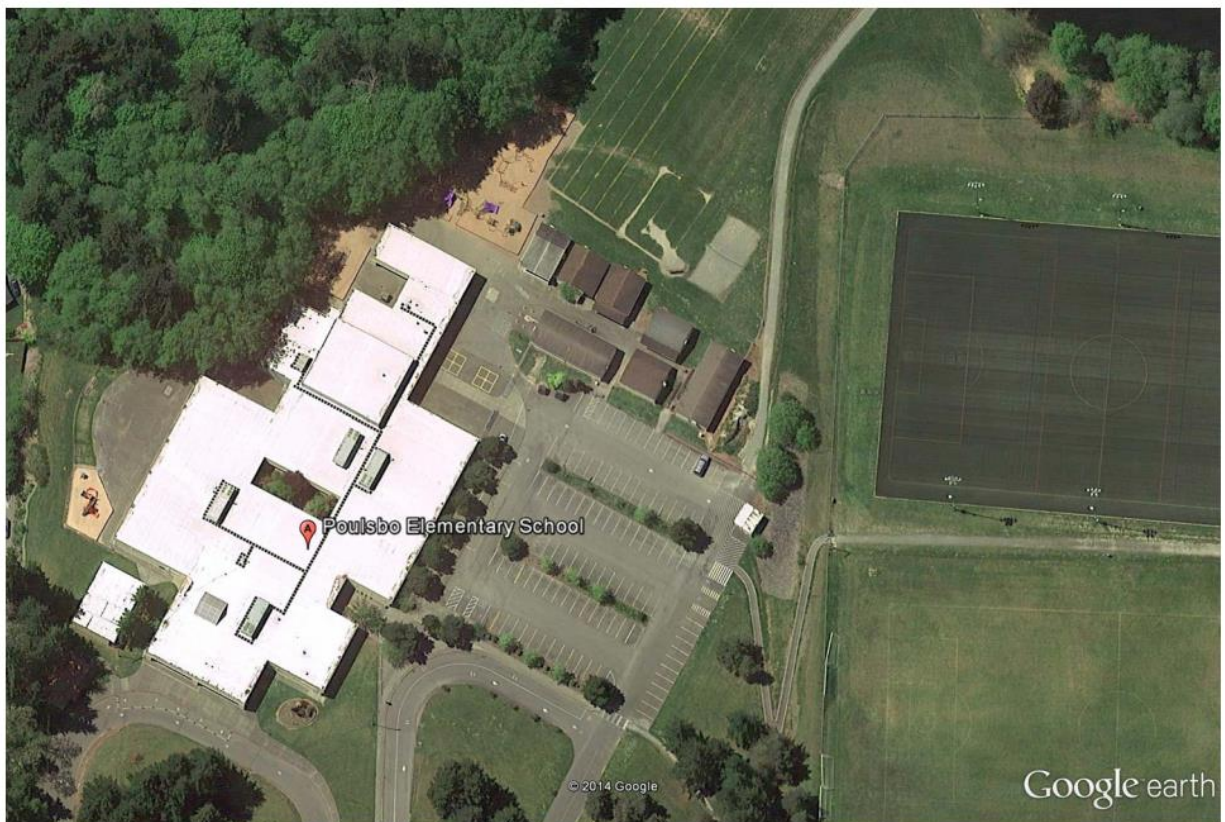
Date of Report: August 1, 2018

On-Site Date: April 2018

Facility Overview

Facility 2018-2023 FCI	Program Served	June 2018 Enrollment	Original Construction	Year Mod/Add	GSF	No. Buildings
0.18	K-5	308	1974	2004	49,418	1

Site plan

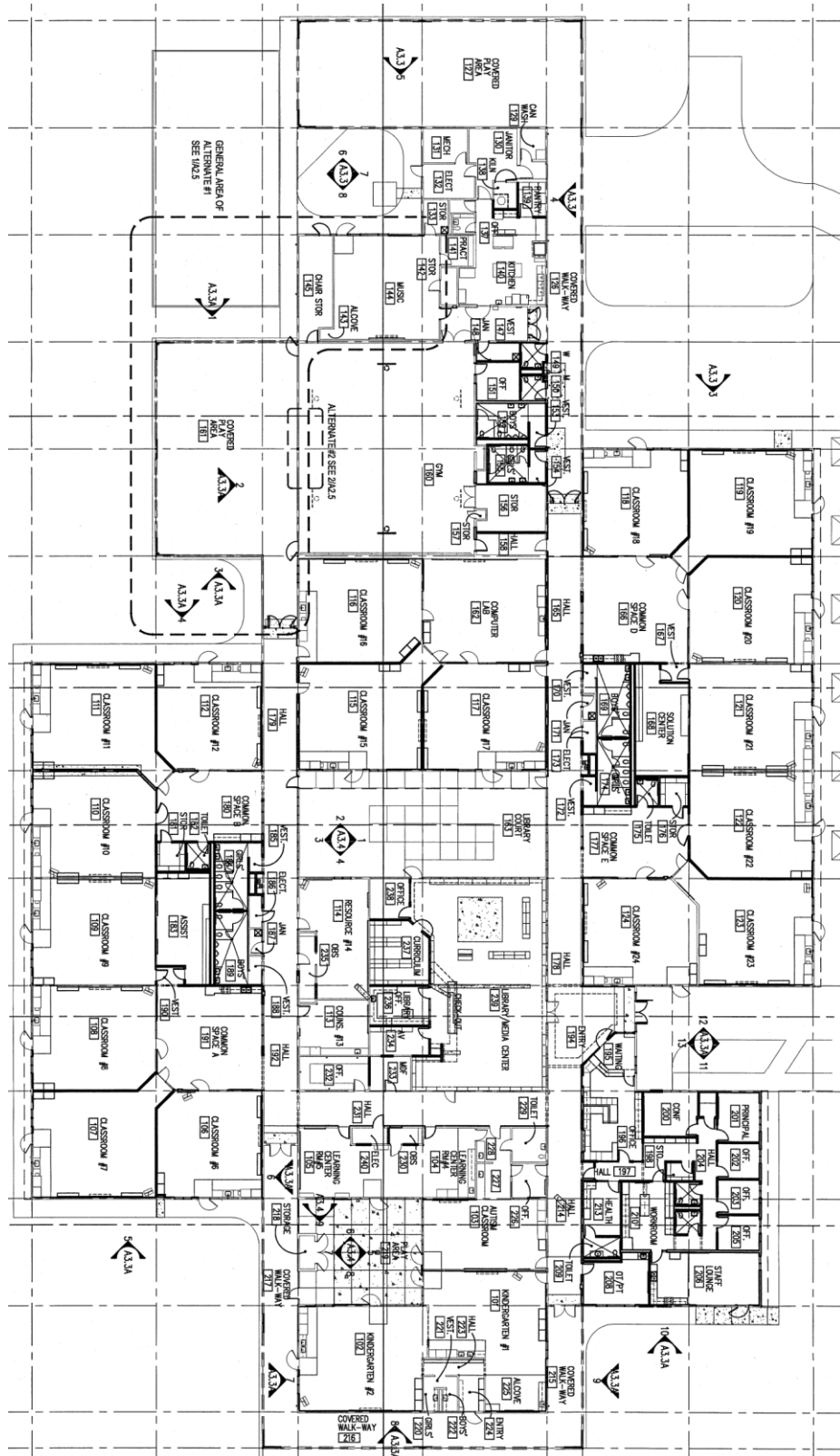


Google Earth Pro

feet 700
meters 200



Floorplan(s)



Facility Condition Assessment

North Kitsap School District



Poulsbo Elementary School Main
18531 Noll Road NE
Poulsbo, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
600 Stewart St., Ste. 1400
Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 02, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Poulsbo Elementary School Main
Property Type	Elementary School, single-story
Full Address	18531 Noll Road NE Poulsbo, WA
Year Built	1974
Number of Levels	1
Gross Building Area (GSF)	49,418
Current Replacement Value (CRV)	\$17,395,136
CRV/GSF (\$/Sq Ft)	\$352

Building Description

Architectural Structural Executive Summary

Poulsbo Elementary was originally built in 1974, and was modernized in 2004. Upgrades included new windows, siding, flooring, ADA fixtures and hardware, a new HVAC system, lighting, and electrical.

The building is one story, slab on grade with glulam beams and wood joists. Walls are wood studs with new (2004) horizontal fiber cement lap siding. New windows are insulated. Door hardware is ADA compliant.

The classrooms are organized in pods of three classrooms with a shared wet/art area that is open to the main corridor. Typical classroom finishes include carpeted floors, painted gypsum walls, suspended ACT ceiling. The flex areas are rubber sheet flooring.

The library is located near the entry. There is a multi-purpose room with four basketball backboards. The kitchen is used as a warming kitchen with food delivered from the central kitchen.

The interior of the building is generally in good shape. Roofing is due for replacement and siding is in poor condition.

There are no apparent structural concerns.

Mechanical Executive Summary

Plumbing systems are in good condition overall. A new domestic water heater for classroom fixtures and the kitchen was installed in December of 2015. Plumbing on the domestic water heater is missing insulation, which will cost less than \$2,000 to fix. The HVAC system is in fair condition. Dirty coils, worn belts, and dirty filters were observed during the assessment, and sequencing of dampers is not correct. Some areas have uneven airflow.

The electrical modernization completed in 2004 remains in good, serviceable condition. However, not all electrical panelboards were upgraded. Color coding of branch circuit wiring is inconsistent and poses safety hazards. Evidence of floating grounds were found in the panelboards. Improper attaching/lashing of overhead conductors was present. Several deficiencies were observed during the assessment, as noted in the report.

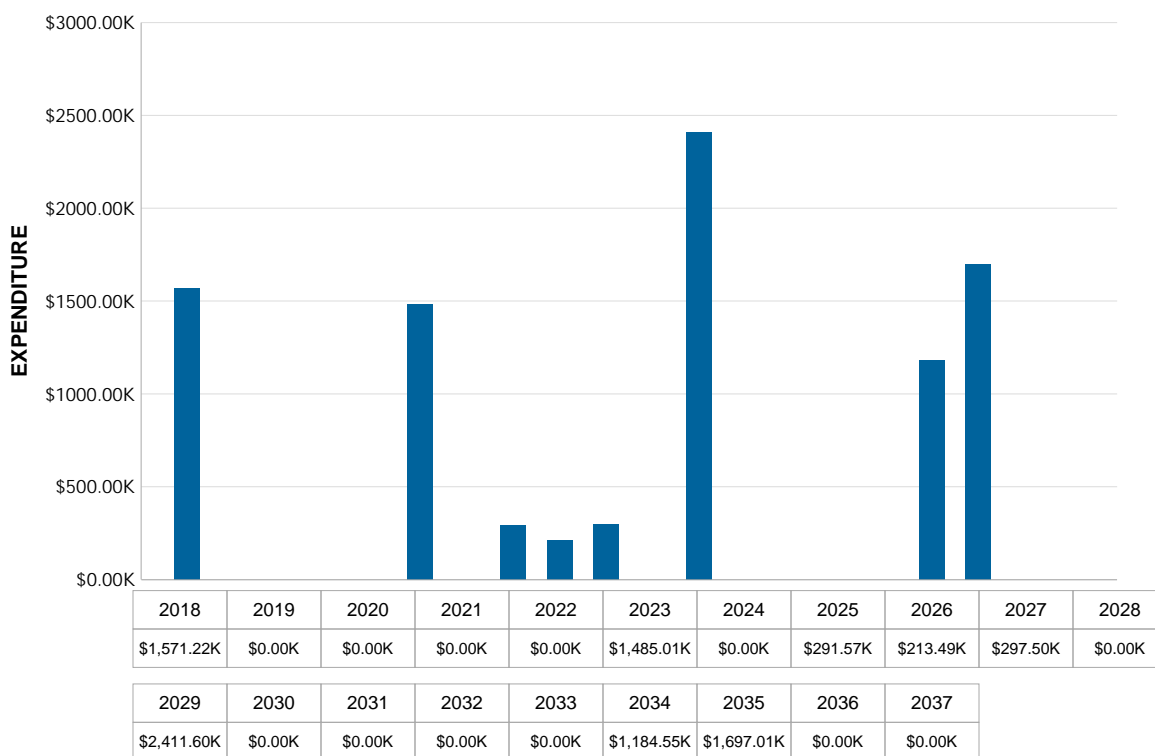
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	9.03 %
Immediate Capital Needs (Year 0) (Included in FCI)	\$1,571,220
Future Capital Needs (Year 1 to Year 19)	\$7,580,721

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Poulsbo Elementary School Main building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$9,151,941.

Expenditure Forecast Over Study Period



Key Findings

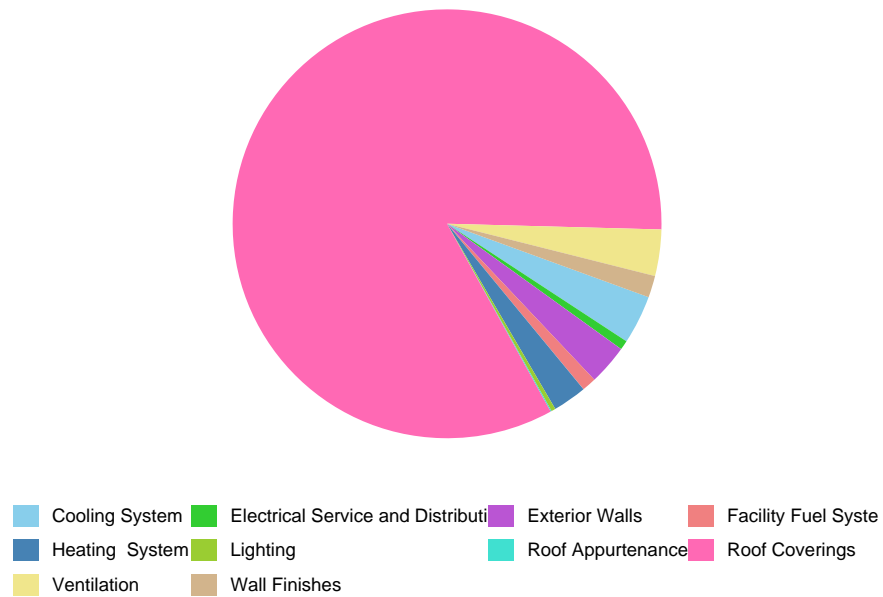
- B Shell: Re-roof or major repair at an estimated cost of \$1,309,577 in year 2018
- B Shell: Paint cementitious siding at an estimated cost of \$47,441 in year 2018
- B Shell: Replace Roofing at an estimated cost of \$245,607 in year 2023
- C Interiors: Re-paint multipurpose, gym, and work rooms. at an estimated cost of \$25,697 in year 2018
- C Interiors: Replace Wall Finishes at an estimated cost of \$297,496 in year 2027
- C Interiors: Replace Flooring at an estimated cost of \$341,973 in year 2029
- D Services: Clean all DX coils and replace filters at an estimated cost of \$57,750 in year 2018
- D Services: Replace with high efficiency unit, Re-balance new HVAC and ventilation system at an estimated cost of \$54,950 in year 2018
- D Services: Add aux power to control boards so with loss of power district knows programming at an estimated cost of \$15,000 in year 2018
- D Services: Repair/replace faulty HVAC control parts. Re-program controls at an estimated cost of \$12,800 in year 2018
- D Services: Retro-commission HVAC and ventilation systems at an estimated cost of \$12,355 in year 2018
- D Services: Paint all rusted piping and add gas line supports at an estimated cost of \$8,500 in year 2018
- D Services: Add protective bollards surrounding gas meter at an estimated cost of \$8,400 in year 2018
- D Services: Remove and replace transformer. at an estimated cost of \$5,500 in year 2018
- D Services: Repair/replace ground bus bar and provide adequate grounding conductor back to main ground bus at an estimated cost of \$5,500 in year 2018
- D Services: Perform functionality test on all egress fixtures and repair as required at an estimated cost of \$5,000 in year 2018
- D Services: Replace Heating Systems at an estimated cost of \$1,113,882 in year 2023
- D Services: Replace Cooling Systems at an estimated cost of \$125,522 in year 2023
- D Services: Replace Audio-Video Communications at an estimated cost of \$463,047 in year 2029
- D Services: Replace Access Control and Intrusion Detection at an estimated cost of \$398,309 in year 2029
- D Services: Replace Distributed Communications and Monitoring at an estimated cost of \$279,706 in year 2029
- D Services: Replace Building Support Plumbing Systems at an estimated cost of \$239,183 in year 2029
- D Services: Replace Data Communications at an estimated cost of \$193,719 in year 2029
- D Services: Replace Voice Communications at an estimated cost of \$150,231 in year 2029

- D Services: Replace Integrated Automation Facility Controls at an estimated cost of \$98,836 in year 2029
- D Services: Replace Detection and Alarm at an estimated cost of \$45,465 in year 2029
- D Services: Replace Lighting at an estimated cost of \$1,033,825 in year 2034
- D Services: Replace Ventilation at an estimated cost of \$101,307 in year 2034
- D Services: Replace Fire Protection Specialties at an estimated cost of \$49,418 in year 2034
- E Equipment & Furnishing: Replace Entertainment and Recreational Equipment at an estimated cost of \$291,566 in year 2025
- E Equipment & Furnishing: Replace Commercial Equipment at an estimated cost of \$213,486 in year 2026
- E Equipment & Furnishing: Replace Institutional Equipment at an estimated cost of \$197,178 in year 2029
- E Equipment & Furnishing: Replace Fixed Furnishings at an estimated cost of \$1,241,874 in year 2035
- E Equipment & Furnishing: Replace Movable Furnishings at an estimated cost of \$455,140 in year 2035

1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

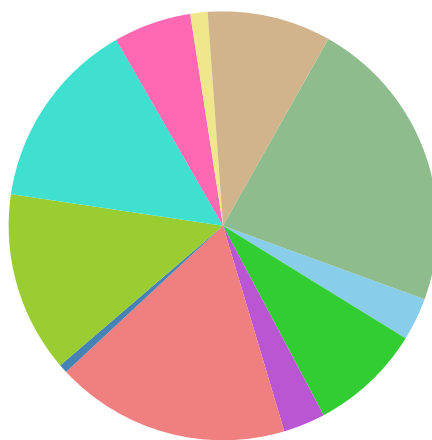
Distribution of Immediate Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
Cooling Systems	\$57,750	3.68 %
Electrical Service and Distribution	\$11,000	0.70 %
Exterior Walls	\$47,441	3.02 %
Facility Fuel Systems	\$16,900	1.08 %
Heating Systems	\$40,155	2.56 %
Lighting	\$5,000	0.32 %
Roof Appurtenances	\$1,250	0.08 %
Roof Coverings	\$1,311,077	83.44 %
Ventilation	\$54,950	3.50 %
Wall Finishes	\$25,697	1.64 %
Total	\$1,571,220	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B30 Roofing	\$245,607	3.24 %
C20 Interior Finishes	\$639,469	8.44 %
D20 Plumbing	\$239,183	3.16 %
D30 HVAC	\$1,340,710	17.69 %
D40 Fire Protection Systems	\$49,418	0.65 %
D50 Electrical Systems	\$1,033,825	13.64 %
D60 Communication Systems	\$1,086,702	14.34 %
D70 Security Systems	\$443,774	5.85 %
D80 Automation Systems	\$98,836	1.30 %
E10 Equipment	\$706,183	9.32 %
E20 Furnishings	\$1,697,014	22.39 %
Total	\$7,580,721	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

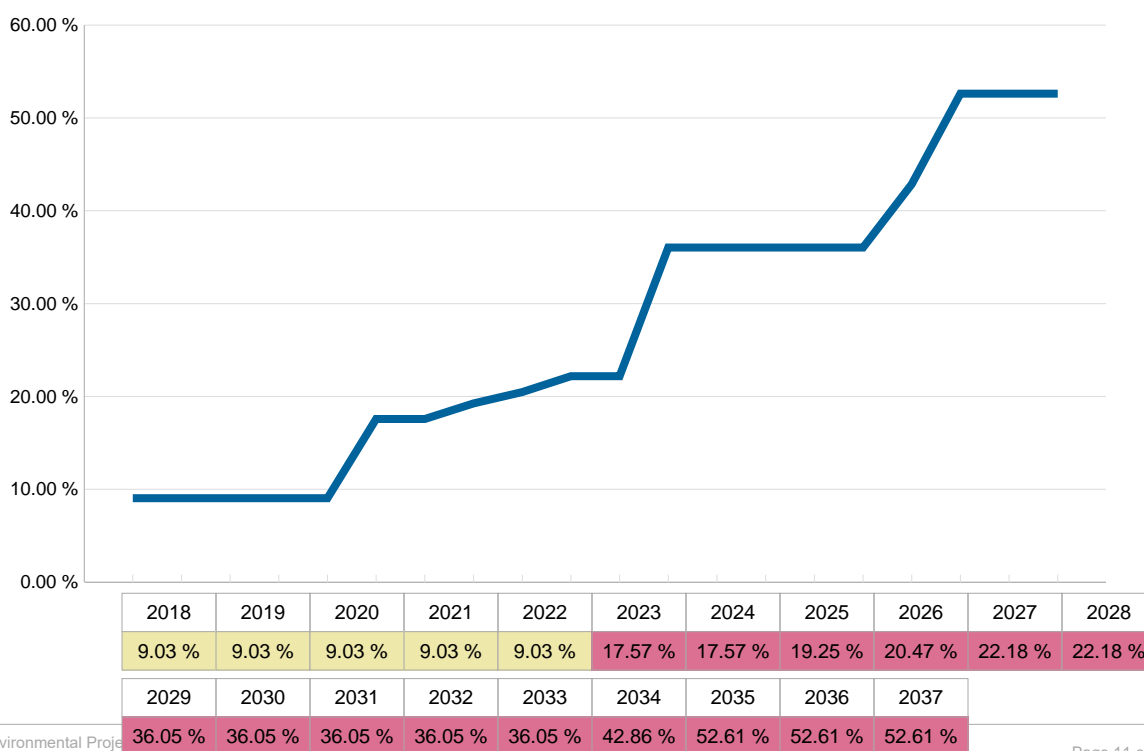
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

**Priority 3
Necessary / Not Critical:**

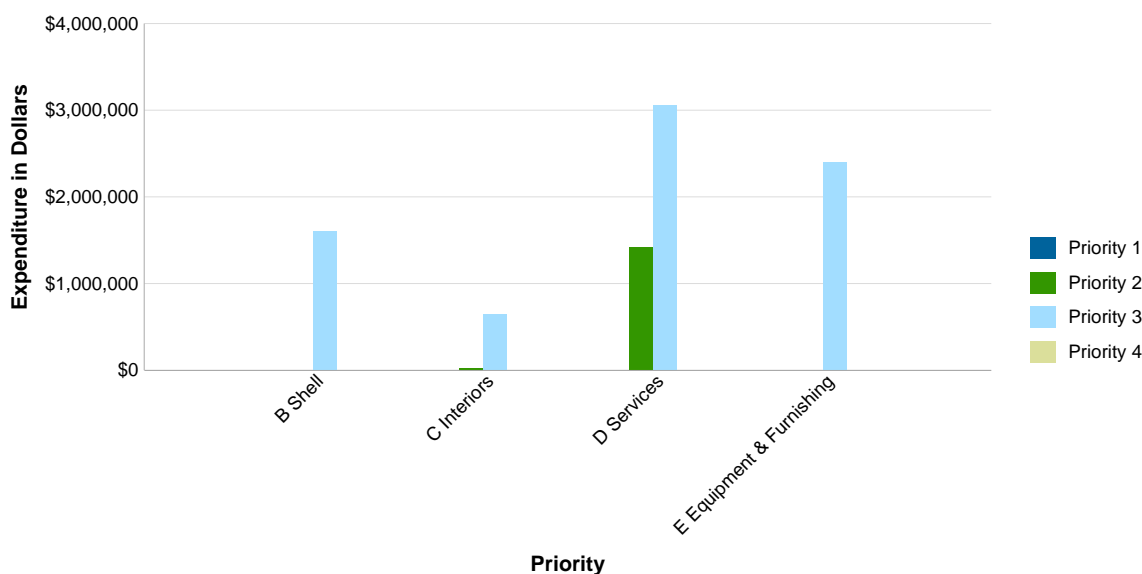
Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
B Shell	\$0	\$0	\$1,605,376	\$0	\$1,605,376
C Interiors	\$0	\$25,697	\$639,469	\$0	\$665,166
D Services	\$0	\$1,416,758	\$3,061,444	\$0	\$4,478,202
E Equipment & Furnishing	\$0	\$0	\$2,403,197	\$0	\$2,403,197
Total	\$0	\$1,442,455	\$7,709,486	\$0	\$9,151,941

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

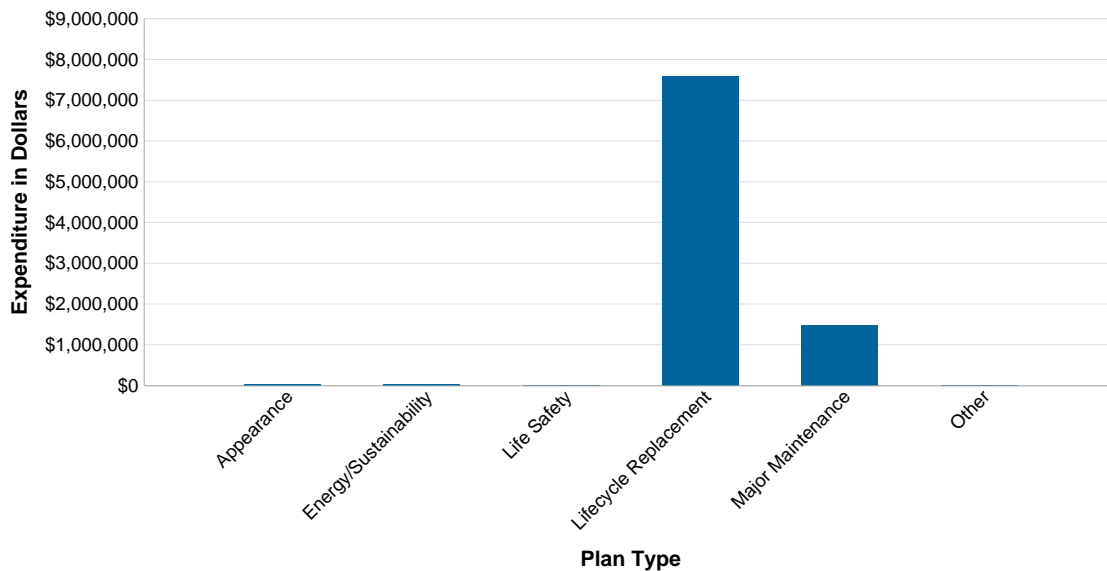
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

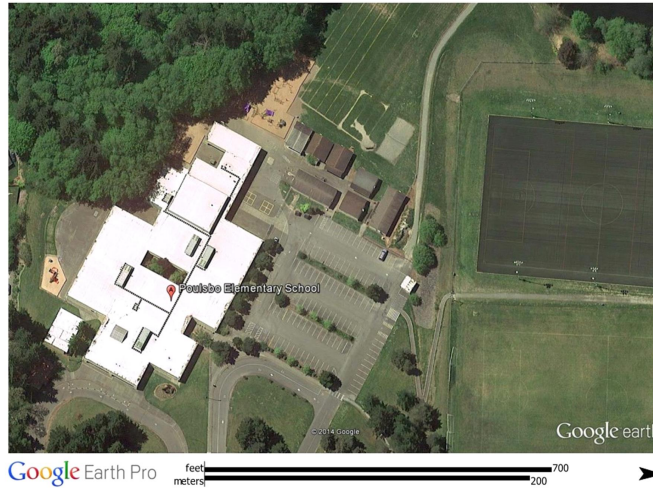
Planning Horizon Needs by Category



Building System	Total Cost
Appearance	\$34,197
Energy/Sustainability	\$40,155
Life Safety	\$5,000
Lifecycle Replacement	\$7,580,721
Major Maintenance	\$1,483,468
Other	\$8,400
Total	\$9,151,941

Facility Condition Assessment

North Kitsap School District



Poulsbo Elementary School Site
18531 Noll Road NE
Poulsbo, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
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Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 02, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Poulsbo Elementary School Site
Property Type	Site Systems
Full Address	18531 Noll Road NE Poulsbo, WA
Year Built	1974

Building Description

Site Executive Summary

There is one main building, six portables, and one modular structure on site. Parking and roadways have settlement and numerous patches. Alligatoring was also observed in the parking lots. The playfields and asphalt play area were uneven. Hydrant and fire access does not appear to meet current codes. The assessment did not note stormwater controls for quality or quantity.

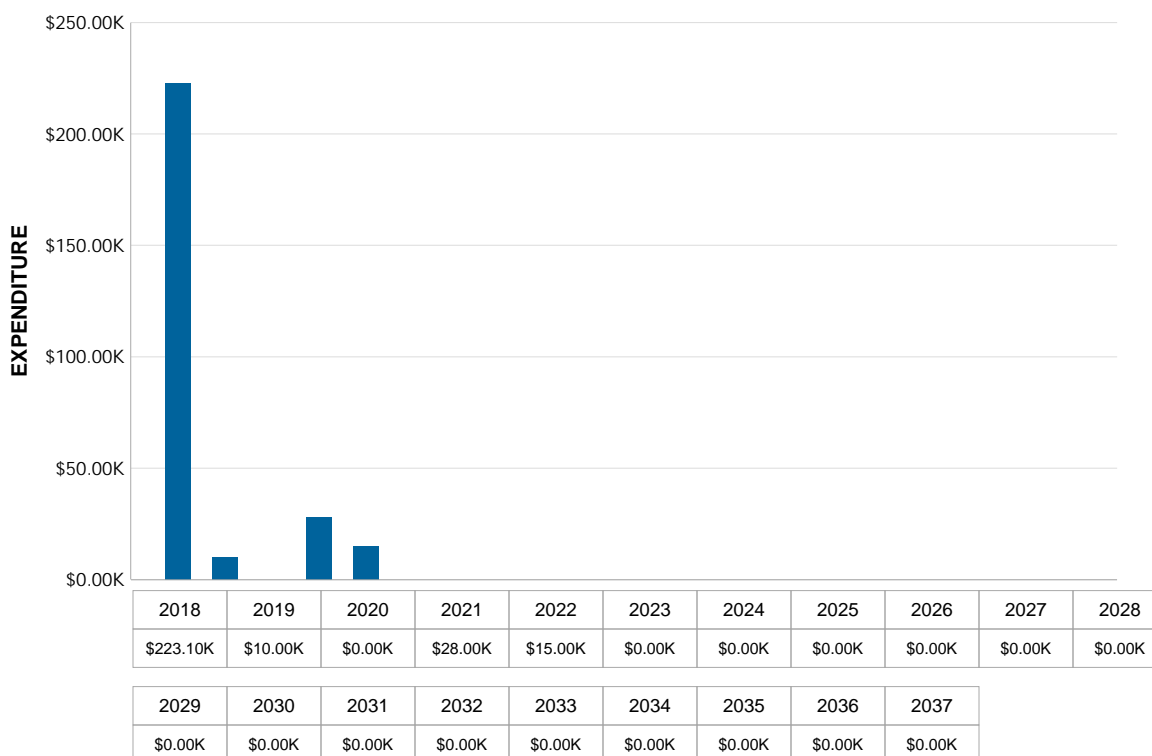
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Future Capital Needs (Year 1 to Year 19)	\$53,000

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Poulsbo Elementary School Site building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$276,100.

Expenditure Forecast Over Study Period



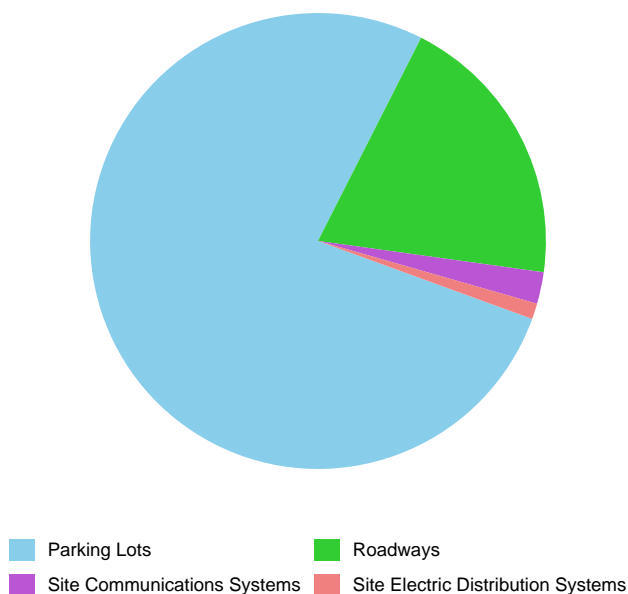
Key Findings

- G Building Sitework: Remove and replace existing asphalt with selective grading and drainage at an estimated cost of \$171,600 in year 2018
- G Building Sitework: Grade/pave with grind and overlay at an estimated cost of \$44,000 in year 2018
- G Building Sitework: Properly route support cable at an estimated cost of \$5,000 in year 2018
- G Building Sitework: Replace concrete panels selectively. Remove and replace ramps selectively. at an estimated cost of \$10,000 in year 2019
- G Building Sitework: Selective grading/grind and overlay for asphalt play. Selective grading/topdress and overseed for playfield. at an estimated cost of \$13,000 in year 2021
- G Building Sitework: Allowance for inspection and repairs of site fuel systems at an estimated cost of \$10,000 in year 2021
- G Building Sitework: Replace missing signage and fencing at an estimated cost of \$5,000 in year 2021
- G Building Sitework: Raise structure rims to grade and install additional storm structures. at an estimated cost of \$15,000 in year 2022

1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

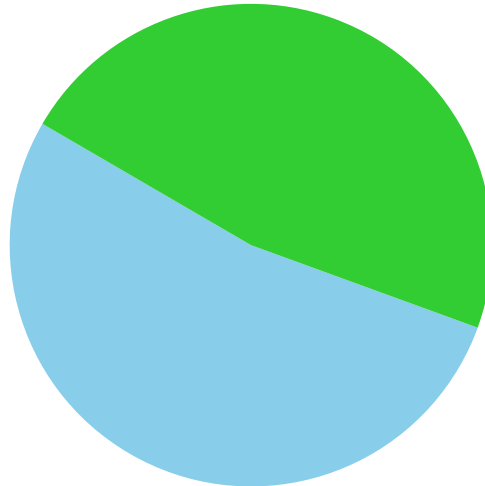
Distribution of Immediate Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
Parking Lots	\$171,600	76.92 %
Roadways	\$44,000	19.72 %
Site Communications Systems	\$5,000	2.24 %
Site Electric Distribution Systems	\$2,500	1.12 %
Total	\$223,100	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



■ G20 Site Improvements ■ G30 Site Civil/Mechanical Utilities

Building System	Estimated Cost	Percentage of Total Cost
G20 Site Improvements	\$28,000	52.83 %
G30 Site Civil/Mechanical Utilities	\$25,000	47.17 %
Total	\$53,000	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

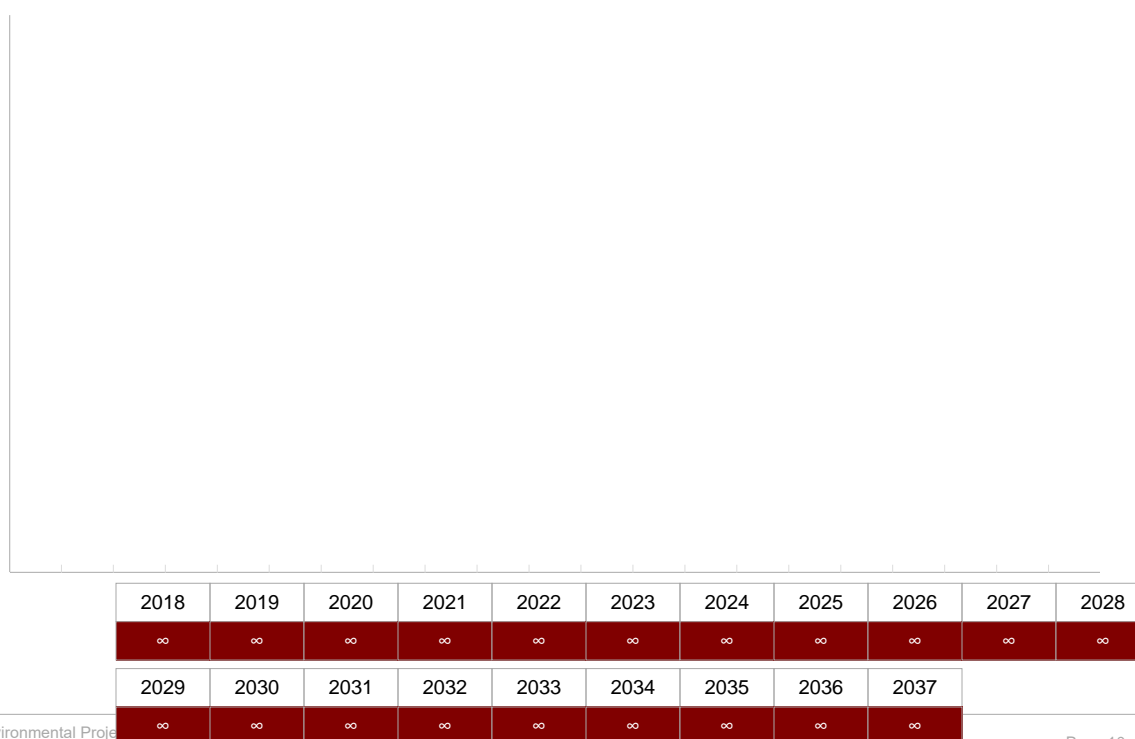
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

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POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

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Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

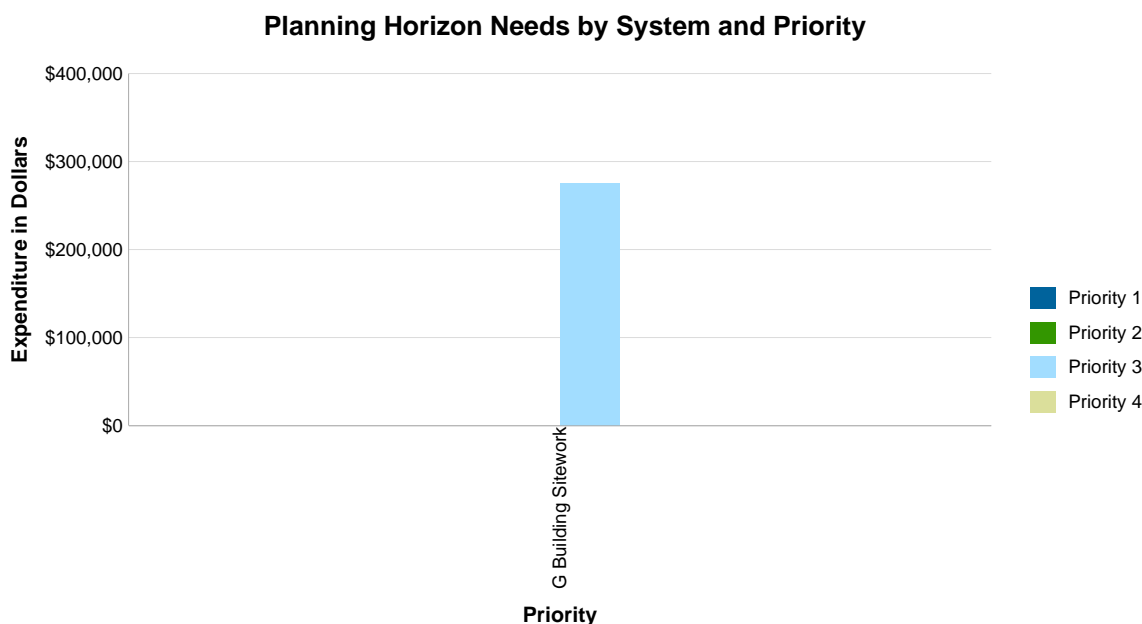
**Priority 3
Necessary / Not Critical:**

Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
G Building Sitework	\$0	\$0	\$276,100	\$0	\$276,100
Total	\$0	\$0	\$276,100	\$0	\$276,100

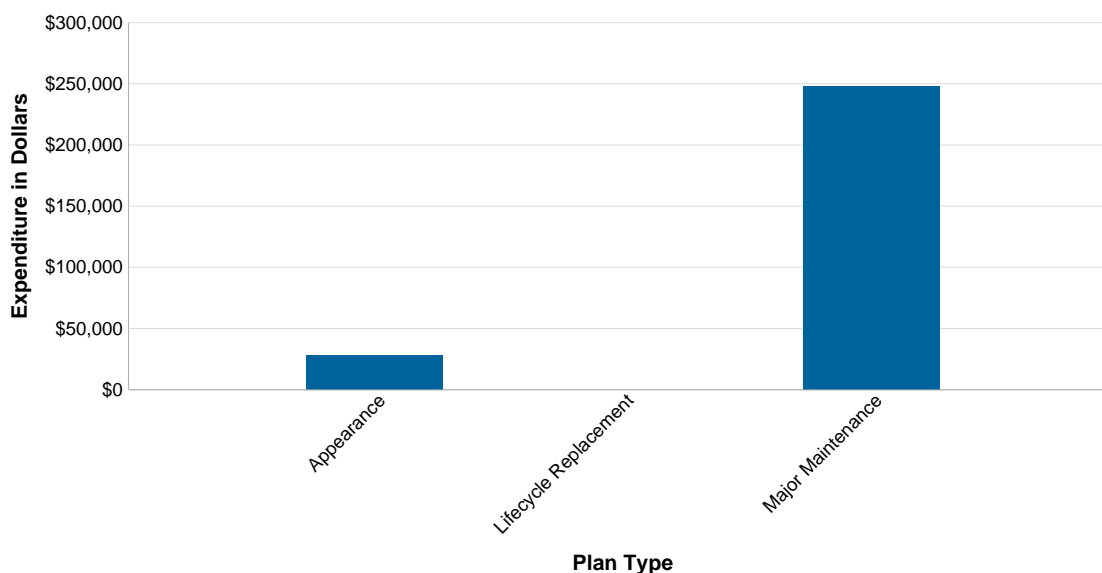
Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

Plan Type 1 Lifecycle Replacement:	Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.
Plan Type 2 Major Maintenance:	Any component or system in which future major repair is anticipated but not replacement of the entire component.
Plan Type 3 Life Safety:	Any action to correct a deficiency related to life safety or code violation.
Plan Type 4 Appearance:	Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.
Plan Type 5 Energy/Sustainability:	When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.
Plan Type 6 ADA:	When the repair or replacement of equipment or systems are recommended to comply with ADA.
Plan Type 7 Other:	

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Appearance	\$28,000
Lifecycle Replacement	\$0
Major Maintenance	\$248,100
Total	\$276,100

Facility Condition Assessment

North Kitsap School District



Richard Gordon Elementary School

26331 Barber Cutoff Road
Kingston, WA 98346

Prepared by:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
600 Stewart St., Ste. 1400
Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 1, 2018

On-Site Date: April 2018

Facility Overview

Facility 2018-2023 FCI	Program Served	June 2018 Enrollment	Original Construction	Year Mod/Add	GSF	No. Buildings
0.25	K-5	378	1994	N/A	51,713	1

Site plan

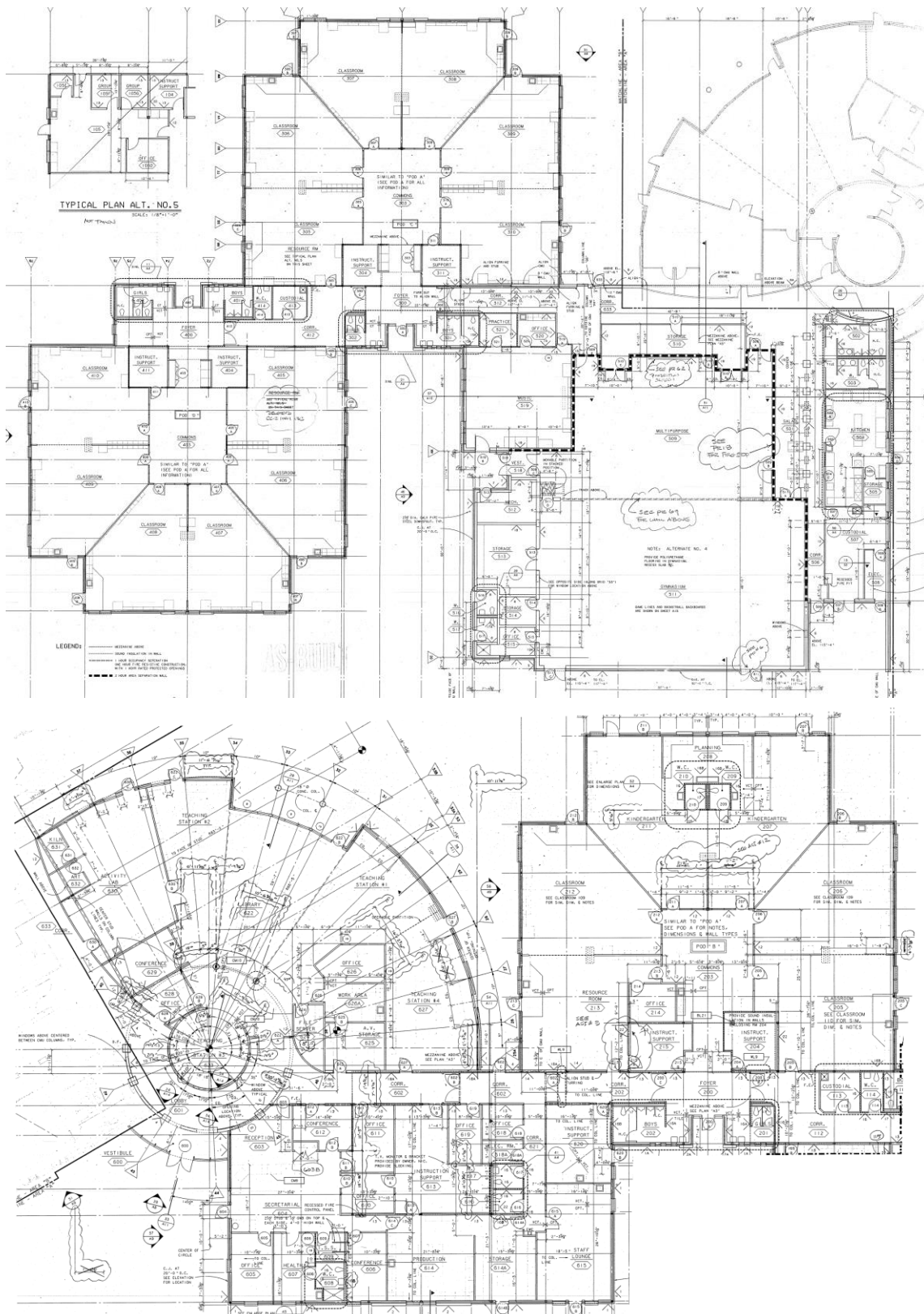


Google Earth Pro

feet 400
meters 100



Floorplan(s)



Facility Condition Assessment

North Kitsap School District



Richard Gordon Elementary School Main
26331 Barber Cutoff Road
Kingston, WA

Prepared By:

SÄZÄN
Environmental Services

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Joel Davis, Managing Principal
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Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 05, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Richard Gordon Elementary School Main
Property Type	Elementary School, single-story
Full Address	26331 Barber Cutoff Road Kingston, WA
Year Built	1994
Number of Levels	1
Gross Building Area (GSF)	51,713
Current Replacement Value (CRV)	\$18,202,976
CRV/GSF (\$/Sq Ft)	\$352

Building Description

Architectural Structural Executive Summary

Richard Gordon Elementary has the same floorplan as Vinland Elementary, except for one classroom wing not included at Gordon. This building opened in 1994, and has had chronic problems with the roofing that are ongoing. The cathedral ceilings with skylights in the flex areas of each classroom pod offer excellent daylighting and sense of place. However, these areas have always had chronic leaks despite a recent roof replacement and several repairs over time.

The exterior walls are split-faced CMU with smooth accents and cedar clapboard siding. The exterior needs paint and minor repairs to clapboard siding. Exterior doors are overdue for new paint. Exterior walls and roof have batt insulation. The vapor barrier in the attic is torn and loose in some areas. Windows are aluminum with insulated glass.

Interior finishes are showing signs of wear. Walls and doors need paint. Flooring is VCT in the corridors, and has some damaged areas due to settlement. Classrooms and flex areas have carpet. Flooring in gymnasium appears to be in good condition, however this material is reportedly being replaced due to its chemical composition which contains mercury. ACT ceilings are generally in good condition, except for select tiles damaged by roof leaks. Hard ceilings around skylights have significant water damage from roof leaks and may include water damage to insulation or substrate materials. Walls in corridors have tackable surfaces. There are wood corner guards at most corners. Corridor doors have closers and ADA hardware.

Sinks for toilets are located in corridors. Sink areas and toilets have ceramic tile floors and tile wainscots. ADA-accessible stalls are provided.

The structural system consists of steel columns, beams, joist girders, and bar joists, with metal roof deck. There are no apparent structural concerns.

Mechanical Electrical Executive Summary

The HVAC system is in fair condition. Blocked off air intakes, loose damper linkages, dirty filters and coils, and closed outside supply air dampers (should be open to minimum CFM) were observed. Boilers are electric, old, and inefficient, as are the domestic hot water heaters and sink fixtures. The energy management control system is old IBEX and cannot be upgraded. The District would benefit greatly from retro-commissioning to investigate where energy savings can be found in addition to identifying uncomfortable spaces.

The building's electrical system appears to be original to the building's 1994 construction. All electrical equipment remains good, serviceable condition with many more years of useful service to come with proper maintenance. All other systems within the building also appear to be in good condition. No deficiencies were observed during the assessment.

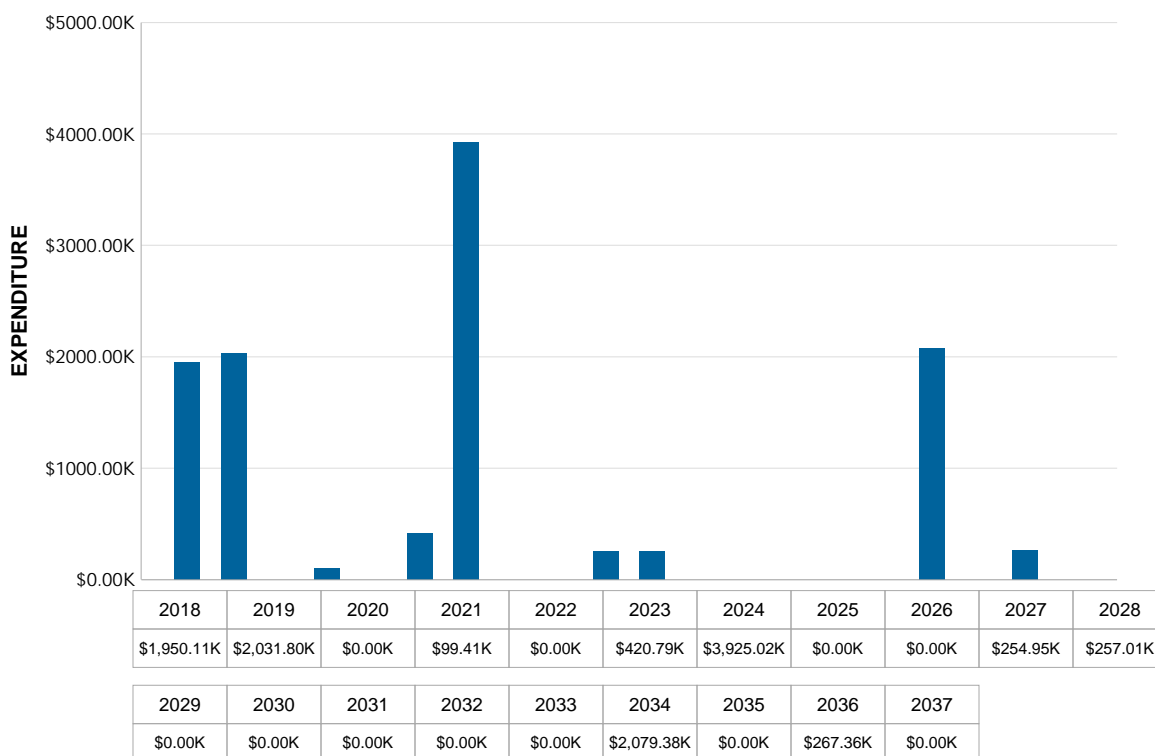
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	10.71 %
Immediate Capital Needs (Year 0) (Included in FCI)	\$1,950,113
Future Capital Needs (Year 1 to Year 19)	\$9,335,716

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Richard Gordon Elementary School Main building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$11,285,829.

Expenditure Forecast Over Study Period



Key Findings

- B Shell: Repaint siding, caulk at transitions at an estimated cost of \$49,644 in year 2018
- B Shell: Paint exterior doors and grilles, weatherstrip, replace hardware at an estimated cost of \$26,891 in year 2019
- B Shell: Replace failing skylights. at an estimated cost of \$87,000 in year 2021
- B Shell: Replace Exterior Windows at an estimated cost of \$88,946 in year 2024
- B Shell: Replace Roofing at an estimated cost of \$257,014 in year 2028
- B Shell: Replace Overhead Exterior Enclosures at an estimated cost of \$157,208 in year 2034
- B Shell: Replace Horizontal Openings at an estimated cost of \$154,622 in year 2034
- B Shell: Replace Roof Appurtenances at an estimated cost of \$54,299 in year 2034
- C Interiors: Replace Flooring at an estimated cost of \$357,854 in year 2018
- C Interiors: Replace Wall Finishes at an estimated cost of \$311,312 in year 2018
- C Interiors: Repair and paint GWB ceilings in B, C, D pods at an estimated cost of \$12,411 in year 2021
- C Interiors: Refinish interior walls, chair rails, base, trim. at an estimated cost of \$86,878 in year 2023
- C Interiors: Replace 40' moveable wall in gym with similar. Replace approx. (12) 20' accordion walls in classrooms with GWB. at an estimated cost of \$28,805 in year 2023
- C Interiors: Replace Ceiling Finishes at an estimated cost of \$254,945 in year 2027
- C Interiors: Replace Interior Doors at an estimated cost of \$262,702 in year 2034
- C Interiors: Replace Suspended Ceiling Construction at an estimated cost of \$234,260 in year 2034
- C Interiors: Replace Interior Windows at an estimated cost of \$80,672 in year 2034
- C Interiors: Replace Interior Grilles and Gates at an estimated cost of \$22,754 in year 2034
- D Services: Upgrade controls to energy efficient systems at an estimated cost of \$315,449 in year 2018
- D Services: Replace obsolete Heat Pumps with new high efficiency units at an estimated cost of \$145,250 in year 2018
- D Services: Repair/replace worn out cooling tower at an estimated cost of \$98,000 in year 2018
- D Services: Repair or replace worn out boilers at an estimated cost of \$90,000 in year 2018
- D Services: Clean ductwork at an estimated cost of \$28,442 in year 2018
- D Services: Re-balance entire HVAC system at an estimated cost of \$20,685 in year 2018

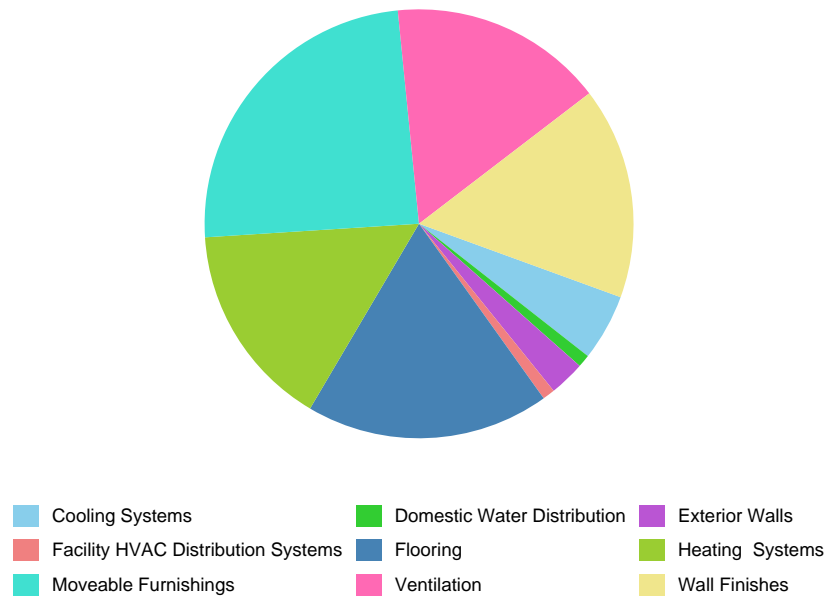
- D Services: Replace leaking valves and clean out clogged pipes at an estimated cost of \$18,500 in year 2018
- D Services: Clean ductwork and repair holes in ductwork or replace if necessary at an estimated cost of \$18,100 in year 2018
- D Services: Retro-commission entire HVAC system at an estimated cost of \$18,100 in year 2018
- D Services: Replace Audio-Video Communications at an estimated cost of \$484,551 in year 2019
- D Services: Replace Distributed Communications and Monitoring at an estimated cost of \$292,696 in year 2019
- D Services: Replace Building Support Plumbing Systems at an estimated cost of \$250,291 in year 2019
- D Services: Replace Data Communications at an estimated cost of \$202,715 in year 2019
- D Services: Replace Voice Communications at an estimated cost of \$157,208 in year 2019
- D Services: Replace Integrated Automation Facility Controls at an estimated cost of \$103,426 in year 2019
- D Services: Replace Detection and Alarm at an estimated cost of \$47,576 in year 2019
- D Services: Replace General Service Compressed-Air at an estimated cost of \$32,579 in year 2019
- D Services: Replace Heating Systems at an estimated cost of \$1,165,611 in year 2024
- D Services: Replace Lighting at an estimated cost of \$1,081,836 in year 2024
- D Services: Replace Cooling Systems at an estimated cost of \$131,351 in year 2024
- D Services: Replace Ventilation at an estimated cost of \$106,012 in year 2024
- D Services: Replace Fire Protection Specialties at an estimated cost of \$51,713 in year 2024
- D Services: Replace Facility HVAC Distribution Systems at an estimated cost of \$506,787 in year 2034
- D Services: Replace Electrical Services and Distribution at an estimated cost of \$346,477 in year 2034
- D Services: Replace Sanitary Drainage at an estimated cost of \$170,653 in year 2034
- D Services: Replace General Purpose Electrical Power at an estimated cost of \$88,946 in year 2034
- D Services: Replace Fire Suppression at an estimated cost of \$267,356 in year 2036
- E Equipment & Furnishing: Replace Movable Furnishings at an estimated cost of \$476,277 in year 2018
- E Equipment & Furnishing: Replace Commercial Equipment at an estimated cost of \$223,400 in year 2019
- E Equipment & Furnishing: Replace Institutional Equipment at an estimated cost of \$206,335 in year 2019
- E Equipment & Furnishing: Replace Entertainment and Recreational Equipment at an estimated cost of \$305,107 in year 2023

- E Equipment & Furnishing: Replace Fixed Furnishings at an estimated cost of \$1,299,548 in year 2024

1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

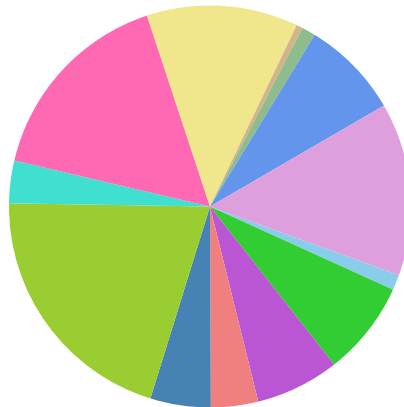
Distribution of Immediate Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
Cooling Systems	\$98,000	5.03 %
Domestic Water Distribution	\$18,500	0.95 %
Exterior Walls	\$52,144	2.67 %
Facility HVAC Distribution Systems	\$18,100	0.93 %
Flooring	\$357,854	18.35 %
Heating Systems	\$302,477	15.51 %
Moveable Furnishings	\$476,277	24.42 %
Ventilation	\$315,449	16.18 %
Wall Finishes	\$311,312	15.96 %
Total	\$1,950,113	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$115,837	1.24 %
B30 Roofing	\$710,142	7.61 %
C10 Interior Construction	\$629,193	6.74 %
C20 Interior Finishes	\$354,234	3.79 %
D20 Plumbing	\$453,523	4.86 %
D30 HVAC	\$1,909,761	20.46 %
D40 Fire Protection Systems	\$319,069	3.42 %
D50 Electrical Systems	\$1,517,259	16.25 %
D60 Communication Systems	\$1,137,169	12.18 %
D70 Security Systems	\$47,576	0.51 %
D80 Automation Systems	\$103,426	1.11 %
E10 Equipment	\$738,979	7.92 %
E20 Furnishings	\$1,299,548	13.92 %
Total	\$9,335,716	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

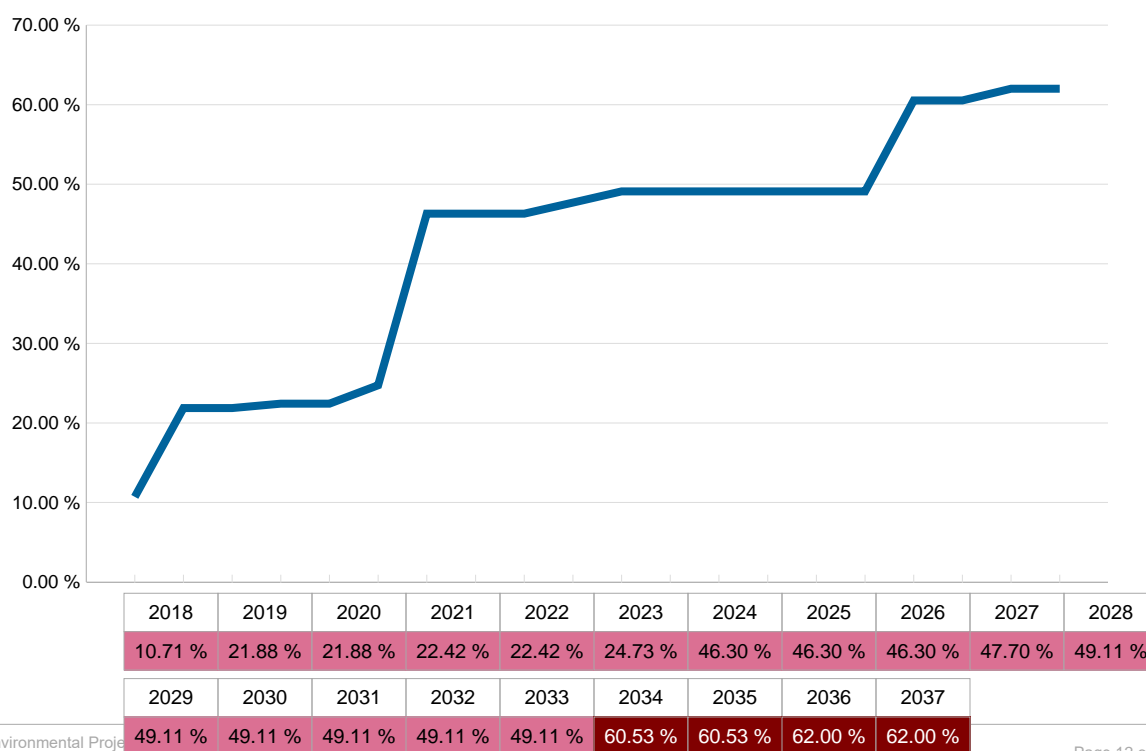
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

**Priority 3
Necessary / Not Critical:**

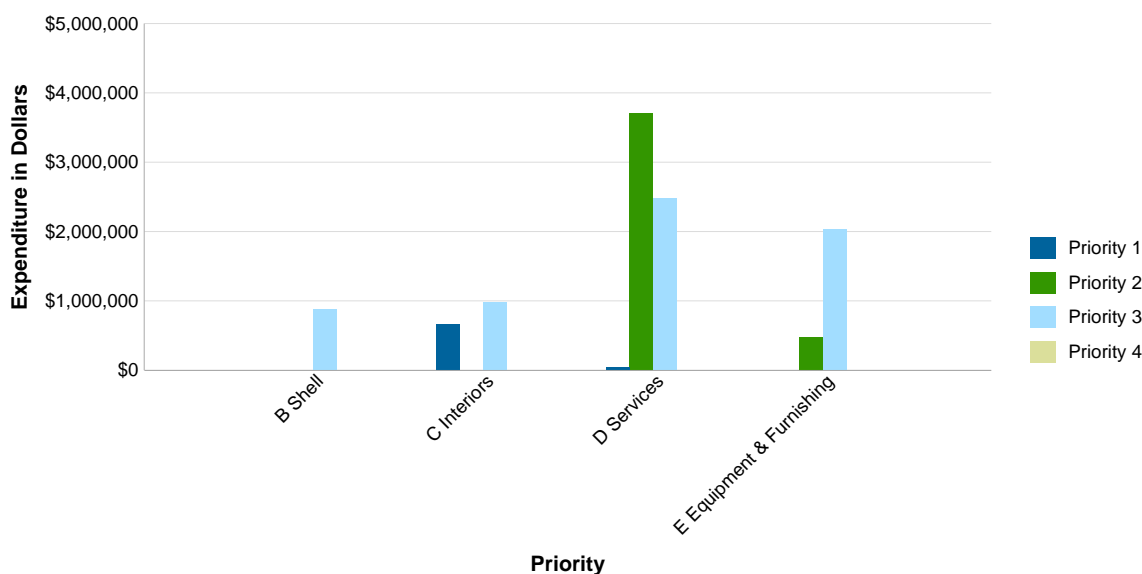
Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
B Shell	\$0	\$0	\$878,123	\$0	\$878,123
C Interiors	\$669,166	\$0	\$983,427	\$0	\$1,652,593
D Services	\$47,576	\$3,712,177	\$2,480,556	\$0	\$6,240,309
E Equipment & Furnishing	\$0	\$476,277	\$2,038,526	\$0	\$2,514,803
Total	\$716,742	\$4,188,454	\$6,380,633	\$0	\$11,285,829

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

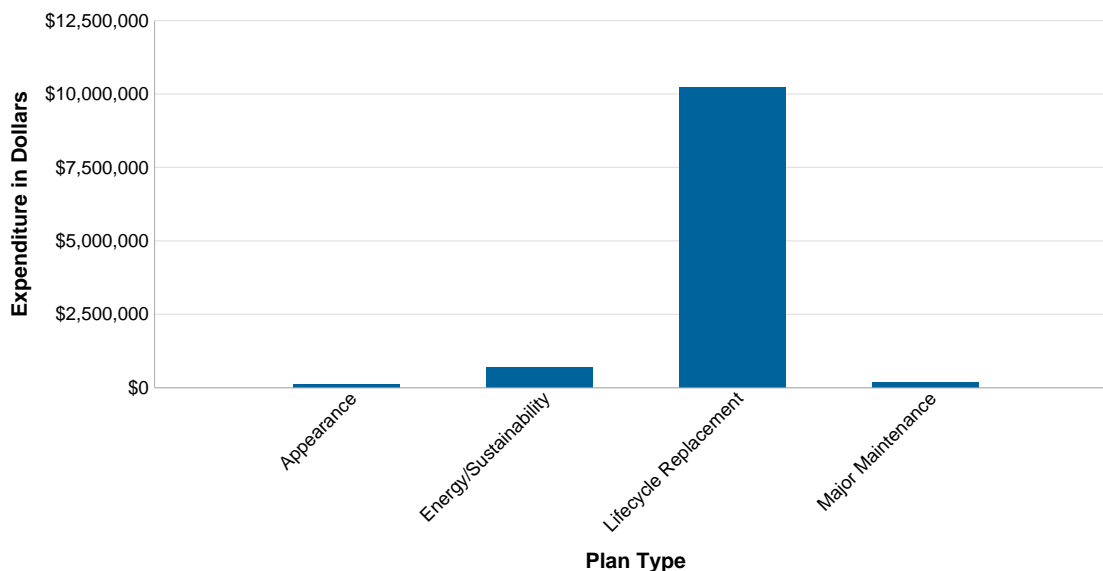
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Appearance	\$126,180
Energy/Sustainability	\$715,926
Lifecycle Replacement	\$10,239,174
Major Maintenance	\$204,549
Total	\$11,285,829

Facility Condition Assessment

North Kitsap School District



Richard Gordon Elementary School Site
26331 Barber Cutoff Road
Kingston, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
600 Stewart St., Ste. 1400
Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 05, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Richard Gordon Elementary School Site
Property Type	Site Systems
Full Address	26331 Barber Cutoff Road Kingston, WA
Year Built	1994

Building Description

Site Executive Summary

Richard Gordon Elementary School is one of the nicer and newer building in the district. There is one main building, one modular building, and six portables on site. The roadways and pedestrian facilities are generally in good condition. The parking lot has some roots and cracking. The fire lane is gravel. Pond access and sports fields are in need of maintenance. The site lighting leading up to the school appears to be dimly lit. The school ground shares space with a community trail system.

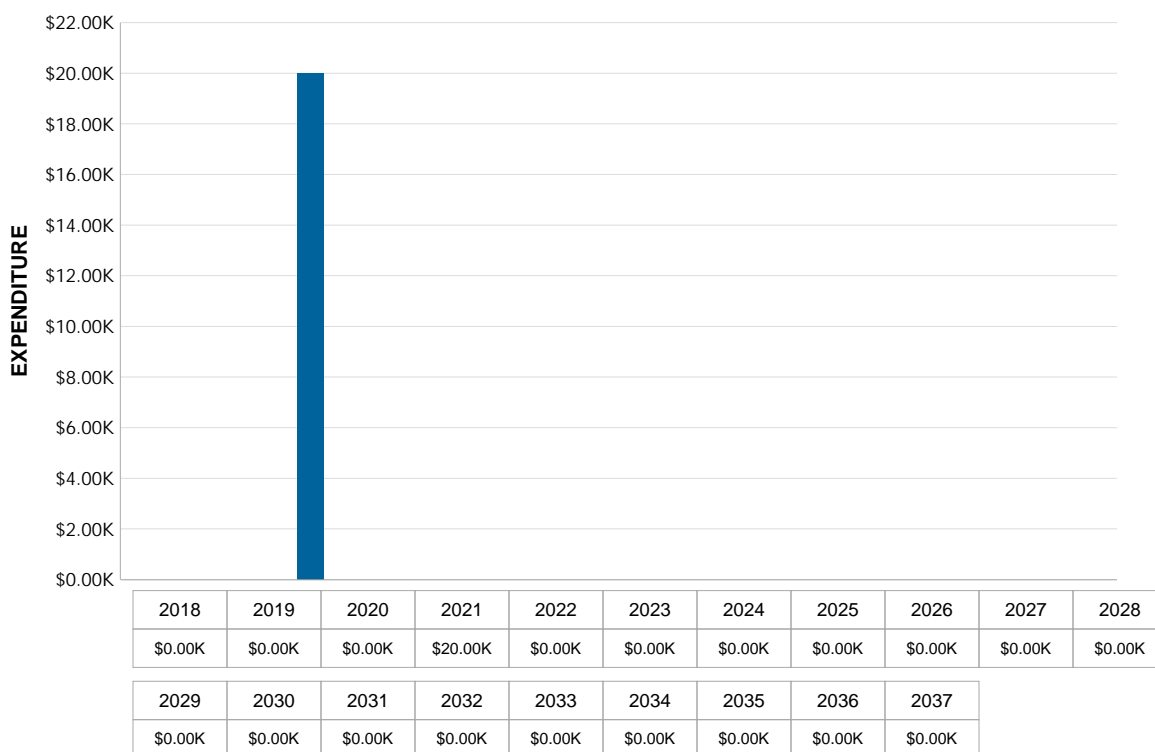
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Future Capital Needs (Year 1 to Year 19)	\$20,000

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Richard Gordon Elementary School Site building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$20,000.

Expenditure Forecast Over Study Period



Key Findings

- G Building Sitework: Maintenance/mulching and selective planting. Aerate/topdress/overseed turf. at an estimated cost of \$7,500 in year 2021
- G Building Sitework: Selective demolition and patch. Seal coat. at an estimated cost of \$7,500 in year 2021
- G Building Sitework: Aerate/topdress/overseed. at an estimated cost of \$5,000 in year 2021

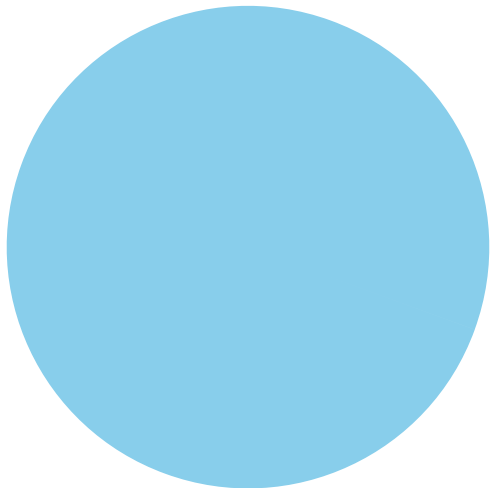
1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

No Data Available

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



G20 Site Improvements

Building System	Estimated Cost	Percentage of Total Cost
G20 Site Improvements	\$20,000	100.00 %
Total	\$20,000	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

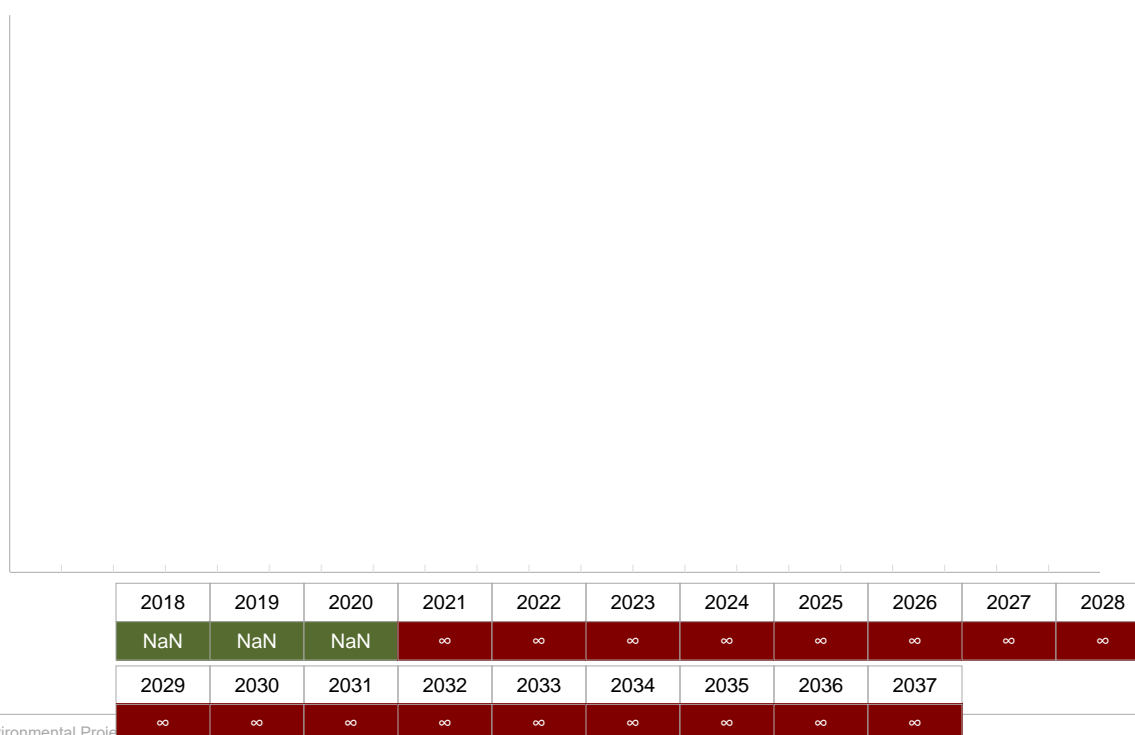
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

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The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

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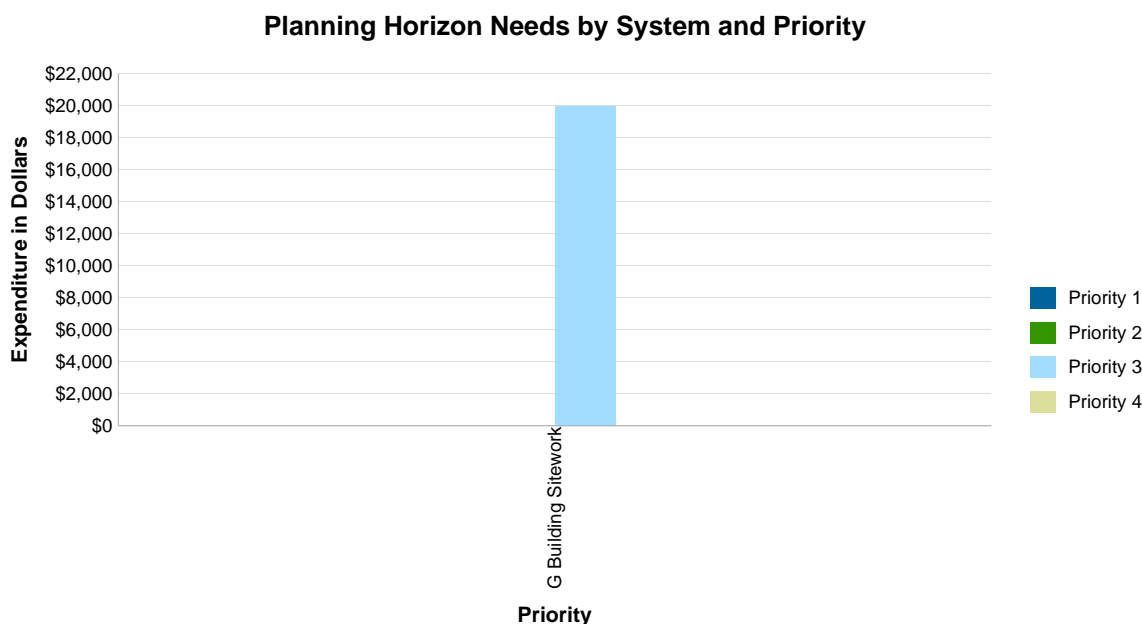
**Priority 3
Necessary / Not Critical:**

Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
G Building Sitework	\$0	\$0	\$20,000	\$0	\$20,000
Total	\$0	\$0	\$20,000	\$0	\$20,000

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

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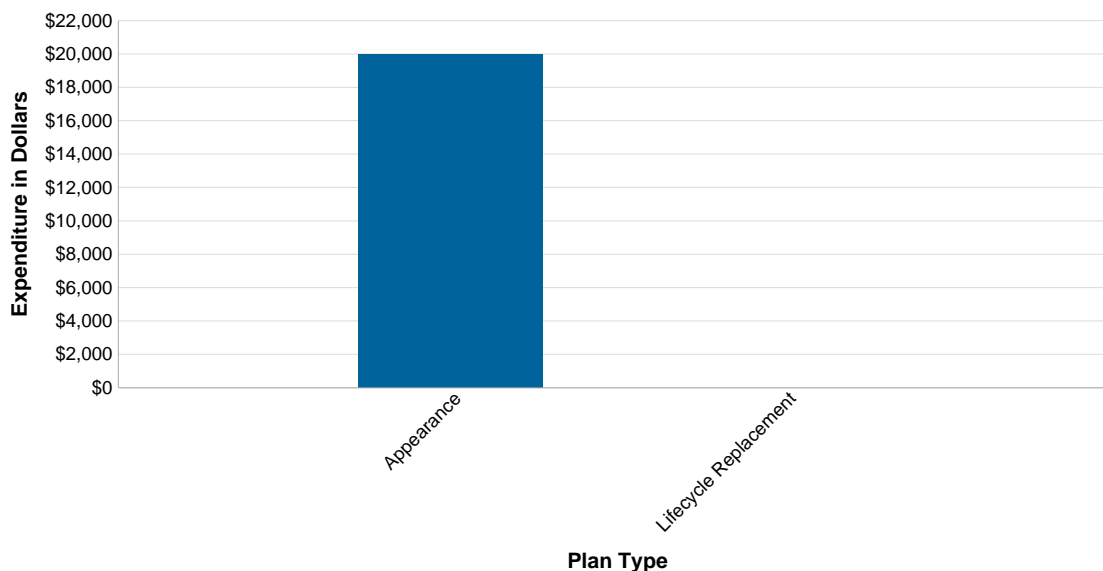
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Appearance	\$20,000
Lifecycle Replacement	\$0
Total	\$20,000

Facility Condition Assessment

North Kitsap School District



Suquamish Elementary School

18950 Park Ave NE
Suquamish, WA 98392

Prepared by:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
600 Stewart St., Ste. 1400
Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 1, 2018

On-Site Date: April 2018

Facility Overview

Facility 2018-2023 FCI	Program Served	June 2018 Enrollment	Original Construction	Year Mod/Add	GSF	No. Buildings
0.08	K-5	384	1961	2005	44,830	1

Site plan



Google Earth Pro

feet
meters 100 600



Architectural floor plan of the Lower Floor of a school building. The plan shows various rooms including classrooms (A1 through B10), a library, computer lab, office, common space, practice room, and a covered play area. It also includes utility rooms like a boiler room, sprinkler riser room, and fluid cooler. The plan is oriented with North at the top. Dimensions are provided for various sections, and a scale of 1/8" = 1'-0" is indicated. A legend in the top right corner defines the hatched areas: "PLAN AREA W/ POOL" and "AREA DESIGNATED AS SPI MATCHABLE AREA".

Facility Condition Assessment

North Kitsap School District



Suquamish Elementary School Main
18950 Park Avenue NE
Suquamish, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
600 Stewart St., Ste. 1400
Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 03, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Suquamish Elementary School Main
Property Type	Elementary School, single-story
Full Address	18950 Park Avenue NE Suquamish, WA
Year Built	1961
Number of Levels	1
Gross Building Area (GSF)	44,830
Current Replacement Value (CRV)	\$15,780,160
CRV/GSF (\$/Sq Ft)	\$352

Building Description

Architectural Structural Executive Summary

Suquamish Elementary was originally constructed in 1961 and has received multiple additions since. A major whole-building modernization was completed in 2005.

Exterior walls are wood-framed with brick fascia in the original building, and stucco and clapboard façades in newer additions. Some areas have CMU walls. Windows are either vinyl or aluminum with insulated glass. Aluminum windows have integral blinds between the layers of glass.

There are many types, vintages, and conditions of roofing on this building. The pitched roof has composition shingles and older areas have built-up roofing. Older roof areas are actively leaking into classrooms and need replacement immediately. Corridor and gym floors have rubber sheet flooring. Classrooms have carpet. Restrooms have tile floors, tile wainscot, and GWB ceilings. Restrooms and door hardware have been upgraded for ADA accessibility.

The exterior of the building is in poor condition and in need of paint and repairs. Interiors are well maintained and generally in good condition. Older roof areas need replacement right away.

The building is in good condition with no apparent structural concerns.

Mechanical Electrical Executive Summary

The domestic hot water system is in fair condition. The domestic hot water tank is 17 years old. Fixtures are showing signs of deterioration. Faucets and flush valves for urinals and toilets are not of low-flow type. The chiller is in good condition along with the boilers that feed the portions of the school that utilize heat pumps for cooling and heating. The remaining portions of the school utilize roof top units (RTUs) that are independent of the chiller and boilers. Those RTUs are gas-fired DX coil units that are all in very poor shape. Dirt and debris fill the coils, filters, and ductwork on all RTUs. These need to be replaced along with all exhaust fans throughout the facility.

The building's electrical system underwent an electrical upgrade in 2005. All electrical equipment was installed or renovated and is in good, serviceable condition with many more years of useful service to come with proper maintenance. All other systems within the building also appear to be in good condition. No deficiencies were observed during the assessment.

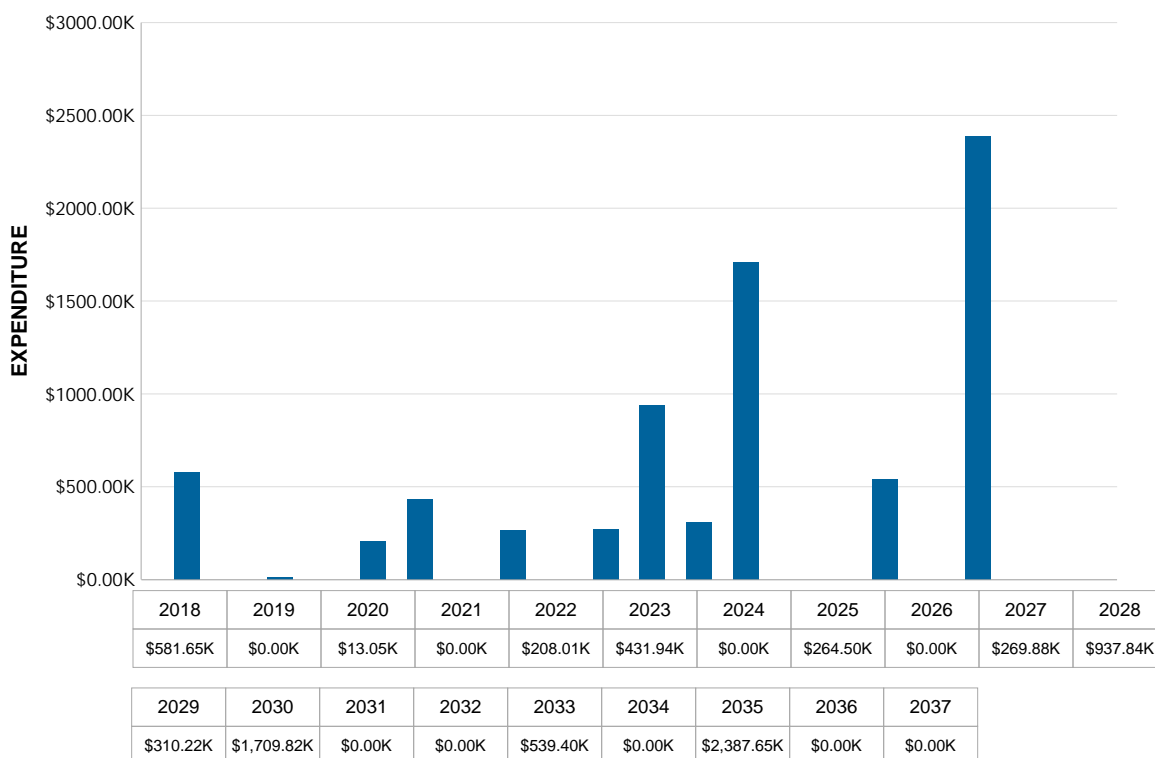
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	3.69 %
Immediate Capital Needs (Year 0) (Included in FCI)	\$581,647
Future Capital Needs (Year 1 to Year 19)	\$7,072,304

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Suquamish Elementary School Main building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$7,653,951.

Expenditure Forecast Over Study Period



Key Findings

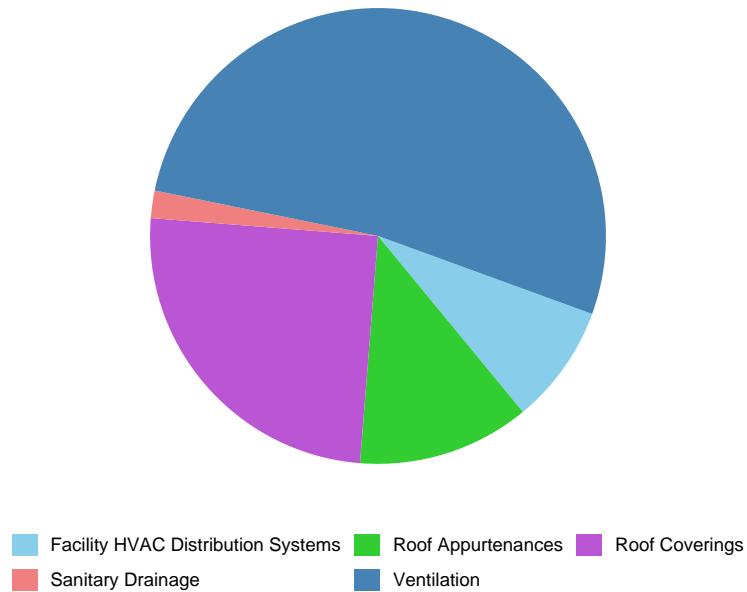
- B Shell: Replace roof for 1/2 of building at an estimated cost of \$145,366 in year 2018
- B Shell: Replace appurtenances (gutters, vents, skylights, etc.) at all areas where roof is upgraded (50% total roof area) at an estimated cost of \$71,120 in year 2018
- B Shell: Paint all exterior doors at an estimated cost of \$166,768 in year 2022
- B Shell: Clean and paint facade throughout, including exterior stairs at an estimated cost of \$41,244 in year 2022
- B Shell: Replace Exterior Walls at an estimated cost of \$345,191 in year 2033
- B Shell: Replace Roofing at an estimated cost of \$194,213 in year 2033
- C Interiors: Replace Wall Finishes at an estimated cost of \$269,877 in year 2027
- C Interiors: Replace Flooring at an estimated cost of \$310,224 in year 2029
- D Services: Upgrade old IBEX controls to energy efficient system after repair/replaced equipment at an estimated cost of \$273,463 in year 2018
- D Services: Clean or replace ductwork at an estimated cost of \$25,650 in year 2018
- D Services: Re-balance airflow on all HVAC at an estimated cost of \$20,174 in year 2018
- D Services: Retro-commission entire HVAC system at an estimated cost of \$15,691 in year 2018
- D Services: Clean piping that is salvageable at an estimated cost of \$9,414 in year 2018
- D Services: Replace worn sheaves and belts at an estimated cost of \$6,725 in year 2018
- D Services: Clean ductwork and grilles at an estimated cost of \$6,725 in year 2018
- D Services: Replace old and worn out exhaust fans at an estimated cost of \$5,400 in year 2018
- D Services: Repair leaking fittings at an estimated cost of \$8,500 in year 2020
- D Services: Replace Lighting at an estimated cost of \$937,844 in year 2028
- D Services: Replace Audio-Video Communications at an estimated cost of \$420,057 in year 2030
- D Services: Replace Distributed Communications and Monitoring at an estimated cost of \$253,738 in year 2030
- D Services: Replace Building Support Plumbing Systems at an estimated cost of \$216,977 in year 2030
- D Services: Replace Data Communications at an estimated cost of \$175,734 in year 2030
- D Services: Replace Voice Communications at an estimated cost of \$136,283 in year 2030
- D Services: Replace Integrated Automation Facility Controls at an estimated cost of \$89,660 in year 2030

- D Services: Replace Detection and Alarm at an estimated cost of \$41,244 in year 2030
- D Services: Replace Heating Systems at an estimated cost of \$1,010,468 in year 2035
- D Services: Replace Cooling Systems at an estimated cost of \$113,868 in year 2035
- D Services: Replace Ventilation at an estimated cost of \$91,902 in year 2035
- D Services: Replace Fire Protection Specialties at an estimated cost of \$44,830 in year 2035
- E Equipment & Furnishing: Replace Movable Furnishings at an estimated cost of \$412,884 in year 2023
- E Equipment & Furnishing: Replace old furnishings - assume furnishings appropriate for 25% of floor area at an estimated cost of \$16,586 in year 2023
- E Equipment & Furnishing: Replace Entertainment and Recreational Equipment at an estimated cost of \$264,497 in year 2025
- E Equipment & Furnishing: Replace Commercial Equipment at an estimated cost of \$193,666 in year 2030
- E Equipment & Furnishing: Replace Institutional Equipment at an estimated cost of \$178,872 in year 2030
- E Equipment & Furnishing: Replace Fixed Furnishings at an estimated cost of \$1,126,578 in year 2035

1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

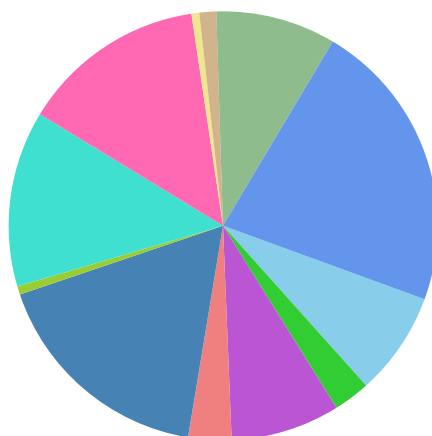
Distribution of Immediate Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
Facility HVAC Distribution Systems	\$49,313	8.48 %
Roof Appurtenances	\$71,120	12.23 %
Roof Coverings	\$145,366	24.99 %
Sanitary Drainage	\$11,334	1.95 %
Ventilation	\$304,513	52.35 %
Total	\$581,647	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$553,202	7.82 %
B30 Roofing	\$194,213	2.75 %
C20 Interior Finishes	\$582,566	8.24 %
D20 Plumbing	\$230,027	3.25 %
D30 HVAC	\$1,216,238	17.20 %
D40 Fire Protection Systems	\$44,830	0.63 %
D50 Electrical Systems	\$937,844	13.26 %
D60 Communication Systems	\$985,812	13.94 %
D70 Security Systems	\$41,244	0.58 %
D80 Automation Systems	\$89,660	1.27 %
E10 Equipment	\$640,621	9.06 %
E20 Furnishings	\$1,556,049	22.00 %
Total	\$7,072,304	100 %

Facility Condition Index

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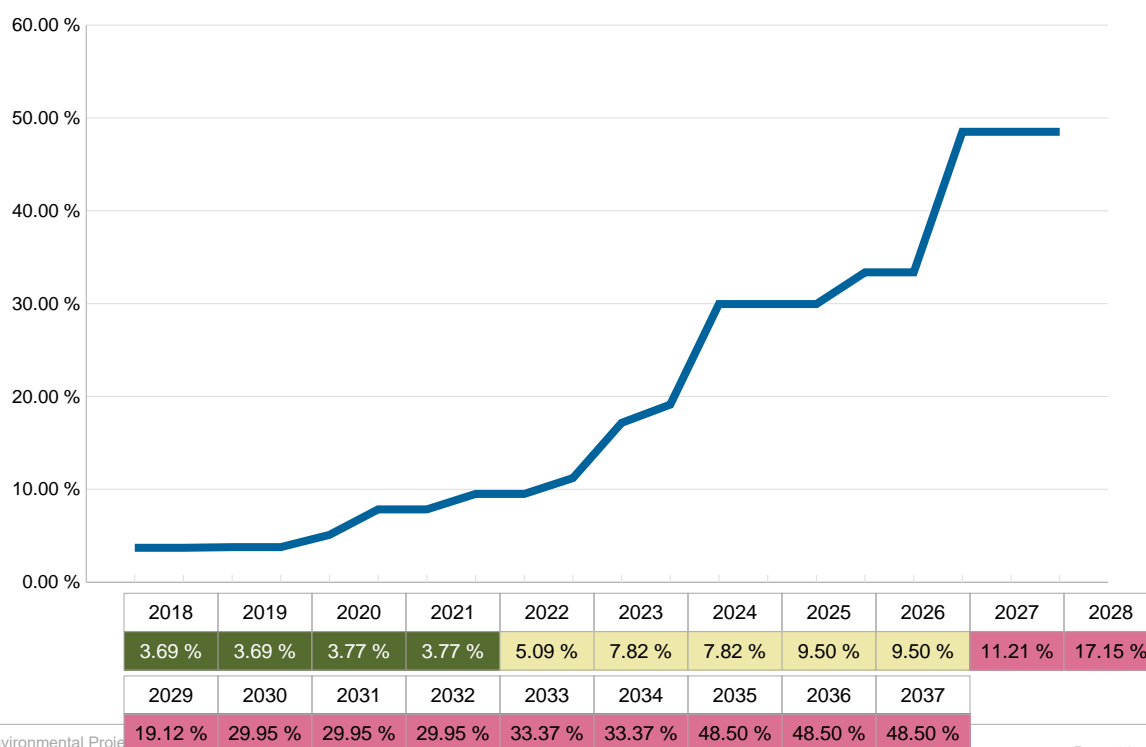
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal + Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

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The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

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**Priority 3
Necessary / Not Critical:**

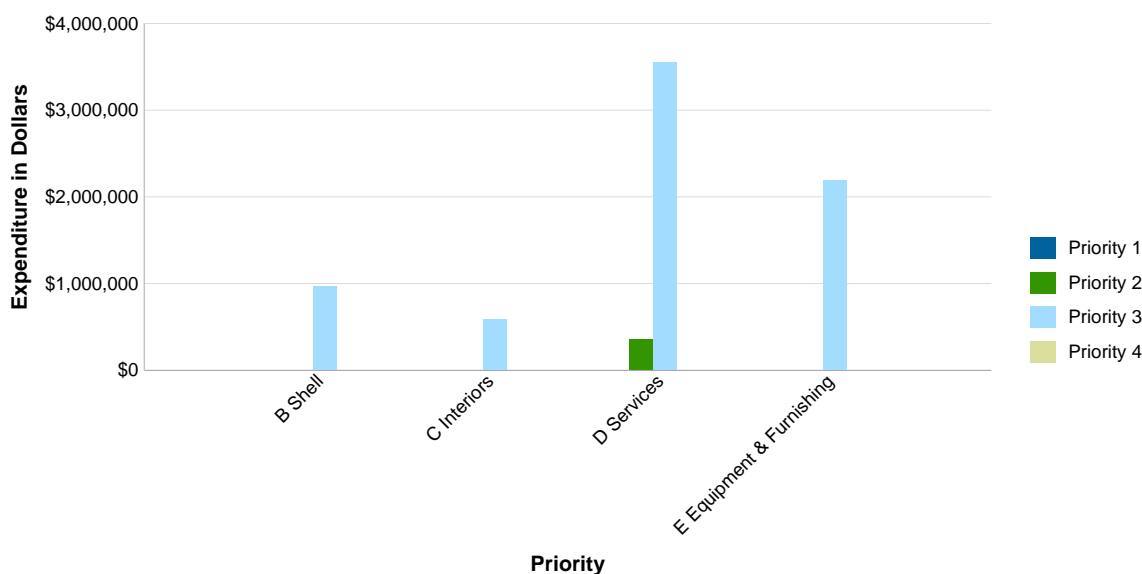
Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
B Shell	\$0	\$0	\$963,901	\$0	\$963,901
C Interiors	\$0	\$0	\$582,566	\$0	\$582,566
D Services	\$0	\$353,826	\$3,556,988	\$0	\$3,910,814
E Equipment & Furnishing	\$0	\$0	\$2,196,669	\$0	\$2,196,669
Total	\$0	\$353,826	\$7,300,125	\$0	\$7,653,951

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

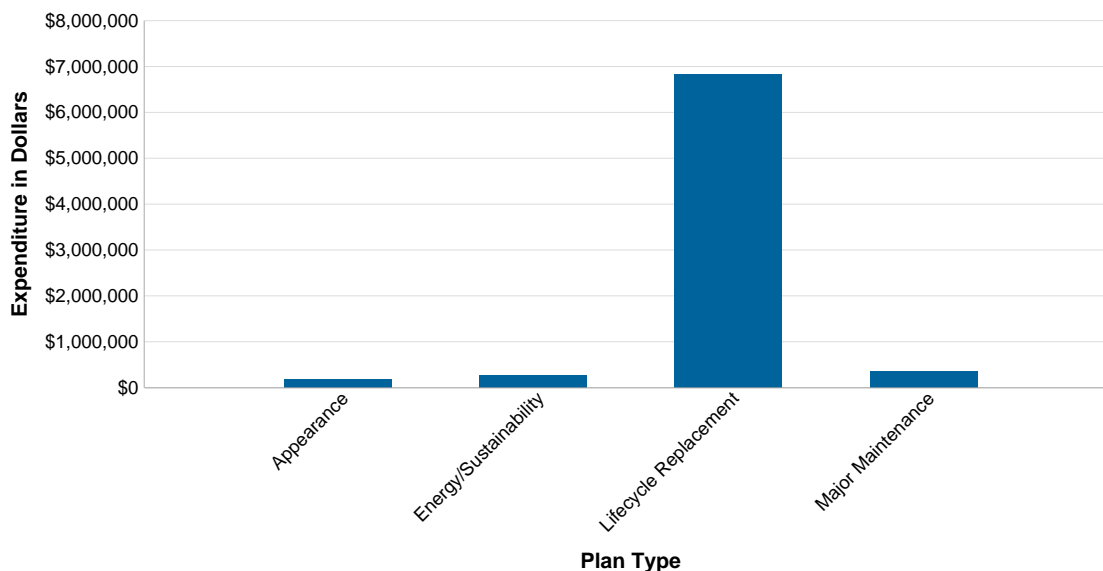
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

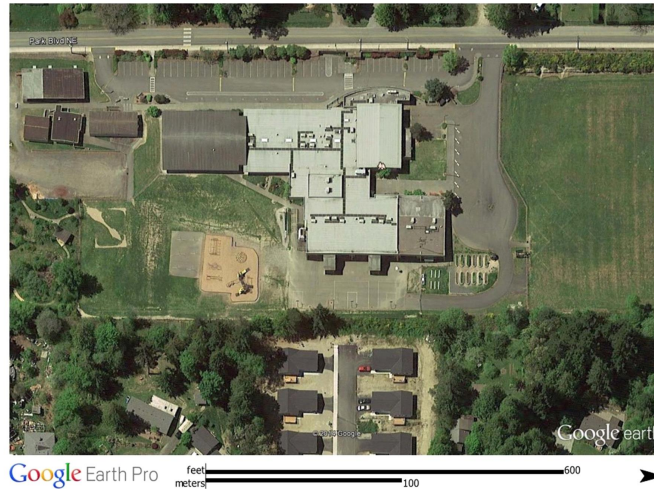
Planning Horizon Needs by Category



Building System	Total Cost
Appearance	\$185,820
Energy/Sustainability	\$273,463
Lifecycle Replacement	\$6,832,191
Major Maintenance	\$362,477
Total	\$7,653,951

Facility Condition Assessment

North Kitsap School District



Suquamish Elementary School Site
18950 Park Avenue NE
Suquamish, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
600 Stewart St., Ste. 1400
Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 03, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Suquamish Elementary School Site
Property Type	Site Systems
Full Address	18950 Park Avenue NE Suquamish, WA
Year Built	1961

Building Description

Site Executive Summary

There is one main building with two portables and two modular structures on site. The hardscapes are in reasonable condition since the remodeling. The playground turf is sparse and worn due to heavy use. There appear to be several dimly lit areas around all areas surrounding the school buildings. No stormwater quality/quantity control was noted during the assessment.

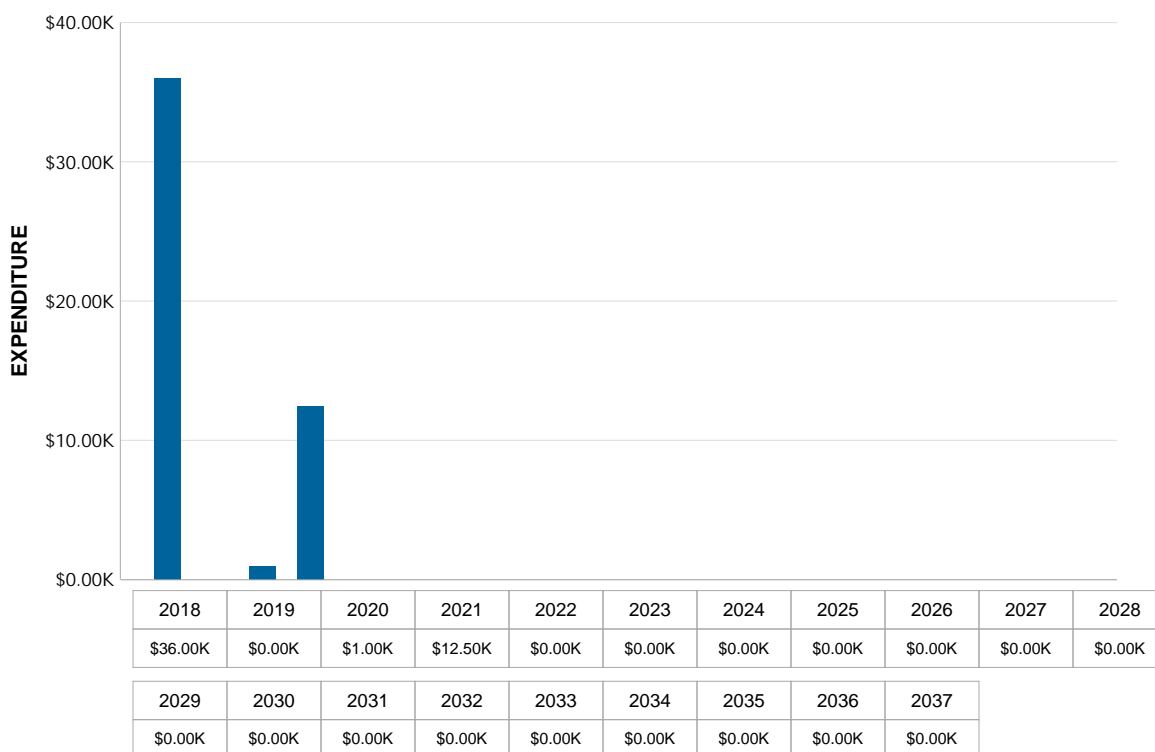
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Future Capital Needs (Year 1 to Year 19)	\$13,500

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Suquamish Elementary School Site building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$49,500.

Expenditure Forecast Over Study Period



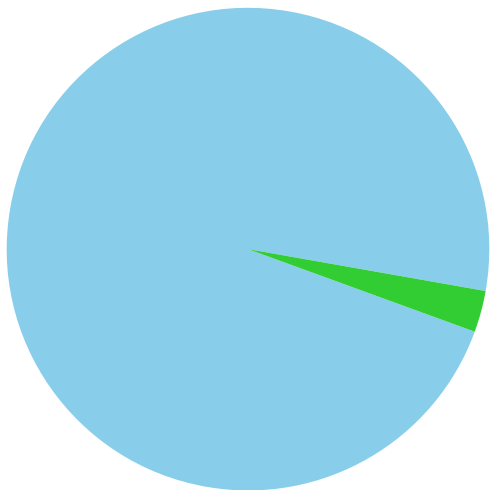
Key Findings

- G Building Sitework: Pave gravel parking at an estimated cost of \$35,000 in year 2018
- G Building Sitework: Maintenance/selective planting. Aerate/topdress/overseed turf areas. at an estimated cost of \$7,500 in year 2021
- G Building Sitework: Aerate/topdress/overseed. at an estimated cost of \$5,000 in year 2021

1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

Distribution of Immediate Needs by Building System

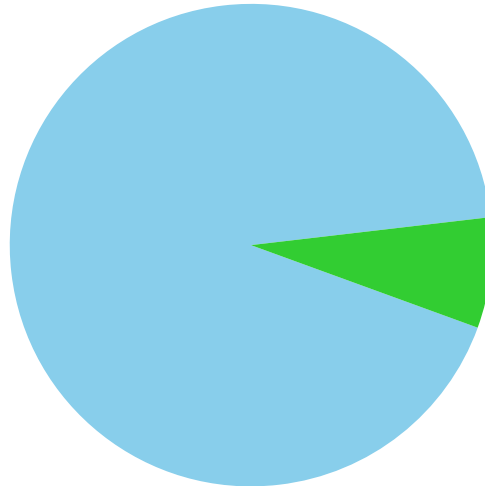


■ Parking Lots ■ Site Lighting

Building System	Estimated Cost	Percentage of Total Cost
Parking Lots	\$35,000	97.22 %
Site Lighting	\$1,000	2.78 %
Total	\$36,000	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



■ G20 Site Improvements ■ G30 Site Civil/Mechanical Utilities

Building System	Estimated Cost	Percentage of Total Cost
G20 Site Improvements	\$12,500	92.59 %
G30 Site Civil/Mechanical Utilities	\$1,000	7.41 %
Total	\$13,500	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

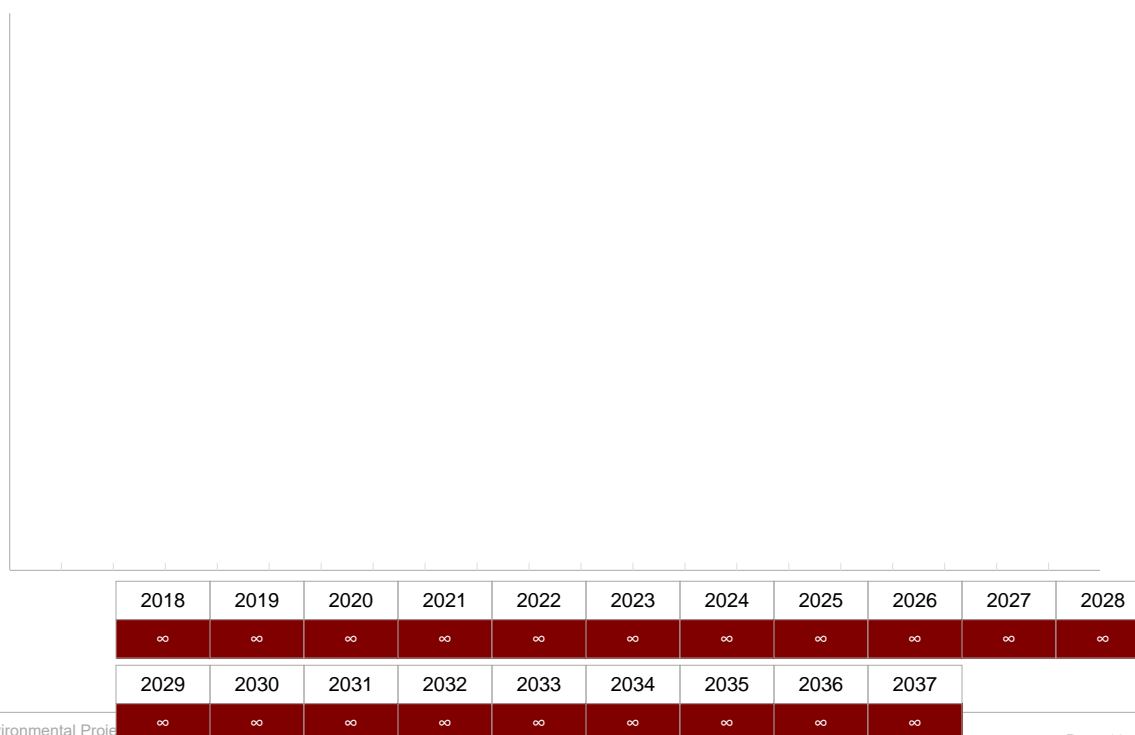
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

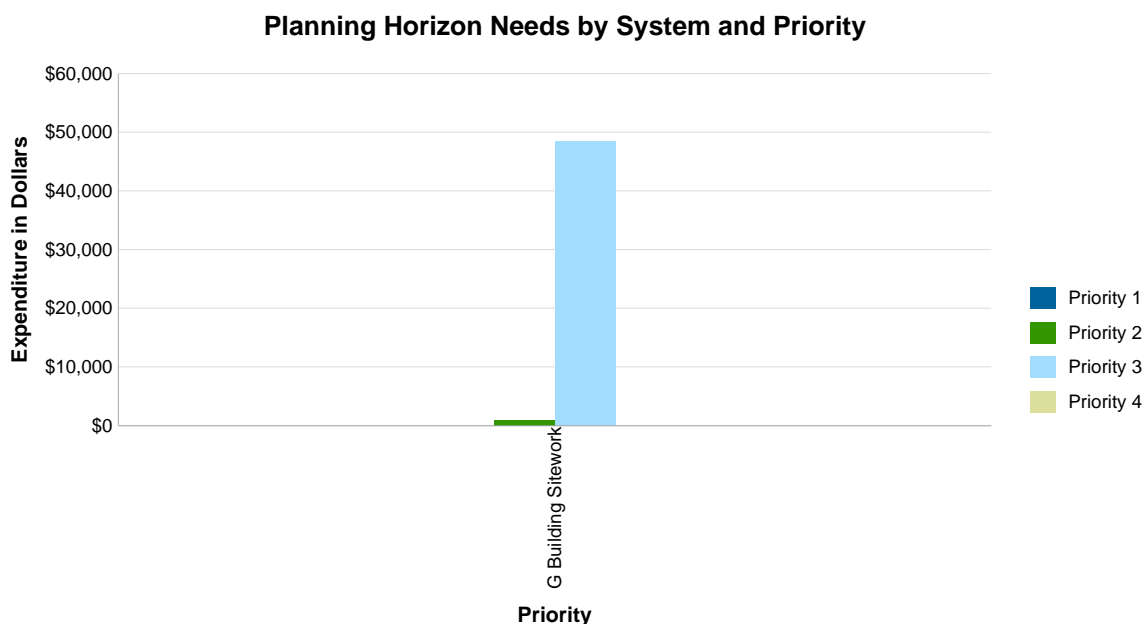
**Priority 3
Necessary / Not Critical:**

Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
G Building Sitework	\$0	\$1,000	\$48,500	\$0	\$49,500
Total	\$0	\$1,000	\$48,500	\$0	\$49,500

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

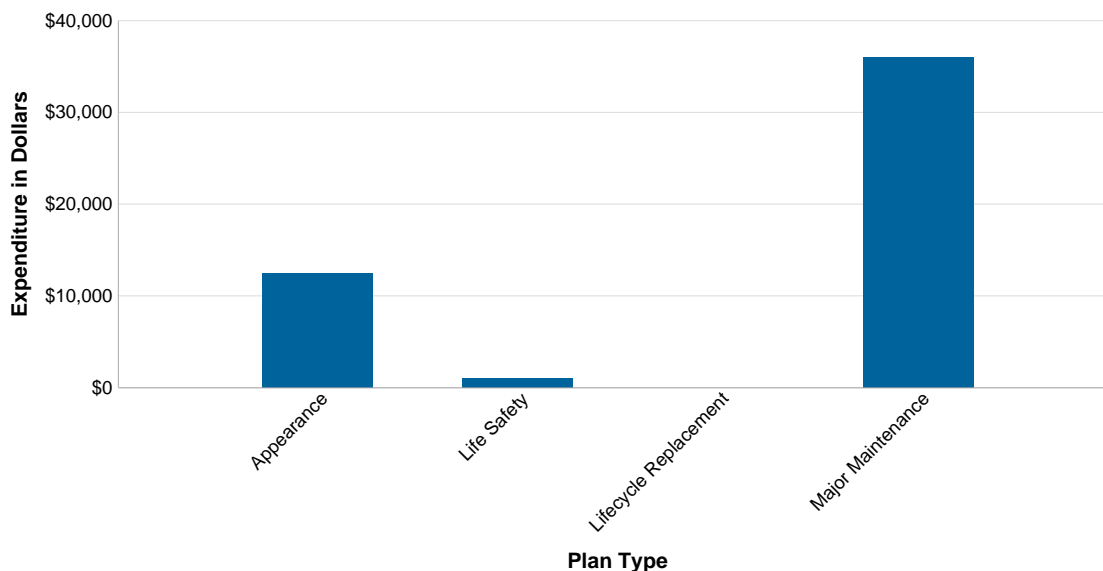
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Appearance	\$12,500
Life Safety	\$1,000
Lifecycle Replacement	\$0
Major Maintenance	\$36,000
Total	\$49,500

Facility Condition Assessment

North Kitsap School District



Vinland Elementary School

22104 Rhododendron Lane NW
Poulsbo, WA 98370

Prepared by:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
600 Stewart St., Ste. 1400
Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 1, 2018

On-Site Date: April 2018

Facility Overview

Facility 2018-2023 FCI	Program Served	June 2018 Enrollment	Original Construction	Year Mod/Add	GSF	No. Buildings
0.28	K-5	600	1994	N/A	59,204	1

Site plan

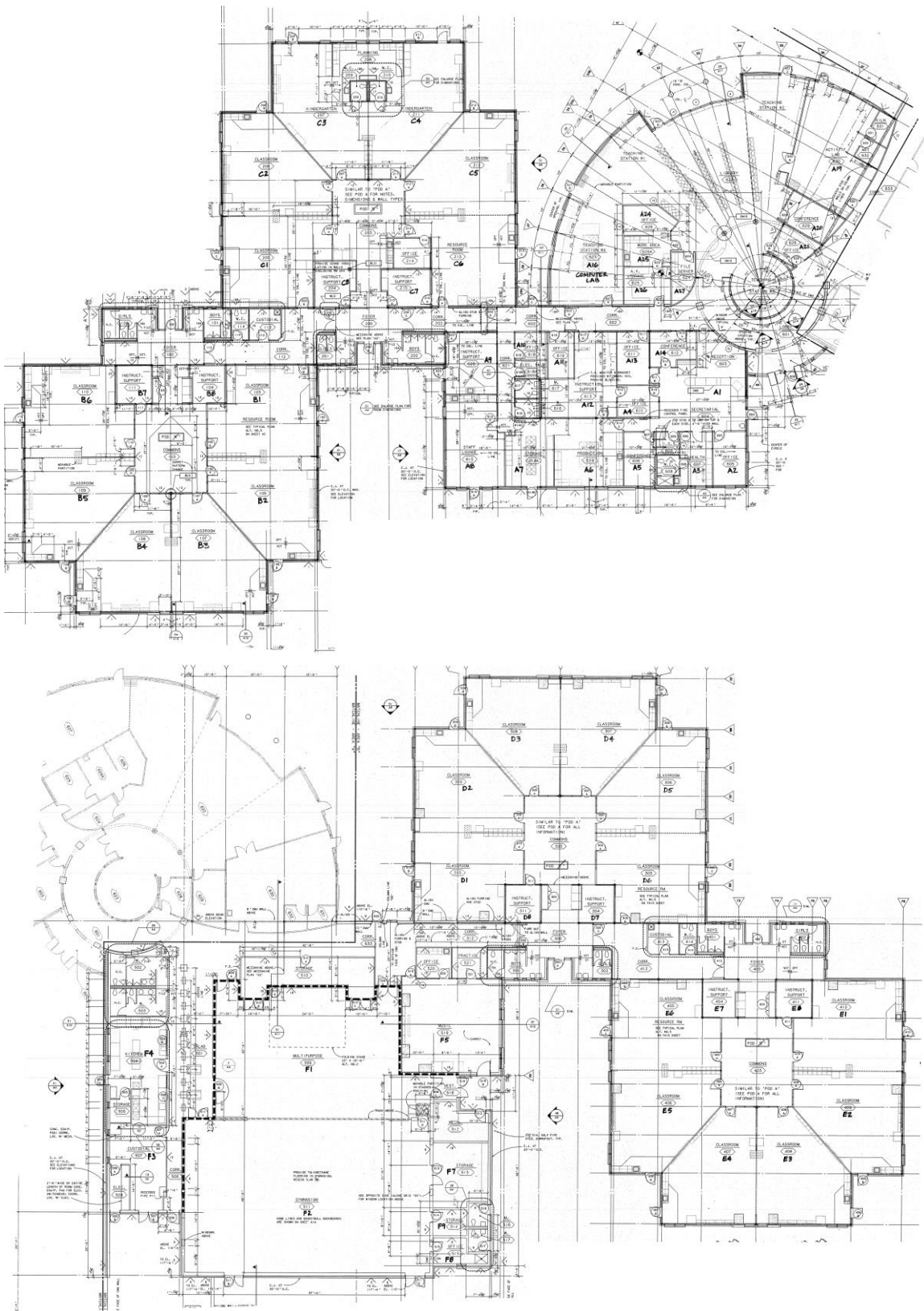


Google Earth Pro

feet 700
meters 200



Floorplan(s)



Facility Condition Assessment

North Kitsap School District



Vinland Elementary School Main
22104 Rhododendron Lane NW
Poulsbo, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

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Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 06, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Vinland Elementary School Main
Property Type	Elementary School, single-story
Full Address	22104 Rhododendron Lane NW Poulsbo, WA
Year Built	1994
Number of Levels	1
Gross Building Area (GSF)	59,204
Current Replacement Value (CRV)	\$20,839,808
CRV/GSF (\$/Sq Ft)	\$352

Building Description

Architectural Structural Executive Summary

Vinland Elementary has the same floorplan as Gordon Elementary, except for one additional classroom wing at Vinland. The building opened in 1994 and has had chronic problems with the roofing. Roofing was replaced or significantly repaired within the last few years. Gutters appear to be in good condition at first glance, but upon closer inspection they are leaking badly in some areas.

The exterior walls are split-faced CMU with smooth accents and cedar clapboard siding. The exterior needs paint and minor repairs to clapboard siding. Exterior doors are overdue for new paint. Exterior walls and roof have batt insulation. Windows are aluminum with insulated glass.

Interior finishes are showing signs of wear. Walls and doors need paint. Flooring is VCT in the corridors, and has some damaged areas. Classrooms and flex areas have carpet. Flooring in gymnasium appears to be in good condition. ACT ceilings are generally in good condition, except for select tiles damaged by roof leaks. Hard ceilings around skylights in flex areas have minor water damage from roof leaks. Walls in corridors have tackable surfaces. There are wood corner guards at most corners. Corridor doors have closers and ADA hardware.

Sinks for toilets are located in corridors. Sink areas and toilets have ceramic tile floors and tile wainscots. ADA-accessible stalls are provided.

Generally, Vinland is in better condition than Gordon both inside and out.

The structural system consists of steel columns, beams, joist girders, and bar joists, with metal roof deck. There are no apparent structural concerns.

Mechanical Electrical Executive Summary

With the closing of Breidablik in 2013, students have been transferred to other schools, including Vinland. The result of the influx of enrollment has put a strain on the current septic system. The current septic system has exceeded its capacity and should either be upgraded to satisfy current enrollment or piped into the local sewer system. The HVAC system consists of heat pumps within an evaporative cooling tower and electric boilers. The heat pumps are in fair condition and should be upgraded to a new, high-efficiency type along with the boiler and evaporative cooling tower. Domestic water heaters are original from 1994 and are in good condition. Insulation is kept clean and undamaged.

The building's electrical system appears to be original to the building's 1994 construction. All electrical equipment remains in good, serviceable condition with many more years of useful service to come if properly maintained. All other systems within the building also appear to be in good condition. No deficiencies were observed during the assessment. Interior lighting issues were not observed, but had been described by NKSD.

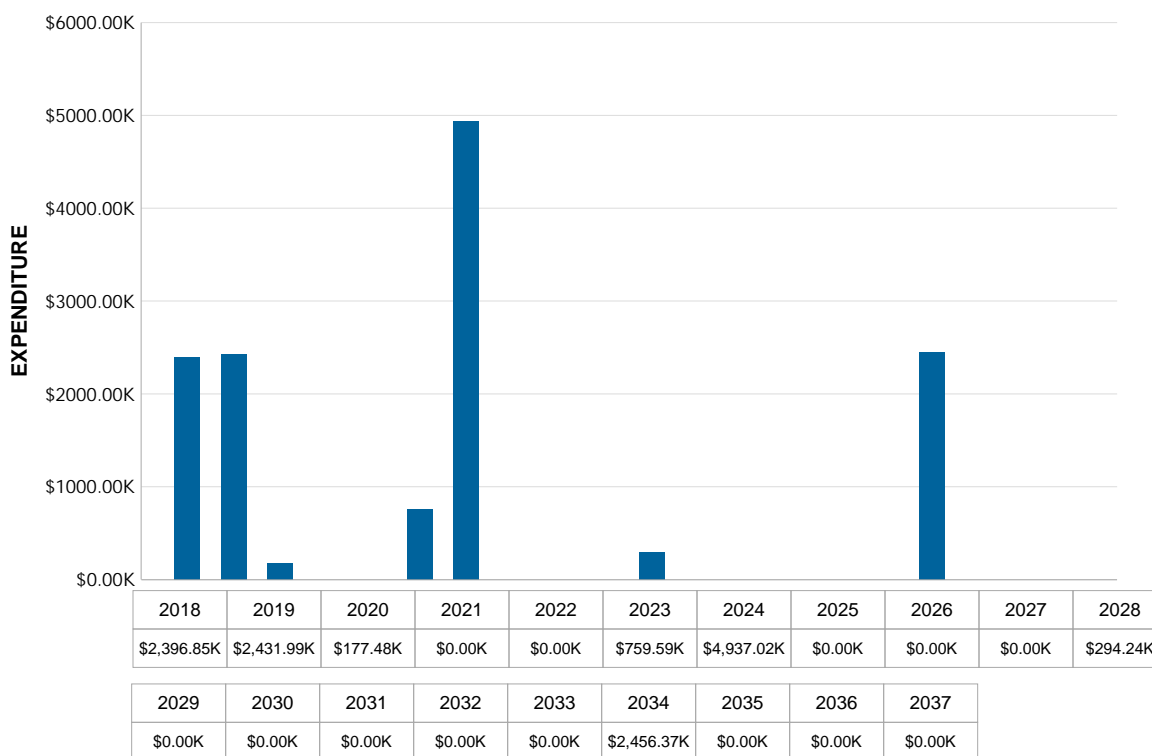
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	11.50 %
Immediate Capital Needs (Year 0) (Included in FCI)	\$2,396,851
Future Capital Needs (Year 1 to Year 19)	\$11,056,697

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Vinland Elementary School Main building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$13,453,547.

Expenditure Forecast Over Study Period



Key Findings

- B Shell: Replace covered play roof. at an estimated cost of \$136,650 in year 2019
- B Shell: Replace Roof Appurtenances at an estimated cost of \$62,164 in year 2020
- B Shell: Paint all exterior doors and grilles at an estimated cost of \$30,786 in year 2023
- B Shell: Paint exterior walls at an estimated cost of \$27,234 in year 2023
- B Shell: Clean and repair CMU, re-attach clapboard siding at an estimated cost of \$25,458 in year 2023
- B Shell: Replace window screens on all windows at an estimated cost of \$13,025 in year 2023
- B Shell: Replace Roofing at an estimated cost of \$294,244 in year 2028
- B Shell: Replace Overhead Exterior Enclosures at an estimated cost of \$179,980 in year 2034
- B Shell: Replace Horizontal Openings at an estimated cost of \$177,020 in year 2034
- C Interiors: Replace Flooring at an estimated cost of \$409,692 in year 2018
- C Interiors: Replace Wall Finishes at an estimated cost of \$356,408 in year 2018
- C Interiors: Replace Ceiling Finishes at an estimated cost of \$291,876 in year 2023
- C Interiors: Paint all interior doors at an estimated cost of \$21,905 in year 2023
- C Interiors: Replace Interior Doors at an estimated cost of \$300,756 in year 2034
- C Interiors: Replace Suspended Ceiling Construction at an estimated cost of \$268,194 in year 2034
- C Interiors: Replace Interior Windows at an estimated cost of \$92,358 in year 2034
- C Interiors: Replace Interior Grilles and Gates at an estimated cost of \$26,050 in year 2034
- D Services: Replace all cabinet radiators with high efficiency units that are controlled via DDC system. at an estimated cost of \$1,050,000 in year 2018
- D Services: Upgrade energy controls to expandable type at an estimated cost of \$361,144 in year 2018
- D Services: Replace all piping with new at an estimated cost of \$66,880 in year 2018
- D Services: Replace with new ductwork. Current is too dirty and old to repair at an estimated cost of \$42,750 in year 2018
- D Services: Balance airflow on all new HVAC at an estimated cost of \$29,602 in year 2018
- D Services: Commission all new HVAC and controls at an estimated cost of \$29,602 in year 2018
- D Services: Commission new HVAC and new controls at an estimated cost of \$14,801 in year 2018

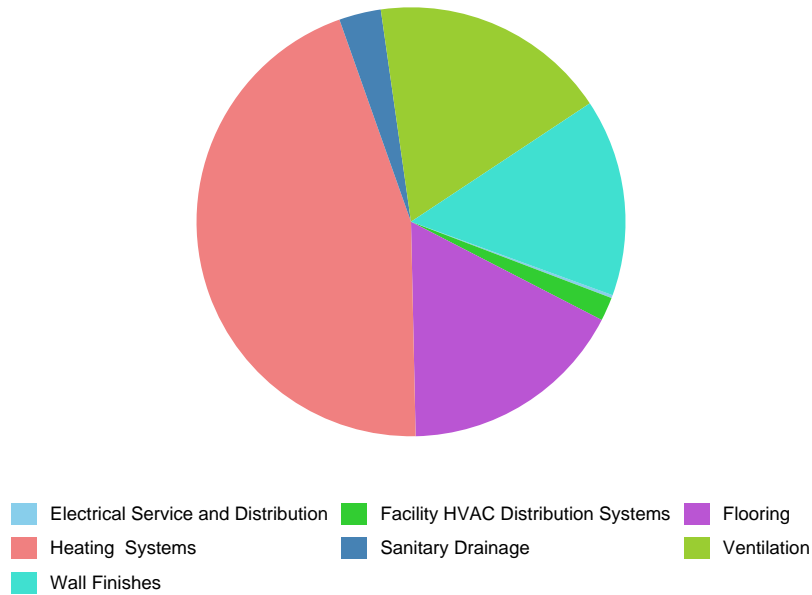
- D Services: Balance airflow and hydronics at an estimated cost of \$11,841 in year 2018
- D Services: Replace inoperable devices with new energy efficient type at an estimated cost of \$9,750 in year 2018
- D Services: Commission entire plumbing drainage and sewer system at an estimated cost of \$8,881 in year 2018
- D Services: Replace transformer at an estimated cost of \$5,500 in year 2018
- D Services: Replace Audio-Video Communications at an estimated cost of \$554,741 in year 2019
- D Services: Replace Distributed Communications and Monitoring at an estimated cost of \$335,095 in year 2019
- D Services: Replace Building Support Plumbing Systems at an estimated cost of \$286,547 in year 2019
- D Services: Replace Data Communications at an estimated cost of \$232,080 in year 2019
- D Services: Replace Voice Communications at an estimated cost of \$179,980 in year 2019
- D Services: Replace Integrated Automation Facility Controls at an estimated cost of \$118,408 in year 2019
- D Services: Replace Detection and Alarm at an estimated cost of \$54,468 in year 2019
- D Services: Replace General Service Compressed-Air at an estimated cost of \$37,299 in year 2019
- D Services: Replace all fixtures with new, low-flow type at an estimated cost of \$69,875 in year 2020
- D Services: Scope piping to find leaks, repair breaks and leaks at an estimated cost of \$15,500 in year 2020
- D Services: Commission new domestic water system at an estimated cost of \$14,801 in year 2020
- D Services: Balance new domestic water system at an estimated cost of \$11,841 in year 2020
- D Services: Replace Heating Systems at an estimated cost of \$1,334,458 in year 2024
- D Services: Replace Lighting at an estimated cost of \$1,238,548 in year 2024
- D Services: Replace Cooling Systems at an estimated cost of \$150,378 in year 2024
- D Services: Replace Ventilation at an estimated cost of \$121,368 in year 2024
- D Services: Replace Fire Protection Specialties at an estimated cost of \$59,204 in year 2024
- D Services: Replace Facility HVAC Distribution Systems at an estimated cost of \$580,199 in year 2034
- D Services: Replace Electrical Services and Distribution at an estimated cost of \$396,667 in year 2034
- D Services: Replace Sanitary Drainage at an estimated cost of \$195,373 in year 2034
- D Services: Replace Facility Fuel Systems at an estimated cost of \$137,945 in year 2034

- D Services: Replace General Purpose Electrical Power at an estimated cost of \$101,831 in year 2034
- E Equipment & Furnishing: Replace Commercial Equipment at an estimated cost of \$255,761 in year 2019
- E Equipment & Furnishing: Replace Institutional Equipment at an estimated cost of \$236,224 in year 2019
- E Equipment & Furnishing: Replace Entertainment and Recreational Equipment at an estimated cost of \$349,304 in year 2023
- E Equipment & Furnishing: Replace Fixed Furnishings at an estimated cost of \$1,487,797 in year 2024
- E Equipment & Furnishing: Replace Movable Furnishings at an estimated cost of \$545,269 in year 2024

1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

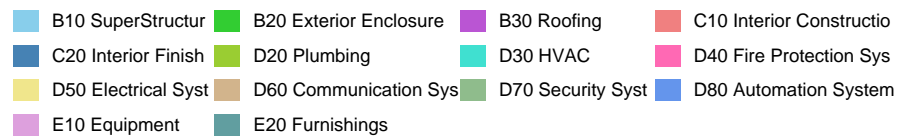
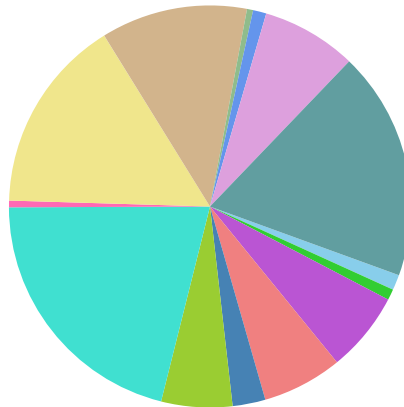
Distribution of Immediate Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
Electrical Service and Distribution	\$5,500	0.23 %
Facility HVAC Distribution Systems	\$42,750	1.78 %
Flooring	\$409,692	17.09 %
Heating Systems	\$1,076,642	44.92 %
Sanitary Drainage	\$75,761	3.16 %
Ventilation	\$430,098	17.94 %
Wall Finishes	\$356,408	14.87 %
Total	\$2,396,851	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B10 SuperStructure	\$136,650	1.24 %
B20 Exterior Enclosure	\$96,503	0.87 %
B30 Roofing	\$713,408	6.45 %
C10 Interior Construction	\$712,564	6.44 %
C20 Interior Finishes	\$291,876	2.64 %
D20 Plumbing	\$631,236	5.71 %
D30 HVAC	\$2,324,349	21.02 %
D40 Fire Protection Systems	\$59,204	0.54 %
D50 Electrical Systems	\$1,737,045	15.71 %
D60 Communication Systems	\$1,301,896	11.77 %
D70 Security Systems	\$54,468	0.49 %
D80 Automation Systems	\$118,408	1.07 %
E10 Equipment	\$846,025	7.65 %
E20 Furnishings	\$2,033,065	18.39 %
Total	\$11,056,697	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

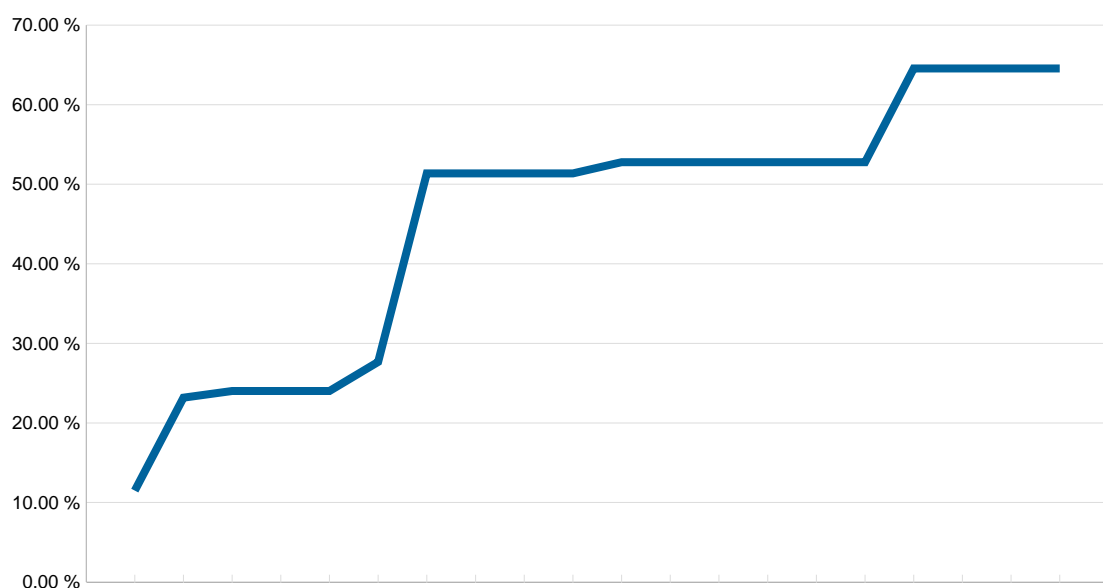
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
11.50 %	23.17 %	24.02 %	24.02 %	24.02 %	27.67 %	51.36 %	51.36 %	51.36 %	51.36 %	52.77 %
2029	2030	2031	2032	2033	2034	2035	2036	2037		
52.77 %	52.77 %	52.77 %	52.77 %	52.77 %	64.56 %	64.56 %	64.56 %	64.56 %		

Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

**Priority 3
Necessary / Not Critical:**

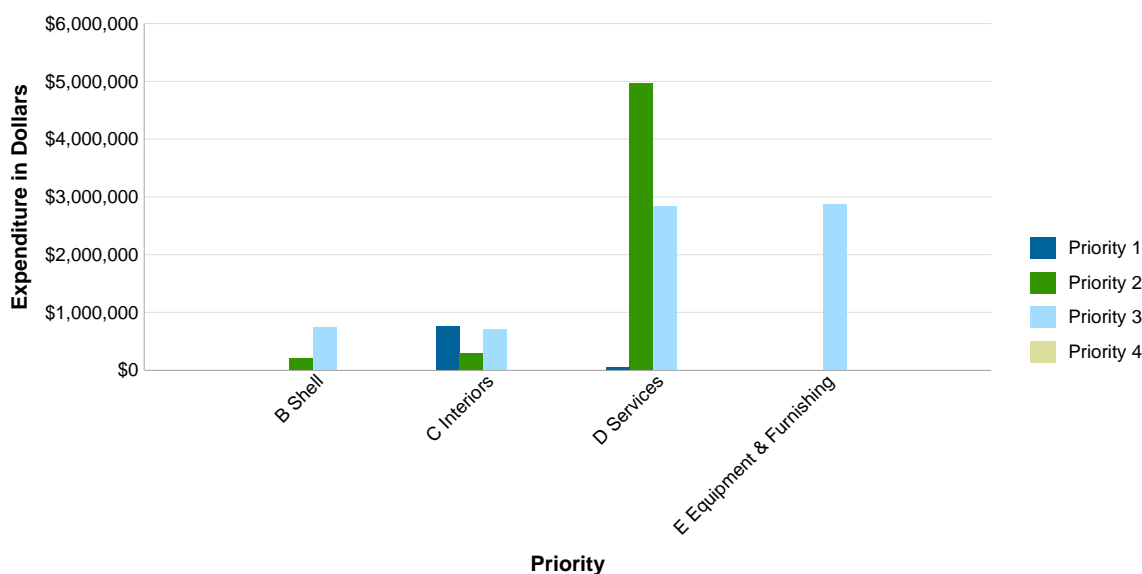
Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
B Shell	\$0	\$198,814	\$747,747	\$0	\$946,561
C Interiors	\$766,100	\$291,876	\$712,564	\$0	\$1,770,539
D Services	\$54,468	\$4,964,549	\$2,838,340	\$0	\$7,857,357
E Equipment & Furnishing	\$0	\$0	\$2,879,091	\$0	\$2,879,091
Total	\$820,567	\$5,455,238	\$7,177,741	\$0	\$13,453,547

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

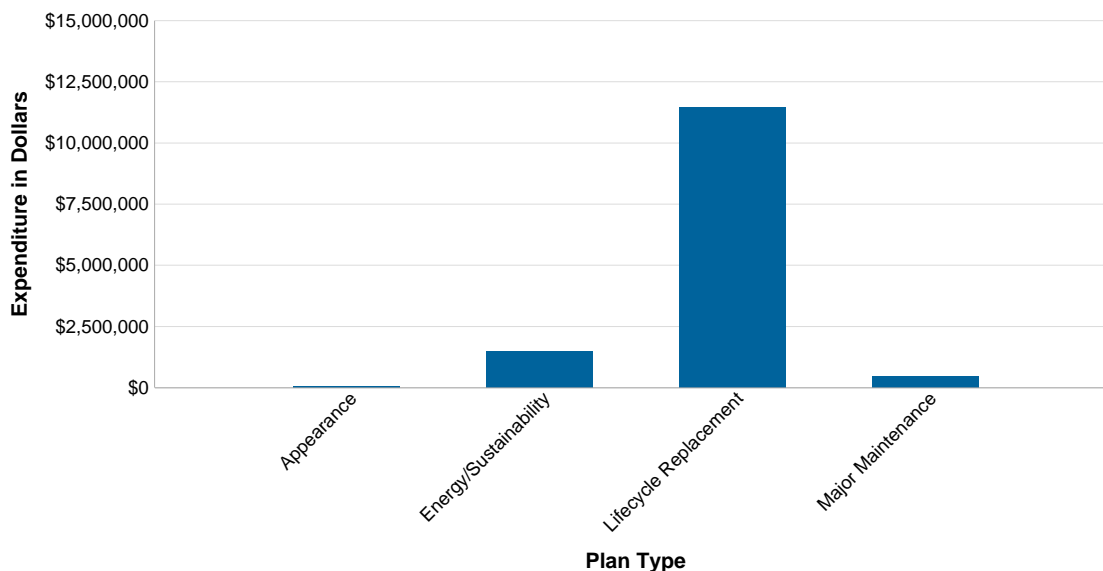
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Appearance	\$52,692
Energy/Sustainability	\$1,490,769
Lifecycle Replacement	\$11,452,422
Major Maintenance	\$457,665
Total	\$13,453,547

Facility Condition Assessment

North Kitsap School District



Vinland Elementary School Site
22104 Rhododendron Lane NW
Poulsbo, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
600 Stewart St., Ste. 1400
Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 06, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Vinland Elementary School Site
Property Type	Site Systems
Full Address	22104 Rhododendron Lane NW Poulsbo, WA
Year Built	1994

Building Description

Site Executive Summary

There is one main building and three portables on site. Hardscapes are generally in good condition, though there is some settlement and root damage. There is a gravel parking area and gravel fire access. The playfield appeared uneven and there were roots growing in landscaped areas. The storm pond is heavily vegetated and needs maintenance.

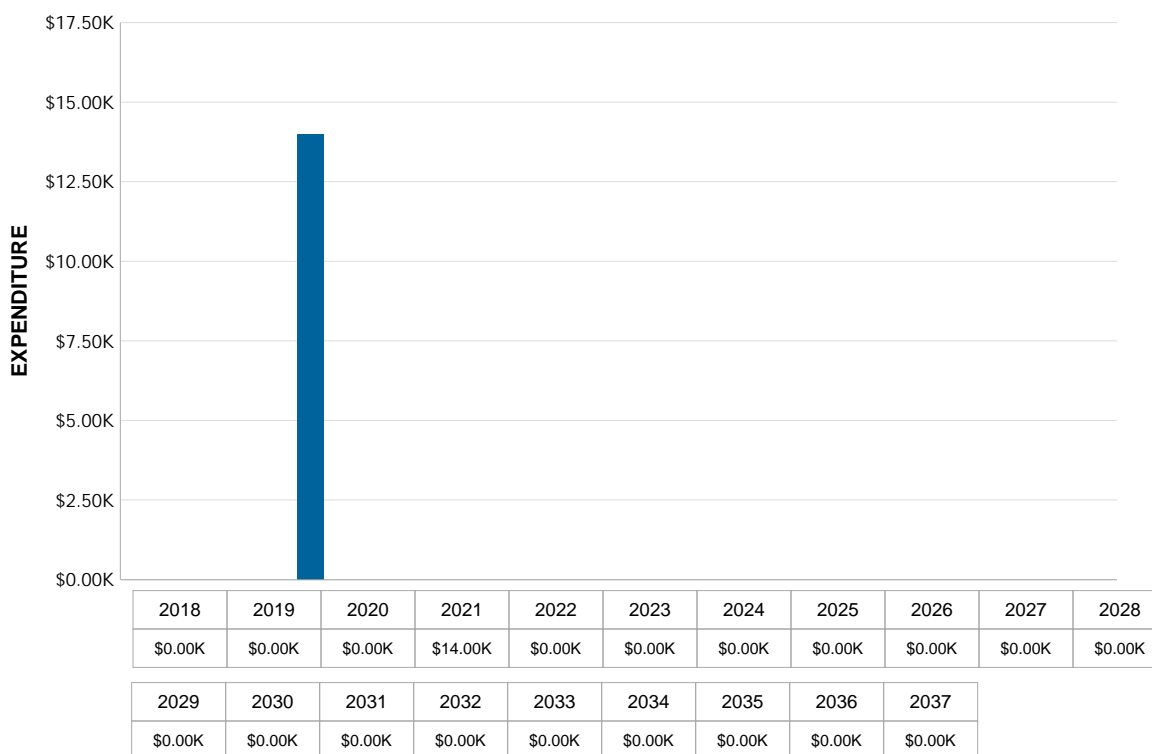
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Future Capital Needs (Year 1 to Year 19)	\$14,000

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Vinland Elementary School Site building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$14,000.

Expenditure Forecast Over Study Period



Key Findings

- G Building Sitework: Import soils/mulch and selective planting. Aerate/topdress/overseed turf areas. at an estimated cost of \$9,000 in year 2021
- G Building Sitework: Aerate/topdress/overseed. at an estimated cost of \$5,000 in year 2021

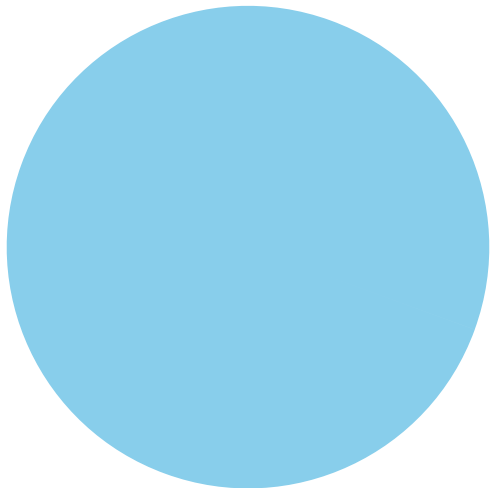
1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

No Data Available

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



G20 Site Improvements

Building System	Estimated Cost	Percentage of Total Cost
G20 Site Improvements	\$14,000	100.00 %
Total	\$14,000	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

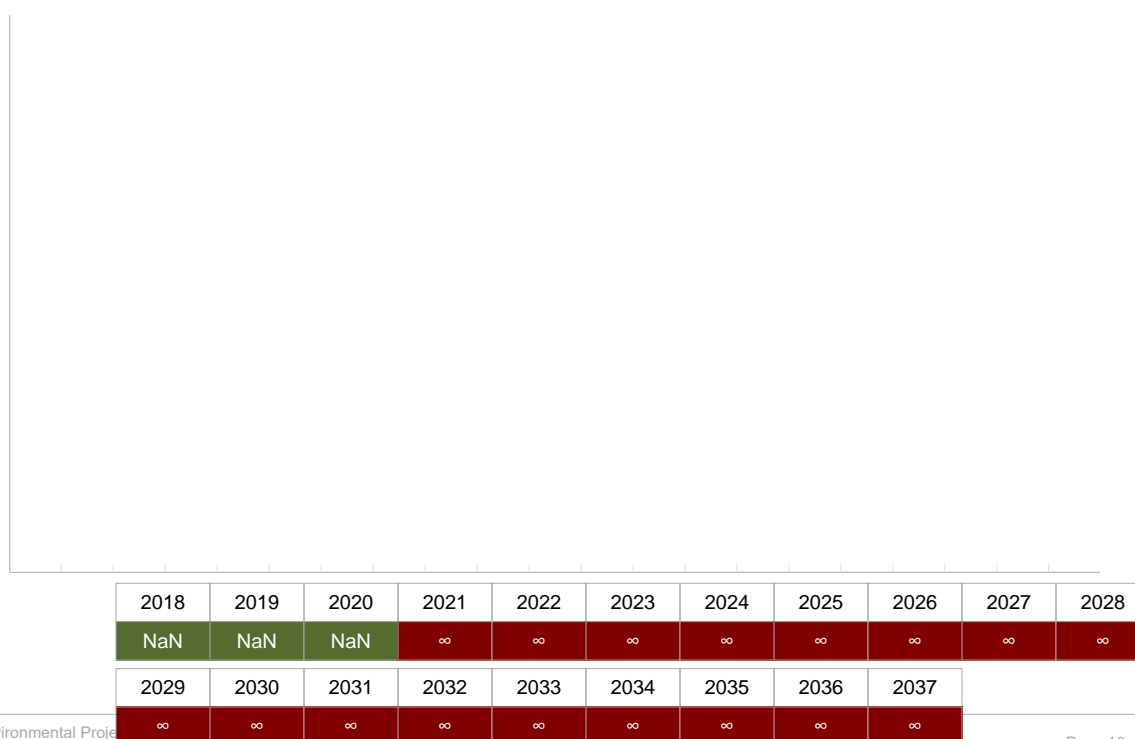
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

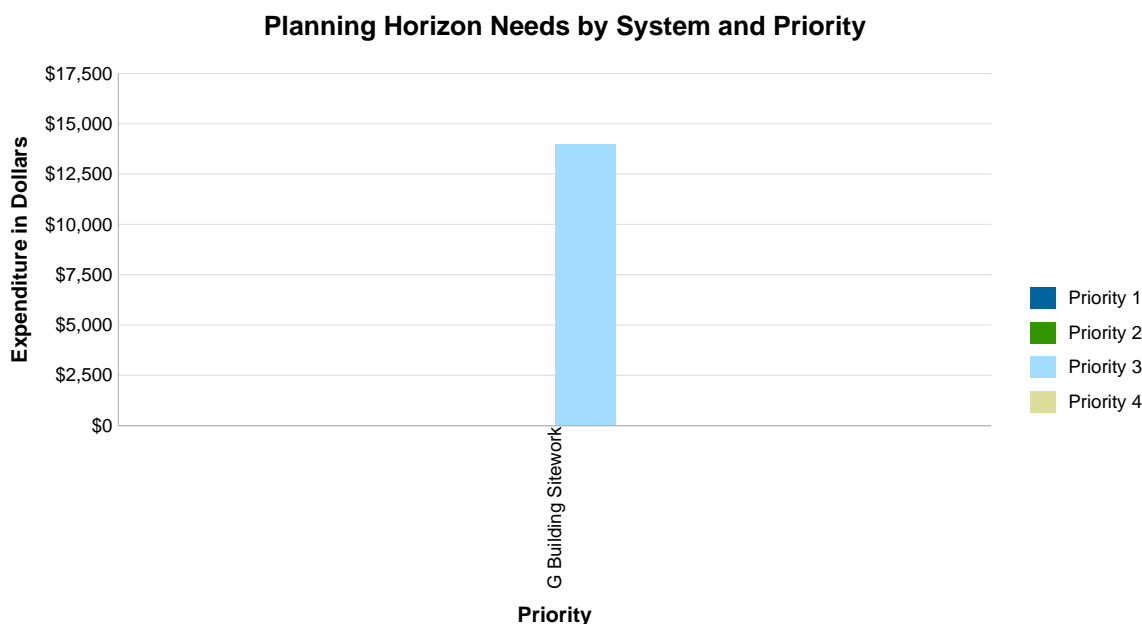
**Priority 3
Necessary / Not Critical:**

Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
G Building Sitework	\$0	\$0	\$14,000	\$0	\$14,000
Total	\$0	\$0	\$14,000	\$0	\$14,000

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

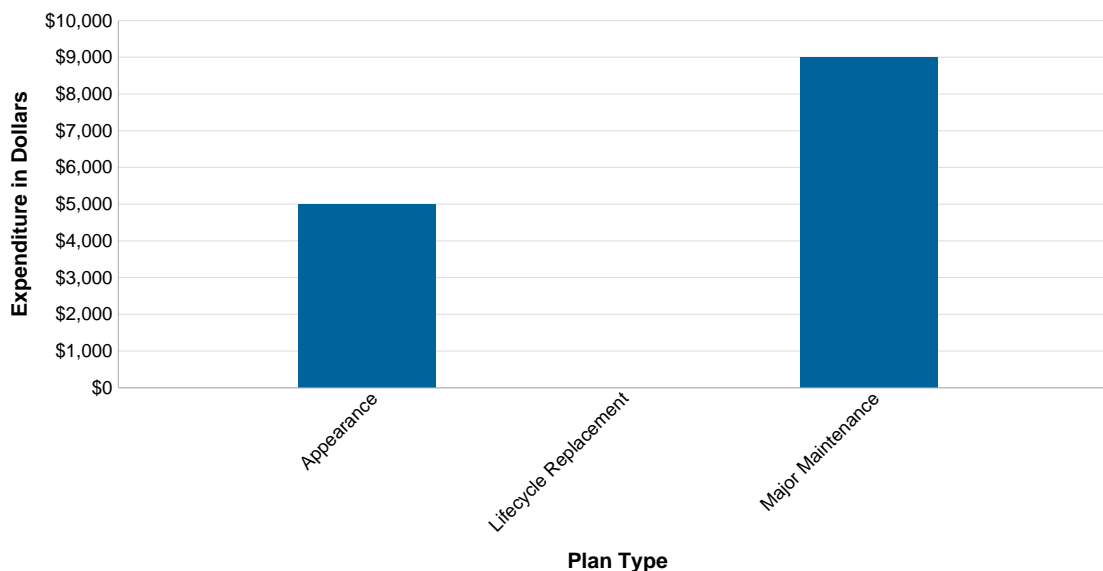
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Appearance	\$5,000
Lifecycle Replacement	\$0
Major Maintenance	\$9,000
Total	\$14,000

Facility Condition Assessment

North Kitsap School District



Kingston Middle School

9000 NE West Kingston Road
Kingston, WA 98346

Prepared by:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

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Date of Report: August 1, 2018

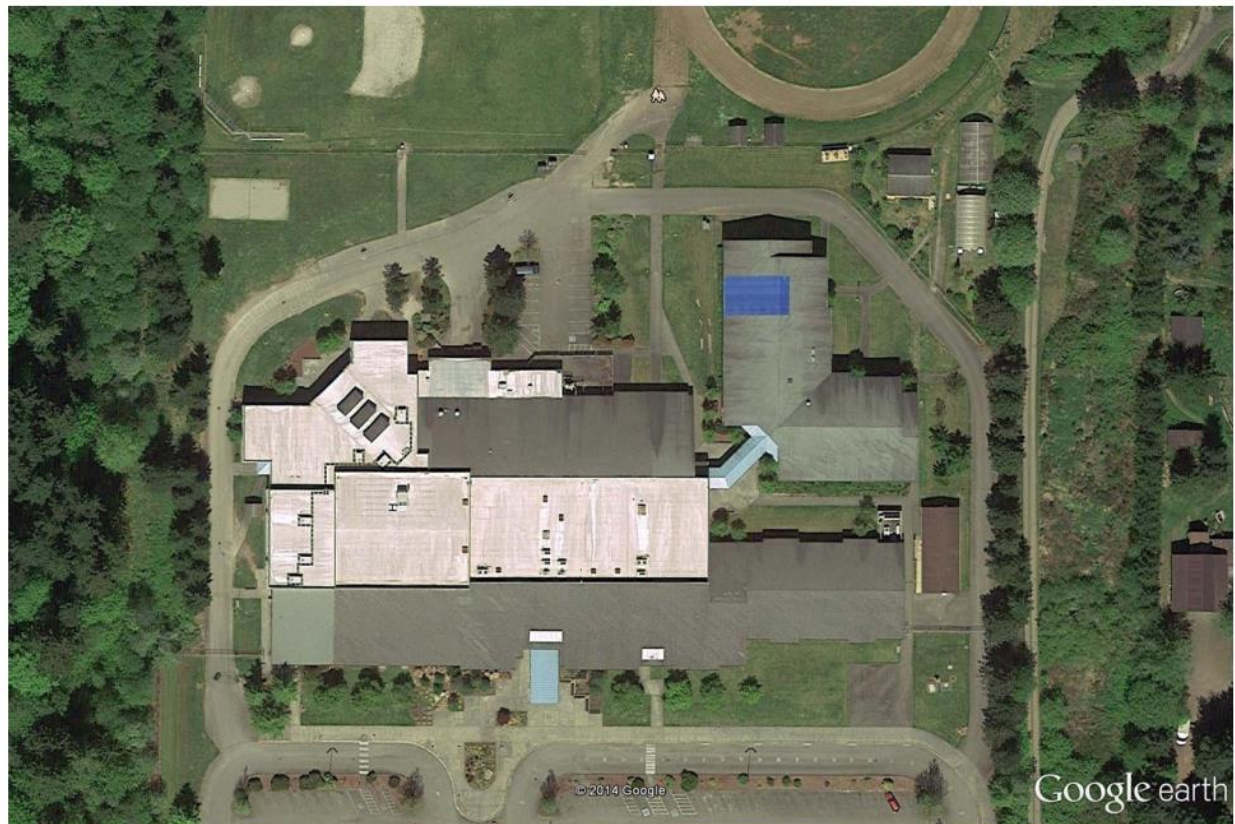
On-Site Date: April 2018

Facility Overview

Facility 2018-2023 FCI	Program Served	June 2018 Enrollment	GSF	No. Buildings
0.39	6-8	505	112,600	2

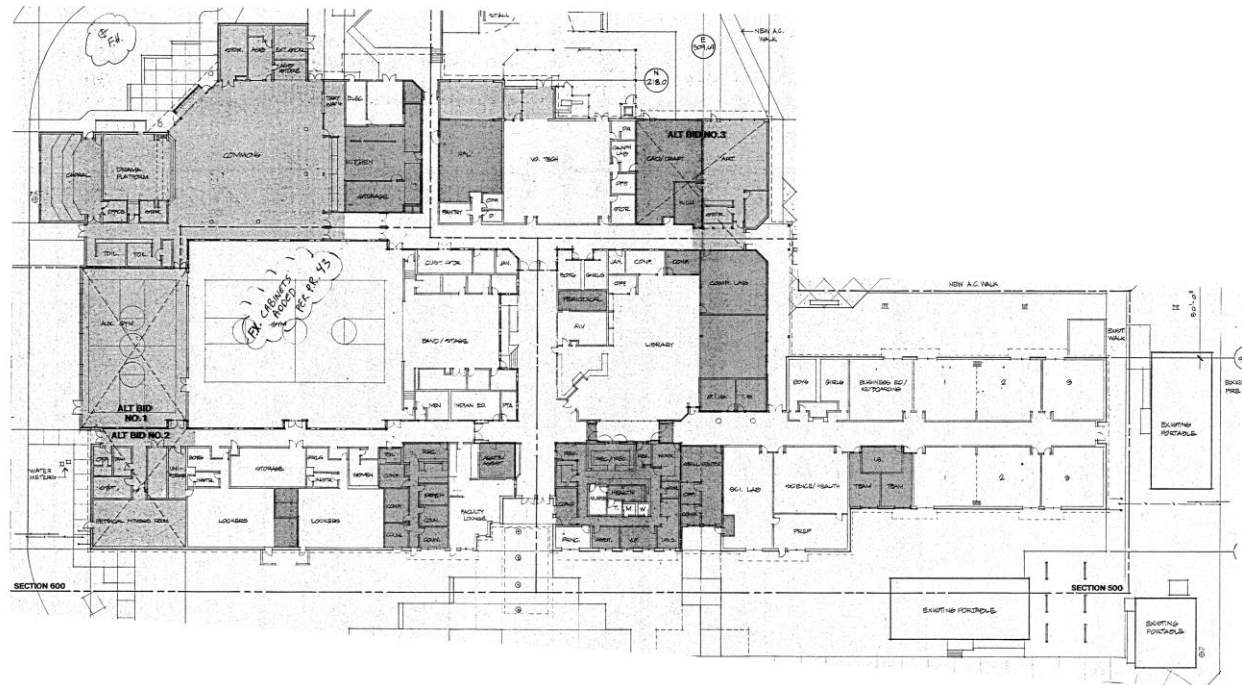
Building	2018-2023 FCI	Original Construction	Year Mod/Add	GSF
One-Story	0.40	1988	N/A	79,575
Two-Story	0.35	1994	N/A	33,025

Site plan

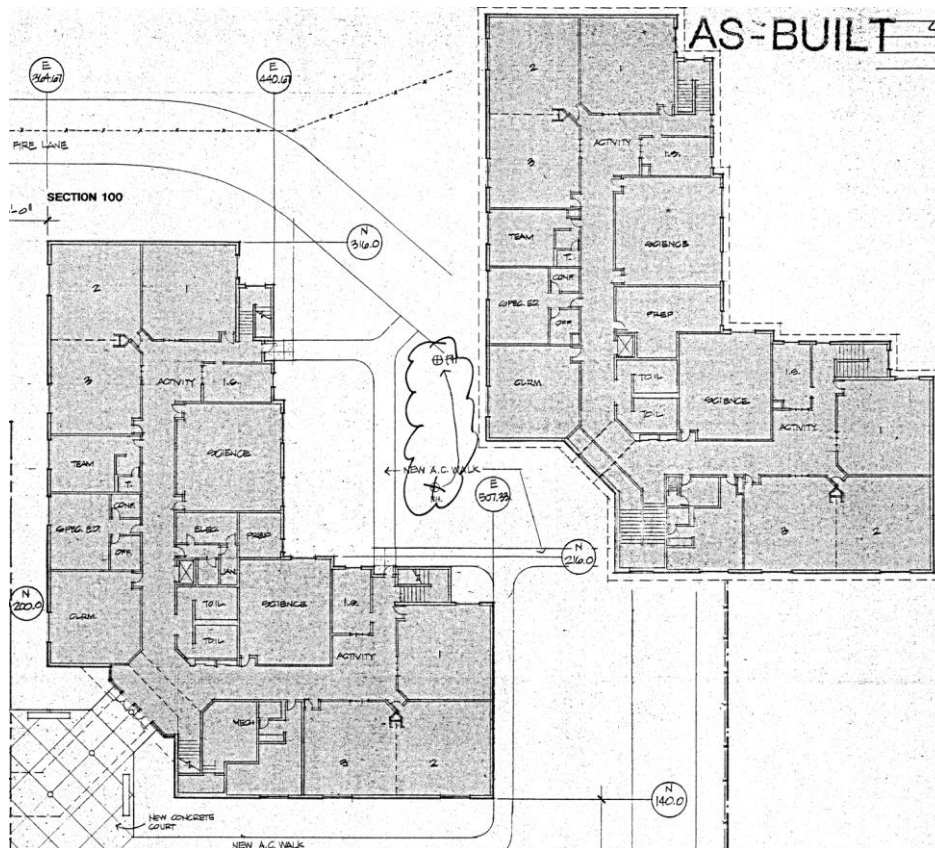


Floorplan(s)

One-story Building



Two-story Building



Facility Condition Assessment

North Kitsap School District



Kingston Middle School One-story Building
9000 NE West Kingston Road
Kingston, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

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jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 06, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Kingston Middle School One-story Building
Property Type	Middle School, single-story
Full Address	9000 NE West Kingston Road Kingston, WA
Year Built	1988
Number of Levels	1
Gross Building Area (GSF)	79,575
Current Replacement Value (CRV)	\$29,999,775
CRV/GSF (\$/Sq Ft)	\$377

Building Description

Architectural Structural Executive Summary

Built in 1988 and expanded in 1994, Kingston Middle School reportedly accommodates 800 full time students.

The façade is painted block concrete with a mixture of split face and smooth finishes. Some exterior walls have a stucco finish. Though the sloped roofs with composition shingles have been recently replaced, leaks are still reported. Windows are aluminum with insulated glass. Both the walls and roof are insulated.

Corridor doors are P-lam faced. They have closers and generally meet ADA requirements. Classrooms have carpeted floor, painted GWB walls, ACT ceilings. There are white boards and tackable surfaces in each classroom. Science classrooms have VCT flooring, painted GWB walls and ACT ceilings.

The gym has a tartan floor. There is a stage that can be separated by folding partition. When partition is closed, one side can serve as a music classroom. Locker rooms and shop have concrete floors.

Both buildings are showing significant wear and have many deficiencies.

The structural system includes steel framing with joist girders, bar joists, and a metal roof deck. There were no apparent structural concerns, with the exception of minor slab cracking at west end of building.

Mechanical Electrical Executive Summary

The HVAC system needs to be upgraded to more high efficiency units along with the old IBEX controls. Current controls have been maxed out and there is no room for expansion. The domestic hot water heaters were new in 1990 and show signs of past leaks; they are at the end of their useful life and should be replaced. The air compressor unit for the wood shop has been disconnected. It is not working and should be replaced.

The electrical, communications and all related systems within the building are in good, serviceable condition.

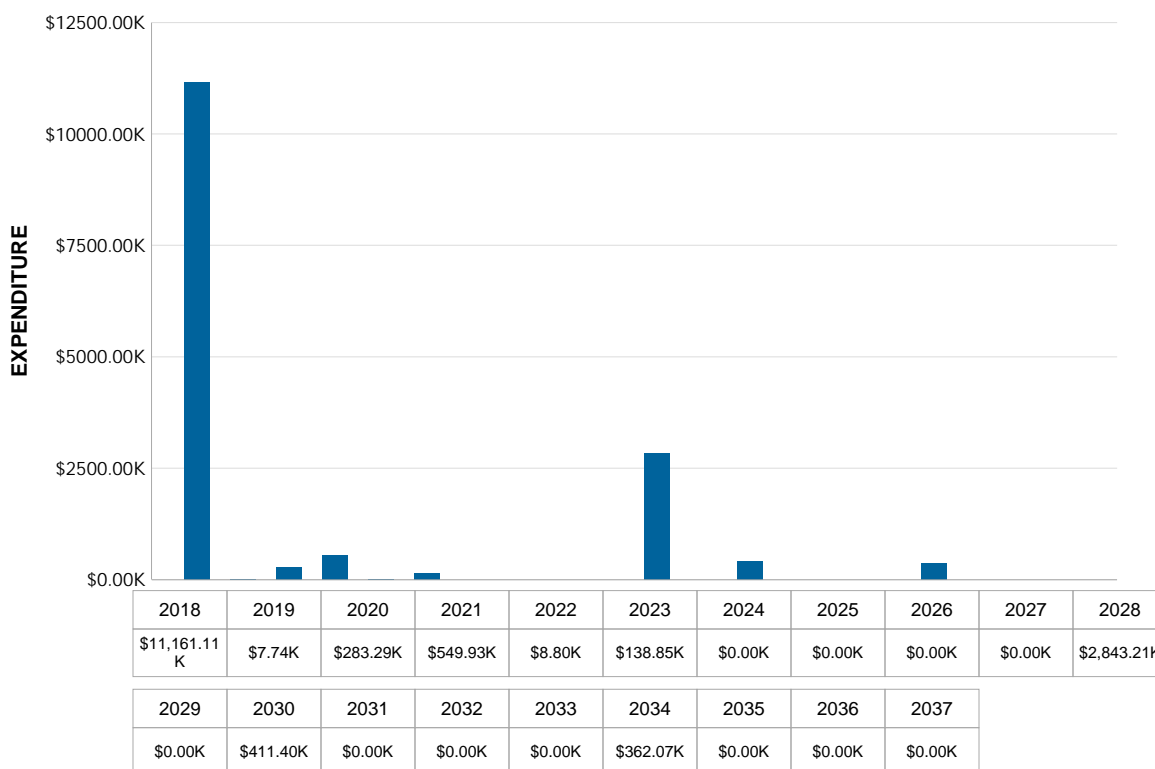
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	37.20 %
Immediate Capital Needs (Year 0) (Included in FCI)	\$11,161,106
Future Capital Needs (Year 1 to Year 19)	\$4,605,288

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Kingston Middle School One-story Building building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$15,766,393.

Expenditure Forecast Over Study Period



Key Findings

- A SubStructure: Grind flush and epoxy grout at south corridor (Exposed concrete). Similar at north corridor below floor finish. at an estimated cost of \$8,800 in year 2022
- B Shell: Locate and repair minor leaks in approximately 10 locations. at an estimated cost of \$86,737 in year 2018
- B Shell: Paint exterior walls. at an estimated cost of \$78,779 in year 2021
- B Shell: Replace Exterior Windows at an estimated cost of \$136,869 in year 2023
- B Shell: Replace Overhead Exterior Enclosures at an estimated cost of \$241,908 in year 2028
- C Interiors: Replace Flooring at an estimated cost of \$550,659 in year 2018
- C Interiors: Replace Wall Finishes at an estimated cost of \$479,042 in year 2018
- C Interiors: Paint all interior doors. at an estimated cost of \$11,936 in year 2020
- C Interiors: Replace Ceiling Finishes at an estimated cost of \$392,305 in year 2021
- C Interiors: Replace Interior Doors at an estimated cost of \$404,241 in year 2028
- C Interiors: Replace Suspended Ceiling Construction at an estimated cost of \$360,475 in year 2028
- C Interiors: Replace Interior Windows at an estimated cost of \$124,137 in year 2028
- D Services: Replace Heating Systems at an estimated cost of \$1,793,621 in year 2018
- D Services: Replace Lighting at an estimated cost of \$1,664,709 in year 2018
- D Services: Replace Audio-Video Communications at an estimated cost of \$745,618 in year 2018
- D Services: Replace Distributed Communications and Monitoring at an estimated cost of \$450,395 in year 2018
- D Services: Replace Building Support Plumbing Systems at an estimated cost of \$385,143 in year 2018
- D Services: Replace Data Communications at an estimated cost of \$311,934 in year 2018
- D Services: Replace Electronic Surveillance at an estimated cost of \$298,406 in year 2018
- D Services: Replace Voice Communications at an estimated cost of \$241,908 in year 2018
- D Services: Replace Cooling Systems at an estimated cost of \$202,121 in year 2018
- D Services: Replace Ventilation at an estimated cost of \$163,129 in year 2018
- D Services: Replace Integrated Automation Facility Controls at an estimated cost of \$159,150 in year 2018
- D Services: Replace Fire Protection Specialties at an estimated cost of \$79,575 in year 2018

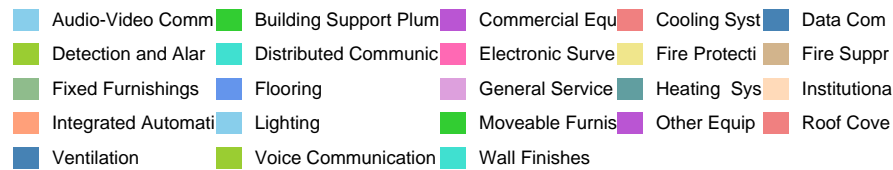
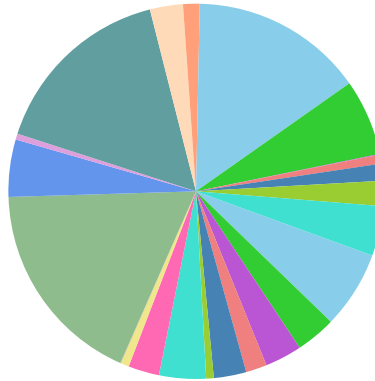
- D Services: Replace Detection and Alarm at an estimated cost of \$73,209 in year 2018
- D Services: Replace General Service Compressed-Air at an estimated cost of \$50,132 in year 2018
- D Services: Replace bad air-compressor under new covered area. at an estimated cost of \$7,250 in year 2018
- D Services: Drain system and replace 6"valve. at an estimated cost of \$5,500 in year 2018
- D Services: Repair 9-12 exhaust fans; failed sensors, needs new belts and sheaves. at an estimated cost of \$7,740 in year 2019
- D Services: Replace heat pumps with high efficient units. at an estimated cost of \$239,521 in year 2020
- D Services: Rebalance HVAC distribution system. at an estimated cost of \$19,894 in year 2020
- D Services: Retro-commission HVAC. at an estimated cost of \$11,936 in year 2020
- D Services: Replace domestic water heaters with high efficient units. at an estimated cost of \$31,500 in year 2021
- D Services: Clean out all lawn drains and sewer lines to street. 8 drain spots at an estimated cost of \$12,000 in year 2021
- D Services: Retro-commission domestic plumbing. at an estimated cost of \$11,936 in year 2021
- D Services: Retro-commission sewer lines. at an estimated cost of \$7,958 in year 2021
- D Services: Raise low spots in yard and walk ways. at an estimated cost of \$7,600 in year 2021
- D Services: Scope piping for broken pipes underground. at an estimated cost of \$5,100 in year 2021
- D Services: Replace Facility HVAC Distribution Systems at an estimated cost of \$779,835 in year 2028
- D Services: Replace Electrical Services and Distribution at an estimated cost of \$533,153 in year 2028
- D Services: Replace Sanitary Drainage at an estimated cost of \$262,598 in year 2028
- D Services: Replace General Purpose Electrical Power at an estimated cost of \$136,869 in year 2028
- D Services: Replace Fire Suppression at an estimated cost of \$411,403 in year 2030
- D Services: Replace Domestic Water Distribution at an estimated cost of \$362,066 in year 2034
- E Equipment & Furnishing: Replace Fixed Furnishings at an estimated cost of \$1,999,720 in year 2018
- E Equipment & Furnishing: Replace Movable Furnishings at an estimated cost of \$732,886 in year 2018
- E Equipment & Furnishing: Replace Commercial Equipment at an estimated cost of \$343,764 in year 2018
- E Equipment & Furnishing: Replace Institutional Equipment at an estimated cost of \$317,504 in year 2018
- E Equipment & Furnishing: Replace outdoor condensing unit and refrigerant lines for kitchen equipment. at an estimated cost of \$6,500 in year 2018

- E Equipment & Furnishing: Replace Other Equipment at an estimated cost of \$6,366 in year 2018
- E Equipment & Furnishing: Retro-commission Kitchen equipment per new code requirements. at an estimated cost of \$5,250 in year 2018

1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

Distribution of Immediate Needs by Building System

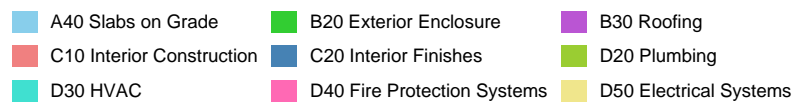


Building System	Estimated Cost	Percentage of Total Cost
Audio-Video Communications	\$745,618	6.68 %
Building Support Plumbing Systems	\$385,143	3.45 %
Commercial Equipment	\$355,514	3.19 %
Cooling Systems	\$202,121	1.81 %
Data Communications	\$311,934	2.79 %
Detection and Alarm	\$73,209	0.66 %
Distributed Communications and Monitoring	\$450,395	4.04 %
Electronic Surveillance	\$298,406	2.67 %
Fire Protection Specialties	\$79,575	0.71 %
Fire Suppression	\$5,500	0.05 %
Fixed Furnishings	\$1,999,720	17.92 %
Flooring	\$550,659	4.93 %
General Service Compressed-Air	\$57,382	0.51 %
Heating Systems	\$1,794,501	16.08 %

Institutional Equipment	\$317,504	2.84 %
Integrated Automation Facility Controls	\$159,150	1.43 %
Lighting	\$1,664,709	14.92 %
Moveable Furnishings	\$732,886	6.57 %
Other Equipment	\$6,366	0.06 %
Roof Coverings	\$86,737	0.78 %
Ventilation	\$163,129	1.46 %
Voice Communications	\$241,908	2.17 %
Wall Finishes	\$479,042	4.29 %
Total	\$11,161,106	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
A40 Slabs on Grade	\$8,800	0.19 %
B20 Exterior Enclosure	\$215,648	4.68 %
B30 Roofing	\$243,888	5.30 %
C10 Interior Construction	\$900,789	19.56 %
C20 Interior Finishes	\$392,305	8.52 %
D20 Plumbing	\$703,508	15.28 %
D30 HVAC	\$1,058,926	22.99 %
D40 Fire Protection Systems	\$411,403	8.93 %
D50 Electrical Systems	\$670,022	14.55 %
Total	\$4,605,288	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

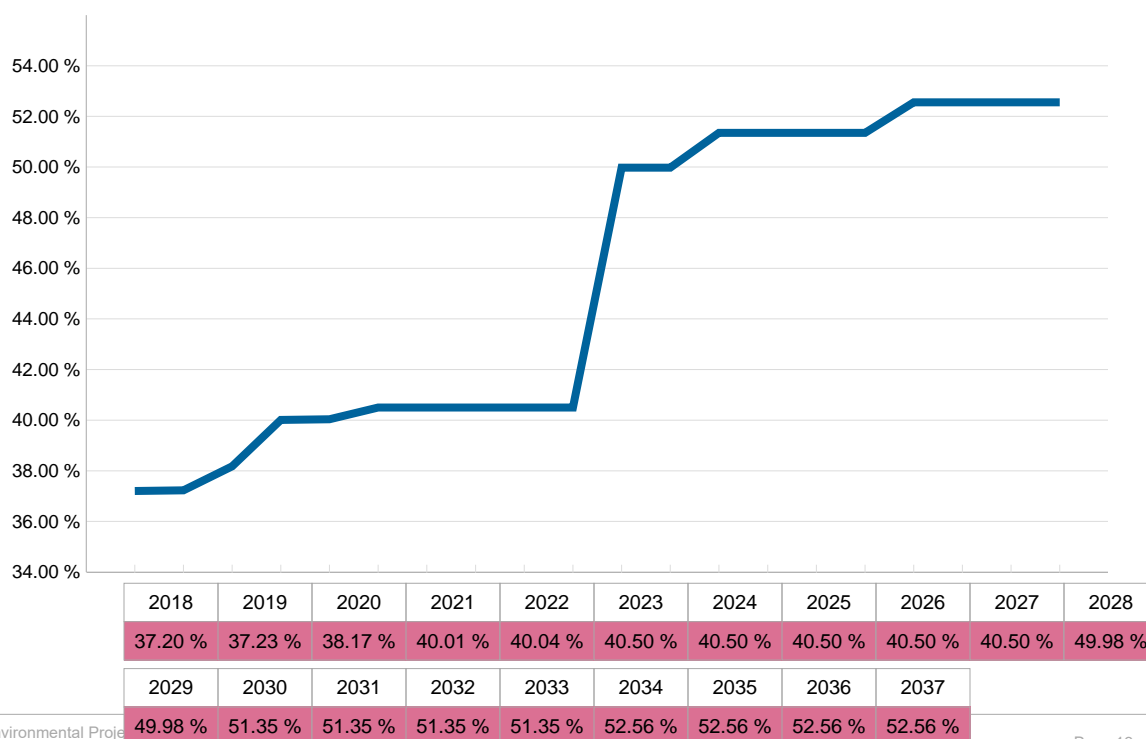
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal + Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

**Priority 3
Necessary / Not Critical:**

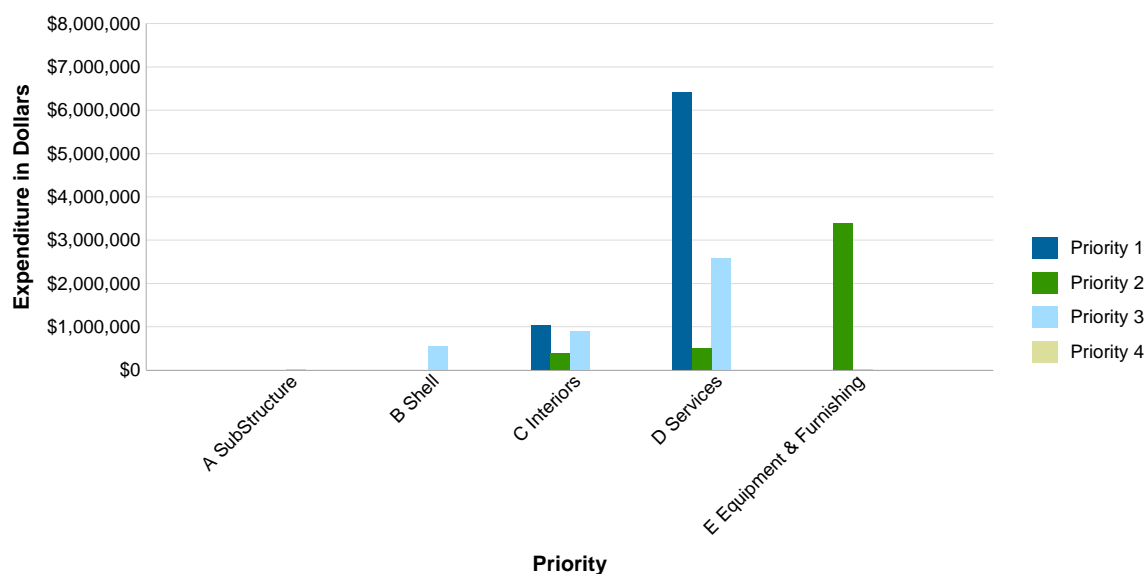
Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
A SubStructure	\$0	\$0	\$8,800	\$0	\$8,800
B Shell	\$0	\$0	\$546,273	\$0	\$546,273
C Interiors	\$1,029,701	\$392,305	\$900,789	\$0	\$2,322,794
D Services	\$6,409,766	\$494,753	\$2,572,017	\$0	\$9,476,536
E Equipment & Furnishing	\$0	\$3,400,240	\$11,750	\$0	\$3,411,990
Total	\$7,439,467	\$4,287,298	\$4,039,629	\$0	\$15,766,393

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

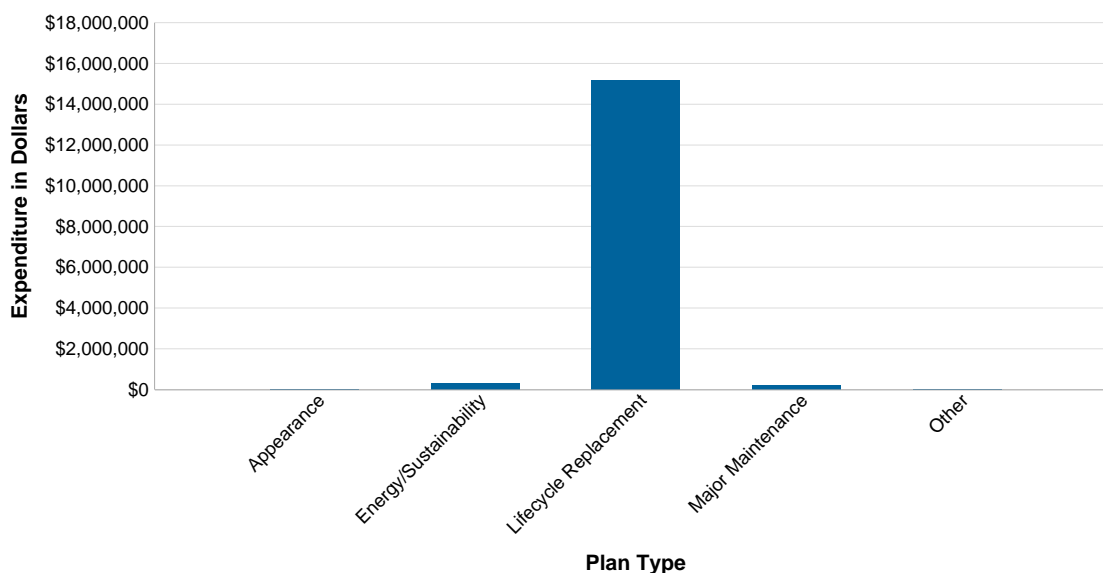
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

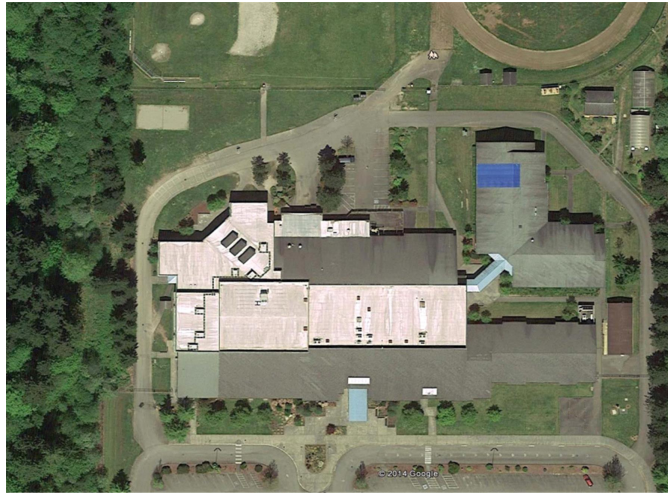
Planning Horizon Needs by Category



Building System	Total Cost
Appearance	\$13,916
Energy/Sustainability	\$329,875
Lifecycle Replacement	\$15,194,846
Major Maintenance	\$226,006
Other	\$1,750
Total	\$15,766,393

Facility Condition Assessment

North Kitsap School District



Kingston Middle School Site
9000 NE West Kingston Road
Kingston, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
600 Stewart St., Ste. 1400
Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 06, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Kingston Middle School Site
Property Type	Site Systems
Full Address	9000 NE West Kingston Road Kingston, WA
Year Built	1988

Building Description

Site Executive Summary

There are two buildings on site, one single-story and one two-story, and two portables. The hardscapes generally appear to be aging with settlement at utility structures and pedestrian paving. No stormwater quality or quantity control was noted. The playfields are showing signs of wear and tear

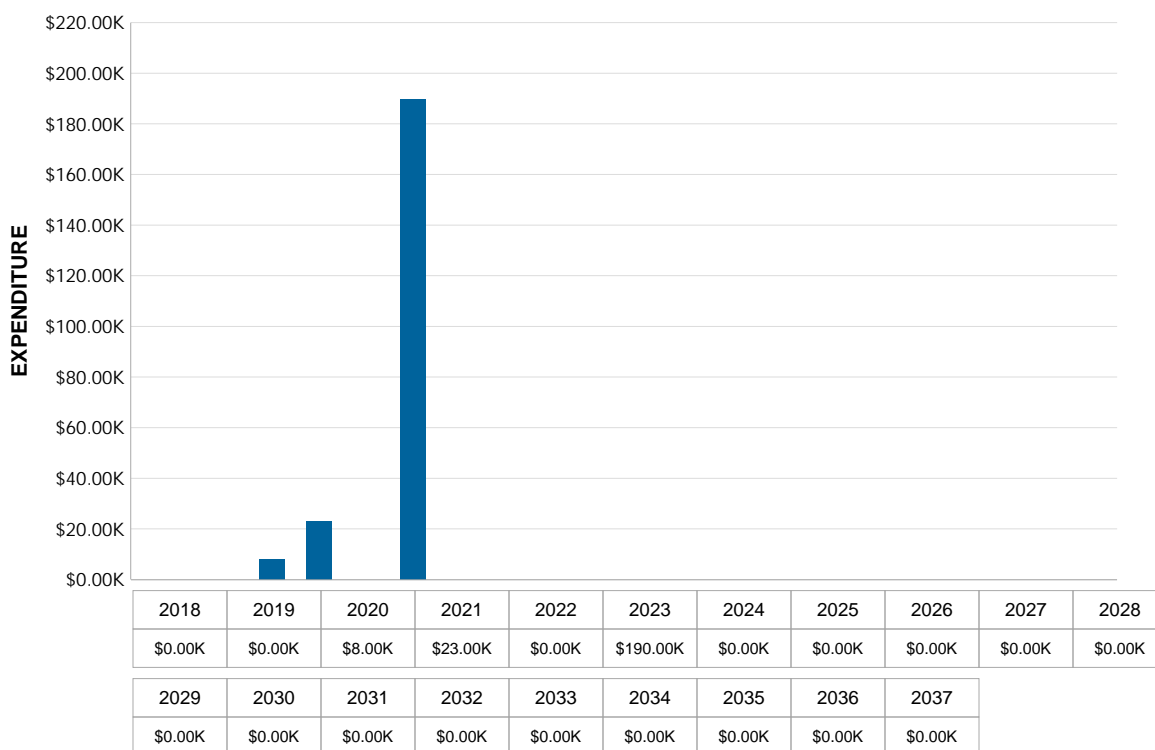
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Future Capital Needs (Year 1 to Year 19)	\$221,000

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Kingston Middle School Site building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$221,000.

Expenditure Forecast Over Study Period



Key Findings

- G Building Sitework: Selective repairs panel settlement and root damage and replace deteriorated joints at an estimated cost of \$8,000 in year 2020
- G Building Sitework: Weed/mulch and selective planting. Aerate/topdress/overseed turf areas. Repair failing irrigation. at an estimated cost of \$10,000 in year 2021
- G Building Sitework: Selective demolition and re-pave/grind and overlay. Seal coat. at an estimated cost of \$8,000 in year 2021
- G Building Sitework: Level/fill uneven areas and re-seed. at an estimated cost of \$5,000 in year 2021
- G Building Sitework: Grind & overlay major areas of parking & drop off lanes. at an estimated cost of \$140,000 in year 2023
- G Building Sitework: Remove and replace concrete. at an estimated cost of \$50,000 in year 2023

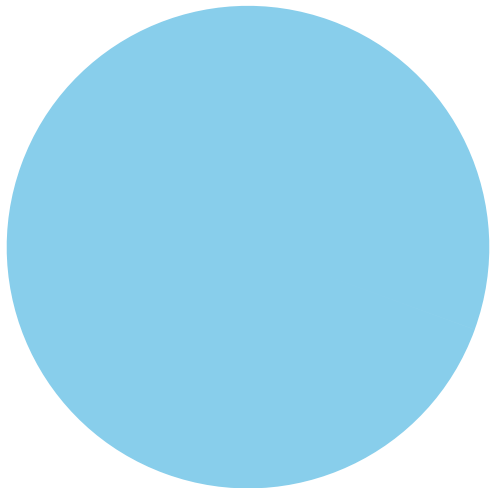
1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

No Data Available

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



G20 Site Improvements

Building System	Estimated Cost	Percentage of Total Cost
G20 Site Improvements	\$221,000	100.00 %
Total	\$221,000	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

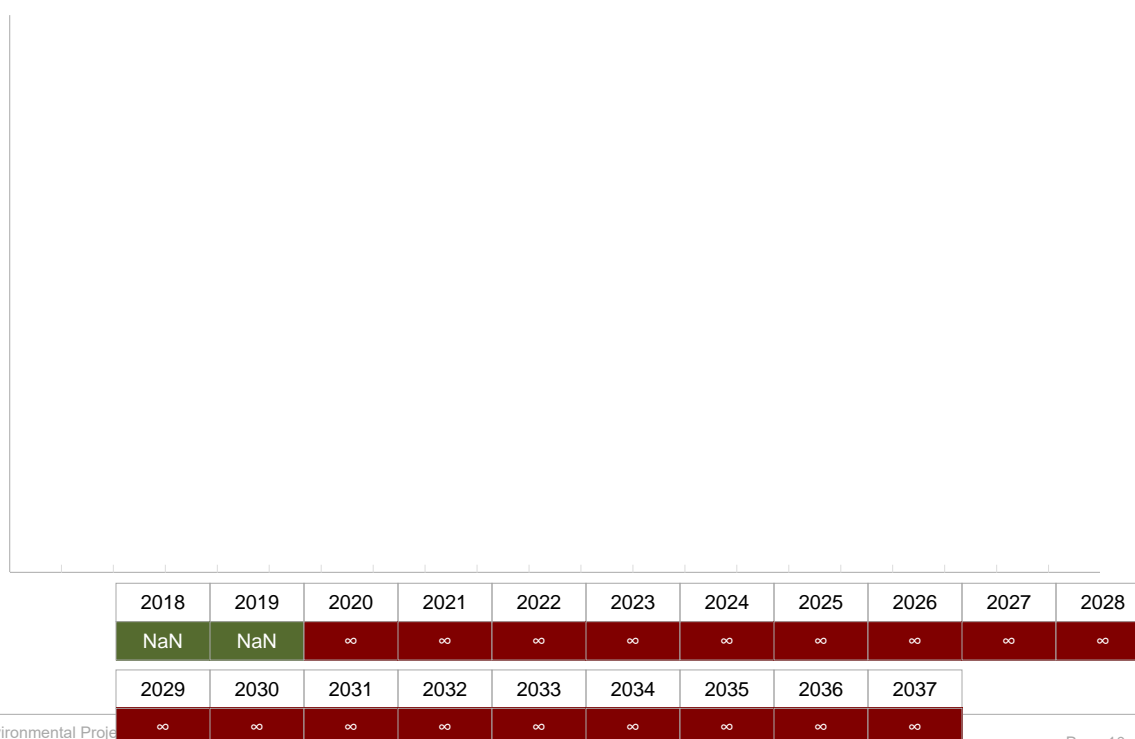
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

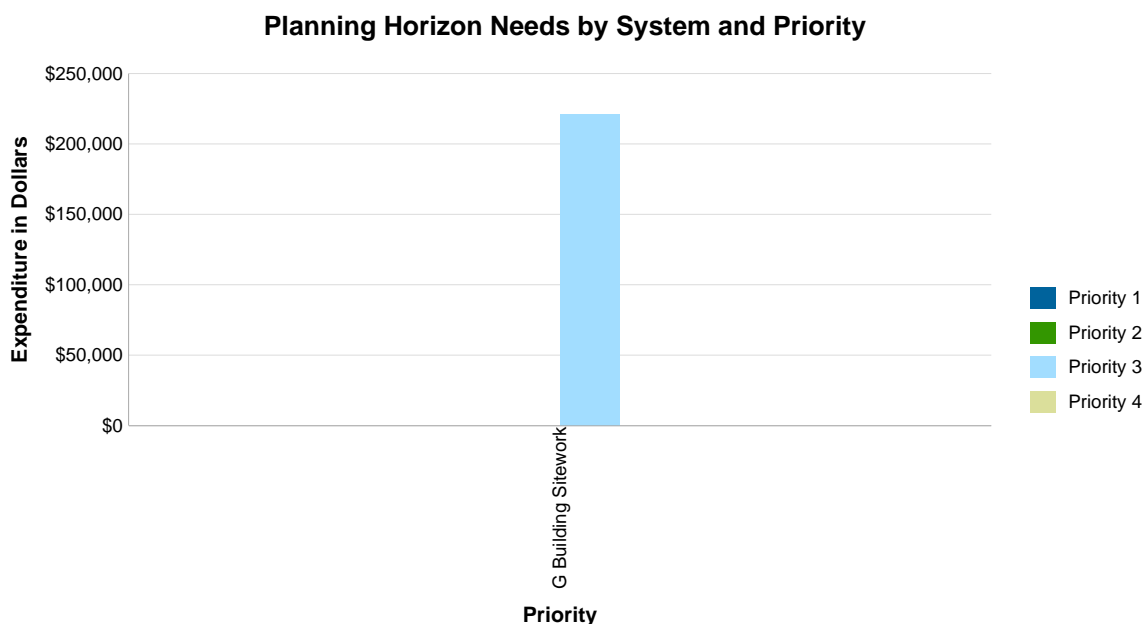
**Priority 3
Necessary / Not Critical:**

Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
G Building Sitework	\$0	\$0	\$221,000	\$0	\$221,000
Total	\$0	\$0	\$221,000	\$0	\$221,000

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

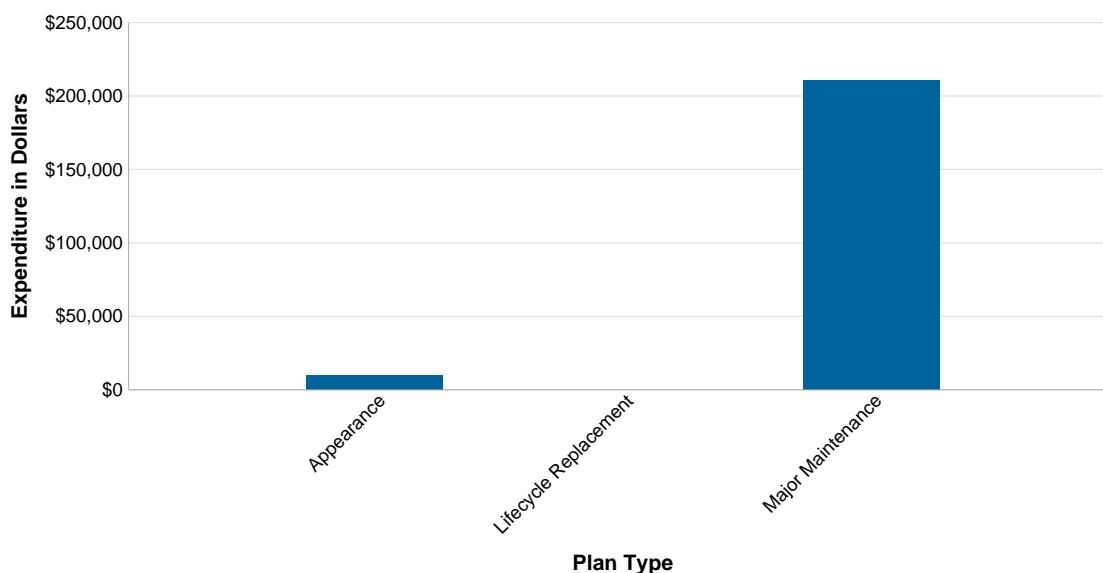
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Appearance	\$10,000
Lifecycle Replacement	\$0
Major Maintenance	\$211,000
Total	\$221,000

Facility Condition Assessment

North Kitsap School District



Kingston Middle School Two-story Building
9000 NE West Kingston Road
Kingston, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

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EXECUTIVE SUMMARY

Project Detail

On April 06, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Kingston Middle School Two-story Building
Property Type	Middle School, two-story
Full Address	9000 NE West Kingston Road Kingston, WA
Year Built	1994
Number of Levels	2
Gross Building Area (GSF)	33,025
Current Replacement Value (CRV)	\$12,450,425
CRV/GSF (\$/Sq Ft)	\$377

Building Description

Architectural Structural Executive Summary

Built in 1988 and expanded in 1994, Kingston Middle School reportedly accommodates 800 full time students. The two-story free-standing addition works well with the main building both functionally and architecturally.

The façade is painted block concrete with a mixture of split face and smooth finishes. Some exterior walls have a stucco finish. Though the sloped roofs with composition shingles have been recently replaced, leaks are still reported. Windows are aluminum with insulated glass. Both the walls and roof are insulated.

Corridor doors are P-lam faced. They have closers and generally meet ADA requirements. Classrooms have carpeted floor, painted GWB walls, ACT ceilings. There are white boards and tackable surfaces in each classroom. Science classrooms have VCT flooring, painted GWB walls and ACT ceilings.

Both buildings are showing significant wear and have many deficiencies.

There were no apparent structural concerns.

Mechanical Electrical Executive Summary

The HVAC system needs to be upgraded to more high efficiency units along with old IBEX controls. Current controls have been maxed out and there is no room for expansion. The building is experiencing uneven airflow with hot and cold spots. Upon opening the plenum, it is extremely dirty making the filter look prematurely at end of life and risking contaminates entering heat pump coils. The school would benefit from a retro-commissioning program.

The electrical, communications and all related systems within the building are in good, serviceable condition. The electrical transformers display some failing symptoms and will likely need to be replaced soon. This particular transformer is in the same room as the MDF creating hotter than normal conditions for sensitive electronic equipment. The school utilizes electric boilers.

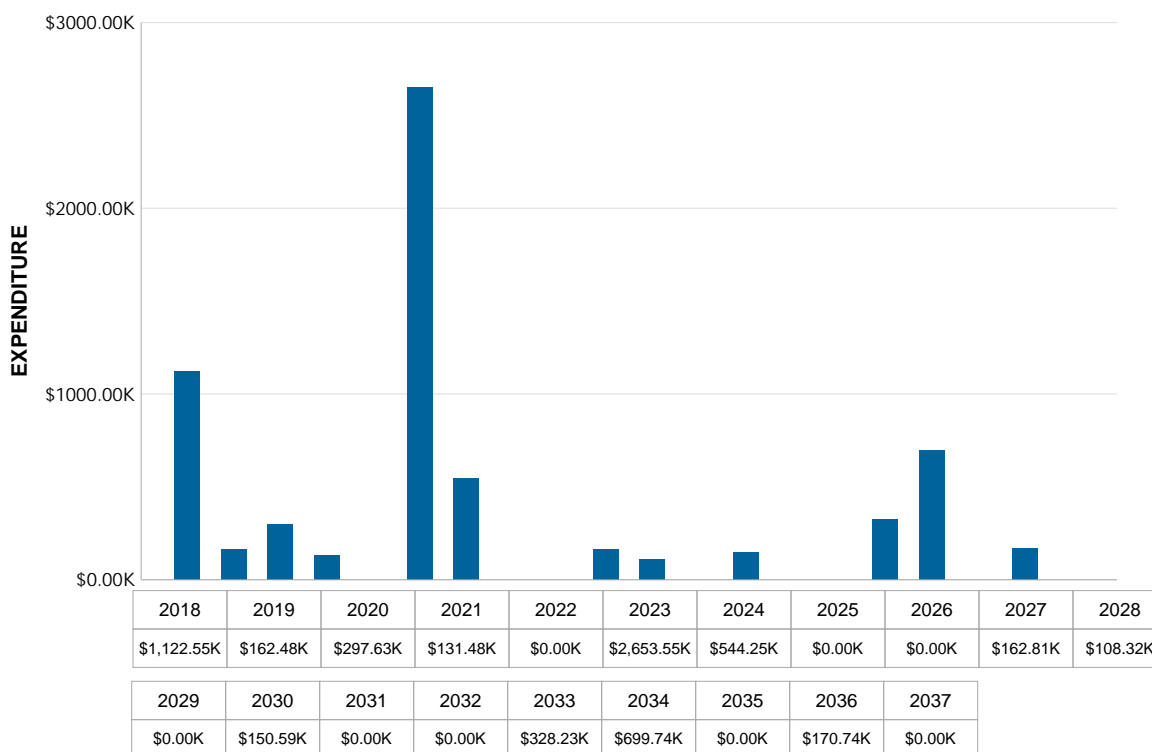
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	9.02 %
Immediate Capital Needs (Year 0) (Included in FCI)	\$1,122,552
Future Capital Needs (Year 1 to Year 19)	\$5,409,830

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Kingston Middle School Two-story Building building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$6,532,382.

Expenditure Forecast Over Study Period



Key Findings

- B Shell: Replace damaged gutters in approximately 5 locations. at an estimated cost of \$7,250 in year 2020
- B Shell: Replace Exterior Windows at an estimated cost of \$56,803 in year 2028
- B Shell: Replace Overhead Exterior Enclosures at an estimated cost of \$50,160 in year 2033
- C Interiors: Replace Stair Finishes at an estimated cost of \$33,686 in year 2018
- C Interiors: Replace damaged window sills throughout building. at an estimated cost of \$20,476 in year 2021
- C Interiors: Paint all interior doors and replace hardware. at an estimated cost of \$8,580 in year 2023
- C Interiors: Replace accordion walls with solid walls in three locations totaling approx 600 sf of wall to be replaced. at an estimated cost of \$7,926 in year 2023
- C Interiors: Replace Flooring at an estimated cost of \$228,533 in year 2024
- C Interiors: Replace Wall Finishes at an estimated cost of \$198,811 in year 2024
- C Interiors: Replace Ceiling Finishes at an estimated cost of \$162,813 in year 2027
- C Interiors: Replace Interior Windows at an estimated cost of \$51,519 in year 2028
- C Interiors: Replace Suspended Ceiling Construction at an estimated cost of \$149,603 in year 2034
- C Interiors: Replace Interior Doors at an estimated cost of \$83,820 in year 2034
- C Interiors: Replace Stair Finishes at an estimated cost of \$33,686 in year 2034
- D Services: Replace Audio-Video Communications at an estimated cost of \$309,444 in year 2018
- D Services: Replace Distributed Communications and Monitoring at an estimated cost of \$186,922 in year 2018
- D Services: Replace Data Communications at an estimated cost of \$129,458 in year 2018
- D Services: Replace Electronic Surveillance at an estimated cost of \$123,844 in year 2018
- D Services: Replace Voice Communications at an estimated cost of \$100,396 in year 2018
- D Services: Replace Integrated Automation Facility Controls at an estimated cost of \$66,050 in year 2018
- D Services: Replace Detection and Alarm at an estimated cost of \$30,383 in year 2018
- D Services: Replace transformer. at an estimated cost of \$5,500 in year 2018
- D Services: Add A/C to transformer room. at an estimated cost of \$5,100 in year 2018
- D Services: Replace Building Support Plumbing Systems at an estimated cost of \$159,841 in year 2019

- D Services: Upgrade old IBEX system with new energy controls system. at an estimated cost of \$201,453 in year 2020
- D Services: Replace heat pumps with high efficient units. Approximately 20 heat pumps throughout building. at an estimated cost of \$62,087 in year 2020
- D Services: Replace old exhaust systems. at an estimated cost of \$10,000 in year 2020
- D Services: Retro-commission HVAC. at an estimated cost of \$8,256 in year 2020
- D Services: Re-balance HVAC distribution system. at an estimated cost of \$8,256 in year 2020
- D Services: Replace with new elevator and keep up on preventative maintenance and regular inspecting. at an estimated cost of \$105,000 in year 2021
- D Services: Commission new elevator. at an estimated cost of \$6,000 in year 2021
- D Services: Replace Heating Systems at an estimated cost of \$744,384 in year 2023
- D Services: Replace Lighting at an estimated cost of \$690,883 in year 2023
- D Services: Replace Ventilation at an estimated cost of \$67,701 in year 2023
- D Services: Replace Cooling Systems at an estimated cost of \$83,884 in year 2024
- D Services: Replace Fire Protection Specialties at an estimated cost of \$33,025 in year 2024
- D Services: Replace Vertical Conveying Systems at an estimated cost of \$150,594 in year 2030
- D Services: Replace Electrical Services and Distribution at an estimated cost of \$221,268 in year 2033
- D Services: Replace General Purpose Electrical Power at an estimated cost of \$56,803 in year 2033
- D Services: Replace Facility HVAC Distribution Systems at an estimated cost of \$323,645 in year 2034
- D Services: Replace Sanitary Drainage at an estimated cost of \$108,983 in year 2034
- D Services: Replace Fire Suppression at an estimated cost of \$170,739 in year 2036
- E Equipment & Furnishing: Replace Institutional Equipment at an estimated cost of \$131,770 in year 2018
- E Equipment & Furnishing: Replace Fixed Furnishings at an estimated cost of \$829,918 in year 2023
- E Equipment & Furnishing: Replace Movable Furnishings at an estimated cost of \$304,160 in year 2023

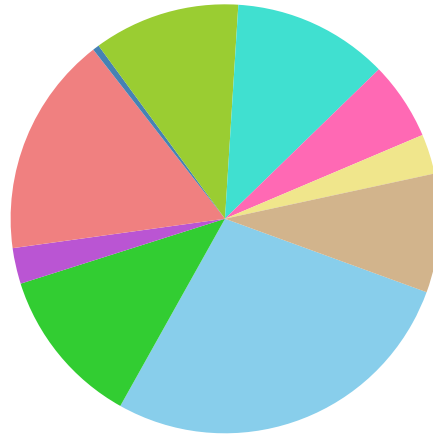
1. All costs presented in present day values

2. Costs represent total anticipated values over the 10 year study period

3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

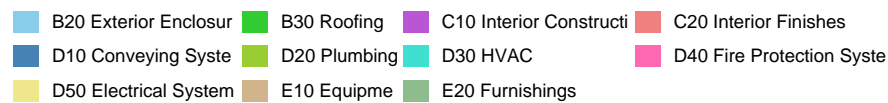
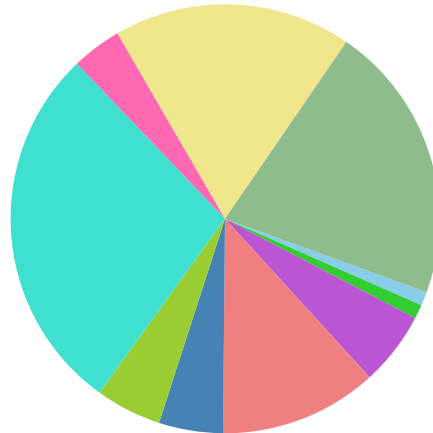
Distribution of Immediate Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
Audio-Video Communications	\$309,444	27.57 %
Data Communications	\$134,558	11.99 %
Detection and Alarm	\$30,383	2.71 %
Distributed Communications and Monitoring	\$186,922	16.65 %
Electrical Service and Distribution	\$5,500	0.49 %
Electronic Surveillance	\$123,844	11.03 %
Institutional Equipment	\$131,770	11.74 %
Integrated Automation Facility Controls	\$66,050	5.88 %
Stair Finishes	\$33,686	3.00 %
Voice Communications	\$100,396	8.94 %
Total	\$1,122,552	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$56,803	1.05 %
B30 Roofing	\$57,410	1.06 %
C10 Interior Construction	\$301,448	5.57 %
C20 Interior Finishes	\$644,318	11.91 %
D10 Conveying Systems	\$261,594	4.84 %
D20 Plumbing	\$268,824	4.97 %
D30 HVAC	\$1,509,995	27.91 %
D40 Fire Protection Systems	\$203,764	3.77 %
D50 Electrical Systems	\$968,954	17.91 %
E10 Equipment	\$2,642	0.05 %
E20 Furnishings	\$1,134,079	20.96 %
Total	\$5,409,830	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

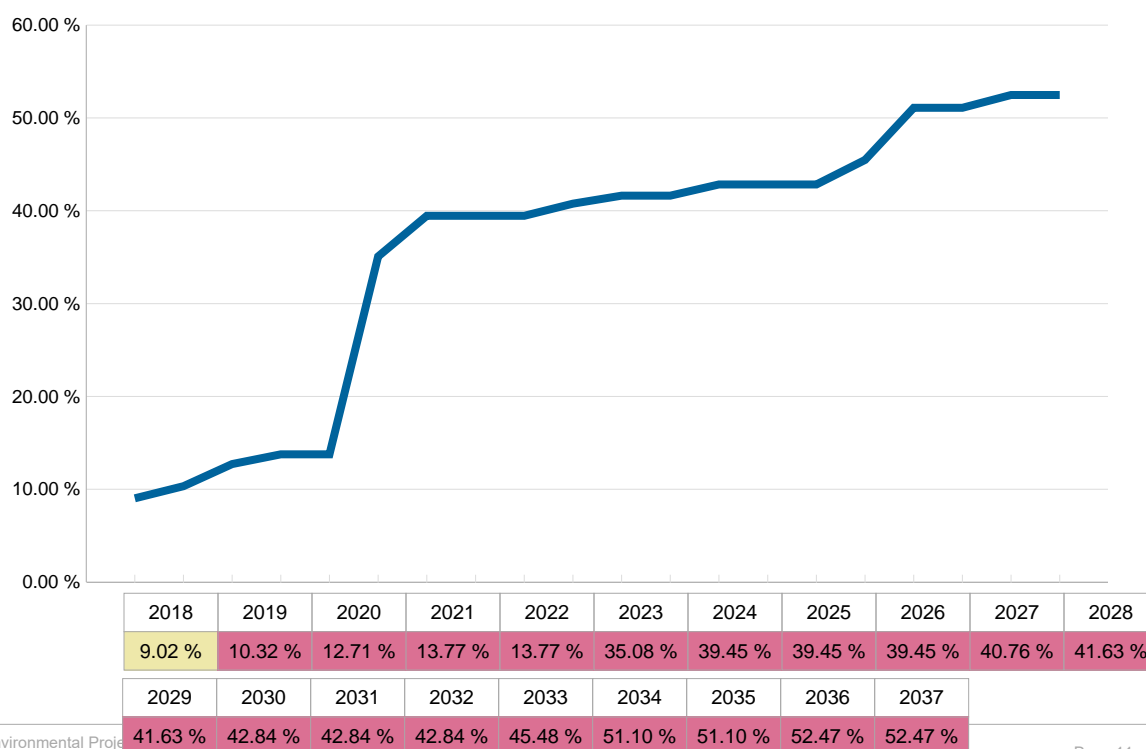
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

**Priority 3
Necessary / Not Critical:**

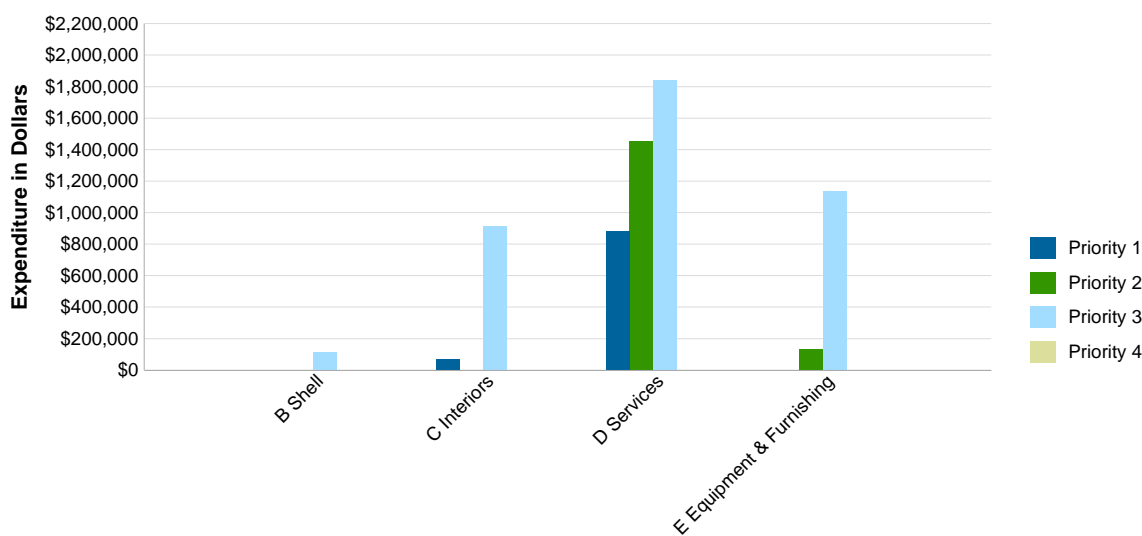
Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



Priority

Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
B Shell	\$0	\$0	\$114,213	\$0	\$114,213
C Interiors	\$67,371	\$0	\$912,081	\$0	\$979,452
D Services	\$880,447	\$1,450,766	\$1,839,014	\$0	\$4,170,227
E Equipment & Furnishing	\$0	\$131,770	\$1,136,721	\$0	\$1,268,490
Total	\$947,818	\$1,582,536	\$4,002,028	\$0	\$6,532,382

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

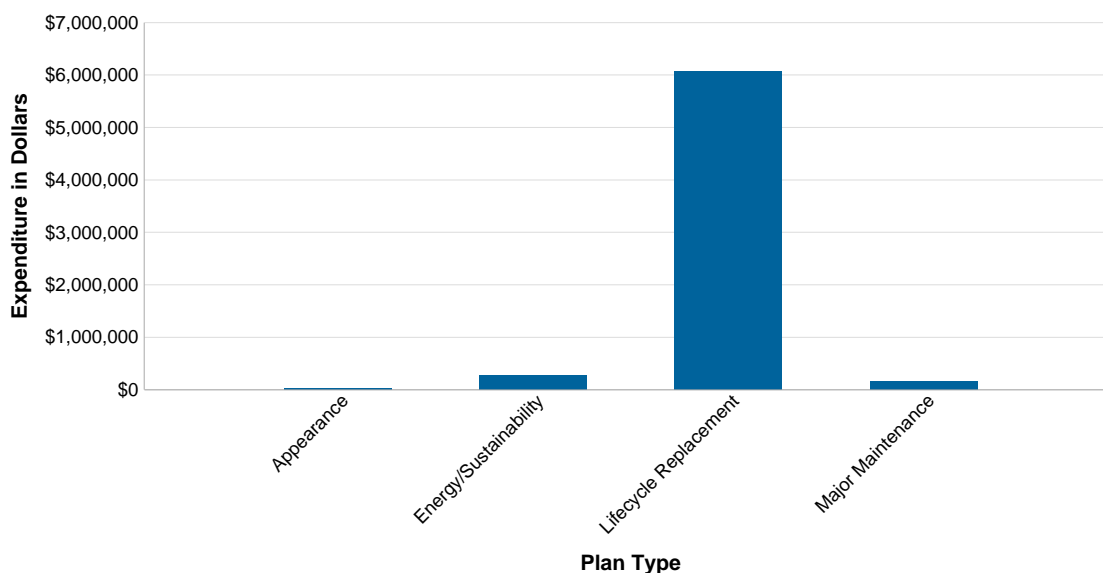
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Appearance	\$20,476
Energy/Sustainability	\$280,052
Lifecycle Replacement	\$6,076,168
Major Maintenance	\$155,686
Total	\$6,532,382

Facility Condition Assessment

North Kitsap School District



Poulsbo Middle School

2003 NE Hostmark Street
Poulsbo, WA 98370

Prepared by:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
600 Stewart St., Ste. 1400
Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 1, 2018

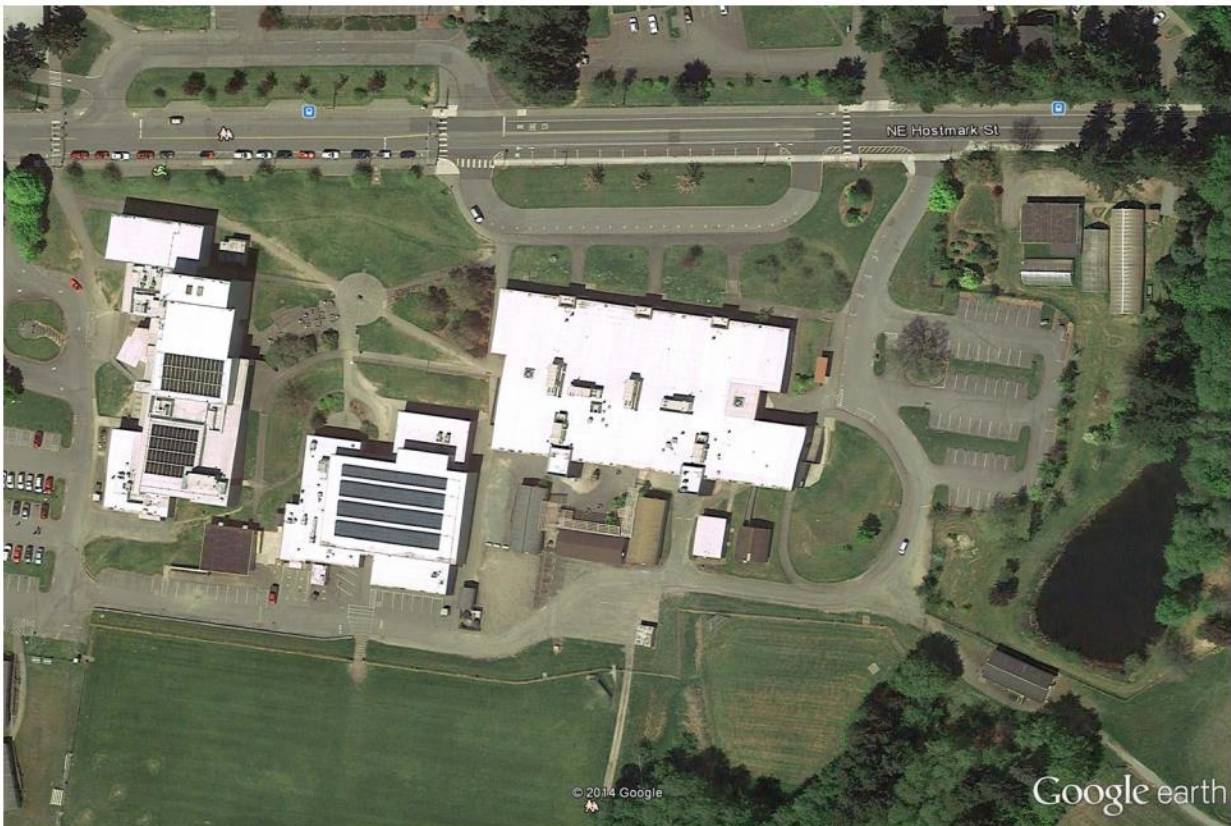
On-Site Date: April 2018

Facility Overview

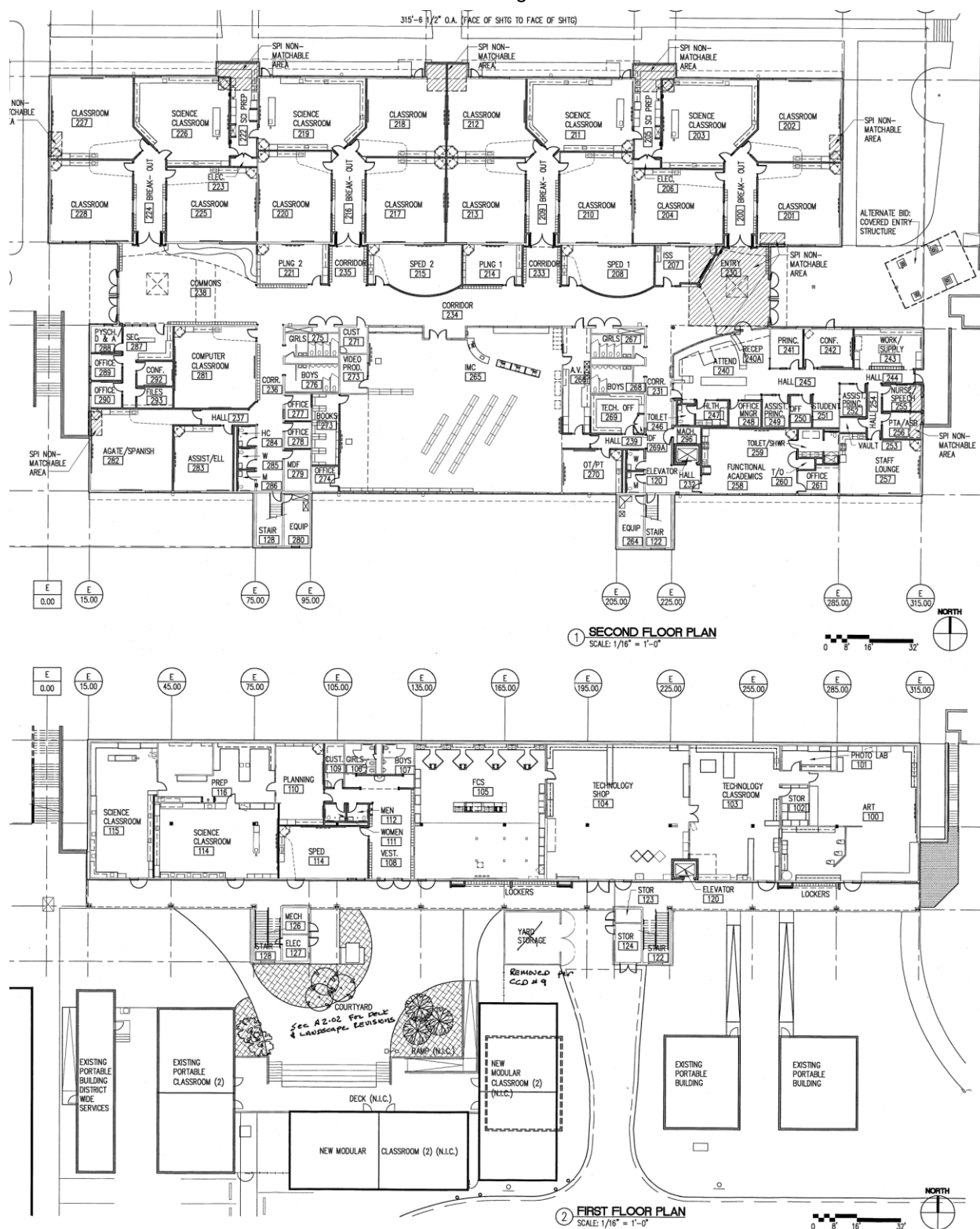
Facility 2018-2023 FCI	Program Served	June 2018 Enrollment	Facility GSF	No. Buildings
0.04	6-8	802	85,045	2

Building	2018-2023 FCI	Original Construction	Year Mod/Add	GSF
Building 1 - Classroom	0.02	1976	1987, 2007	60,096
Building 2 – Gym/Cafeteria	0.07	1976	1987, 2007	24,949

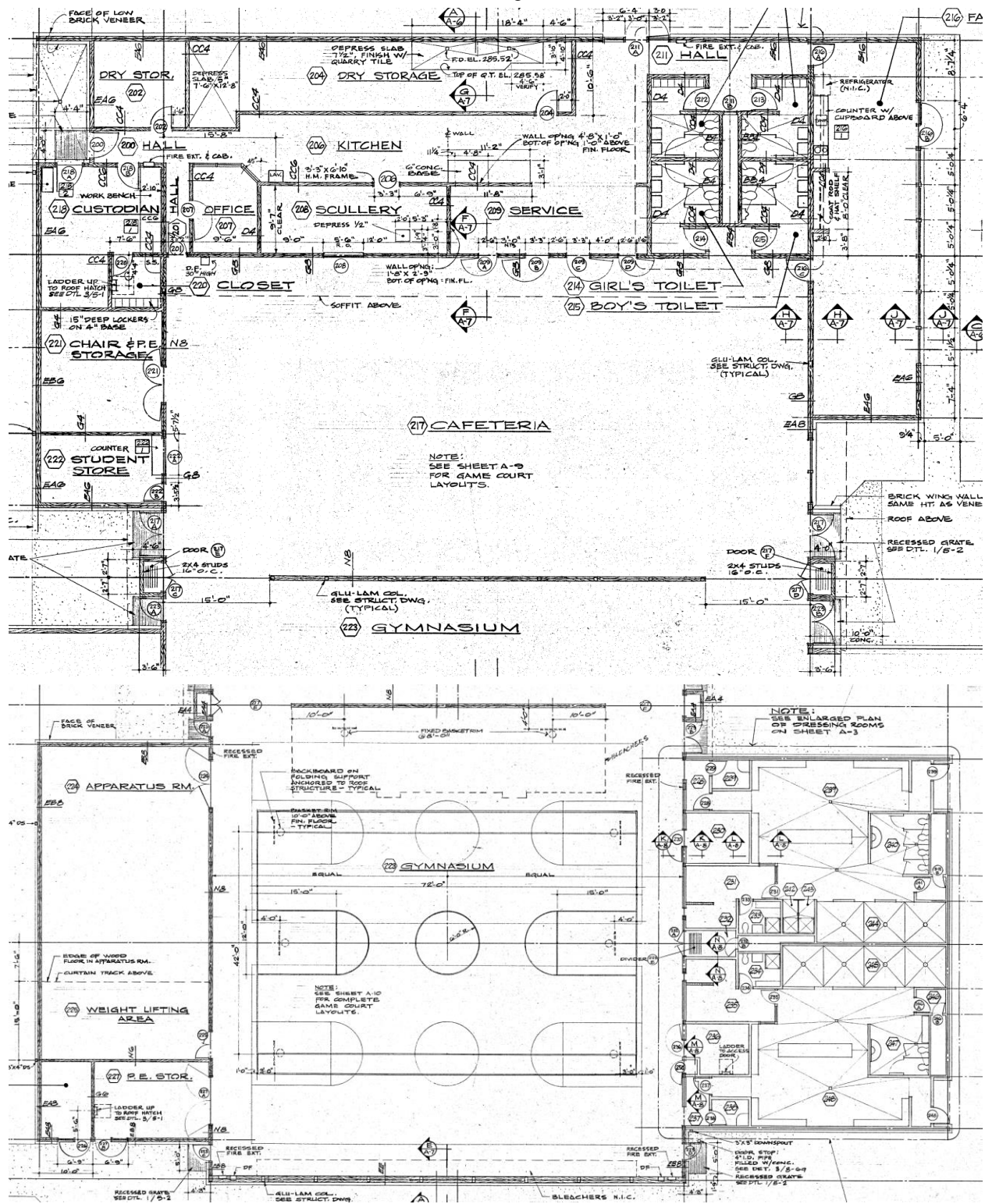
Site plan



Building 1



Building 2



Facility Condition Assessment

North Kitsap School District



Poulsbo Middle School Building 1 - Classrooms
2003 NE Hostmark Street
Poulsbo, WA

Prepared By:

SÄZÄN
Environmental Services

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EXECUTIVE SUMMARY

Project Detail

On April 02, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Poulsbo Middle School Building 1 - Classrooms
Property Type	Middle School, two-story
Full Address	2003 NE Hostmark Street Poulsbo, WA
Year Built	1976
Number of Levels	2
Gross Building Area (GSF)	60,096
Current Replacement Value (CRV)	\$22,656,192
CRV/GSF (\$/Sq Ft)	\$377

Building Description

Architectural Structural Executive Summary

This building consists of a main level and a partial lower level. There are no interior connections between the levels, except for an elevator with limited access and use. The lower level is created by the steep slope, which allows for grade-level entry to each classroom. There is no interior corridor on the lower level, therefore circulation is outside under a covered walkway.

The administration area, library, and the majority of classrooms are located on the upper level. Classrooms on the upper level are arranged in groups of four with track-mounted portable walls to separate classes. The operable walls do not provide sufficient acoustical separation. Interior rooms in each group of four lack windows.

Corridors have stained concrete floors. Classrooms are carpet and VCT on the upper level and concrete on the lower level. Walls are GWB and ceilings are ACT. Finishes are generally in fair to good condition.

This building is very stuffy and there is a musty odor throughout that reportedly persists throughout the year. Daylighting is sub-optimal due to lack of windows in classroom spaces.

Buildings 1 was modernized in 1987 and received additional upgrades in 2006/7.

The building is in good condition. There are no apparent major structural concerns.

Mechanical Electrical Executive Summary

Septic systems are in good condition with no unpleasant odors or standing water in lawns. Plumbing throughout the building is in bad shape. There are older outdated fixtures that in some cases do not match. Domestic hot water heaters are in good condition with newer high efficiency units. The HVAC system is in fair condition and has never worked as intended since the remodel. The entire HVAC system should be retro-commissioned to aid in decision-making for repair or replacement. Loose belts, misadjusted dampers, and blockages in ductwork were observed, causing the sides of the AHU to bulge out. The HVAC system is in desperate need of evaluation.

The building's electrical system underwent an electrical upgrade in 2004. All electrical equipment was installed or renovated and is in good, serviceable condition with many more years of useful service to come with proper maintenance. All other systems within the building also appear to be in good condition. No deficiencies were observed during the assessment.

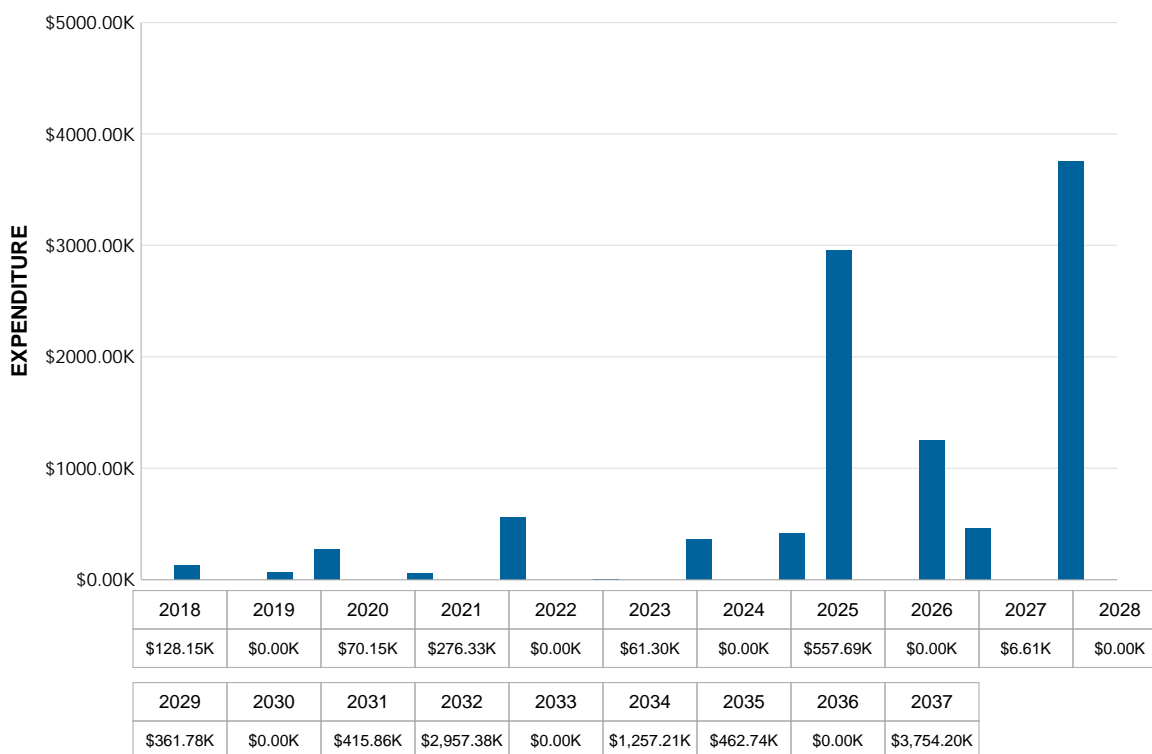
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	0.57 %
Immediate Capital Needs (Year 0) (Included in FCI)	\$128,147
Future Capital Needs (Year 1 to Year 19)	\$10,181,242

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Poulsbo Middle School Building 1 - Classrooms building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$10,309,389.

Expenditure Forecast Over Study Period



Key Findings

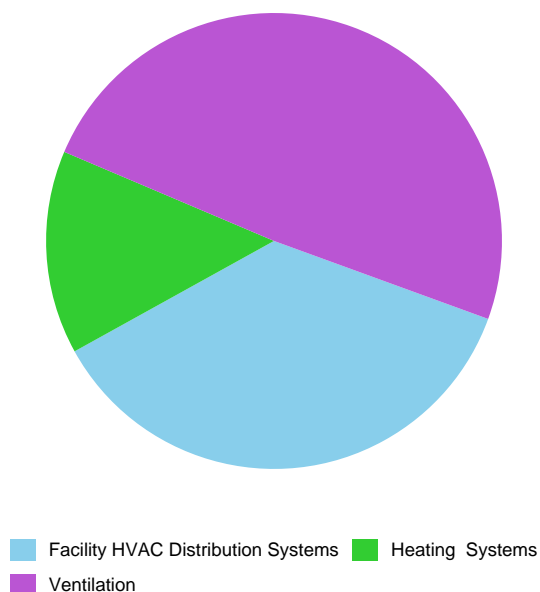
- A SubStructure: Level concrete and epoxy grout crack. at an estimated cost of \$7,040 in year 2021
- B Shell: Refinish stairs. at an estimated cost of \$16,827 in year 2021
- B Shell: Paint and reseal. at an estimated cost of \$12,075 in year 2021
- B Shell: Replace Roofing at an estimated cost of \$215,201 in year 2032
- B Shell: Replace Exterior Walls at an estimated cost of \$462,739 in year 2035
- C Interiors: Refinish floors. at an estimated cost of \$140,024 in year 2021
- C Interiors: Paint wall finishes throughout. at an estimated cost of \$100,360 in year 2021
- C Interiors: Replace Stair Finishes at an estimated cost of \$61,298 in year 2023
- C Interiors: Replace Interior Partitions at an estimated cost of \$557,691 in year 2025
- C Interiors: Replace Interior Fabrications at an estimated cost of \$6,611 in year 2027
- C Interiors: Replace Wall Finishes at an estimated cost of \$361,778 in year 2029
- C Interiors: Replace Flooring at an estimated cost of \$415,864 in year 2031
- D Services: Upgrade energy management with more energy efficient features. Current controls are expandable. at an estimated cost of \$50,000 in year 2018
- D Services: Clean all HVAC ducts and grills. at an estimated cost of \$21,034 in year 2018
- D Services: Replace belts, bad actuators and dampers. at an estimated cost of \$18,500 in year 2018
- D Services: Re-balance entire HVAC. at an estimated cost of \$15,024 in year 2018
- D Services: Upgrade to new high efficiency exhaust units. at an estimated cost of \$13,000 in year 2018
- D Services: Retro-commission. at an estimated cost of \$9,014 in year 2018
- D Services: Replace water fixtures with new, low-flow type. at an estimated cost of \$30,100 in year 2020
- D Services: Balance domestic water system. at an estimated cost of \$15,024 in year 2020
- D Services: Commission entire plumbing system. at an estimated cost of \$15,024 in year 2020
- D Services: Clean piping of contaminates and repair leaks. at an estimated cost of \$10,000 in year 2020
- D Services: Replace Audio-Video Communications at an estimated cost of \$563,100 in year 2032
- D Services: Replace Access Control and Intrusion Detection at an estimated cost of \$484,374 in year 2032

- D Services: Replace Distributed Communications and Monitoring at an estimated cost of \$340,143 in year 2032
- D Services: Replace Building Support Plumbing Systems at an estimated cost of \$290,865 in year 2032
- D Services: Replace Data Communications at an estimated cost of \$235,576 in year 2032
- D Services: Replace Electronic Surveillance at an estimated cost of \$225,360 in year 2032
- D Services: Replace Voice Communications at an estimated cost of \$182,692 in year 2032
- D Services: Replace Integrated Automation Facility Controls at an estimated cost of \$120,192 in year 2032
- D Services: Replace Detection and Alarm at an estimated cost of \$55,288 in year 2032
- D Services: Replace Lighting at an estimated cost of \$1,257,208 in year 2034
- D Services: Replace Heating Systems at an estimated cost of \$1,354,564 in year 2037
- D Services: Replace Cooling Systems at an estimated cost of \$152,644 in year 2037
- D Services: Replace Ventilation at an estimated cost of \$123,197 in year 2037
- D Services: Replace Fire Protection Specialties at an estimated cost of \$60,096 in year 2037
- E Equipment & Furnishing: Replace Institutional Equipment at an estimated cost of \$239,783 in year 2032
- E Equipment & Furnishing: Replace Fixed Furnishings at an estimated cost of \$1,510,212 in year 2037
- E Equipment & Furnishing: Replace Movable Furnishings at an estimated cost of \$553,484 in year 2037

1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

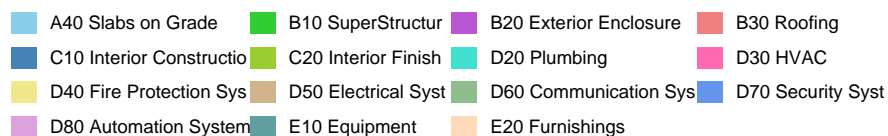
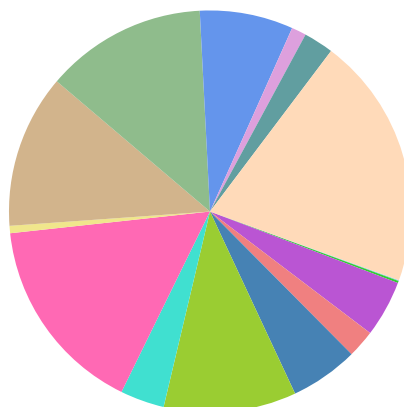
Distribution of Immediate Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
Facility HVAC Distribution Systems	\$46,647	36.40 %
Heating Systems	\$18,500	14.44 %
Ventilation	\$63,000	49.16 %
Total	\$128,147	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
A40 Slabs on Grade	\$7,040	0.07 %
B10 SuperStructure	\$16,827	0.17 %
B20 Exterior Enclosure	\$462,739	4.55 %
B30 Roofing	\$227,276	2.23 %
C10 Interior Construction	\$557,691	5.48 %
C20 Interior Finishes	\$1,085,935	10.67 %
D20 Plumbing	\$361,013	3.55 %
D30 HVAC	\$1,630,404	16.01 %
D40 Fire Protection Systems	\$60,096	0.59 %
D50 Electrical Systems	\$1,257,208	12.35 %
D60 Communication Systems	\$1,321,511	12.98 %
D70 Security Systems	\$765,022	7.51 %
D80 Automation Systems	\$120,192	1.18 %
E10 Equipment	\$244,591	2.40 %

E20 Furnishings	\$2,063,697	20.27 %
Total	\$10,181,242	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

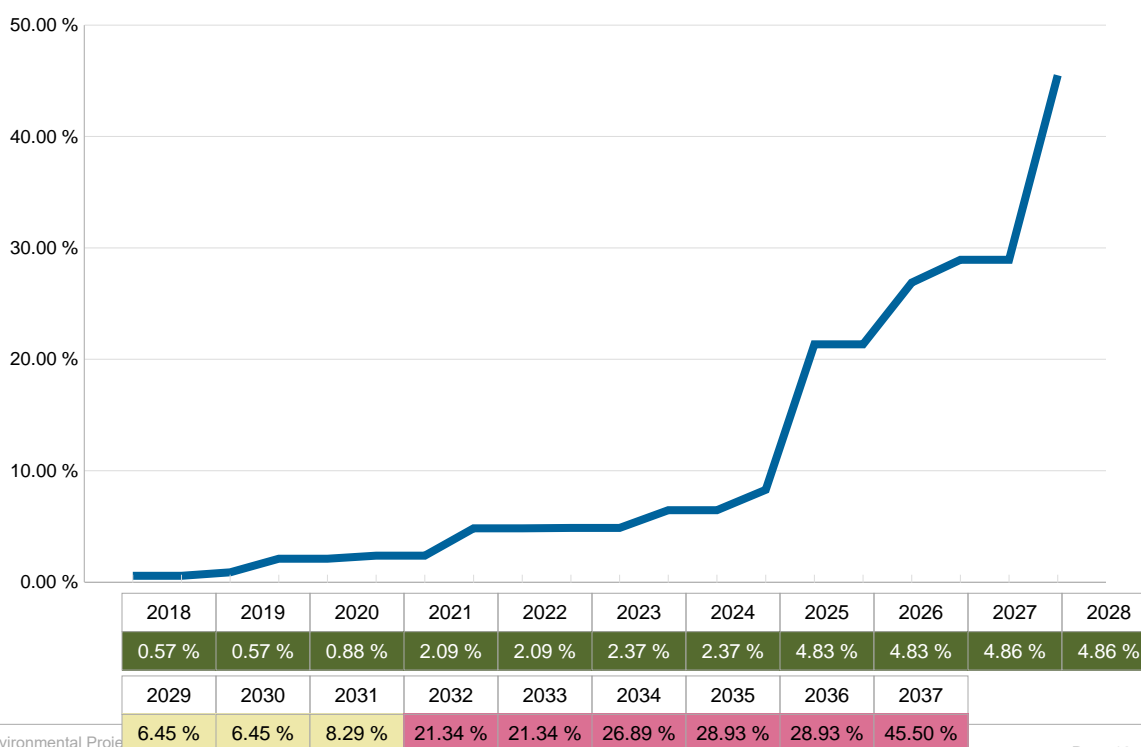
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

**Priority 3
Necessary / Not Critical:**

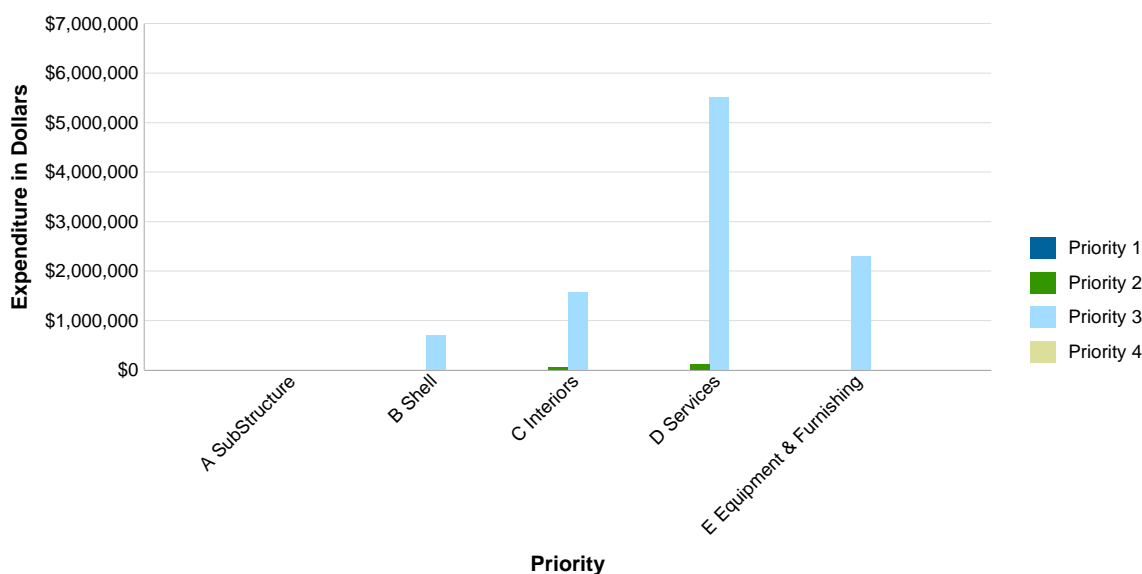
Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



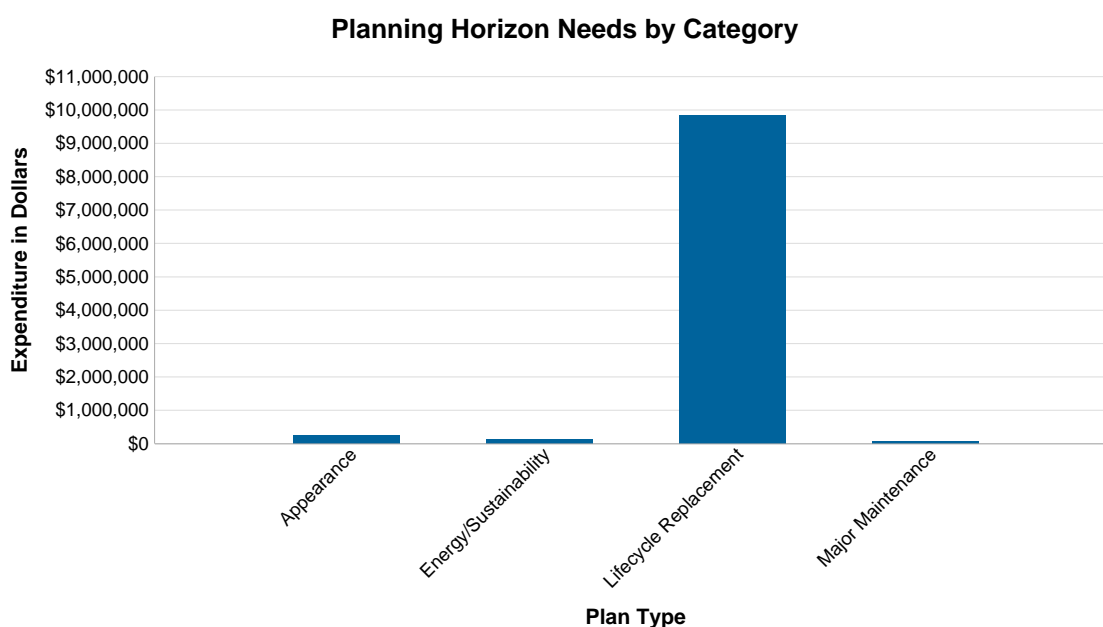
Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
A SubStructure	\$0	\$0	\$7,040	\$0	\$7,040
B Shell	\$0	\$0	\$706,842	\$0	\$706,842
C Interiors	\$0	\$61,298	\$1,582,328	\$0	\$1,643,626
D Services	\$0	\$128,147	\$5,515,447	\$0	\$5,643,594
E Equipment & Furnishing	\$0	\$0	\$2,308,287	\$0	\$2,308,287
Total	\$0	\$189,445	\$10,119,944	\$0	\$10,309,389

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

Plan Type 1 Lifecycle Replacement:	Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.
Plan Type 2 Major Maintenance:	Any component or system in which future major repair is anticipated but not replacement of the entire component.
Plan Type 3 Life Safety:	Any action to correct a deficiency related to life safety or code violation.
Plan Type 4 Appearance:	Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.
Plan Type 5 Energy/Sustainability:	When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.
Plan Type 6 ADA:	When the repair or replacement of equipment or systems are recommended to comply with ADA.
Plan Type 7 Other:	

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.



Building System	Total Cost
Appearance	\$264,251
Energy/Sustainability	\$135,761
Lifecycle Replacement	\$9,834,768
Major Maintenance	\$74,609
Total	\$10,309,389

Facility Condition Assessment

North Kitsap School District



Poulsbo Middle School Building 2 -
Gym/Cafeteria
2003 NE Hostmark Street
Poulsbo, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

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Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 02, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Poulsbo Middle School Building 2 - Gym/Cafeteria
Property Type	Middle School, single-story
Full Address	2003 NE Hostmark Street Poulsbo, WA
Year Built	1976
Number of Levels	1
Gross Building Area (GSF)	24,949
Current Replacement Value (CRV)	\$9,405,773
CRV/GSF (\$/Sq Ft)	\$377

Building Description

Architectural Structural Executive Summary

This building houses the main gym, auxiliary gym, weight room, wrestling room, locker rooms, and kitchen. The gyms each have hardwood floors. The main gym can be divided in half with a curtain. The auxiliary gym is also used as a cafeteria space. Locker rooms have concrete floors, ACT ceilings, and painted concrete block walls. Toilet facilities are adequate, but there are no ADA-accessible stalls.

The kitchen is a central kitchen that provides meals for most of the schools in the district. The facility was not designed to provide that much capacity. There is a lack of storage space, freezer space, and cooler space. The kitchen is dated and in need of significant upgrades.

Gym finishes are well-maintained and generally in good condition. Locker room finishes need upgrades. Evidence of roof leaks was observed.

Building 2 was modernized in 1987.

The building is in good condition, with no apparent structural concerns.

Mechanical Electrical Executive Summary

Sewer systems are in good shape with no unpleasant odors or standing water in lawns. Roof drains appear to keep standing water from gathering on the rooftop. Plumbing needs upgrades or immediate replacement; it is currently at the end of its useful life. Domestic hot water tanks were replaced in 2006 but should have insulation on piping to save energy. AHUs on the roof appear to have been replaced in 2005-2006, however they have never worked as intended. The district would benefit from a retro-commissioning program on the HVAC system to aid in finding what is wrong with the system and how it could be remedied.

This building did not appear to have undergone an electrical modernization since it was originally constructed. Most of the electrical equipment appears to be original to the building and is of older vintage equipment, appearing to be past its useful life. Obtaining replacement parts for this equipment may be difficult, potentially resulting in prolonged outages. Color coding of branch circuit conductors are not code compliant, which poses a safety hazard.

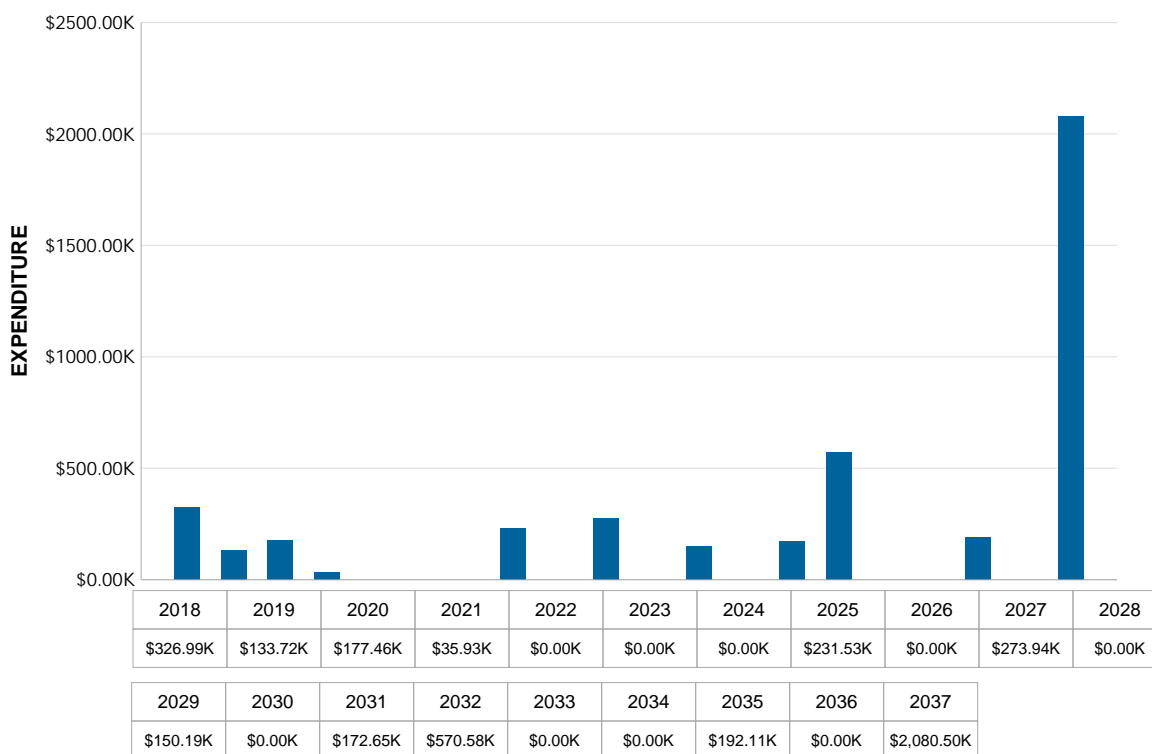
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	3.48 %
Immediate Capital Needs (Year 0) (Included in FCI)	\$326,986
Future Capital Needs (Year 1 to Year 19)	\$4,018,604

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Poulsbo Middle School Building 2 - Gym/Cafeteria building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$4,345,590.

Expenditure Forecast Over Study Period



Key Findings

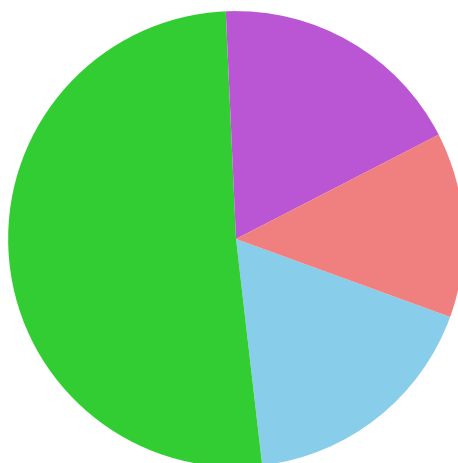
- B Shell: Paint exterior walls. at an estimated cost of \$22,953 in year 2021
- B Shell: Paint exterior doors and grilles. at an estimated cost of \$12,973 in year 2021
- B Shell: Replace Roofing at an estimated cost of \$123,997 in year 2027
- B Shell: Replace Exterior Walls at an estimated cost of \$192,107 in year 2035
- C Interiors: Replace Interior Partitions at an estimated cost of \$231,527 in year 2025
- C Interiors: Replace Wall Finishes at an estimated cost of \$150,193 in year 2029
- C Interiors: Replace Flooring at an estimated cost of \$172,647 in year 2031
- D Services: Replace Electrical Services and Distribution at an estimated cost of \$167,158 in year 2018
- D Services: Replace Facility Power Generation at an estimated cost of \$58,131 in year 2018
- D Services: Replace General Purpose Electrical Power at an estimated cost of \$42,912 in year 2018
- D Services: Replace fixtures with new upgraded low-flow type. at an estimated cost of \$37,625 in year 2018
- D Services: Balance domestic water system. at an estimated cost of \$11,227 in year 2018
- D Services: Commission entire plumbing system. at an estimated cost of \$8,732 in year 2018
- D Services: Replace defective parts/entire unit. at an estimated cost of \$120,000 in year 2019
- D Services: Retro-commission new and old HVAC system. at an estimated cost of \$7,485 in year 2019
- D Services: Re-balance HVAC system. at an estimated cost of \$6,237 in year 2019
- D Services: Upgrade controls to include more energy saving features. at an estimated cost of \$152,189 in year 2020
- D Services: Repair holes and clean ductwork. at an estimated cost of \$13,722 in year 2020
- D Services: Upgrade to new high efficiency exhaust units. at an estimated cost of \$11,550 in year 2020
- D Services: Replace Building Support Plumbing Systems at an estimated cost of \$120,753 in year 2032
- D Services: Replace Data Communications at an estimated cost of \$97,800 in year 2032
- D Services: Replace Electronic Surveillance at an estimated cost of \$93,559 in year 2032
- D Services: Replace Voice Communications at an estimated cost of \$75,845 in year 2032
- D Services: Replace Integrated Automation Facility Controls at an estimated cost of \$49,898 in year 2032

- D Services: Replace Detection and Alarm at an estimated cost of \$22,953 in year 2032
- D Services: Replace Heating Systems at an estimated cost of \$562,350 in year 2037
- D Services: Replace Lighting at an estimated cost of \$521,933 in year 2037
- D Services: Replace Cooling Systems at an estimated cost of \$63,370 in year 2037
- D Services: Replace Ventilation at an estimated cost of \$51,145 in year 2037
- D Services: Replace Fire Protection Specialties at an estimated cost of \$24,949 in year 2037
- E Equipment & Furnishing: Replace Entertainment and Recreational Equipment at an estimated cost of \$147,199 in year 2027
- E Equipment & Furnishing: Replace Commercial Equipment at an estimated cost of \$107,780 in year 2032
- E Equipment & Furnishing: Replace Fixed Furnishings at an estimated cost of \$626,968 in year 2037
- E Equipment & Furnishing: Replace Movable Furnishings at an estimated cost of \$229,780 in year 2037

1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

Distribution of Immediate Needs by Building System

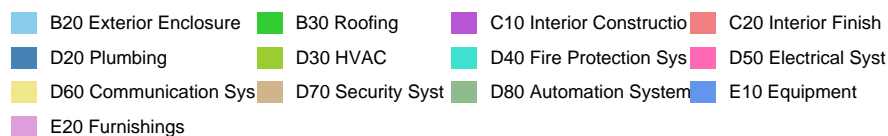
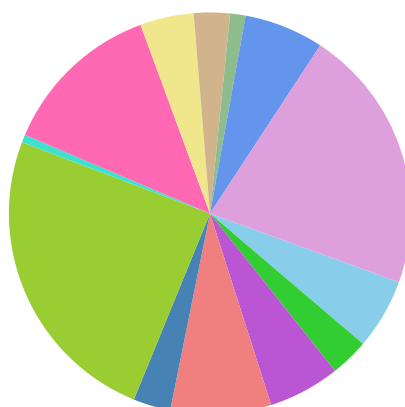


■ Domestic Water Distribution
 ■ Electrical Service and Distribution
 ■ Facility Power Generation
 ■ General Purpose Electrical Power

Building System	Estimated Cost	Percentage of Total Cost
Domestic Water Distribution	\$57,584	17.61 %
Electrical Service and Distribution	\$167,158	51.12 %
Facility Power Generation	\$59,331	18.14 %
General Purpose Electrical Power	\$42,912	13.12 %
Total	\$326,986	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$228,034	5.67 %
B30 Roofing	\$123,997	3.09 %
C10 Interior Construction	\$231,527	5.76 %
C20 Interior Finishes	\$325,584	8.10 %
D20 Plumbing	\$120,753	3.00 %
D30 HVAC	\$988,049	24.59 %
D40 Fire Protection Systems	\$24,949	0.62 %
D50 Electrical Systems	\$521,933	12.99 %
D60 Communication Systems	\$173,645	4.32 %
D70 Security Systems	\$116,512	2.90 %
D80 Automation Systems	\$49,898	1.24 %
E10 Equipment	\$256,975	6.39 %
E20 Furnishings	\$856,749	21.32 %
Total	\$4,018,604	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

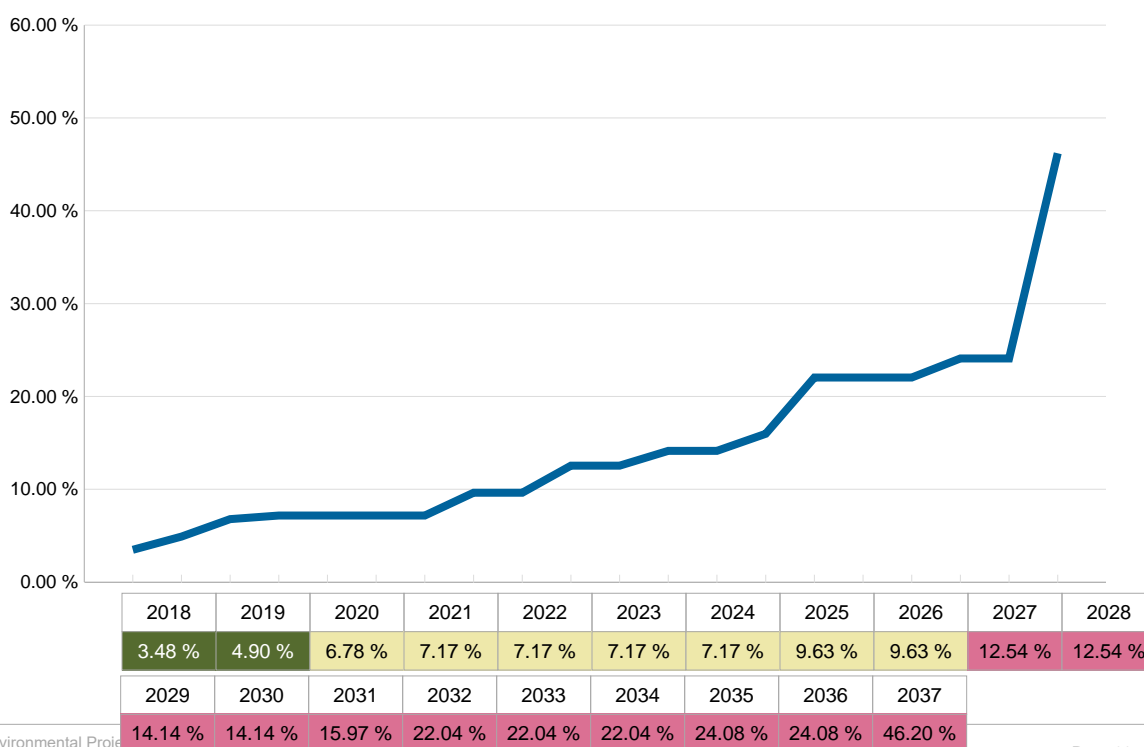
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

**Priority 3
Necessary / Not Critical:**

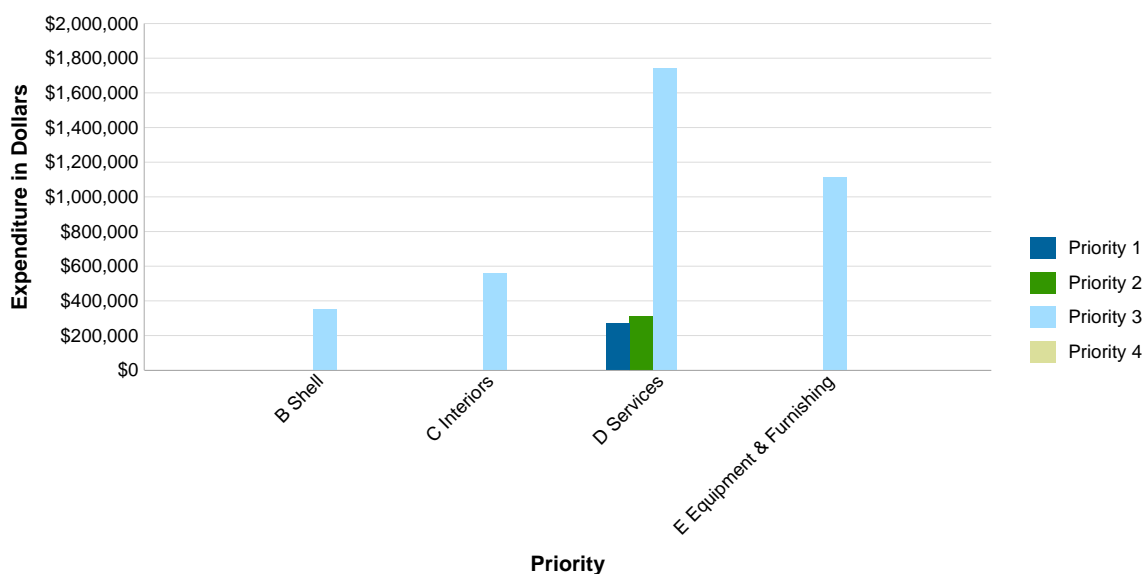
Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



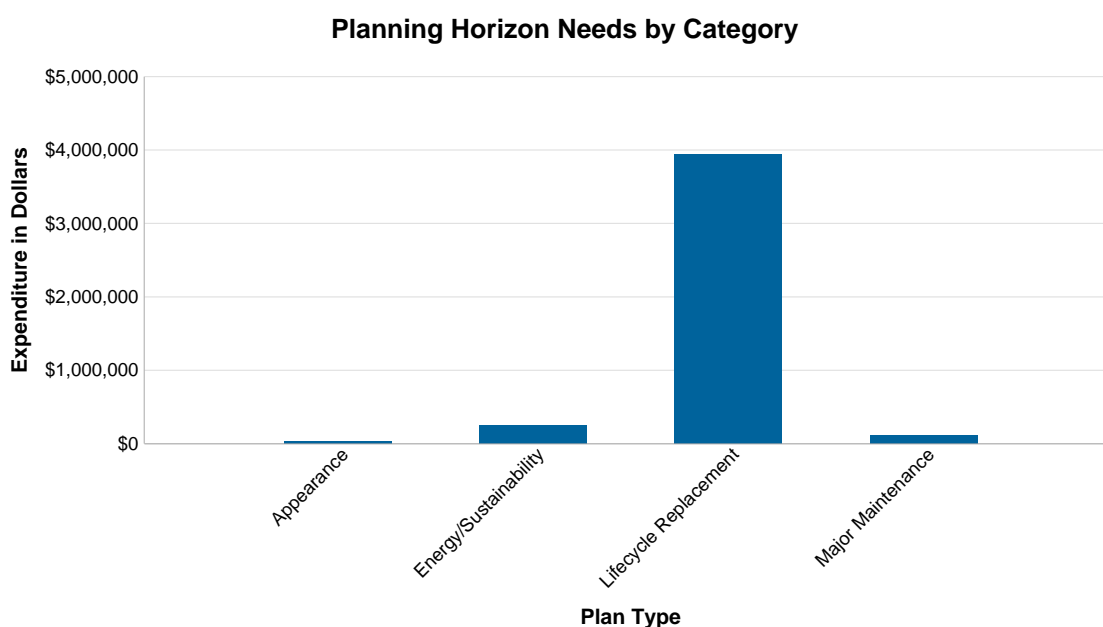
Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
B Shell	\$0	\$0	\$352,030	\$0	\$352,030
C Interiors	\$0	\$0	\$557,111	\$0	\$557,111
D Services	\$268,202	\$312,383	\$1,742,141	\$0	\$2,322,725
E Equipment & Furnishing	\$0	\$0	\$1,113,723	\$0	\$1,113,723
Total	\$268,202	\$312,383	\$3,765,006	\$0	\$4,345,590

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

Plan Type 1 Lifecycle Replacement:	Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.
Plan Type 2 Major Maintenance:	Any component or system in which future major repair is anticipated but not replacement of the entire component.
Plan Type 3 Life Safety:	Any action to correct a deficiency related to life safety or code violation.
Plan Type 4 Appearance:	Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.
Plan Type 5 Energy/Sustainability:	When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.
Plan Type 6 ADA:	When the repair or replacement of equipment or systems are recommended to comply with ADA.
Plan Type 7 Other:	

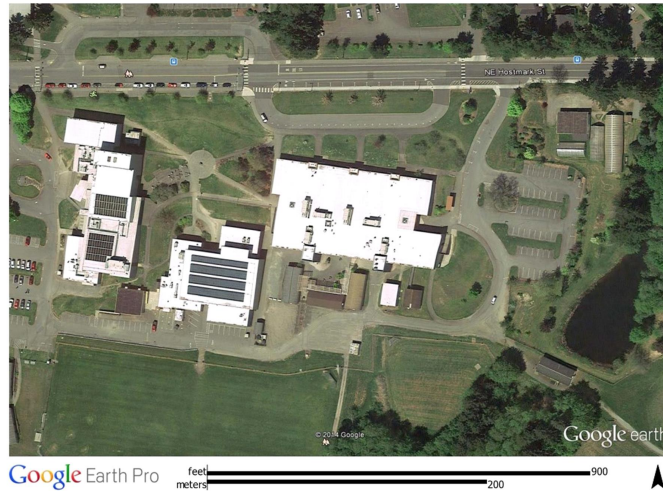
The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.



Building System	Total Cost
Appearance	\$35,927
Energy/Sustainability	\$249,967
Lifecycle Replacement	\$3,939,697
Major Maintenance	\$120,000
Total	\$4,345,590

Facility Condition Assessment

North Kitsap School District



**Poulsbo Middle School Site
2003 NE Hostmark Street
Poulsbo, WA**

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
600 Stewart St., Ste. 1400
Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 02, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Poulsbo Middle School Site
Property Type	Site Systems
Full Address	2003 NE Hostmark Street Poulsbo, WA
Year Built	1976

Building Description

Site Executive Summary

Originally constructed in 1976, there are three permanent buildings on this site, two of which comprise Poulsbo Middle School: 1.) Building 1- Classroom building, 2.) Building 2- Gym/Cafeteria building, and 3.) the North Kitsap Community Center/Building 3-Pool/Auditorium. Additionally, there are portable classrooms, a greenhouse, and other auxiliary structures. The site abuts sports fields known as Strawberry Fields, which are shared with the community. The Pool/Auditorium building is also a shared community facility, separate from Poulsbo Middle School. For information about that facility, see the separate evaluation of the Pool/Auditorium building. This section includes only the Classroom building and the Gym/Cafeteria building.

There is generally a lack of drainage in parking areas, as well as uneven/ alligating pavement throughout the site. Hydrant coverage appears to be lacking. There is also a lack of drainage and ADA access to the sports fields.

The site lighting around the three buildings is in poor shape. There appears to be several dimly lit areas surrounding the school buildings. Several wooden 4x4 wooden posts are rotting and the fixture types throughout the campus do not match. Based on recent conversations with NKSD, several fixtures are inoperable. The same conversations indicated that the occupancy sensors within the buildings are failing.

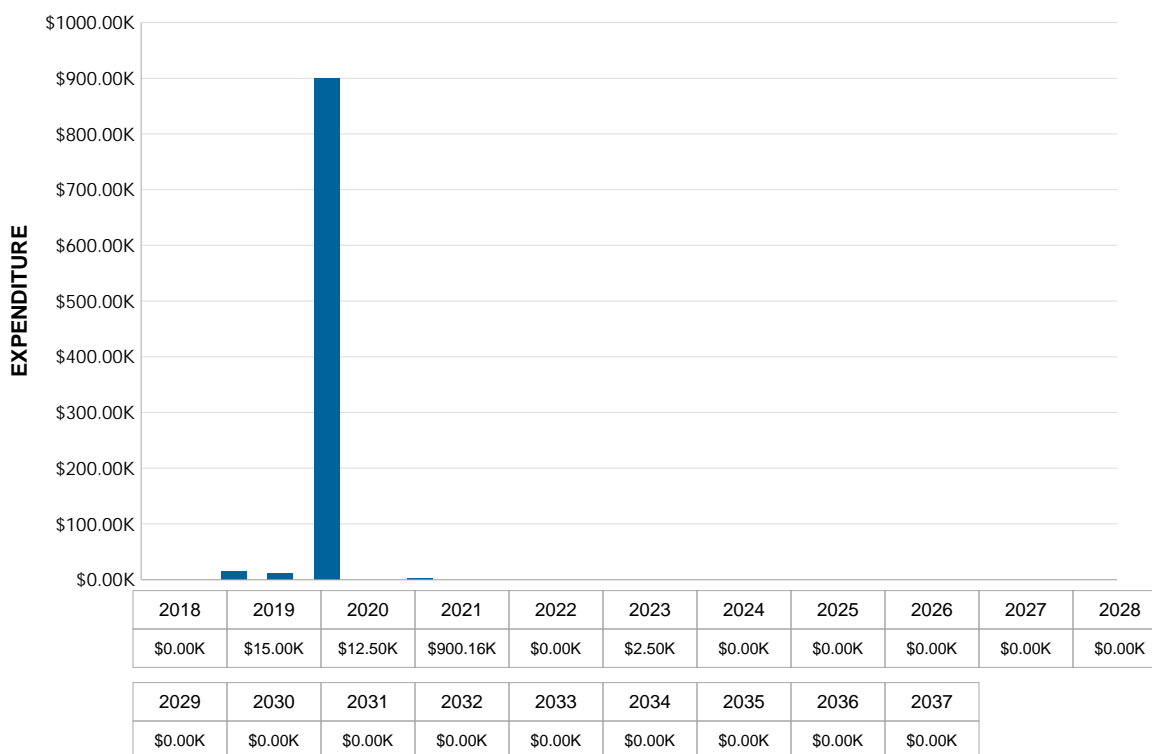
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Future Capital Needs (Year 1 to Year 19)	\$930,160

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Poulsbo Middle School Site building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$930,160.

Expenditure Forecast Over Study Period



Key Findings

- G Building Sitework: Provide site lighting assessment and study. Make recommendations for improvements per IESNA recommended lighting levels. at an estimated cost of \$15,000 in year 2019
- G Building Sitework: Selective installation of drainage structures/piping. at an estimated cost of \$12,500 in year 2020
- G Building Sitework: Selective grading/re-paving as well as grind/overlay. at an estimated cost of \$377,000 in year 2021
- G Building Sitework: Install field drainage. at an estimated cost of \$235,960 in year 2021
- G Building Sitework: Selective removal with grind and overlay. at an estimated cost of \$214,200 in year 2021
- G Building Sitework: Replacement of main plaza and selective replacement of walkways at an estimated cost of \$68,000 in year 2021
- G Building Sitework: Aerate/topdress/overseed turf areas, selective clearing and re-planting of landscape areas. at an estimated cost of \$5,000 in year 2021

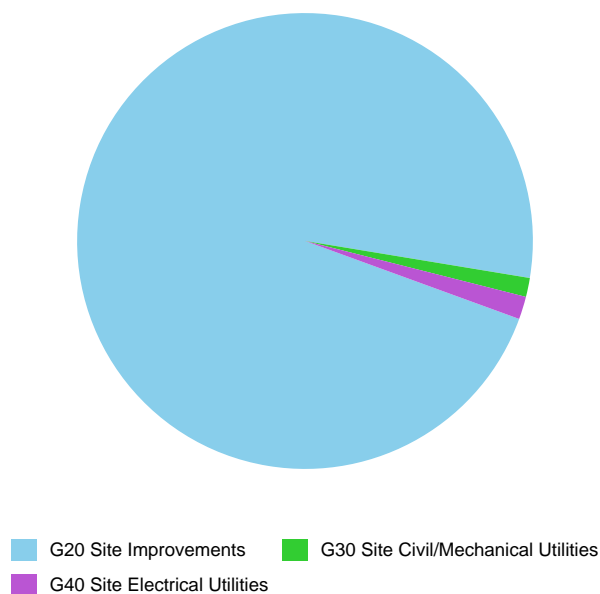
1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

No Data Available

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
G20 Site Improvements	\$902,660	97.04 %
G30 Site Civil/Mechanical Utilities	\$12,500	1.34 %
G40 Site Electrical Utilities	\$15,000	1.61 %
Total	\$930,160	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

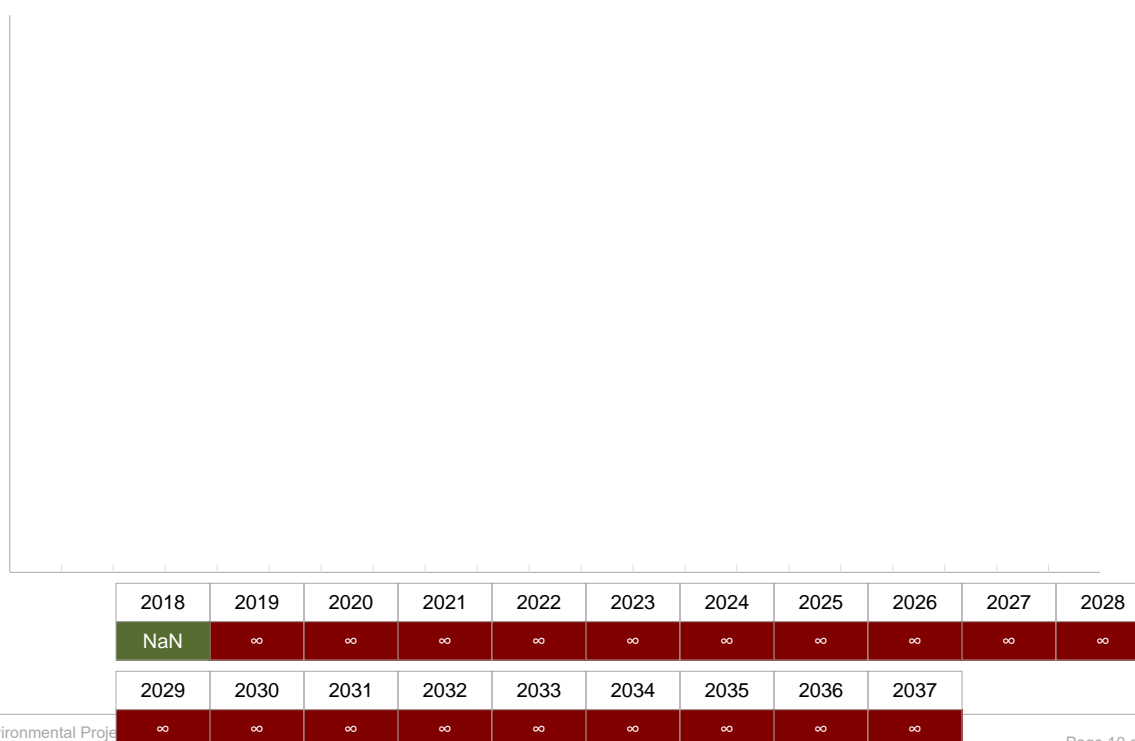
$$FCI = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

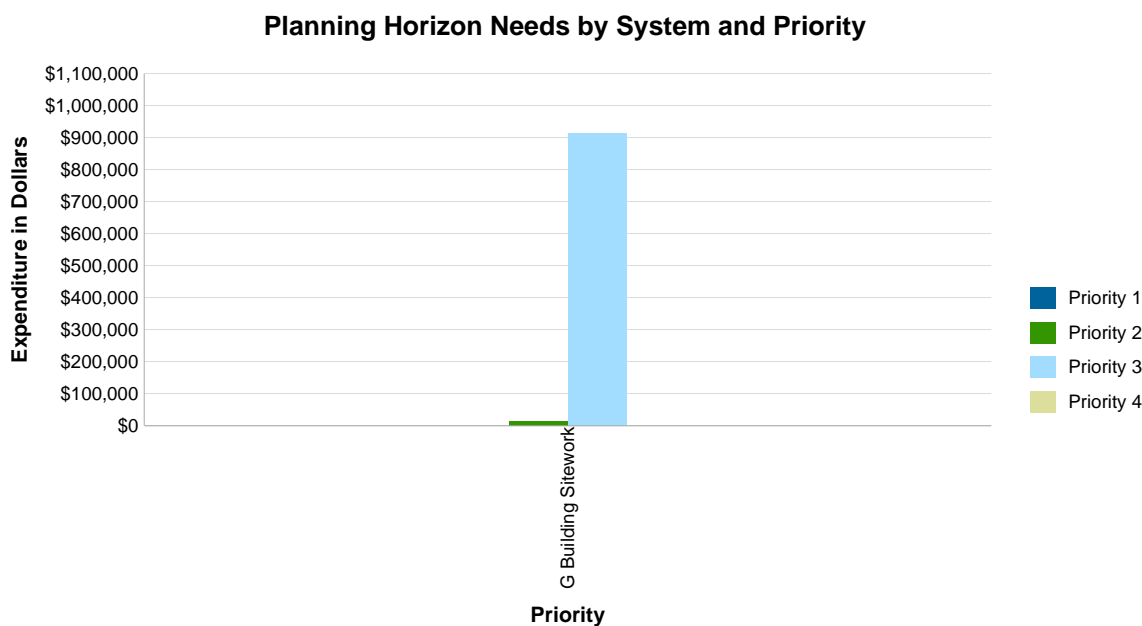
**Priority 3
Necessary / Not Critical:**

Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
G Building Sitework	\$0	\$15,000	\$915,160	\$0	\$930,160
Total	\$0	\$15,000	\$915,160	\$0	\$930,160

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

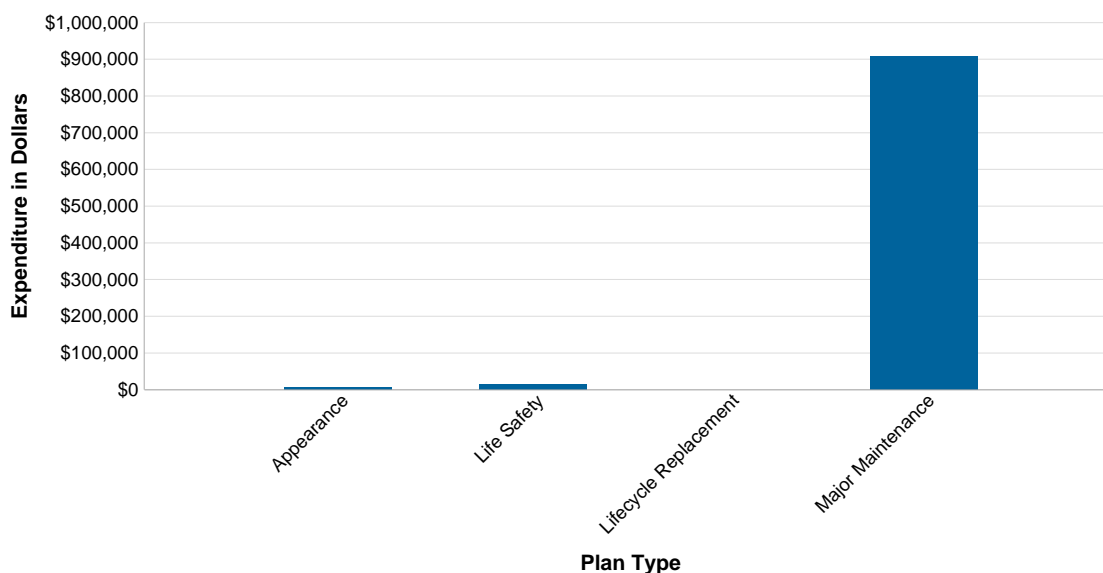
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Appearance	\$7,500
Life Safety	\$15,000
Lifecycle Replacement	\$0
Major Maintenance	\$907,660
Total	\$930,160

Facility Condition Assessment

North Kitsap School District



Poulsbo Middle School

2003 NE Hostmark Street
Poulsbo, WA 98370

Prepared by:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

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Tel 206.267.1700

Date of Report: August 1, 2018

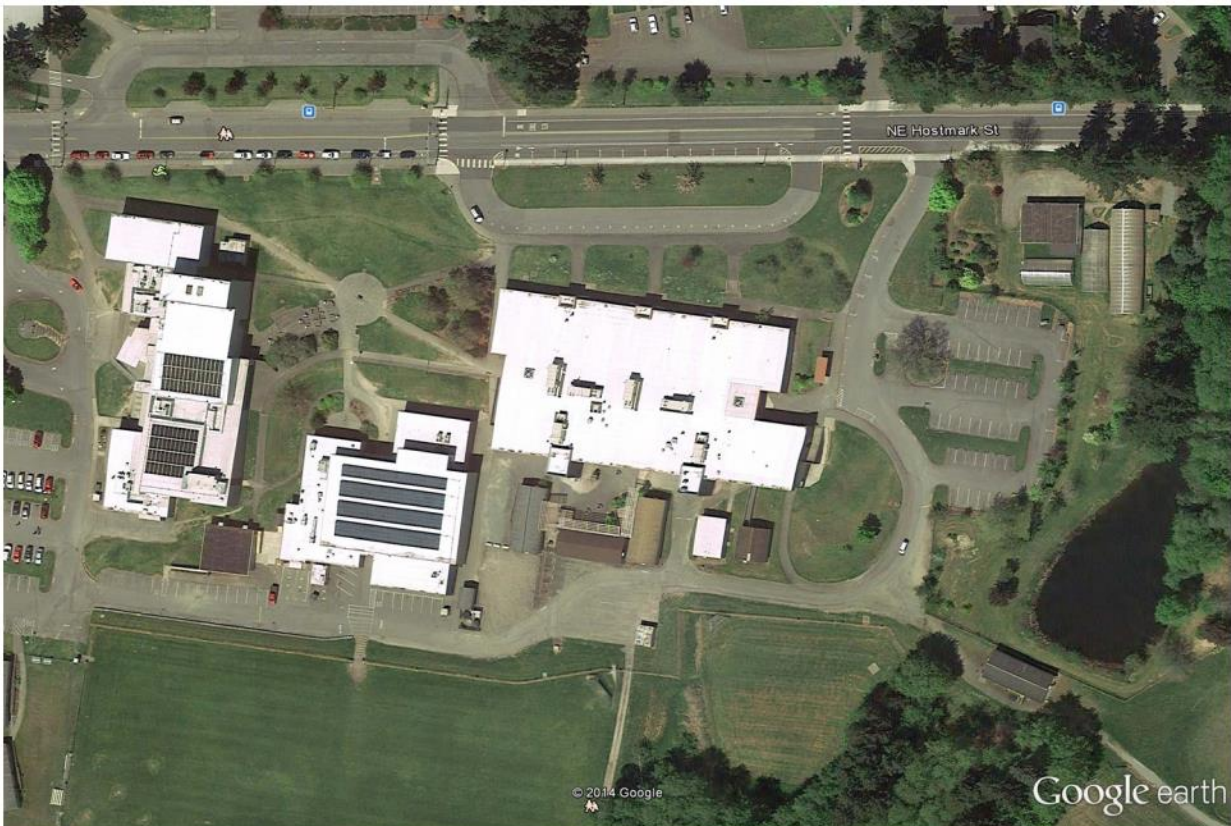
On-Site Date: April 2018

Facility Overview

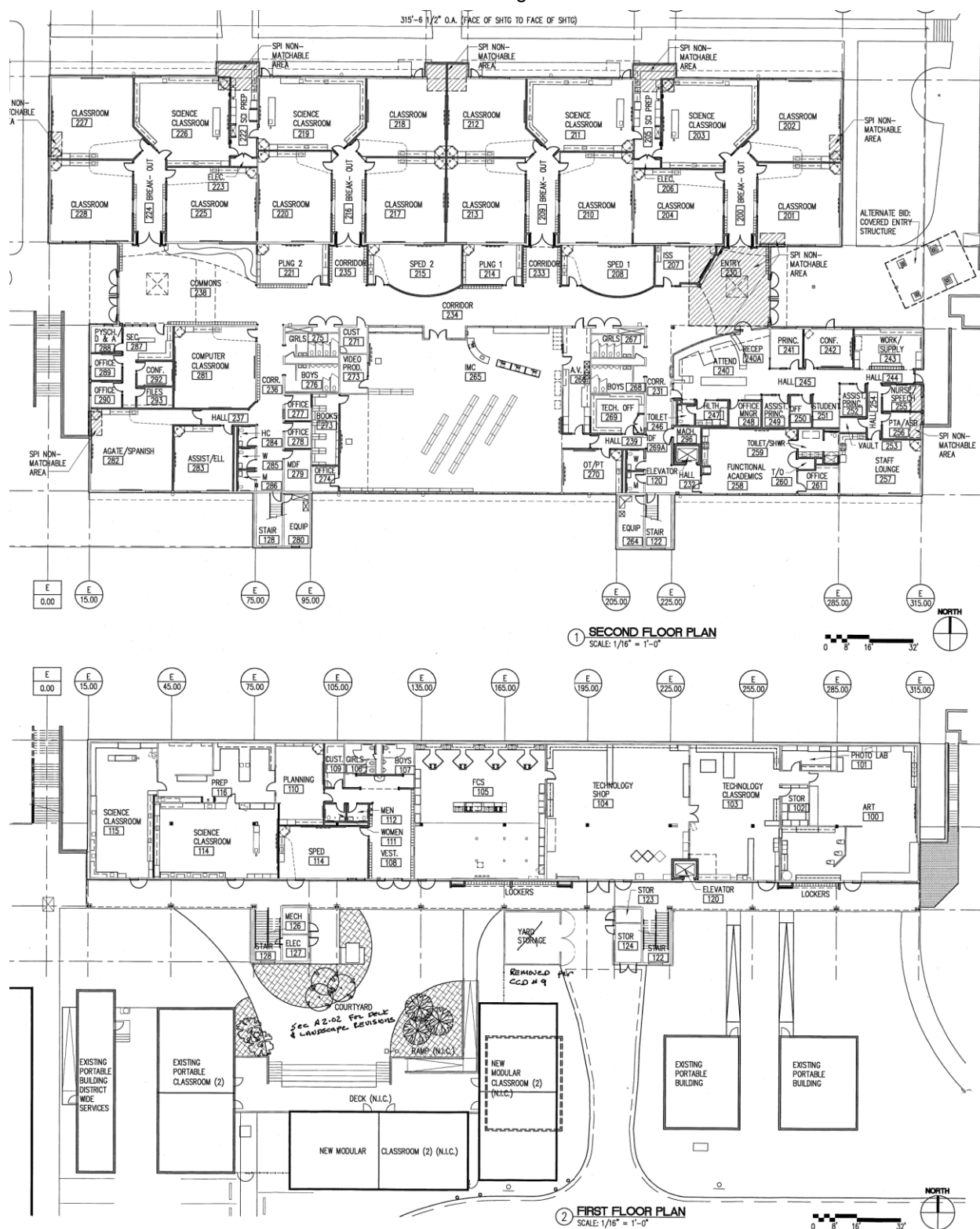
Facility 2018-2023 FCI	Program Served	June 2018 Enrollment	Facility GSF	No. Buildings
0.04	6-8	802	85,045	2

Building	2018-2023 FCI	Original Construction	Year Mod/Add	GSF
Building 1 - Classroom	0.02	1976	1987, 2007	60,096
Building 2 – Gym/Cafeteria	0.07	1976	1987, 2007	24,949

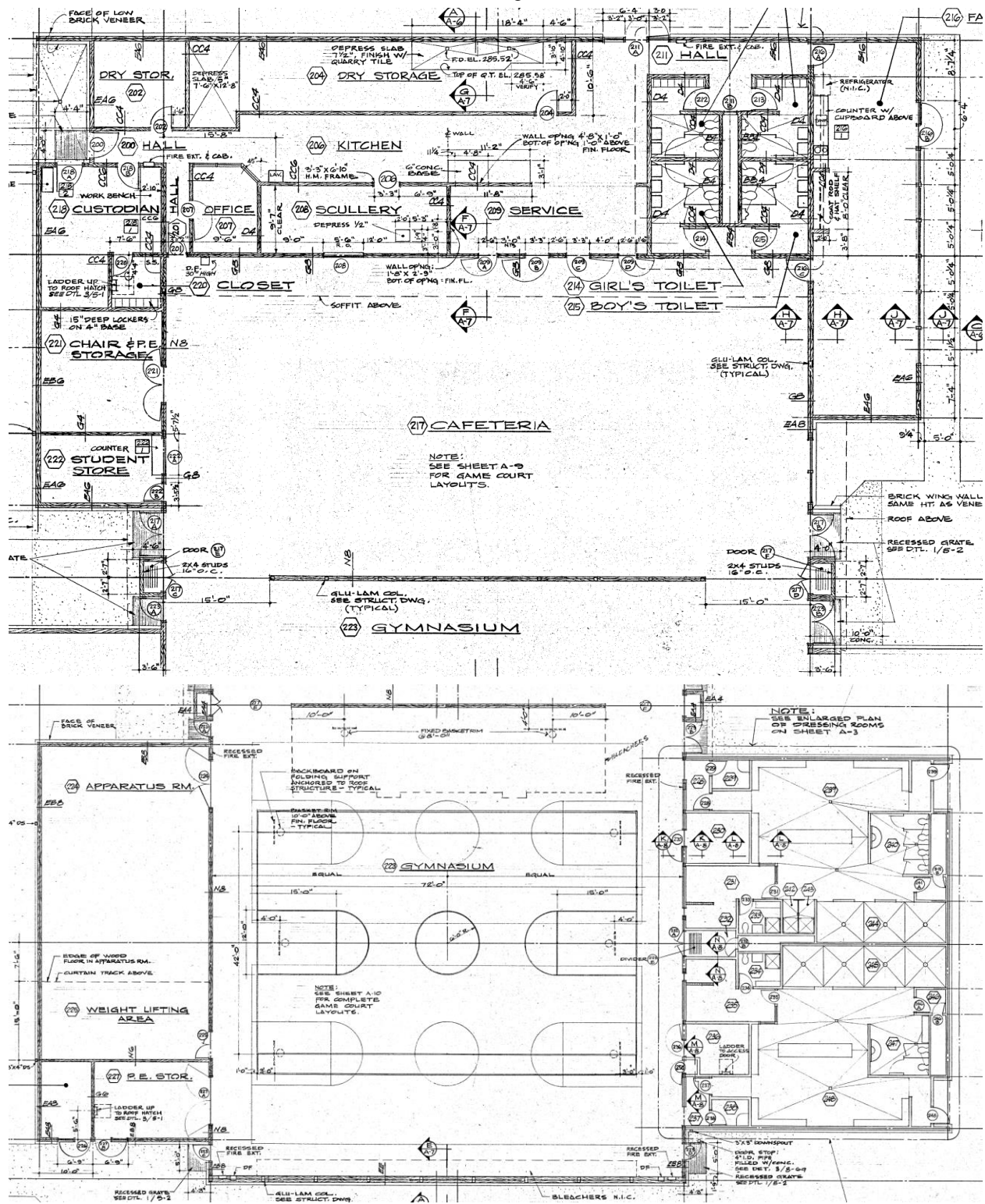
Site plan



Building 1



Building 2



Facility Condition Assessment

North Kitsap School District



Poulsbo Middle School Building 1 - Classrooms
2003 NE Hostmark Street
Poulsbo, WA

Prepared By:

SÄZÄN
Environmental Services

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Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 02, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Poulsbo Middle School Building 1 - Classrooms
Property Type	Middle School, two-story
Full Address	2003 NE Hostmark Street Poulsbo, WA
Year Built	1976
Number of Levels	2
Gross Building Area (GSF)	60,096
Current Replacement Value (CRV)	\$22,656,192
CRV/GSF (\$/Sq Ft)	\$377

Building Description

Architectural Structural Executive Summary

This building consists of a main level and a partial lower level. There are no interior connections between the levels, except for an elevator with limited access and use. The lower level is created by the steep slope, which allows for grade-level entry to each classroom. There is no interior corridor on the lower level, therefore circulation is outside under a covered walkway.

The administration area, library, and the majority of classrooms are located on the upper level. Classrooms on the upper level are arranged in groups of four with track-mounted portable walls to separate classes. The operable walls do not provide sufficient acoustical separation. Interior rooms in each group of four lack windows.

Corridors have stained concrete floors. Classrooms are carpet and VCT on the upper level and concrete on the lower level. Walls are GWB and ceilings are ACT. Finishes are generally in fair to good condition.

This building is very stuffy and there is a musty odor throughout that reportedly persists throughout the year. Daylighting is sub-optimal due to lack of windows in classroom spaces.

Buildings 1 was modernized in 1987 and received additional upgrades in 2006/7.

The building is in good condition. There are no apparent major structural concerns.

Mechanical Electrical Executive Summary

Septic systems are in good condition with no unpleasant odors or standing water in lawns. Plumbing throughout the building is in bad shape. There are older outdated fixtures that in some cases do not match. Domestic hot water heaters are in good condition with newer high efficiency units. The HVAC system is in fair condition and has never worked as intended since the remodel. The entire HVAC system should be retro-commissioned to aid in decision-making for repair or replacement. Loose belts, misadjusted dampers, and blockages in ductwork were observed, causing the sides of the AHU to bulge out. The HVAC system is in desperate need of evaluation.

The building's electrical system underwent an electrical upgrade in 2004. All electrical equipment was installed or renovated and is in good, serviceable condition with many more years of useful service to come with proper maintenance. All other systems within the building also appear to be in good condition. No deficiencies were observed during the assessment.

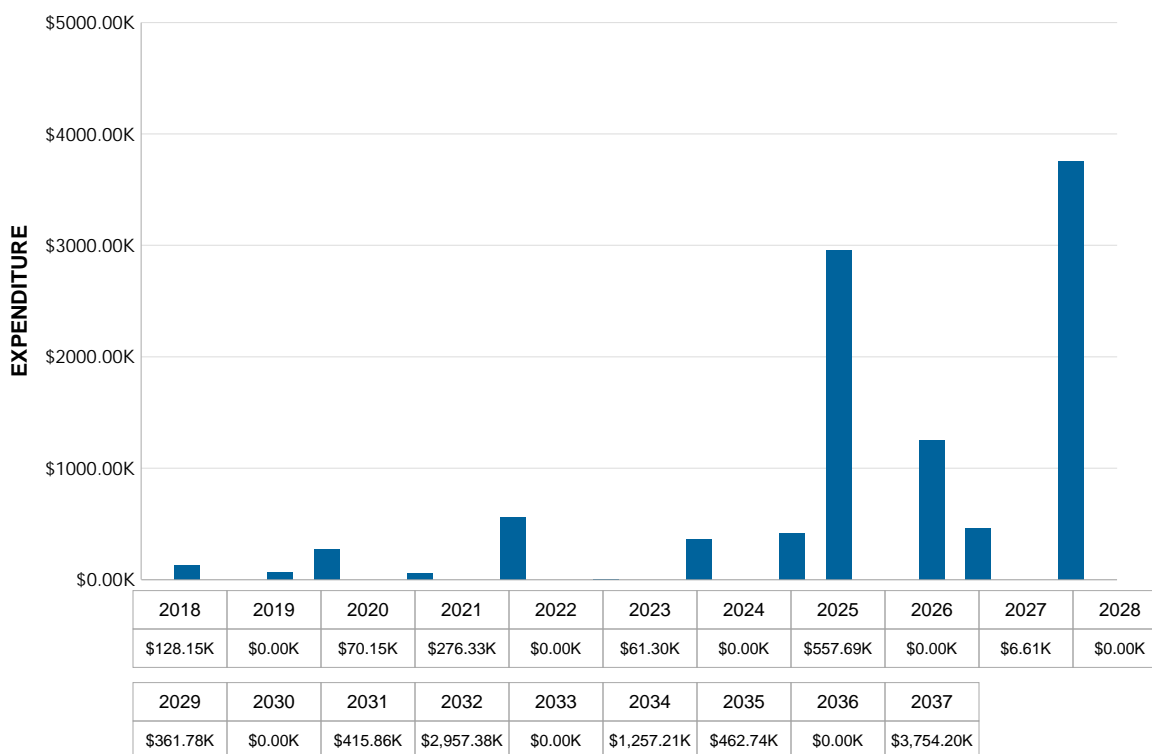
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	0.57 %
Immediate Capital Needs (Year 0) (Included in FCI)	\$128,147
Future Capital Needs (Year 1 to Year 19)	\$10,181,242

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Poulsbo Middle School Building 1 - Classrooms building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$10,309,389.

Expenditure Forecast Over Study Period



Key Findings

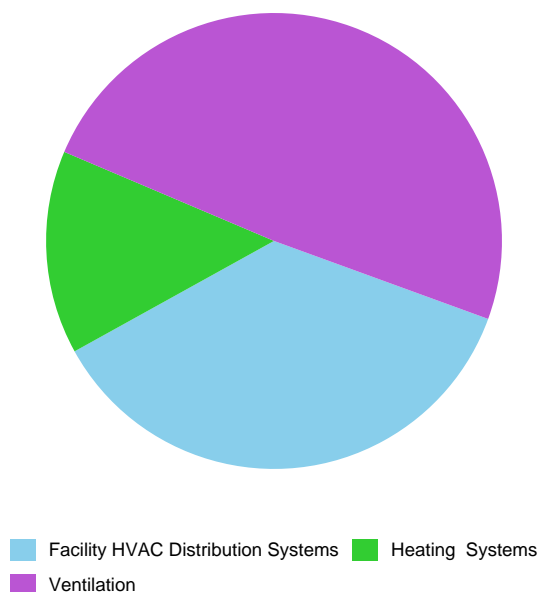
- A SubStructure: Level concrete and epoxy grout crack. at an estimated cost of \$7,040 in year 2021
- B Shell: Refinish stairs. at an estimated cost of \$16,827 in year 2021
- B Shell: Paint and reseal. at an estimated cost of \$12,075 in year 2021
- B Shell: Replace Roofing at an estimated cost of \$215,201 in year 2032
- B Shell: Replace Exterior Walls at an estimated cost of \$462,739 in year 2035
- C Interiors: Refinish floors. at an estimated cost of \$140,024 in year 2021
- C Interiors: Paint wall finishes throughout. at an estimated cost of \$100,360 in year 2021
- C Interiors: Replace Stair Finishes at an estimated cost of \$61,298 in year 2023
- C Interiors: Replace Interior Partitions at an estimated cost of \$557,691 in year 2025
- C Interiors: Replace Interior Fabrications at an estimated cost of \$6,611 in year 2027
- C Interiors: Replace Wall Finishes at an estimated cost of \$361,778 in year 2029
- C Interiors: Replace Flooring at an estimated cost of \$415,864 in year 2031
- D Services: Upgrade energy management with more energy efficient features. Current controls are expandable. at an estimated cost of \$50,000 in year 2018
- D Services: Clean all HVAC ducts and grills. at an estimated cost of \$21,034 in year 2018
- D Services: Replace belts, bad actuators and dampers. at an estimated cost of \$18,500 in year 2018
- D Services: Re-balance entire HVAC. at an estimated cost of \$15,024 in year 2018
- D Services: Upgrade to new high efficiency exhaust units. at an estimated cost of \$13,000 in year 2018
- D Services: Retro-commission. at an estimated cost of \$9,014 in year 2018
- D Services: Replace water fixtures with new, low-flow type. at an estimated cost of \$30,100 in year 2020
- D Services: Balance domestic water system. at an estimated cost of \$15,024 in year 2020
- D Services: Commission entire plumbing system. at an estimated cost of \$15,024 in year 2020
- D Services: Clean piping of contaminates and repair leaks. at an estimated cost of \$10,000 in year 2020
- D Services: Replace Audio-Video Communications at an estimated cost of \$563,100 in year 2032
- D Services: Replace Access Control and Intrusion Detection at an estimated cost of \$484,374 in year 2032

- D Services: Replace Distributed Communications and Monitoring at an estimated cost of \$340,143 in year 2032
- D Services: Replace Building Support Plumbing Systems at an estimated cost of \$290,865 in year 2032
- D Services: Replace Data Communications at an estimated cost of \$235,576 in year 2032
- D Services: Replace Electronic Surveillance at an estimated cost of \$225,360 in year 2032
- D Services: Replace Voice Communications at an estimated cost of \$182,692 in year 2032
- D Services: Replace Integrated Automation Facility Controls at an estimated cost of \$120,192 in year 2032
- D Services: Replace Detection and Alarm at an estimated cost of \$55,288 in year 2032
- D Services: Replace Lighting at an estimated cost of \$1,257,208 in year 2034
- D Services: Replace Heating Systems at an estimated cost of \$1,354,564 in year 2037
- D Services: Replace Cooling Systems at an estimated cost of \$152,644 in year 2037
- D Services: Replace Ventilation at an estimated cost of \$123,197 in year 2037
- D Services: Replace Fire Protection Specialties at an estimated cost of \$60,096 in year 2037
- E Equipment & Furnishing: Replace Institutional Equipment at an estimated cost of \$239,783 in year 2032
- E Equipment & Furnishing: Replace Fixed Furnishings at an estimated cost of \$1,510,212 in year 2037
- E Equipment & Furnishing: Replace Movable Furnishings at an estimated cost of \$553,484 in year 2037

1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

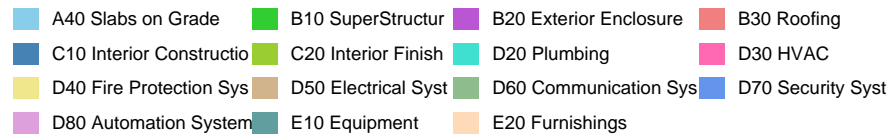
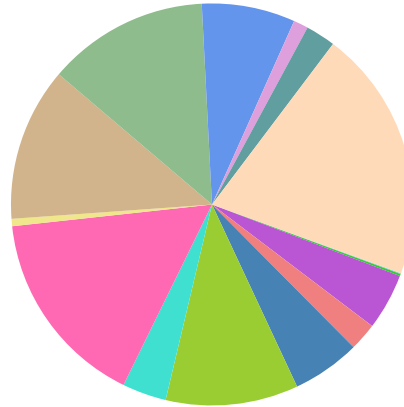
Distribution of Immediate Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
Facility HVAC Distribution Systems	\$46,647	36.40 %
Heating Systems	\$18,500	14.44 %
Ventilation	\$63,000	49.16 %
Total	\$128,147	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
A40 Slabs on Grade	\$7,040	0.07 %
B10 SuperStructure	\$16,827	0.17 %
B20 Exterior Enclosure	\$462,739	4.55 %
B30 Roofing	\$227,276	2.23 %
C10 Interior Construction	\$557,691	5.48 %
C20 Interior Finishes	\$1,085,935	10.67 %
D20 Plumbing	\$361,013	3.55 %
D30 HVAC	\$1,630,404	16.01 %
D40 Fire Protection Systems	\$60,096	0.59 %
D50 Electrical Systems	\$1,257,208	12.35 %
D60 Communication Systems	\$1,321,511	12.98 %
D70 Security Systems	\$765,022	7.51 %
D80 Automation Systems	\$120,192	1.18 %
E10 Equipment	\$244,591	2.40 %

E20 Furnishings	\$2,063,697	20.27 %
Total	\$10,181,242	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

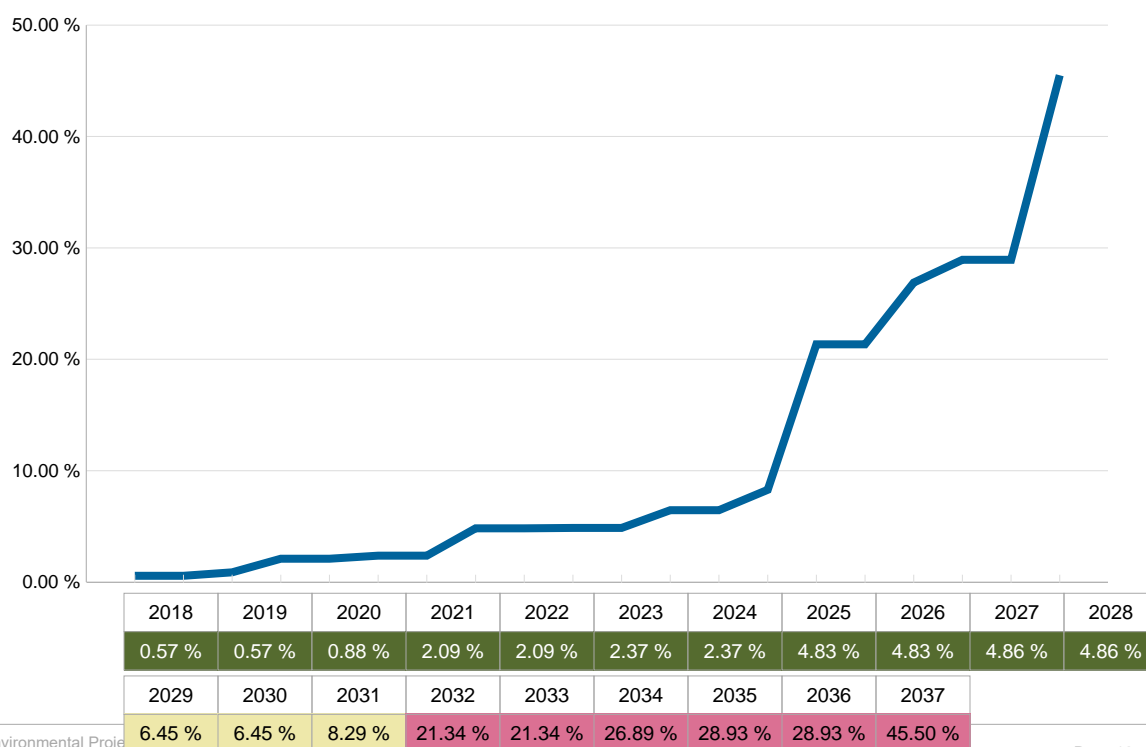
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

**Priority 3
Necessary / Not Critical:**

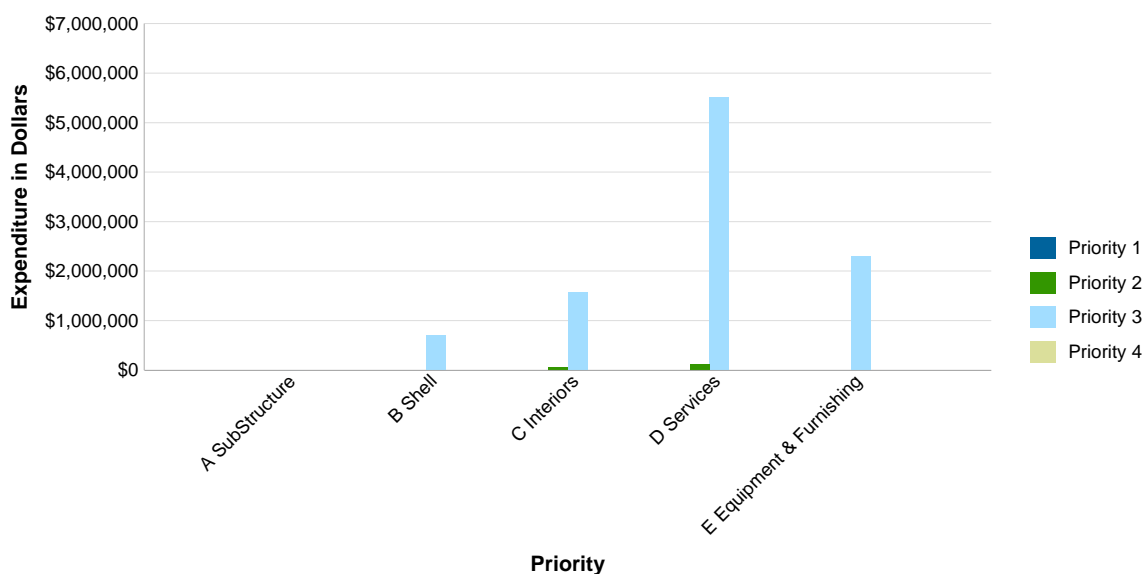
Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
A SubStructure	\$0	\$0	\$7,040	\$0	\$7,040
B Shell	\$0	\$0	\$706,842	\$0	\$706,842
C Interiors	\$0	\$61,298	\$1,582,328	\$0	\$1,643,626
D Services	\$0	\$128,147	\$5,515,447	\$0	\$5,643,594
E Equipment & Furnishing	\$0	\$0	\$2,308,287	\$0	\$2,308,287
Total	\$0	\$189,445	\$10,119,944	\$0	\$10,309,389

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

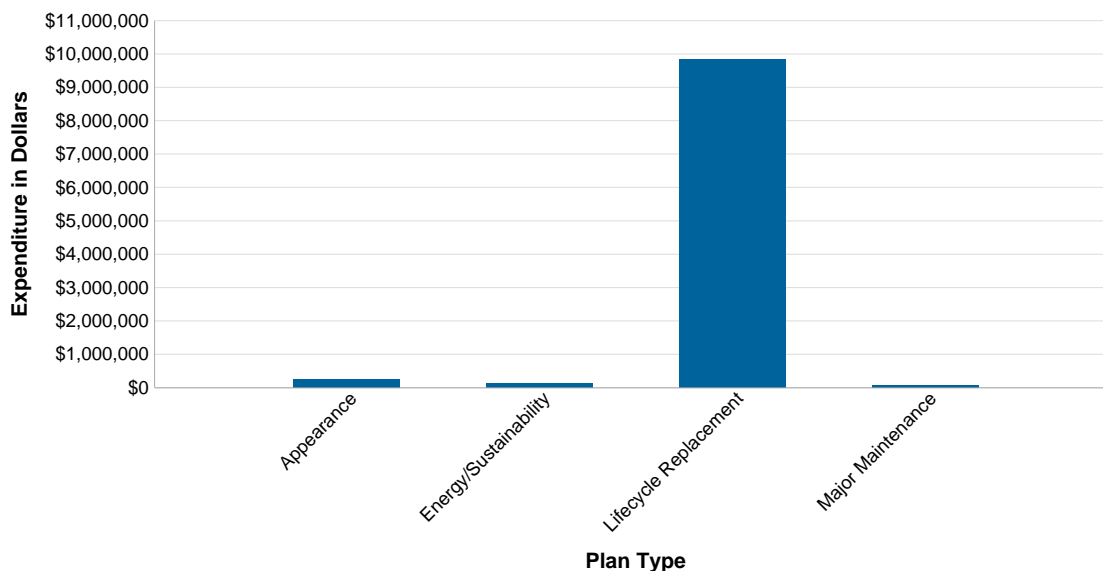
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Appearance	\$264,251
Energy/Sustainability	\$135,761
Lifecycle Replacement	\$9,834,768
Major Maintenance	\$74,609
Total	\$10,309,389

Facility Condition Assessment

North Kitsap School District



Poulsbo Middle School Building 2 -
Gym/Cafeteria
2003 NE Hostmark Street
Poulsbo, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
600 Stewart St., Ste. 1400
Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 02, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Poulsbo Middle School Building 2 - Gym/Cafeteria
Property Type	Middle School, single-story
Full Address	2003 NE Hostmark Street Poulsbo, WA
Year Built	1976
Number of Levels	1
Gross Building Area (GSF)	24,949
Current Replacement Value (CRV)	\$9,405,773
CRV/GSF (\$/Sq Ft)	\$377

Building Description

Architectural Structural Executive Summary

This building houses the main gym, auxiliary gym, weight room, wrestling room, locker rooms, and kitchen. The gyms each have hardwood floors. The main gym can be divided in half with a curtain. The auxiliary gym is also used as a cafeteria space. Locker rooms have concrete floors, ACT ceilings, and painted concrete block walls. Toilet facilities are adequate, but there are no ADA-accessible stalls.

The kitchen is a central kitchen that provides meals for most of the schools in the district. The facility was not designed to provide that much capacity. There is a lack of storage space, freezer space, and cooler space. The kitchen is dated and in need of significant upgrades.

Gym finishes are well-maintained and generally in good condition. Locker room finishes need upgrades. Evidence of roof leaks was observed.

Building 2 was modernized in 1987.

The building is in good condition, with no apparent structural concerns.

Mechanical Electrical Executive Summary

Sewer systems are in good shape with no unpleasant odors or standing water in lawns. Roof drains appear to keep standing water from gathering on the rooftop. Plumbing needs upgrades or immediate replacement; it is currently at the end of its useful life. Domestic hot water tanks were replaced in 2006 but should have insulation on piping to save energy. AHUs on the roof appear to have been replaced in 2005-2006, however they have never worked as intended. The district would benefit from a retro-commissioning program on the HVAC system to aid in finding what is wrong with the system and how it could be remedied.

This building did not appear to have undergone an electrical modernization since it was originally constructed. Most of the electrical equipment appears to be original to the building and is of older vintage equipment, appearing to be past its useful life. Obtaining replacement parts for this equipment may be difficult, potentially resulting in prolonged outages. Color coding of branch circuit conductors are not code compliant, which poses a safety hazard.

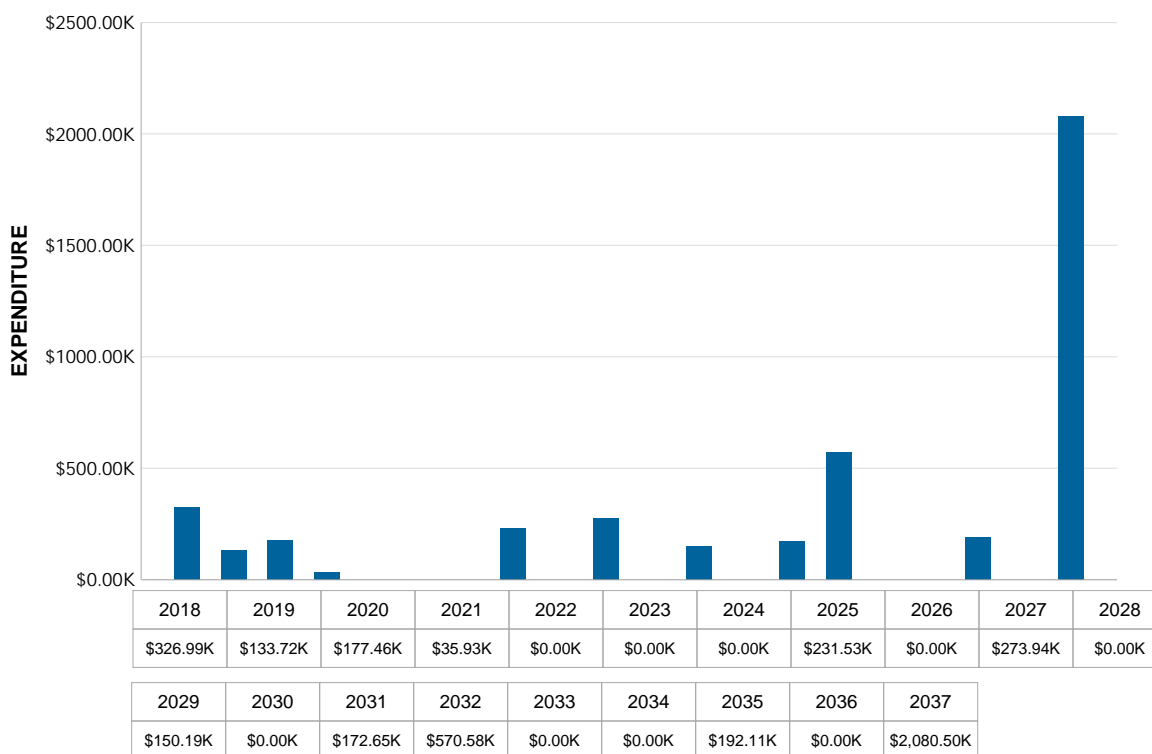
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	3.48 %
Immediate Capital Needs (Year 0) (Included in FCI)	\$326,986
Future Capital Needs (Year 1 to Year 19)	\$4,018,604

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Poulsbo Middle School Building 2 - Gym/Cafeteria building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$4,345,590.

Expenditure Forecast Over Study Period



Key Findings

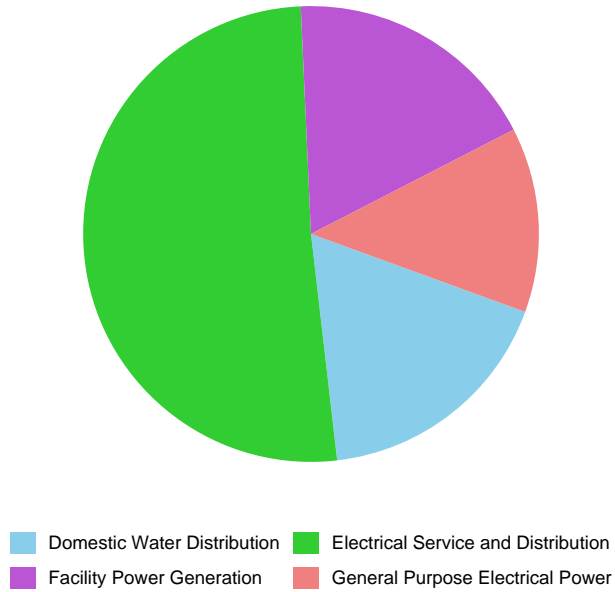
- B Shell: Paint exterior walls. at an estimated cost of \$22,953 in year 2021
- B Shell: Paint exterior doors and grilles. at an estimated cost of \$12,973 in year 2021
- B Shell: Replace Roofing at an estimated cost of \$123,997 in year 2027
- B Shell: Replace Exterior Walls at an estimated cost of \$192,107 in year 2035
- C Interiors: Replace Interior Partitions at an estimated cost of \$231,527 in year 2025
- C Interiors: Replace Wall Finishes at an estimated cost of \$150,193 in year 2029
- C Interiors: Replace Flooring at an estimated cost of \$172,647 in year 2031
- D Services: Replace Electrical Services and Distribution at an estimated cost of \$167,158 in year 2018
- D Services: Replace Facility Power Generation at an estimated cost of \$58,131 in year 2018
- D Services: Replace General Purpose Electrical Power at an estimated cost of \$42,912 in year 2018
- D Services: Replace fixtures with new upgraded low-flow type. at an estimated cost of \$37,625 in year 2018
- D Services: Balance domestic water system. at an estimated cost of \$11,227 in year 2018
- D Services: Commission entire plumbing system. at an estimated cost of \$8,732 in year 2018
- D Services: Replace defective parts/entire unit. at an estimated cost of \$120,000 in year 2019
- D Services: Retro-commission new and old HVAC system. at an estimated cost of \$7,485 in year 2019
- D Services: Re-balance HVAC system. at an estimated cost of \$6,237 in year 2019
- D Services: Upgrade controls to include more energy saving features. at an estimated cost of \$152,189 in year 2020
- D Services: Repair holes and clean ductwork. at an estimated cost of \$13,722 in year 2020
- D Services: Upgrade to new high efficiency exhaust units. at an estimated cost of \$11,550 in year 2020
- D Services: Replace Building Support Plumbing Systems at an estimated cost of \$120,753 in year 2032
- D Services: Replace Data Communications at an estimated cost of \$97,800 in year 2032
- D Services: Replace Electronic Surveillance at an estimated cost of \$93,559 in year 2032
- D Services: Replace Voice Communications at an estimated cost of \$75,845 in year 2032
- D Services: Replace Integrated Automation Facility Controls at an estimated cost of \$49,898 in year 2032

- D Services: Replace Detection and Alarm at an estimated cost of \$22,953 in year 2032
- D Services: Replace Heating Systems at an estimated cost of \$562,350 in year 2037
- D Services: Replace Lighting at an estimated cost of \$521,933 in year 2037
- D Services: Replace Cooling Systems at an estimated cost of \$63,370 in year 2037
- D Services: Replace Ventilation at an estimated cost of \$51,145 in year 2037
- D Services: Replace Fire Protection Specialties at an estimated cost of \$24,949 in year 2037
- E Equipment & Furnishing: Replace Entertainment and Recreational Equipment at an estimated cost of \$147,199 in year 2027
- E Equipment & Furnishing: Replace Commercial Equipment at an estimated cost of \$107,780 in year 2032
- E Equipment & Furnishing: Replace Fixed Furnishings at an estimated cost of \$626,968 in year 2037
- E Equipment & Furnishing: Replace Movable Furnishings at an estimated cost of \$229,780 in year 2037

1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

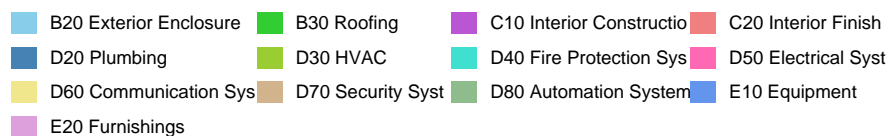
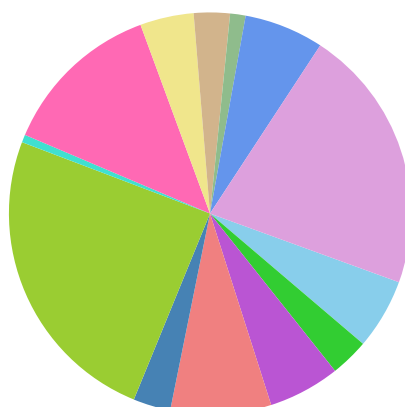
Distribution of Immediate Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
Domestic Water Distribution	\$57,584	17.61 %
Electrical Service and Distribution	\$167,158	51.12 %
Facility Power Generation	\$59,331	18.14 %
General Purpose Electrical Power	\$42,912	13.12 %
Total	\$326,986	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$228,034	5.67 %
B30 Roofing	\$123,997	3.09 %
C10 Interior Construction	\$231,527	5.76 %
C20 Interior Finishes	\$325,584	8.10 %
D20 Plumbing	\$120,753	3.00 %
D30 HVAC	\$988,049	24.59 %
D40 Fire Protection Systems	\$24,949	0.62 %
D50 Electrical Systems	\$521,933	12.99 %
D60 Communication Systems	\$173,645	4.32 %
D70 Security Systems	\$116,512	2.90 %
D80 Automation Systems	\$49,898	1.24 %
E10 Equipment	\$256,975	6.39 %
E20 Furnishings	\$856,749	21.32 %
Total	\$4,018,604	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

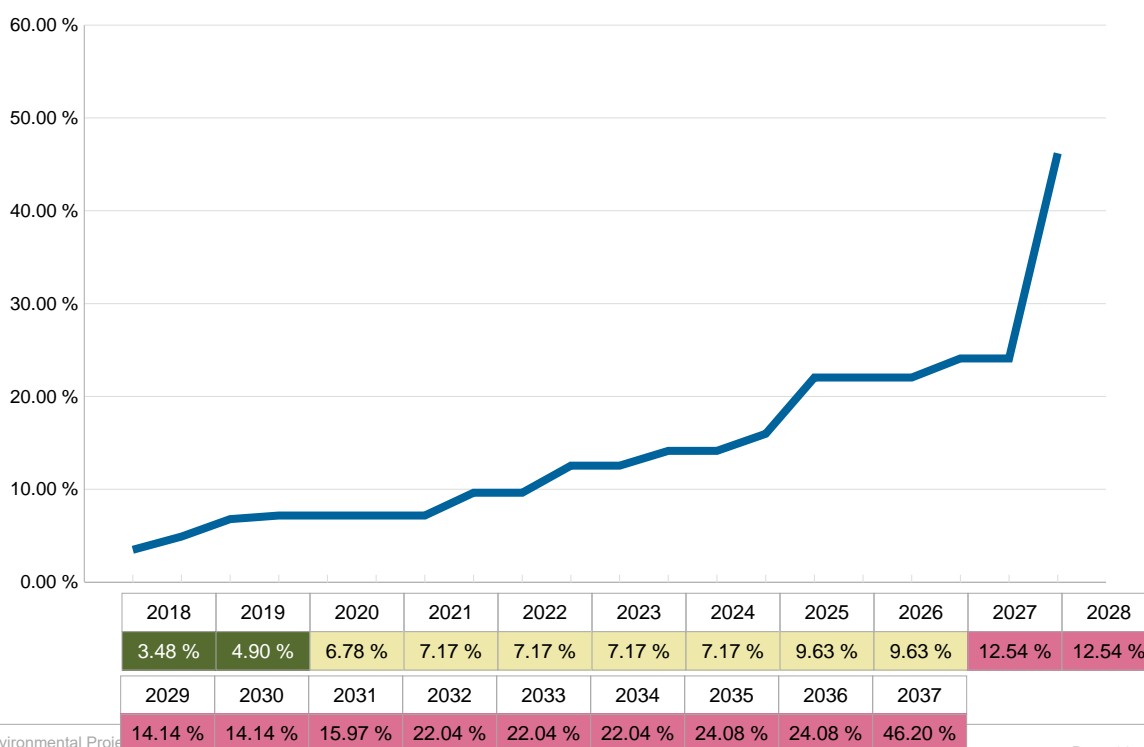
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

**Priority 3
Necessary / Not Critical:**

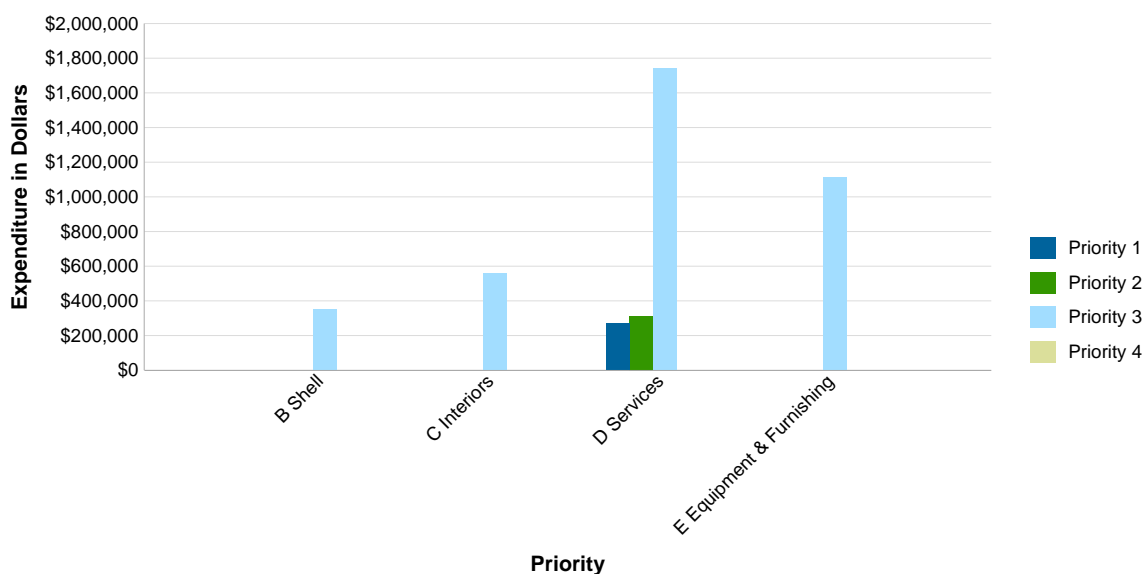
Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



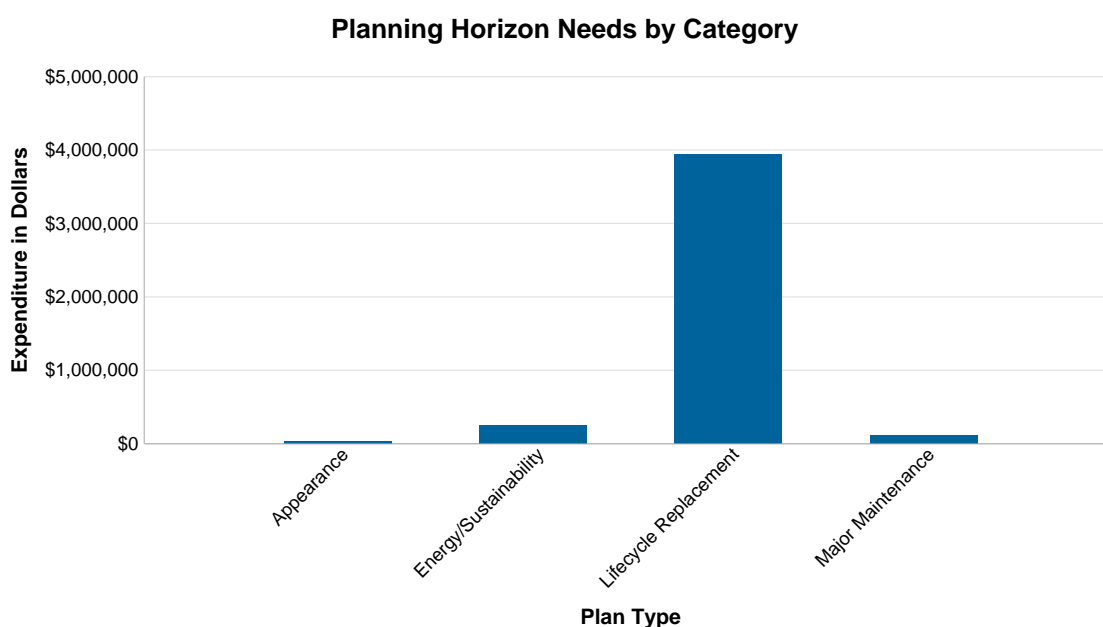
Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
B Shell	\$0	\$0	\$352,030	\$0	\$352,030
C Interiors	\$0	\$0	\$557,111	\$0	\$557,111
D Services	\$268,202	\$312,383	\$1,742,141	\$0	\$2,322,725
E Equipment & Furnishing	\$0	\$0	\$1,113,723	\$0	\$1,113,723
Total	\$268,202	\$312,383	\$3,765,006	\$0	\$4,345,590

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

Plan Type 1 Lifecycle Replacement:	Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.
Plan Type 2 Major Maintenance:	Any component or system in which future major repair is anticipated but not replacement of the entire component.
Plan Type 3 Life Safety:	Any action to correct a deficiency related to life safety or code violation.
Plan Type 4 Appearance:	Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.
Plan Type 5 Energy/Sustainability:	When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.
Plan Type 6 ADA:	When the repair or replacement of equipment or systems are recommended to comply with ADA.
Plan Type 7 Other:	

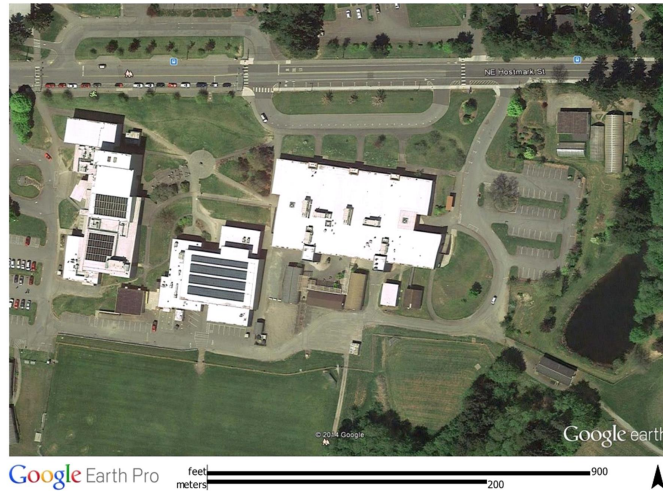
The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.



Building System	Total Cost
Appearance	\$35,927
Energy/Sustainability	\$249,967
Lifecycle Replacement	\$3,939,697
Major Maintenance	\$120,000
Total	\$4,345,590

Facility Condition Assessment

North Kitsap School District



**Poulsbo Middle School Site
2003 NE Hostmark Street
Poulsbo, WA**

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
600 Stewart St., Ste. 1400
Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 02, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Poulsbo Middle School Site
Property Type	Site Systems
Full Address	2003 NE Hostmark Street Poulsbo, WA
Year Built	1976

Building Description

Site Executive Summary

Originally constructed in 1976, there are three permanent buildings on this site, two of which comprise Poulsbo Middle School: 1.) Building 1- Classroom building, 2.) Building 2- Gym/Cafeteria building, and 3.) the North Kitsap Community Center/Building 3-Pool/Auditorium. Additionally, there are portable classrooms, a greenhouse, and other auxiliary structures. The site abuts sports fields known as Strawberry Fields, which are shared with the community. The Pool/Auditorium building is also a shared community facility, separate from Poulsbo Middle School. For information about that facility, see the separate evaluation of the Pool/Auditorium building. This section includes only the Classroom building and the Gym/Cafeteria building.

There is generally a lack of drainage in parking areas, as well as uneven/ alligating pavement throughout the site. Hydrant coverage appears to be lacking. There is also a lack of drainage and ADA access to the sports fields.

The site lighting around the three buildings is in poor shape. There appears to be several dimly lit areas surrounding the school buildings. Several wooden 4x4 wooden posts are rotting and the fixture types throughout the campus do not match. Based on recent conversations with NKSD, several fixtures are inoperable. The same conversations indicated that the occupancy sensors within the buildings are failing.

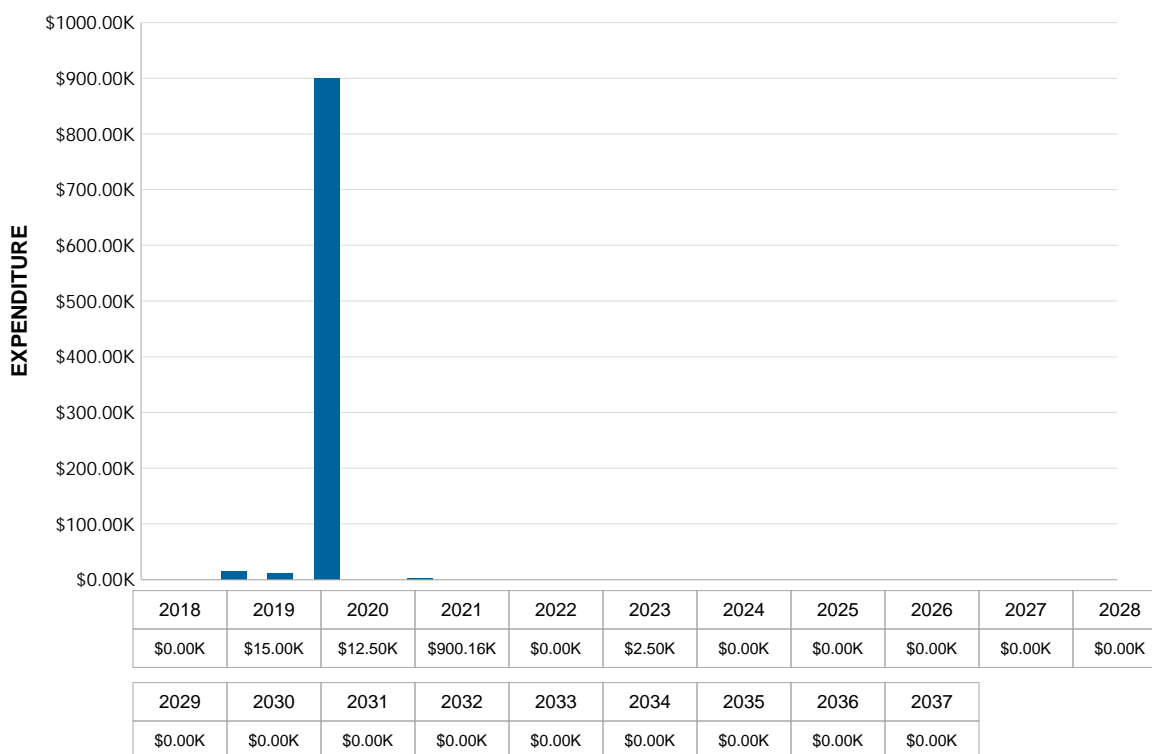
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Future Capital Needs (Year 1 to Year 19)	\$930,160

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Poulsbo Middle School Site building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$930,160.

Expenditure Forecast Over Study Period



Key Findings

- G Building Sitework: Provide site lighting assessment and study. Make recommendations for improvements per IESNA recommended lighting levels. at an estimated cost of \$15,000 in year 2019
- G Building Sitework: Selective installation of drainage structures/piping. at an estimated cost of \$12,500 in year 2020
- G Building Sitework: Selective grading/re-paving as well as grind/overlay. at an estimated cost of \$377,000 in year 2021
- G Building Sitework: Install field drainage. at an estimated cost of \$235,960 in year 2021
- G Building Sitework: Selective removal with grind and overlay. at an estimated cost of \$214,200 in year 2021
- G Building Sitework: Replacement of main plaza and selective replacement of walkways at an estimated cost of \$68,000 in year 2021
- G Building Sitework: Aerate/topdress/overseed turf areas, selective clearing and re-planting of landscape areas. at an estimated cost of \$5,000 in year 2021

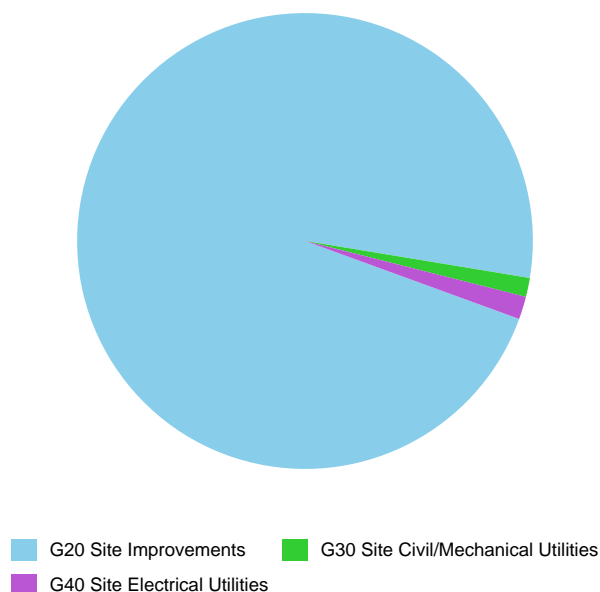
1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

No Data Available

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
G20 Site Improvements	\$902,660	97.04 %
G30 Site Civil/Mechanical Utilities	\$12,500	1.34 %
G40 Site Electrical Utilities	\$15,000	1.61 %
Total	\$930,160	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

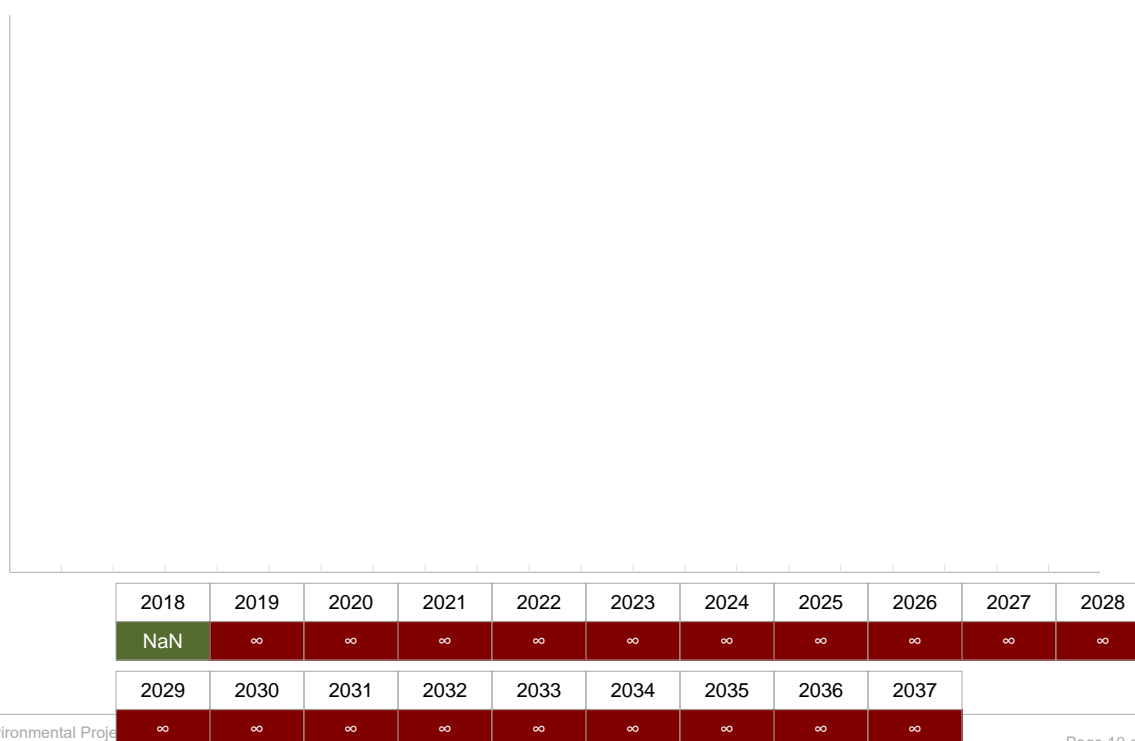
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

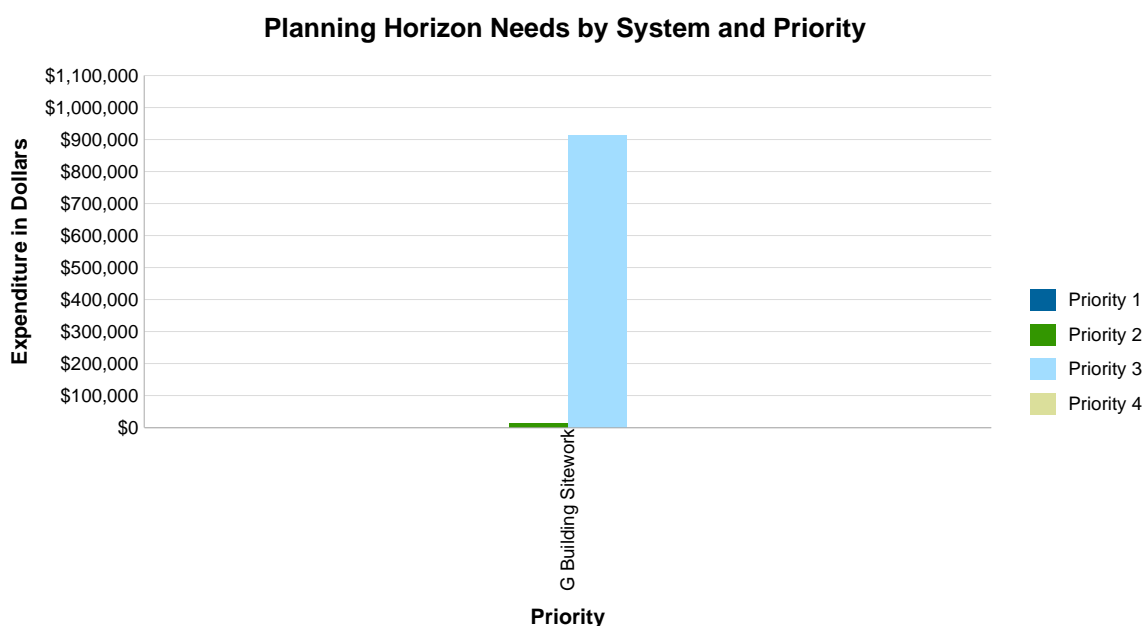
**Priority 3
Necessary / Not Critical:**

Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.



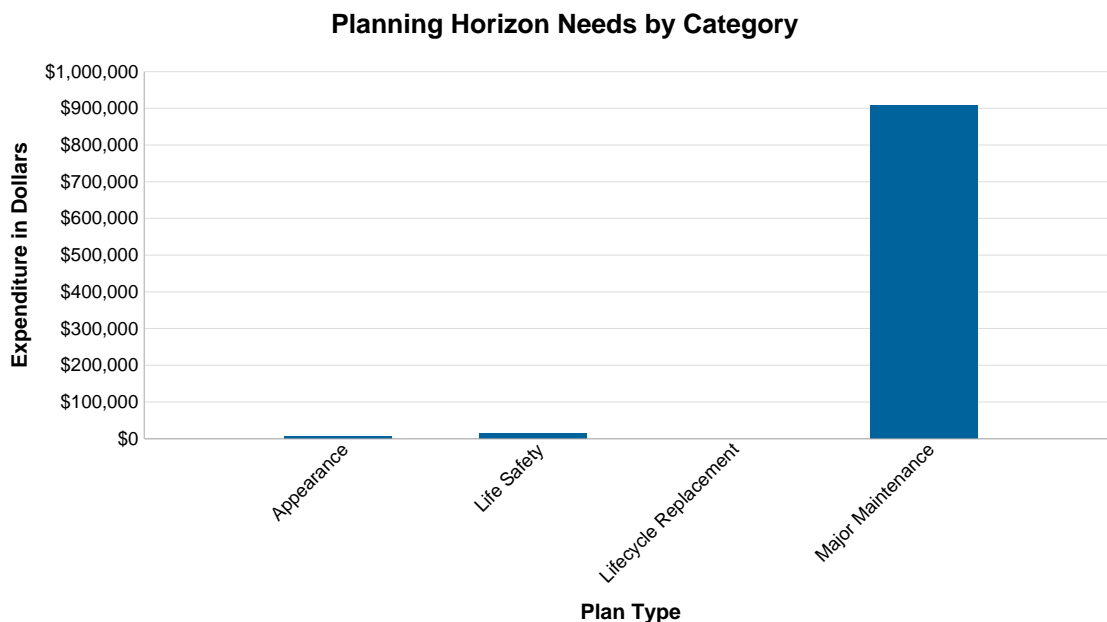
Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
G Building Sitework	\$0	\$15,000	\$915,160	\$0	\$930,160
Total	\$0	\$15,000	\$915,160	\$0	\$930,160

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

Plan Type 1 Lifecycle Replacement:	Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.
Plan Type 2 Major Maintenance:	Any component or system in which future major repair is anticipated but not replacement of the entire component.
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Plan Type 5 Energy/Sustainability:	When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.
Plan Type 6 ADA:	When the repair or replacement of equipment or systems are recommended to comply with ADA.
Plan Type 7 Other:	

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.



Building System	Total Cost
Appearance	\$7,500
Life Safety	\$15,000
Lifecycle Replacement	\$0
Major Maintenance	\$907,660
Total	\$930,160

Facility Condition Assessment

North Kitsap School District



Kingston High School

26201 Siyaya Avenue NE
Kingston, WA 98346

Prepared by:

SÄZÄN
Environmental Services

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Date of Report: August 1, 2018

On-Site Date: April 2018

Facility Overview

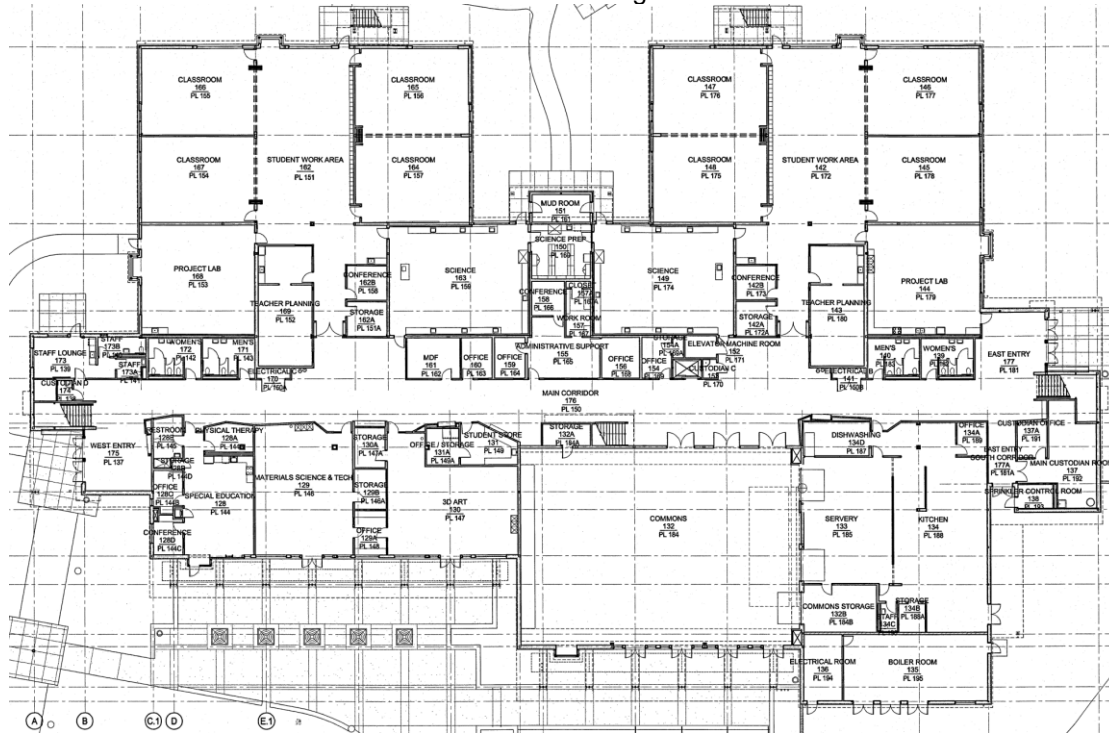
Facility 2018-2023 FCI	Program Served	June 2018 Enrollment	GSF	No. Buildings
0.02	9-12	682	112,211	2

Building	2018-2023 FCI	Original Construction	Year Mod/Add	GSF
North	0.02	2007	N/A	81,124
South	0.02	2007	N/A	31,087

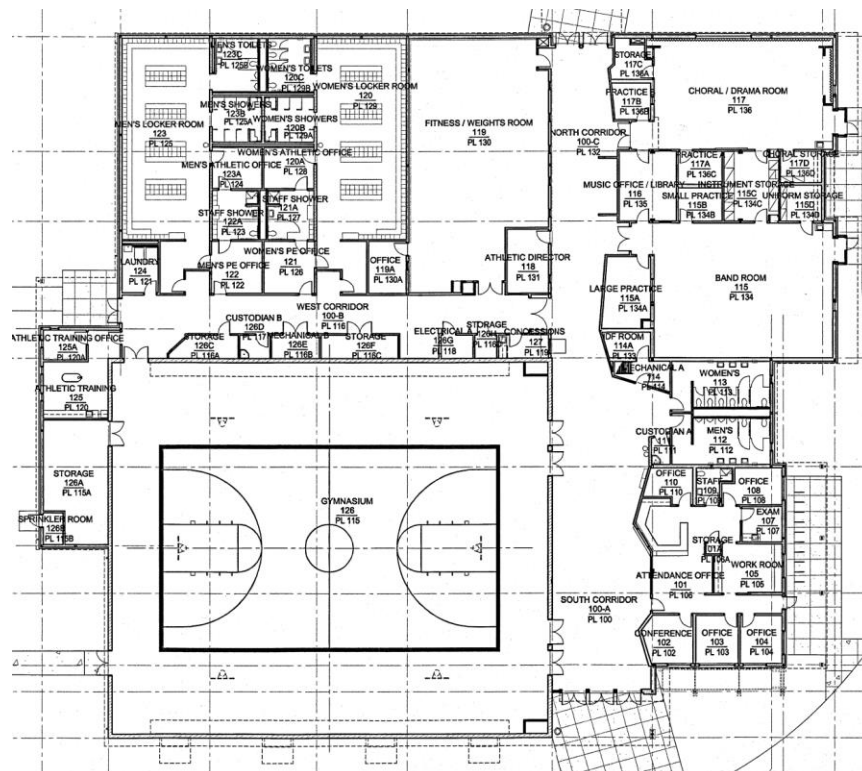
Site plan



North Building



South Building



Facility Condition Assessment

North Kitsap School District



Kingston High School North Building
26201 Siyaya Avenue NE
Kingston, WA

Prepared By:

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EXECUTIVE SUMMARY

Project Detail

On April 05, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Kingston High School North Building
Property Type	High School, two-story
Full Address	26201 Siyaya Avenue NE Kingston, WA
Year Built	2007
Number of Levels	2
Gross Building Area (GSF)	81,124
Current Replacement Value (CRV)	\$31,719,484
CRV/GSF (\$/Sq Ft)	\$391

Building Description

Architectural Structural Executive Summary

The new Kingston High School is two buildings located on a wooded site. The North building has classrooms, administration, and commons on the first floor and library and classrooms on the second floor. The South building houses the gym, locker rooms, music, and band spaces.

The exterior of both buildings is a combination of split-faced CMU block and fiber cement siding with exposed steel frames and roof deck for the soffit. The roof is single-membrane roofing over insulated metal deck. Windows are insulated metal frame. Doors are ADA accessible.

The interiors are GWB with stained MDF wainscot and decorative wood accent walls and trims. The floors in the corridors, restrooms, commons, and shop are stained concrete. Classrooms have carpet with wet areas in VCT. There is a wood floor in the gym.

These buildings have significant cracking in concrete floors and stairs that has been present since construction completion. While these are deficiencies and are noted as such in the report, there is likely no realistic solution to this deficiency. Otherwise, building interiors are in good condition. Exteriors are already in need of paint.

The structure consists of steel columns, beams, composite floor deck, steel roof joist and metal roof deck.

Mechanical Electrical Executive Summary

The two-story North building has been well maintained. All plumbing fixtures, filters, and coils are in good shape after maintenance cleans them. The dust collector needs cleaning, but this is normal for constant use. It is unclear why the District commented that Kingston High School "needs LP gas change". Both the domestic hot water and boilers are LP gas. The District had issues of the heat coil clogging with dirt but was able to clean it and restore airflow.

The electrical and communications systems at KHS are still in remarkable condition. Minimal deficiencies were observed during the FCA as described herein.

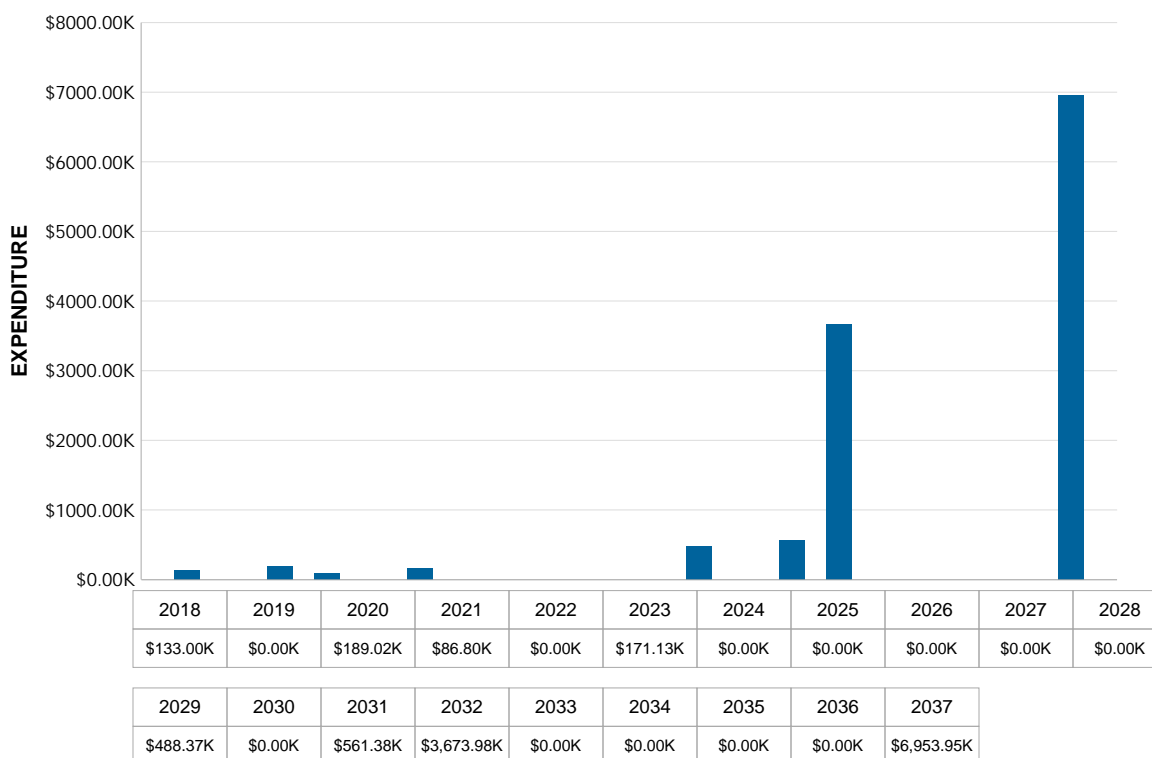
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	0.42 %
Immediate Capital Needs (Year 0) (Included in FCI)	\$132,996
Future Capital Needs (Year 1 to Year 19)	\$12,124,625

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Kingston High School North Building building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$12,257,621.

Expenditure Forecast Over Study Period



Key Findings

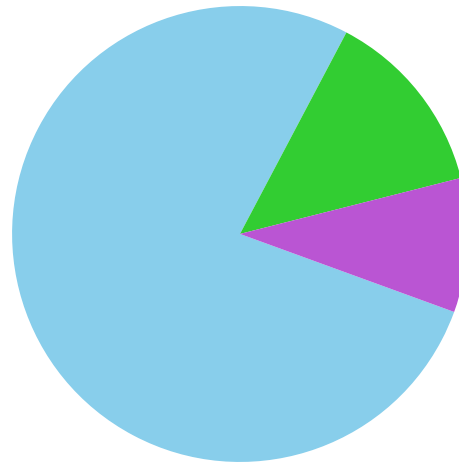
- B Shell: Repair major water damage in approx. 250 sf area. Impacts siding and could impact the whole wall section. at an estimated cost of \$16,250 in year 2018
- B Shell: Find and repair leaks in 5 locations. at an estimated cost of \$12,653 in year 2018
- B Shell: Replace faulty hardware. at an estimated cost of \$51,108 in year 2021
- B Shell: Repair seals. at an estimated cost of \$35,695 in year 2021
- B Shell: Paint exterior walls. at an estimated cost of \$79,502 in year 2023
- B Shell: Repair cracks and water damage in exterior walls in approximately 10 locations. at an estimated cost of \$8,880 in year 2023
- B Shell: Replace Roofing at an estimated cost of \$224,589 in year 2032
- C Interiors: Paint interior walls throughout. at an estimated cost of \$189,019 in year 2020
- C Interiors: Replace Stair Finishes at an estimated cost of \$82,746 in year 2023
- C Interiors: Replace Wall Finishes at an estimated cost of \$488,366 in year 2029
- C Interiors: Replace Flooring at an estimated cost of \$561,378 in year 2031
- D Services: Re-balance entire HVAC system. at an estimated cost of \$40,562 in year 2018
- D Services: Add coil access on both side of heat coils so maintenance can clean. at an estimated cost of \$40,000 in year 2018
- D Services: Retro-commission entire HVAC system. at an estimated cost of \$20,281 in year 2018
- D Services: Replace Audio-Video Communications at an estimated cost of \$760,132 in year 2032
- D Services: Replace Distributed Communications and Monitoring at an estimated cost of \$459,162 in year 2032
- D Services: Replace Building Support Plumbing Systems at an estimated cost of \$392,640 in year 2032
- D Services: Replace Data Communications at an estimated cost of \$318,006 in year 2032
- D Services: Replace Electronic Surveillance at an estimated cost of \$304,215 in year 2032
- D Services: Replace Voice Communications at an estimated cost of \$246,617 in year 2032
- D Services: Replace Integrated Automation Facility Controls at an estimated cost of \$162,248 in year 2032
- D Services: Replace Detection and Alarm at an estimated cost of \$74,634 in year 2032
- D Services: Replace General Service Compressed-Air at an estimated cost of \$51,108 in year 2032
- D Services: Replace Heating Systems at an estimated cost of \$1,828,535 in year 2037

- D Services: Replace Lighting at an estimated cost of \$1,697,114 in year 2037
- D Services: Replace Cooling Systems at an estimated cost of \$206,055 in year 2037
- D Services: Replace Facility Power Generation at an estimated cost of \$189,019 in year 2037
- D Services: Replace Ventilation at an estimated cost of \$166,304 in year 2037
- D Services: Replace Fire Protection Specialties at an estimated cost of \$81,124 in year 2037
- E Equipment & Furnishing: Replace Commercial Equipment at an estimated cost of \$350,456 in year 2032
- E Equipment & Furnishing: Replace Institutional Equipment at an estimated cost of \$323,685 in year 2032
- E Equipment & Furnishing: Replace Other Equipment at an estimated cost of \$6,490 in year 2032
- E Equipment & Furnishing: Replace Fixed Furnishings at an estimated cost of \$2,038,646 in year 2037
- E Equipment & Furnishing: Replace Movable Furnishings at an estimated cost of \$747,152 in year 2037

1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

Distribution of Immediate Needs by Building System



■ Heating Systems
 ■ Roof Appurtenances
■ Roof Coverings

Building System	Estimated Cost	Percentage of Total Cost
Heating Systems	\$102,643	77.18 %
Roof Appurtenances	\$17,700	13.31 %
Roof Coverings	\$12,653	9.51 %
Total	\$132,996	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$175,184	1.44 %
B30 Roofing	\$224,589	1.85 %
C20 Interior Finishes	\$1,321,510	10.90 %
D20 Plumbing	\$443,748	3.66 %
D30 HVAC	\$2,200,894	18.15 %
D40 Fire Protection Systems	\$81,124	0.67 %
D50 Electrical Systems	\$1,886,133	15.56 %
D60 Communication Systems	\$1,783,917	14.71 %
D70 Security Systems	\$378,849	3.12 %
D80 Automation Systems	\$162,248	1.34 %
E10 Equipment	\$680,630	5.61 %
E20 Furnishings	\$2,785,798	22.98 %
Total	\$12,124,625	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

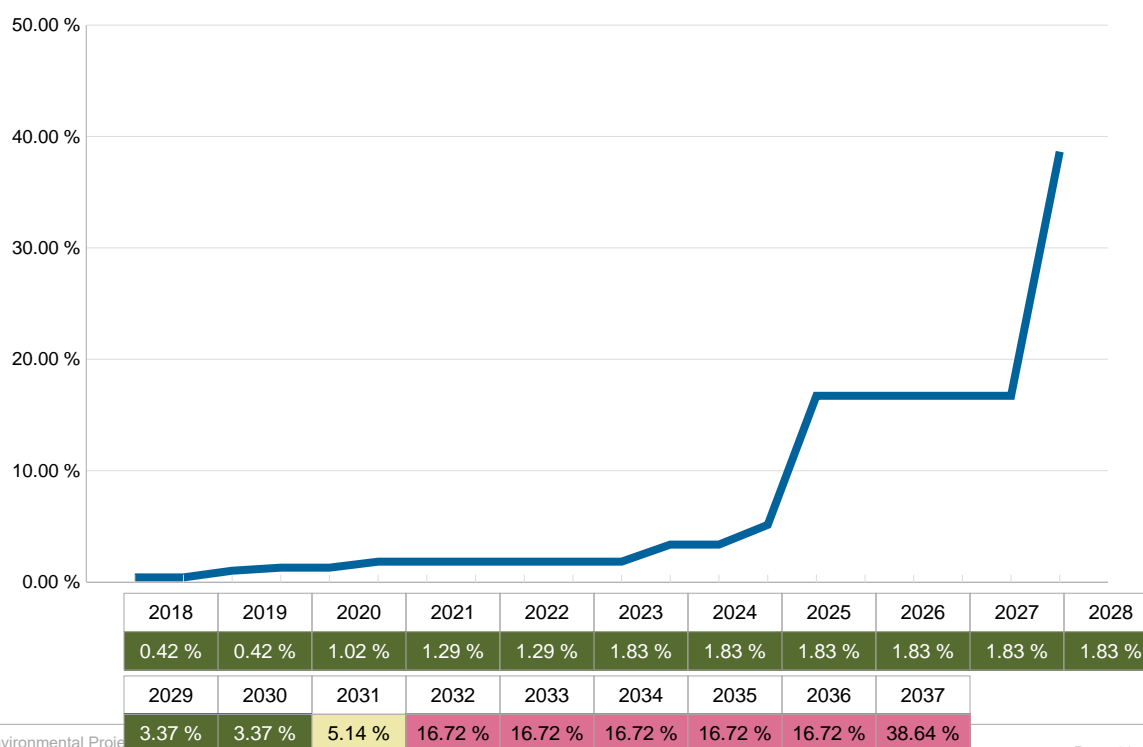
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

**Priority 3
Necessary / Not Critical:**

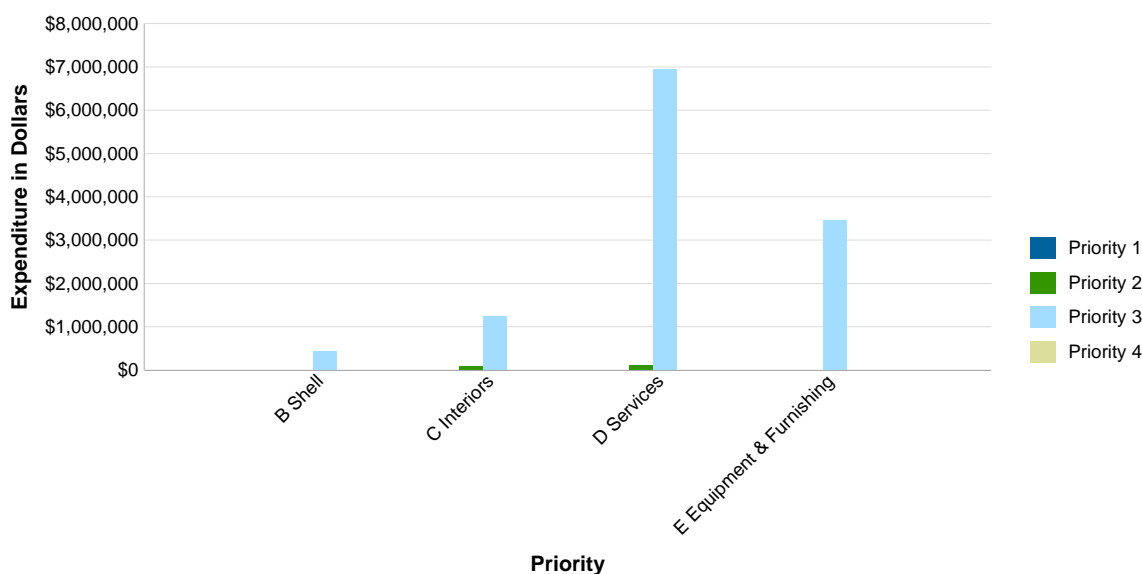
Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
B Shell	\$0	\$0	\$430,126	\$0	\$430,126
C Interiors	\$0	\$82,746	\$1,238,763	\$0	\$1,321,510
D Services	\$0	\$102,643	\$6,936,913	\$0	\$7,039,556
E Equipment & Furnishing	\$0	\$0	\$3,466,429	\$0	\$3,466,429
Total	\$0	\$185,389	\$12,072,232	\$0	\$12,257,621

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

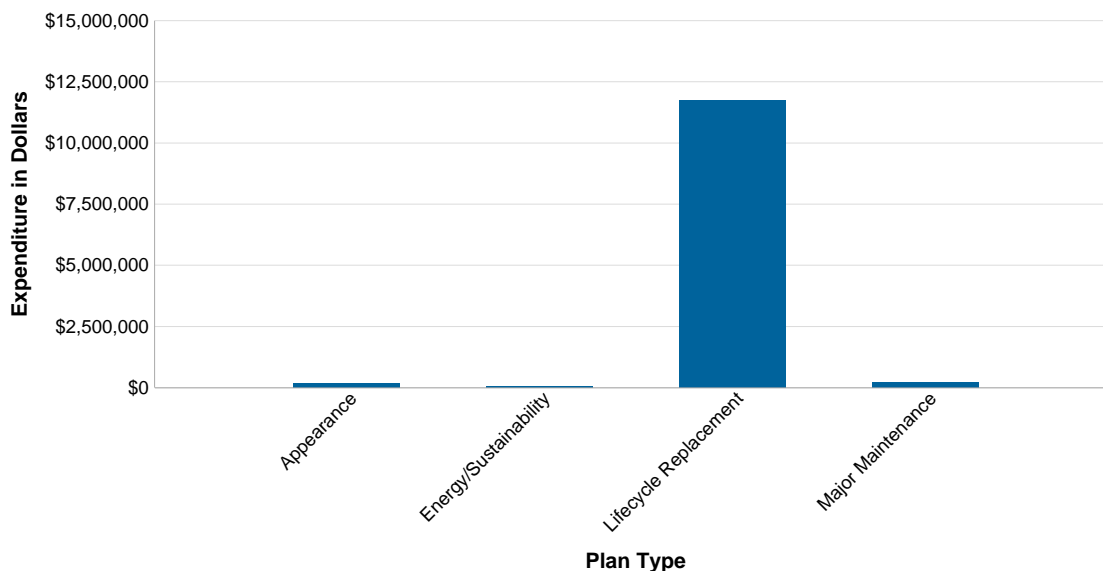
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Appearance	\$189,019
Energy/Sustainability	\$62,643
Lifecycle Replacement	\$11,760,422
Major Maintenance	\$245,537
Total	\$12,257,621

Facility Condition Assessment

North Kitsap School District



Kingston High School South Building
26201 Siyaya Avenue NE
Kingston, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

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Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 05, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Kingston High School South Building
Property Type	High School, single-story
Full Address	26201 Siyaya Avenue NE Kingston, WA
Year Built	2007
Number of Levels	1
Gross Building Area (GSF)	31,087
Current Replacement Value (CRV)	\$12,155,017
CRV/GSF (\$/Sq Ft)	\$391

Building Description

Architectural Structural Executive Summary

The new Kingston High School is two buildings located on a wooded site. The North building has classrooms, administration, and commons on the first floor and library and classrooms on the second floor. The South building houses the gym, locker rooms, music, and band spaces.

The exterior of both buildings is a combination of split-faced CMU block and fiber cement siding with exposed steel frames and roof deck for the soffit. The roof is single-membrane roofing over insulated metal deck. Windows are insulated metal frame. Doors are ADA accessible.

The interiors are GWB with stained MDF wainscot and decorative wood accent walls and trims. The floors in the corridors, restrooms, commons, and shop are stained concrete. Classrooms have carpet with wet areas in VCT. There is a wood floor in the gym.

These buildings have significant cracking in concrete floors and stairs that has been present since construction completion. While these are deficiencies and are noted as such in the report, there is likely no realistic solution to this deficiency. Otherwise, building interiors are in good condition. Exteriors are already in need of paint.

The structure consists of steel columns, beams, steel roof joists and metal roof deck with masonry walls at the gym.

Mechanical Electrical Executive Summary

Since new construction in 2007 the facility has been well maintained. The general overall condition is good. There are some signs of rust on the floor of the boiler room, which could have occurred when the boilers were drained for routine maintenance. It appears as though the air compressor system is shut down and not being used, though it is unclear why this is the case. The dryer and compressor condition is very good. Instead of a central chiller, there are standalone outdoor coil units installed in needed areas.

The electrical and communications systems at KHS are still in remarkable condition. Minimal deficiencies were observed during the FCA as described herein.

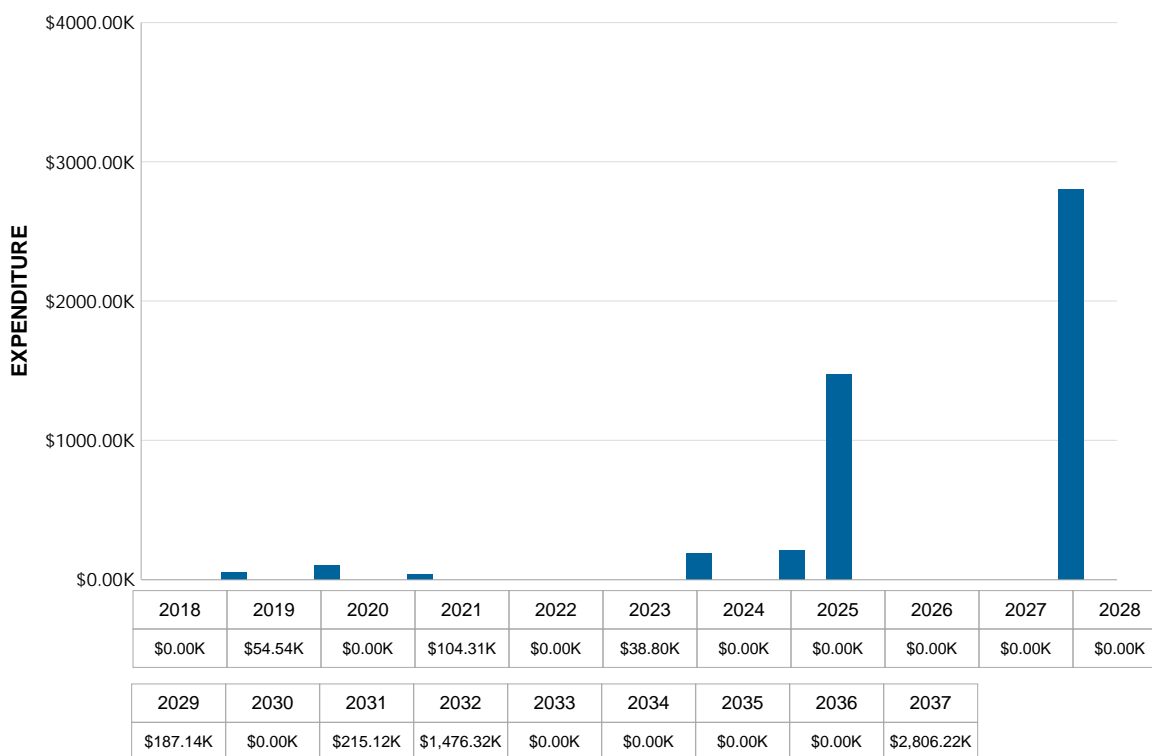
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	0.00 %
Immediate Capital Needs (Year 0) (Included in FCI)	\$0
Future Capital Needs (Year 1 to Year 19)	\$4,882,452

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Kingston High School South Building building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$4,882,452.

Expenditure Forecast Over Study Period



Key Findings

- B Shell: Paint exterior walls. at an estimated cost of \$30,776 in year 2021
- B Shell: Repair cracks and water damage in exterior walls in approximately 10 locations. at an estimated cost of \$8,880 in year 2021
- B Shell: Replace Roofing at an estimated cost of \$154,502 in year 2032
- C Interiors: Assume paint in 50% of the building. The water damage repair involves replacing GWB for approximately 1,500 sf area. at an estimated cost of \$64,650 in year 2021
- C Interiors: Replace Wall Finishes at an estimated cost of \$187,144 in year 2029
- C Interiors: Replace Flooring at an estimated cost of \$215,122 in year 2031
- D Services: Add coil access on both side of heat coils so maintenance can clean. at an estimated cost of \$29,750 in year 2019
- D Services: Re-balance affected areas. at an estimated cost of \$15,544 in year 2019
- D Services: Retro-commission. at an estimated cost of \$7,772 in year 2019
- D Services: Replace Audio-Video Communications at an estimated cost of \$291,285 in year 2032
- D Services: Replace Distributed Communications and Monitoring at an estimated cost of \$175,952 in year 2032
- D Services: Replace Building Support Plumbing Systems at an estimated cost of \$150,461 in year 2032
- D Services: Replace Data Communications at an estimated cost of \$121,861 in year 2032
- D Services: Replace Electronic Surveillance at an estimated cost of \$116,576 in year 2032
- D Services: Replace Voice Communications at an estimated cost of \$94,504 in year 2032
- D Services: Replace Integrated Automation Facility Controls at an estimated cost of \$62,174 in year 2032
- D Services: Replace Detection and Alarm at an estimated cost of \$28,600 in year 2032
- D Services: Replace General Service Compressed-Air at an estimated cost of \$19,585 in year 2032
- D Services: Replace Heating Systems at an estimated cost of \$700,701 in year 2037
- D Services: Replace Lighting at an estimated cost of \$650,340 in year 2037
- D Services: Replace Domestic Water Distribution at an estimated cost of \$141,446 in year 2037
- D Services: Replace Cooling Systems at an estimated cost of \$78,961 in year 2037
- D Services: Replace Facility Power Generation at an estimated cost of \$72,433 in year 2037
- D Services: Replace Ventilation at an estimated cost of \$63,728 in year 2037

- D Services: Replace Fire Protection Specialties at an estimated cost of \$31,087 in year 2037
- E Equipment & Furnishing: Repair damaged lockers. at an estimated cost of \$38,800 in year 2023
- E Equipment & Furnishing: Replace Commercial Equipment at an estimated cost of \$134,296 in year 2032
- E Equipment & Furnishing: Replace Institutional Equipment at an estimated cost of \$124,037 in year 2032
- E Equipment & Furnishing: Replace Fixed Furnishings at an estimated cost of \$781,216 in year 2037
- E Equipment & Furnishing: Replace Movable Furnishings at an estimated cost of \$286,311 in year 2037

1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

No Data Available

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$39,656	0.81 %
B30 Roofing	\$154,502	3.16 %
C20 Interior Finishes	\$466,916	9.56 %
D20 Plumbing	\$311,492	6.38 %
D30 HVAC	\$897,926	18.39 %
D40 Fire Protection Systems	\$31,087	0.64 %
D50 Electrical Systems	\$722,773	14.80 %
D60 Communication Systems	\$683,603	14.00 %
D70 Security Systems	\$145,176	2.97 %
D80 Automation Systems	\$62,174	1.27 %
E10 Equipment	\$260,820	5.34 %
E20 Furnishings	\$1,106,328	22.66 %
Total	\$4,882,452	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

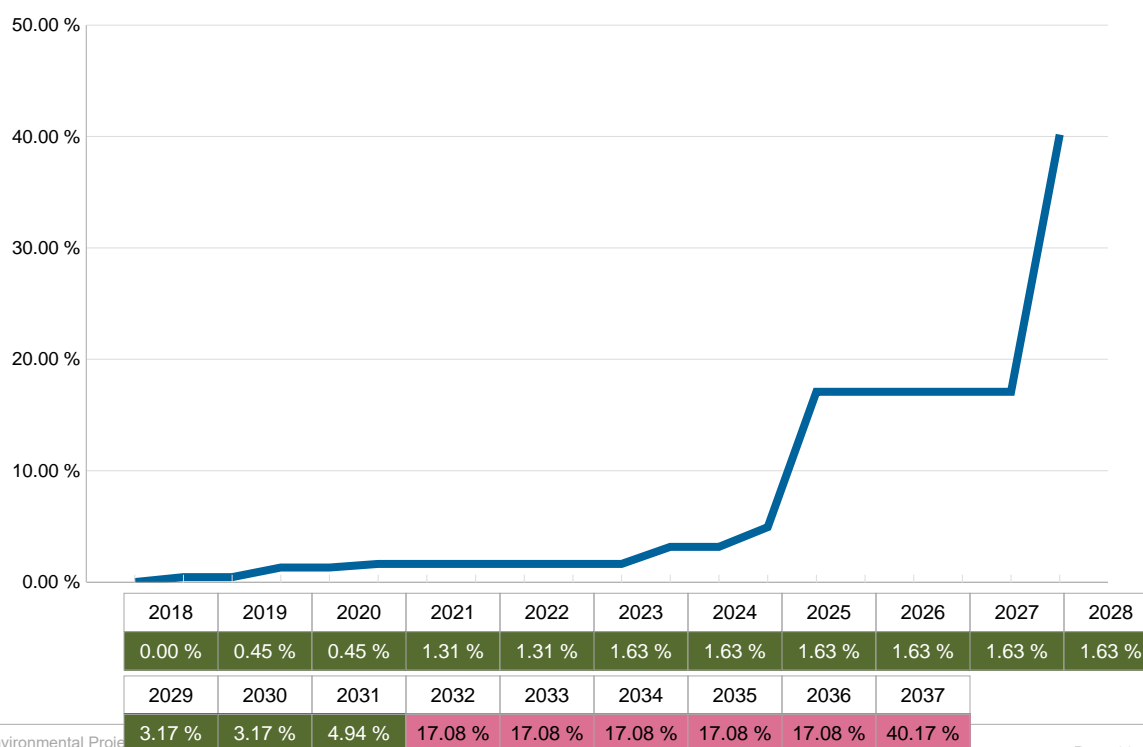
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

**Priority 3
Necessary / Not Critical:**

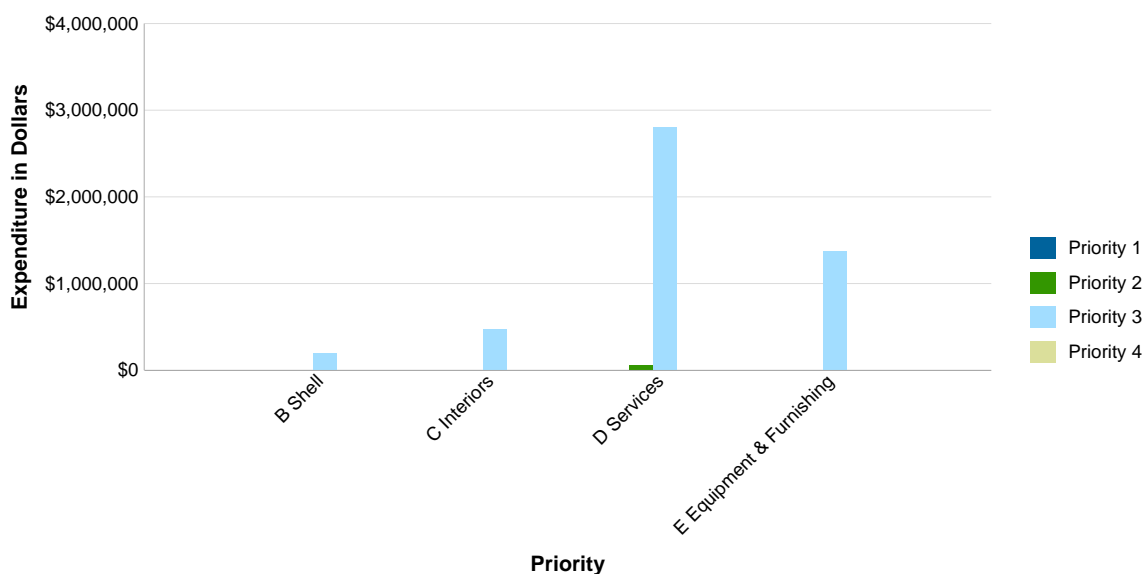
Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
B Shell	\$0	\$0	\$194,159	\$0	\$194,159
C Interiors	\$0	\$0	\$466,916	\$0	\$466,916
D Services	\$0	\$54,535	\$2,799,695	\$0	\$2,854,230
E Equipment & Furnishing	\$0	\$0	\$1,367,148	\$0	\$1,367,148
Total	\$0	\$54,535	\$4,827,917	\$0	\$4,882,452

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

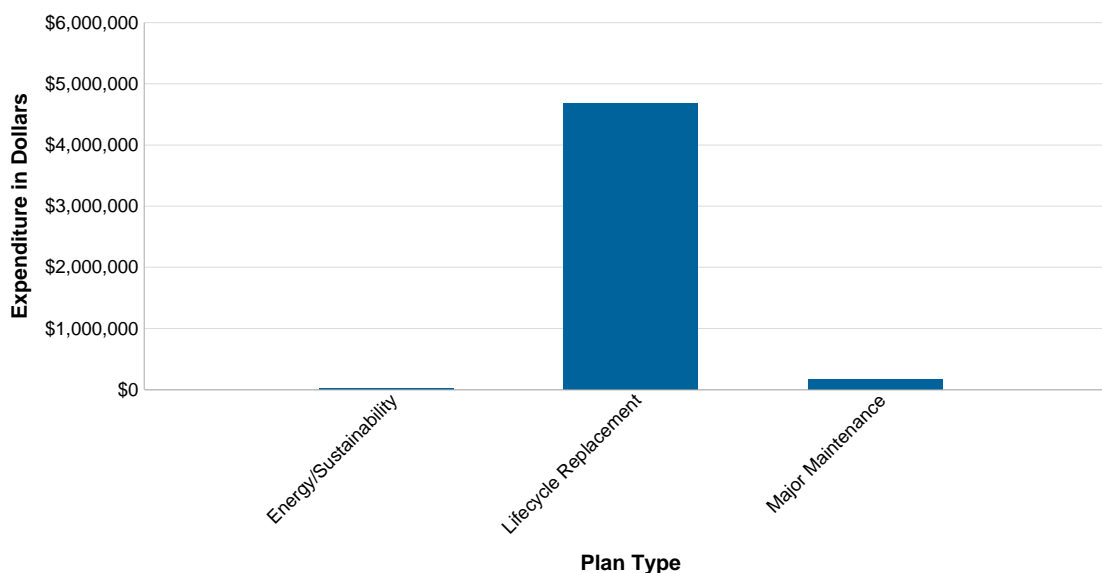
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Energy/Sustainability	\$24,785
Lifecycle Replacement	\$4,684,811
Major Maintenance	\$172,856
Total	\$4,882,452

Facility Condition Assessment

North Kitsap School District



Kingston High School Site
26201 Siyaya Avenue NE
Kingston, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
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Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 05, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Kingston High School Site
Property Type	Site Systems
Full Address	26201 Siyaya Avenue NE Kingston, WA
Year Built	2007

Building Description

Site Executive Summary

There are two main buildings and one track shed on site. The buildings were recently constructed and in overall good shape. The site has landscaped areas and utilizes exposed irrigation and drainage structures. There is evidence of settlement for the student parking detention pipes.

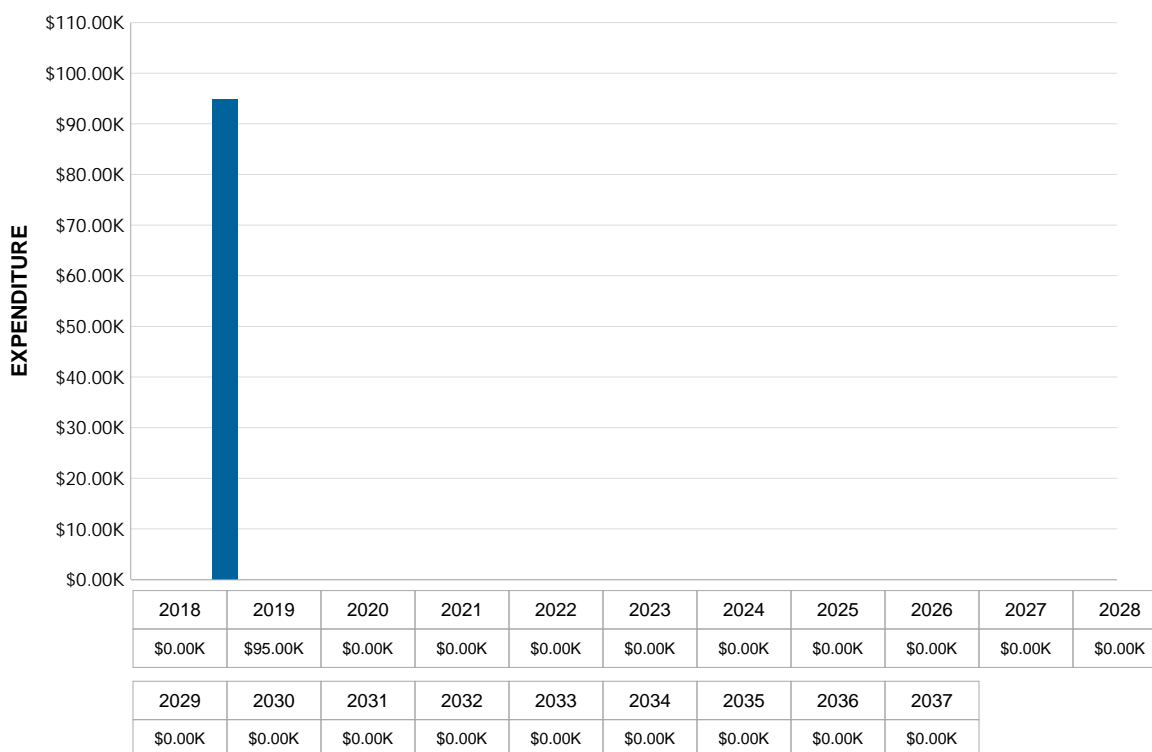
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Future Capital Needs (Year 1 to Year 19)	\$95,000

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Kingston High School Site building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$95,000.

Expenditure Forecast Over Study Period



Key Findings

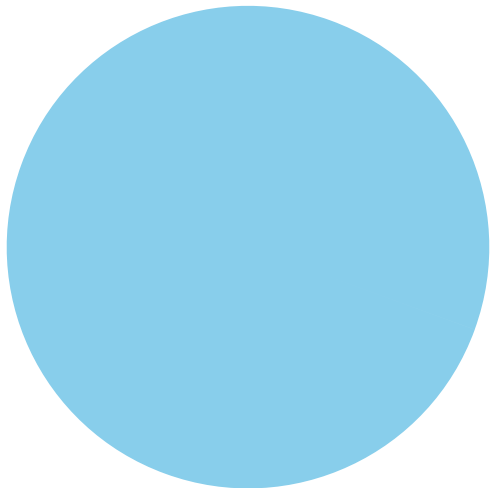
- G Building Sitework: Import topsoil/mulch (approximately 2,000 CY) and selective planting. at an estimated cost of \$95,000 in year 2019
1. All costs presented in present day values
 2. Costs represent total anticipated values over the 10 year study period
 3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

No Data Available

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



G20 Site Improvements

Building System	Estimated Cost	Percentage of Total Cost
G20 Site Improvements	\$95,000	100.00 %
Total	\$95,000	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

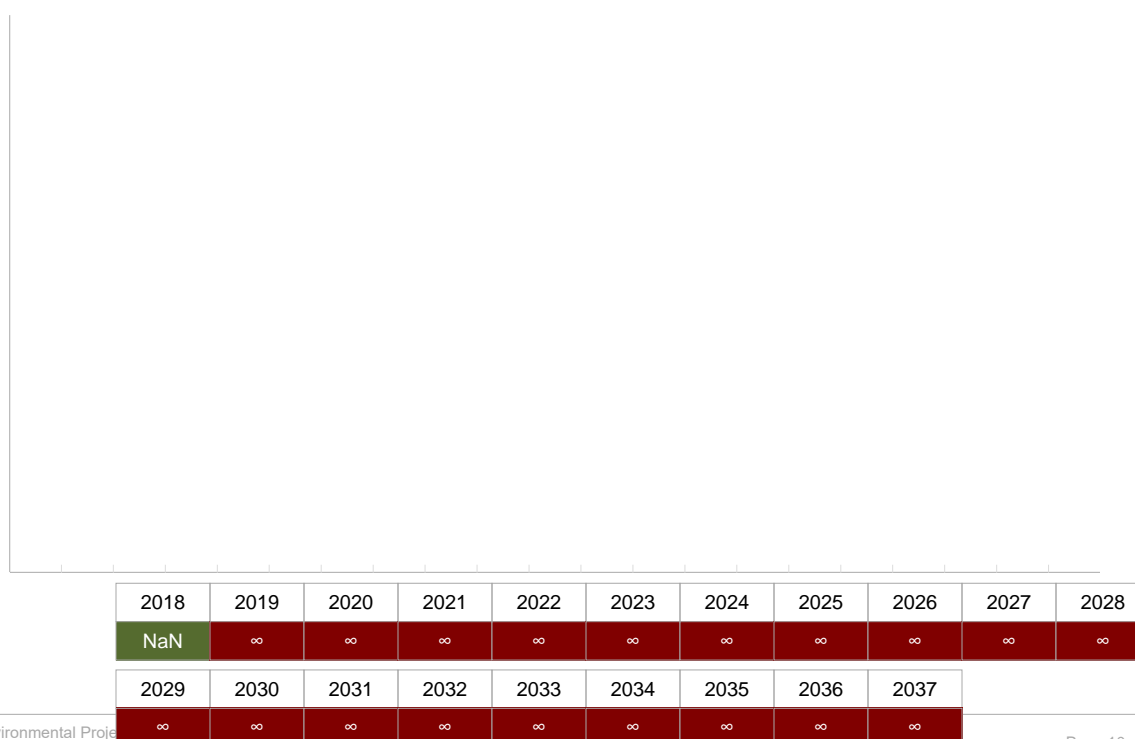
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

**Priority 3
Necessary / Not Critical:**

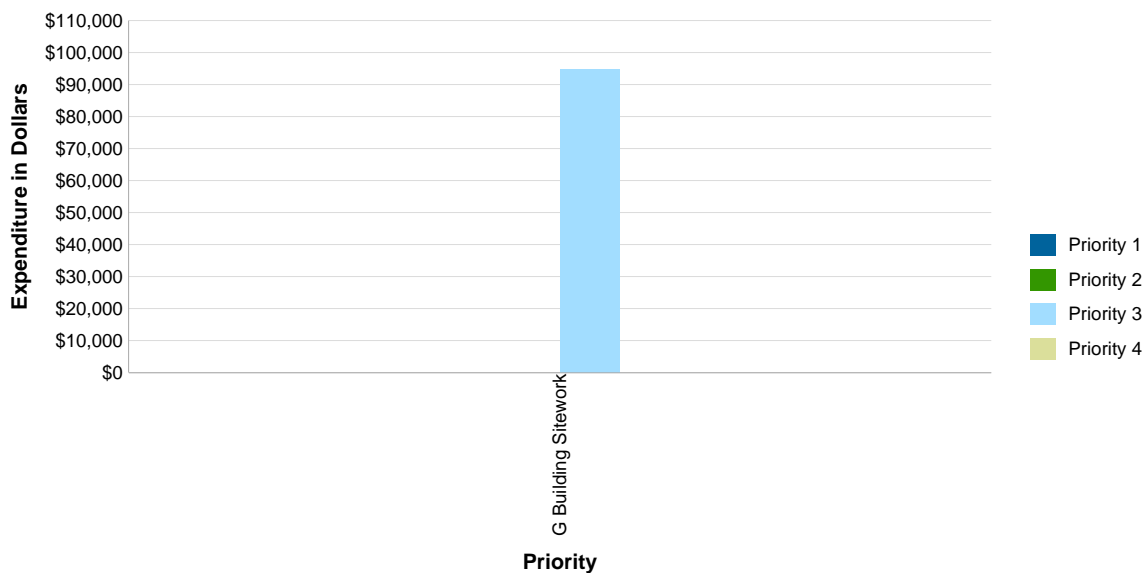
Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
G Building Sitework	\$0	\$0	\$95,000	\$0	\$95,000
Total	\$0	\$0	\$95,000	\$0	\$95,000

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

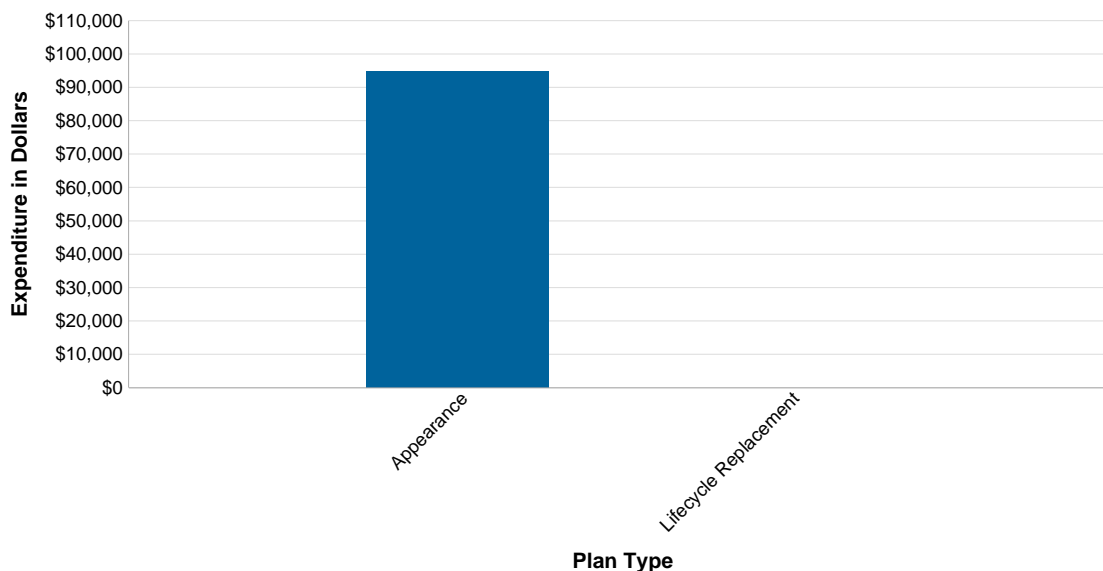
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Appearance	\$95,000
Lifecycle Replacement	\$0
Total	\$95,000

Facility Condition Assessment

North Kitsap School District



North Kitsap High School

1780 NE Hostmark Street
Poulsbo, WA 98370

Prepared by:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
600 Stewart St., Ste. 1400
Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 1, 2018

On-Site Date: April 2018

Facility Overview

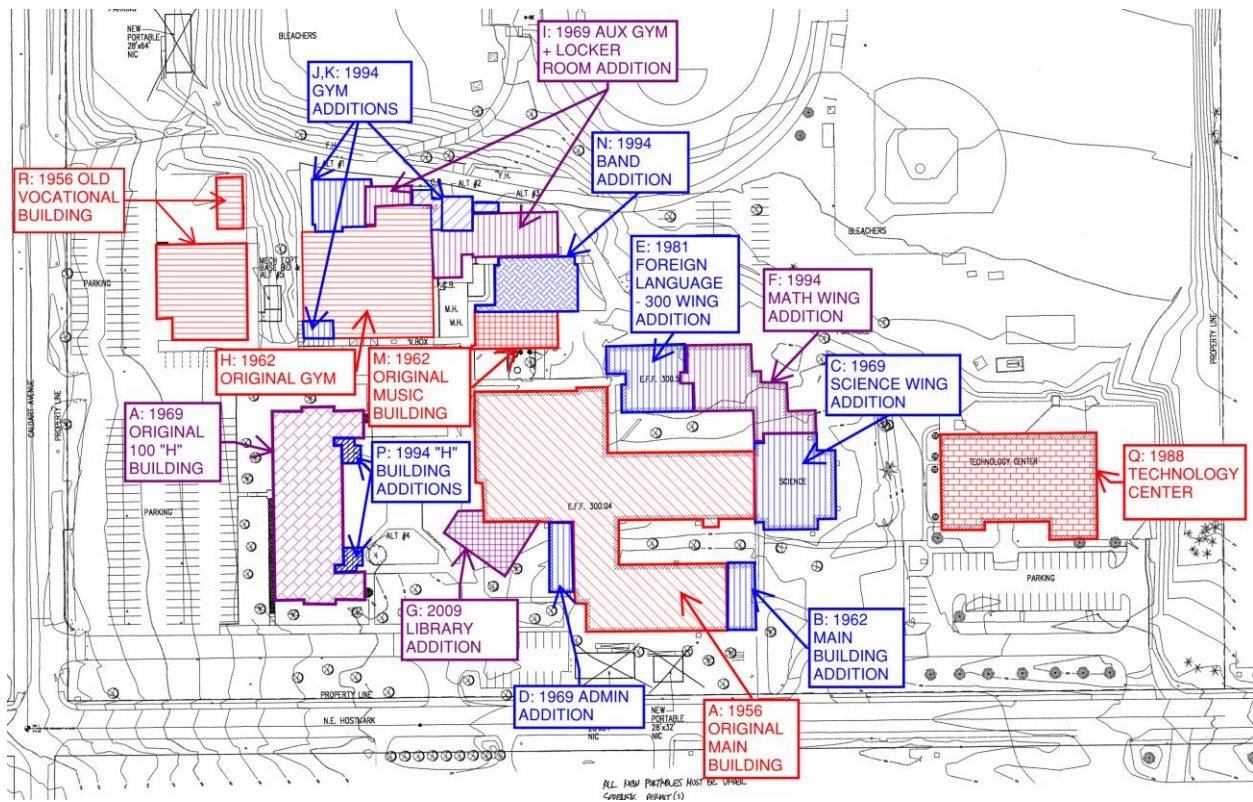
Facility 2018-2023 FCI	Program Served	June 2018 Enrollment	GSF	No. Buildings
0.13	9-12	1,023	177,234	6

Building	2018-2023 FCI	Original Construction	Year Mod/Add	GSF
Main	0.02	1956	2009	83,683
100 / H Building	0.04	1969	2004	18,182
Gym	0.08	1962	2004	31,817
Music	0.23	1956	2009	9,728
Technology	0.33	1988	1998	20,312
Old Vocational	0.72	1956	N/A	13,512

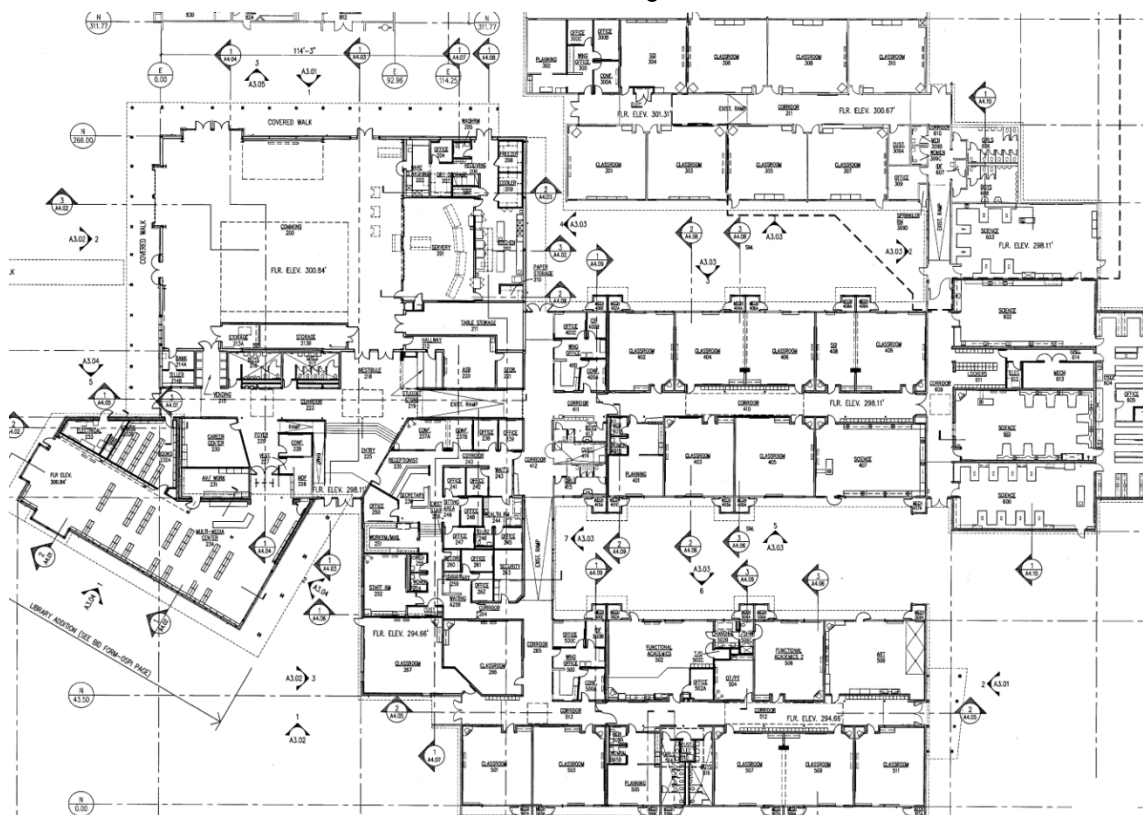
Site plan



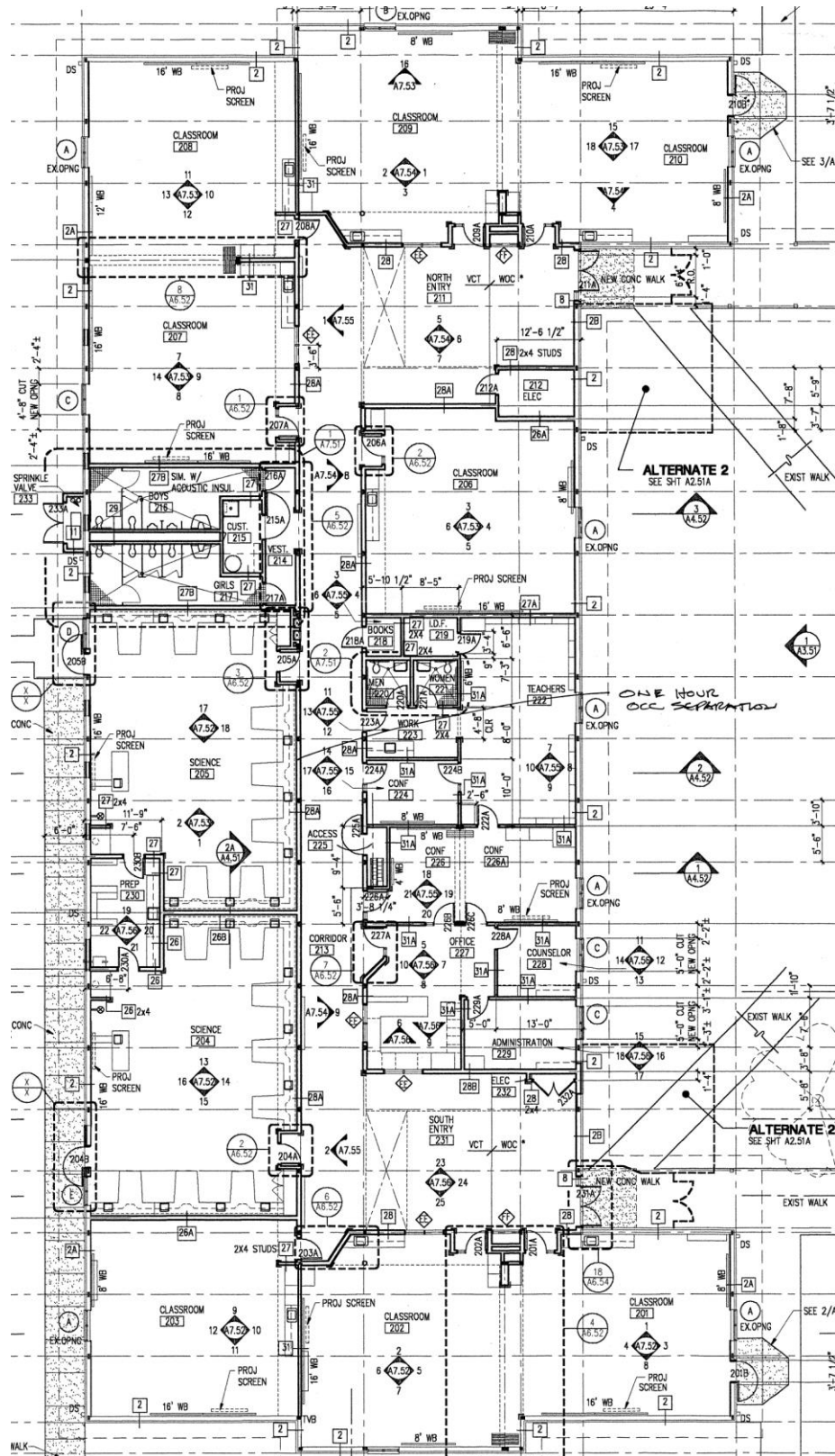
Floorplan(s)



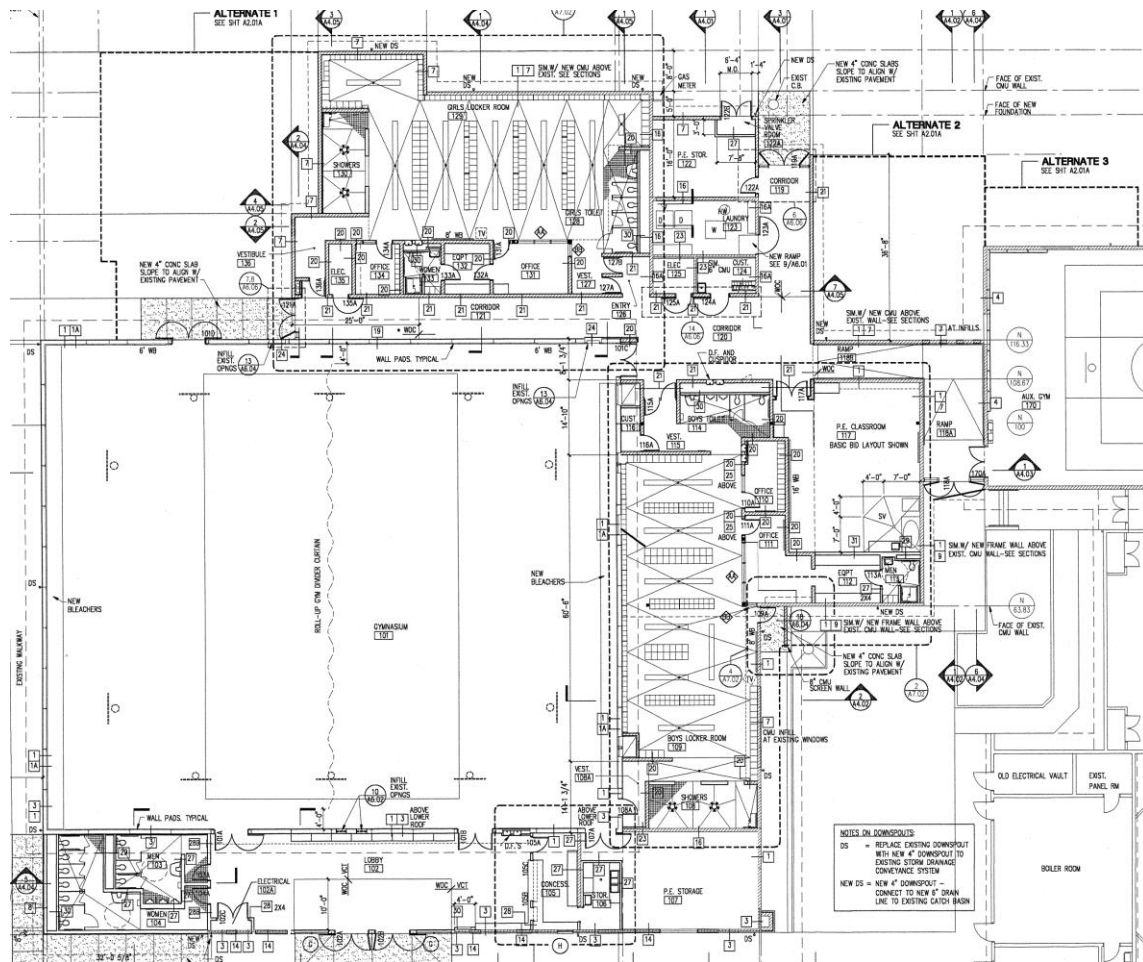
Main Building



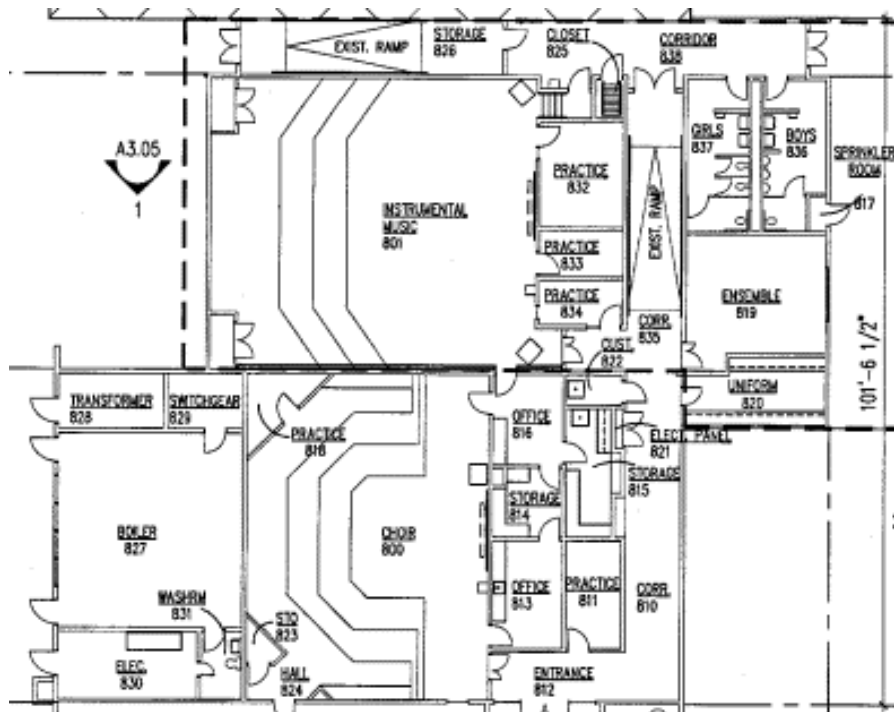
100 / H Building



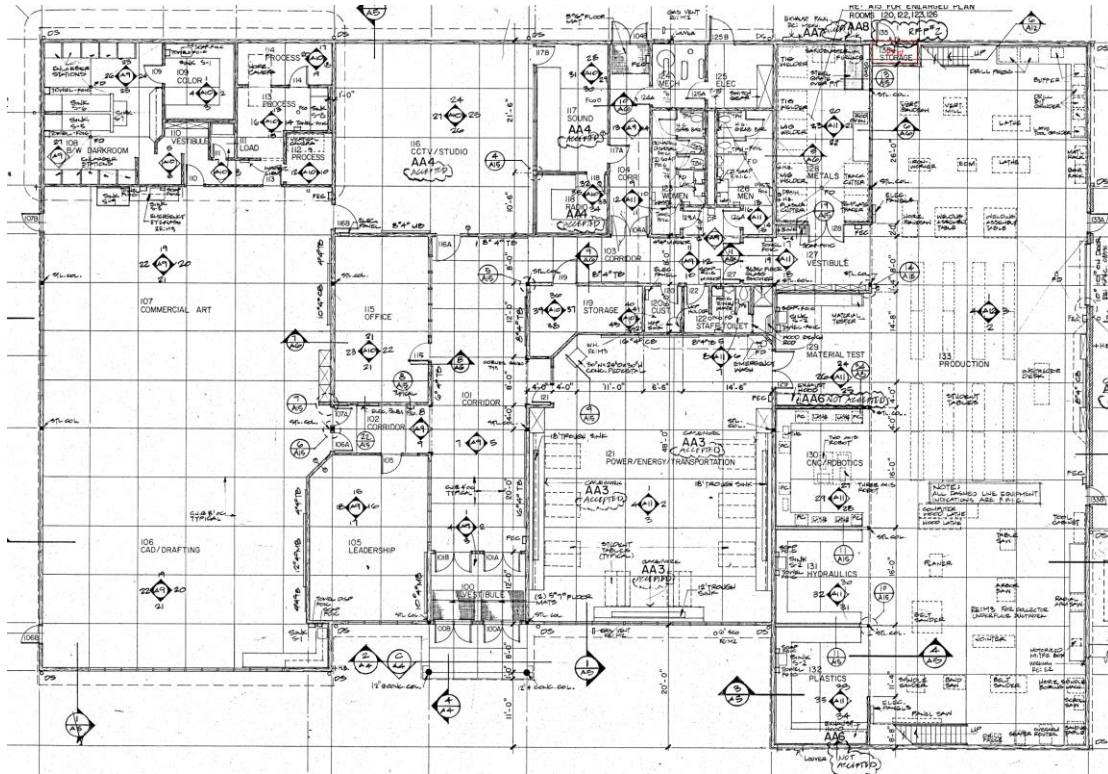
Gym



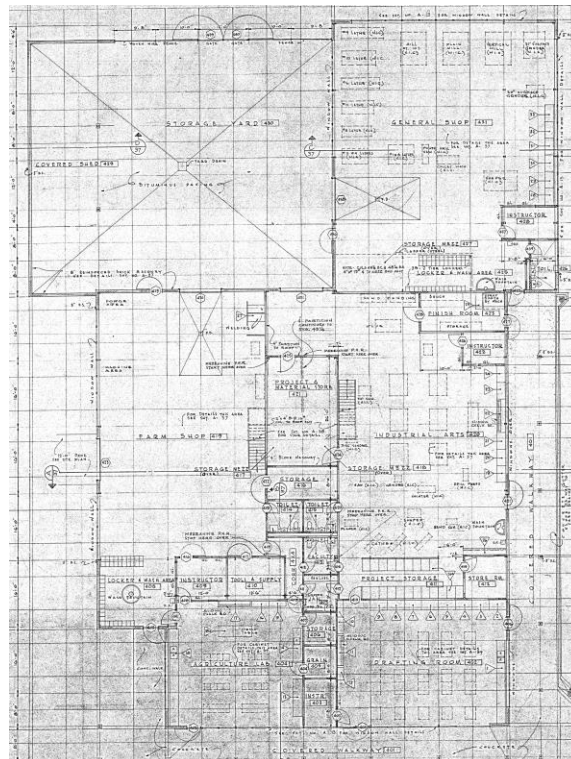
Music



Technology Building



Old Vocational Building



Facility Condition Assessment

North Kitsap School District



North Kitsap High School 100 Building
1780 NE Hostmark Street
Poulsbo, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

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Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 04, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	North Kitsap High School 100 Building
Property Type	High School, single-story
Full Address	1780 NE Hostmark Street Poulsbo, WA
Year Built	1969
Number of Levels	1
Gross Building Area (GSF)	18,182
Current Replacement Value (CRV)	\$7,109,162
CRV/GSF (\$/Sq Ft)	\$391

Building Description

Architectural Structural Executive Summary

Building 100, AKA "H" Building, is a classroom building originally constructed in 1969 and fully modernized in 2004. It has no additions. The corridors are rubber sheet flooring with tackable walls and ACT ceilings. Classroom finishes are carpeted floors, painted GWB or plaster walls, and ACT. Doors have closers. Toilets were upgraded in 2004 and have ceramic floors and wainscots. They meet ADA requirements. Both the interior and exterior of this building are generally in good condition.

The roof consists of wood planking on heavy timber beams. The beams are supported by steel columns. There are no apparent structural concerns.

Mechanical Electrical Executive Summary

Overall, the plumbing is in good condition. The building's HVAC system has shown leaks in piping in the past. The bottom isolation control valve is corroded and should be replaced. The building has quite a few corroded fittings on the condensing loop, turning connections blue. The science rooms do not have any hot water due to an underpowered water heater that has not been replaced. A few exhaust fans located in the above mezzanine need to be adjusted because they are loud and the vibration can be heard below in the hallway. It appears that the HVAC system and exhaust were updated in 2004.

The most recent electrical upgrades completed in 2009 remain in good, serviceable condition. The T8 fluorescent lighting upgrade completed at the same time also is in good shape. No deficiencies were observed during the FCA.

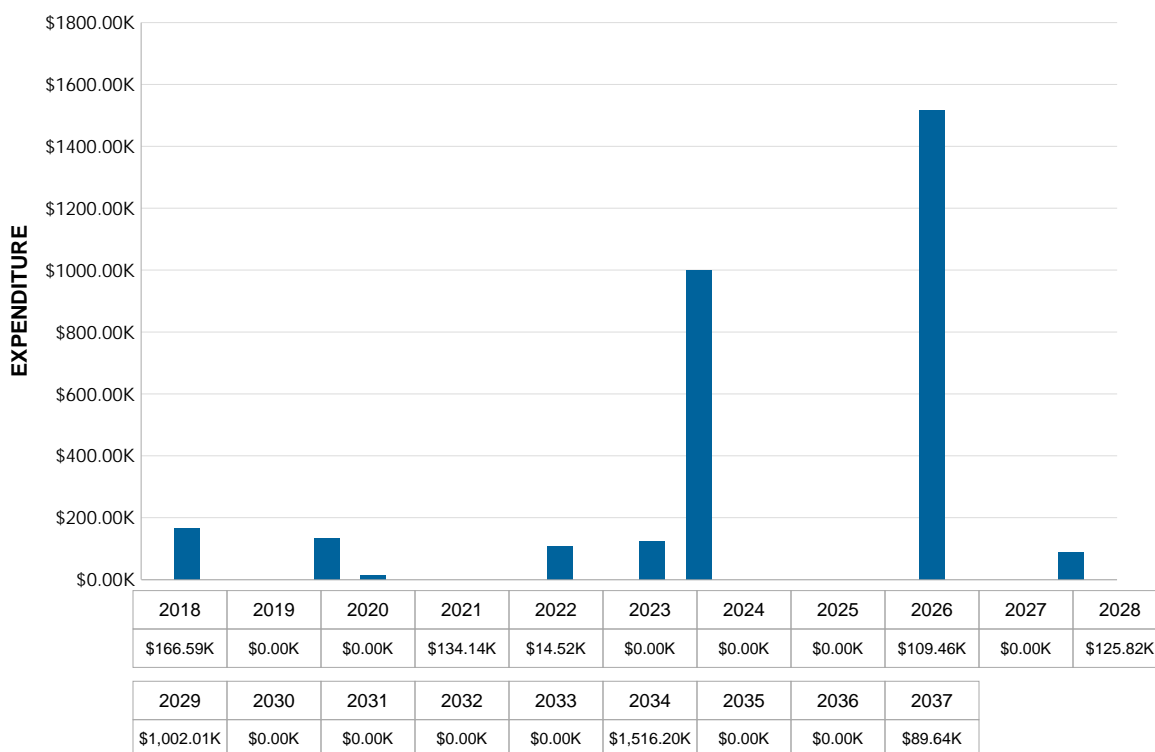
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	2.34 %
Immediate Capital Needs (Year 0) (Included in FCI)	\$166,591
Future Capital Needs (Year 1 to Year 19)	\$2,991,782

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the North Kitsap High School 100 Building building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$3,158,373.

Expenditure Forecast Over Study Period



Key Findings

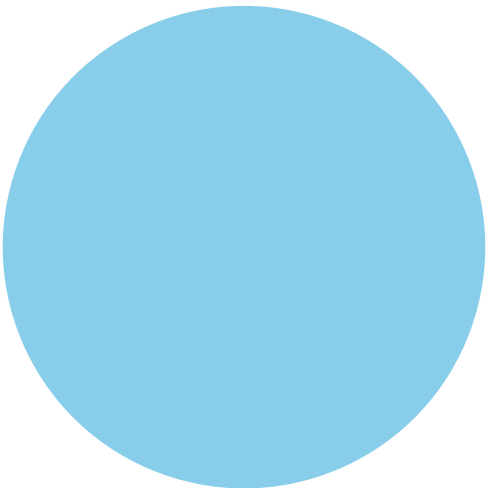
- B Shell: Replace Exterior Walls at an estimated cost of \$140,001 in year 2029
- B Shell: Replace Roofing at an estimated cost of \$90,365 in year 2029
- C Interiors: Replace damaged flooring. Assuming approximately 20% of GSF. at an estimated cost of \$14,520 in year 2022
- C Interiors: Replace Wall Finishes at an estimated cost of \$109,456 in year 2026
- C Interiors: Replace Flooring at an estimated cost of \$125,819 in year 2028
- C Interiors: Replace Ceiling Finishes at an estimated cost of \$89,637 in year 2037
- D Services: Replace old water heater with new, high efficiency unit. Approximately 15 units. at an estimated cost of \$157,500 in year 2018
- D Services: Upgrade the old obsolete controls to high efficient system. at an estimated cost of \$110,910 in year 2021
- D Services: Replace corroded connections, valves and fittings. (3/4" to 2"). at an estimated cost of \$7,800 in year 2021
- D Services: Replace Audio-Video Communications at an estimated cost of \$170,365 in year 2029
- D Services: Replace Distributed Communications and Monitoring at an estimated cost of \$102,910 in year 2029
- D Services: Replace Building Support Plumbing Systems at an estimated cost of \$88,001 in year 2029
- D Services: Replace Data Communications at an estimated cost of \$71,273 in year 2029
- D Services: Replace Electronic Surveillance at an estimated cost of \$68,183 in year 2029
- D Services: Replace Voice Communications at an estimated cost of \$55,273 in year 2029
- D Services: Replace Integrated Automation Facility Controls at an estimated cost of \$36,364 in year 2029
- D Services: Replace Detection and Alarm at an estimated cost of \$16,727 in year 2029
- D Services: Replace General Service Compressed-Air at an estimated cost of \$11,455 in year 2029
- D Services: Replace Heating Systems at an estimated cost of \$409,822 in year 2034
- D Services: Replace Lighting at an estimated cost of \$380,367 in year 2034
- D Services: Replace Cooling Systems at an estimated cost of \$46,182 in year 2034
- D Services: Replace Ventilation at an estimated cost of \$37,273 in year 2034
- D Services: Replace Fire Protection Specialties at an estimated cost of \$18,182 in year 2034
- E Equipment & Furnishing: Replace Commercial Equipment at an estimated cost of \$78,546 in year 2029

- E Equipment & Furnishing: Replace Institutional Equipment at an estimated cost of \$72,546 in year 2029
- E Equipment & Furnishing: Replace Fixed Furnishings at an estimated cost of \$456,914 in year 2034
- E Equipment & Furnishing: Replace Movable Furnishings at an estimated cost of \$167,456 in year 2034

1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

Distribution of Immediate Needs by Building System

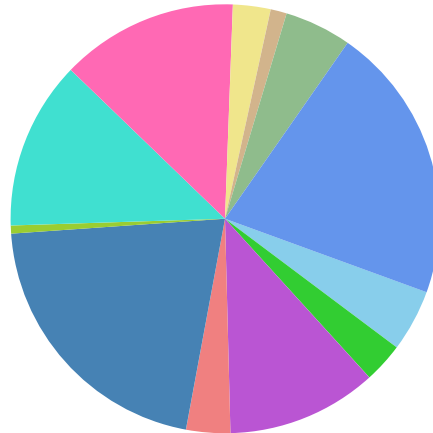


Domestic Water Distribution

Building System	Estimated Cost	Percentage of Total Cost
Domestic Water Distribution	\$166,591	100.00 %
Total	\$166,591	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$140,001	4.68 %
B30 Roofing	\$90,365	3.02 %
C20 Interior Finishes	\$339,432	11.35 %
D20 Plumbing	\$99,456	3.32 %
D30 HVAC	\$627,420	20.97 %
D40 Fire Protection Systems	\$18,182	0.61 %
D50 Electrical Systems	\$380,367	12.71 %
D60 Communication Systems	\$399,822	13.36 %
D70 Security Systems	\$84,910	2.84 %
D80 Automation Systems	\$36,364	1.22 %
E10 Equipment	\$151,092	5.05 %
E20 Furnishings	\$624,370	20.87 %
Total	\$2,991,782	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

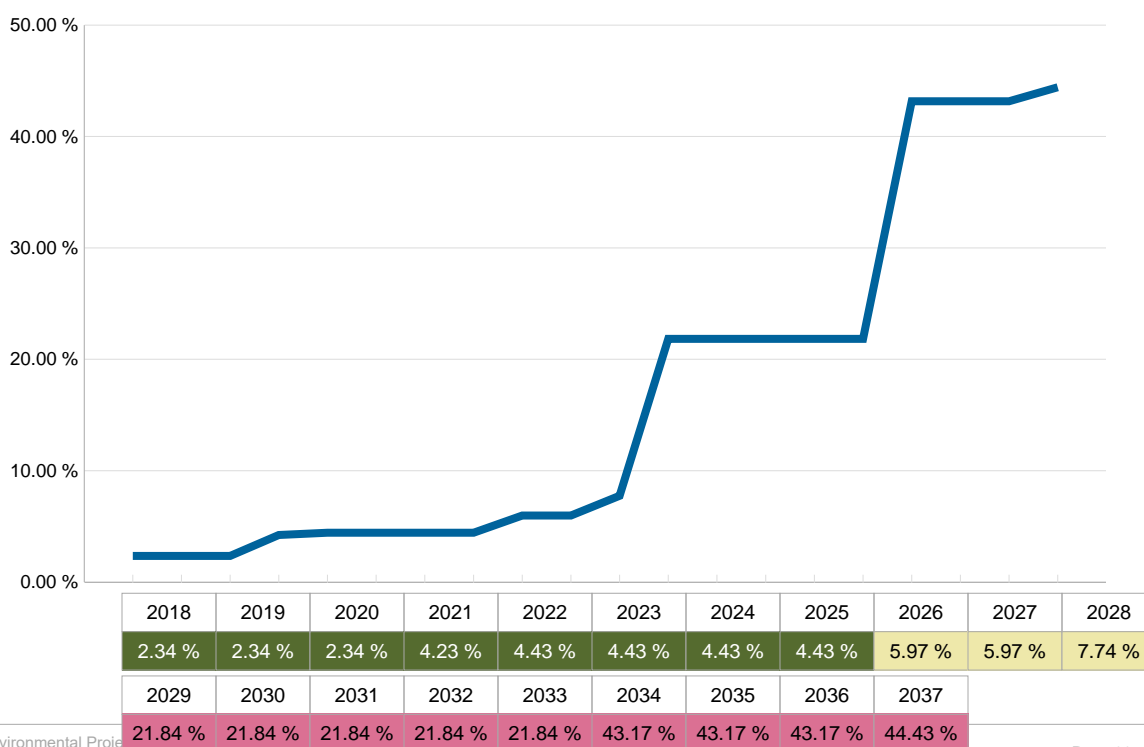
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

**Priority 3
Necessary / Not Critical:**

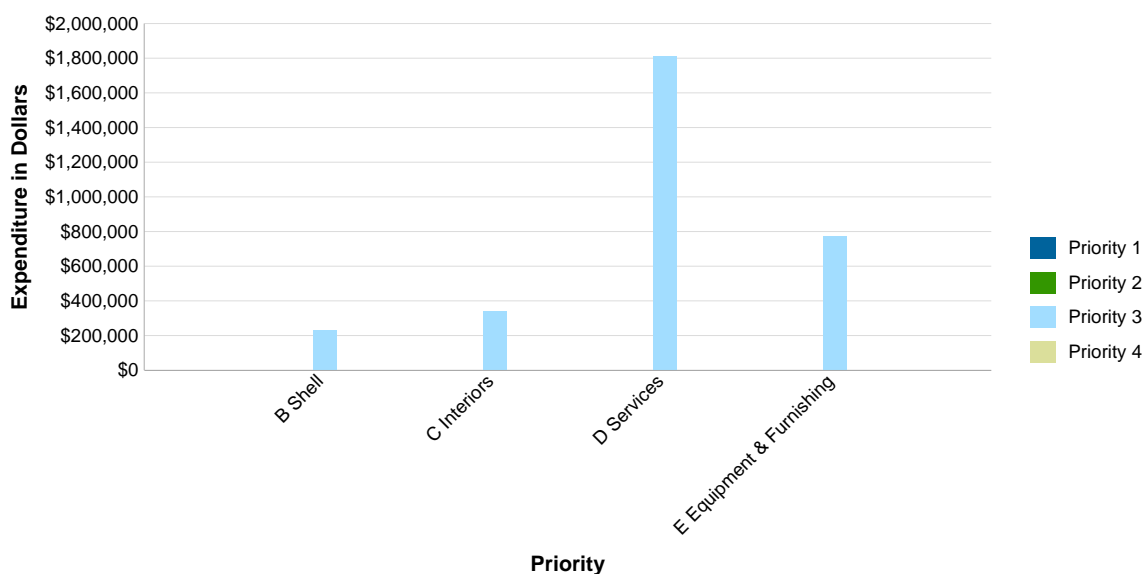
Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



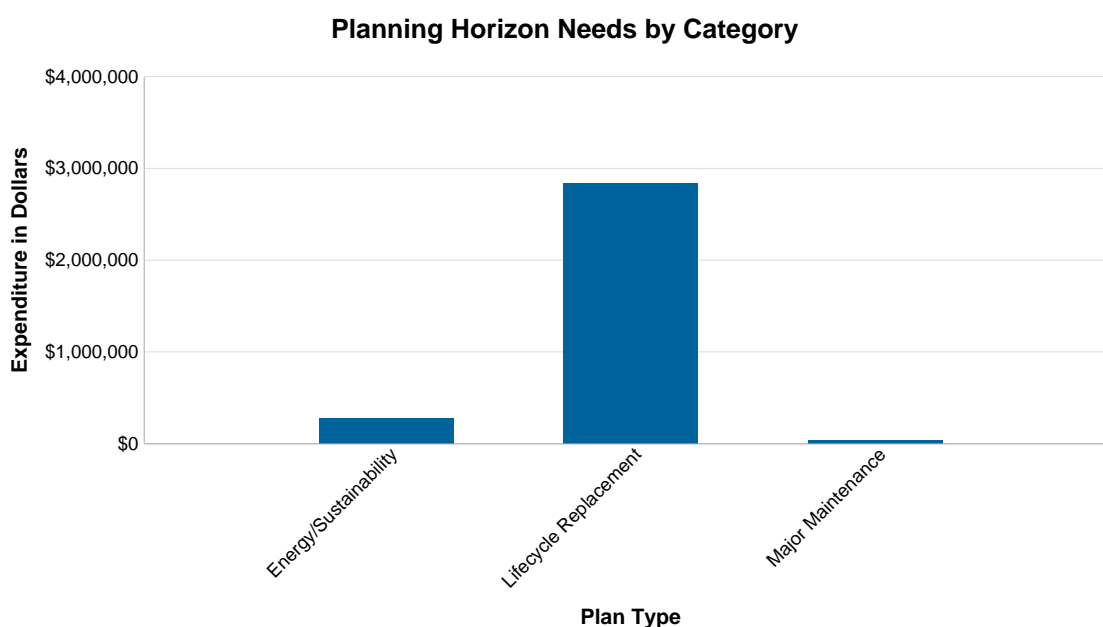
Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
B Shell	\$0	\$0	\$230,366	\$0	\$230,366
C Interiors	\$0	\$0	\$339,432	\$0	\$339,432
D Services	\$0	\$0	\$1,813,112	\$0	\$1,813,112
E Equipment & Furnishing	\$0	\$0	\$775,462	\$0	\$775,462
Total	\$0	\$0	\$3,158,373	\$0	\$3,158,373

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

Plan Type 1 Lifecycle Replacement:	Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.
Plan Type 2 Major Maintenance:	Any component or system in which future major repair is anticipated but not replacement of the entire component.
Plan Type 3 Life Safety:	Any action to correct a deficiency related to life safety or code violation.
Plan Type 4 Appearance:	Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.
Plan Type 5 Energy/Sustainability:	When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.
Plan Type 6 ADA:	When the repair or replacement of equipment or systems are recommended to comply with ADA.
Plan Type 7 Other:	

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.



Building System	Total Cost
Energy/Sustainability	\$280,229
Lifecycle Replacement	\$2,843,119
Major Maintenance	\$35,025
Total	\$3,158,373

Facility Condition Assessment

North Kitsap School District



North Kitsap High School Gym
1780 NE Hostmark Street
Poulsbo, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
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Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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Needs Sorted by Plan Type.....	15

EXECUTIVE SUMMARY

Project Detail

On April 04, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	North Kitsap High School Gym
Property Type	High School, single-story
Full Address	1780 NE Hostmark Street Poulsbo, WA
Year Built	1962
Number of Levels	1
Gross Building Area (GSF)	31,817
Current Replacement Value (CRV)	\$12,440,447
CRV/GSF (\$/Sq Ft)	\$391

Building Description

Architectural Structural Executive Summary

The Gymnasium Building was originally constructed in 1962, with an Auxiliary Gym added in 1969. This building received a major modernization in 2004. Corridor floors are stained concrete. Walls are painted GWB or CMU block. Ceilings are suspended ACT. Toilets and locker rooms have been upgraded and are in good condition. The weight room has rubber tile floor and mirrored walls. The ceiling is open to structure. The wrestling room has rubber sheet flooring, painted CMU block walls, and an open-to-structure ceiling. The main gym has a wood floor and newer bleachers. The roofing is built up with cap sheet over 3" rigid insulation and was new in 1989. It is due to be replaced.

There are no apparent structural concerns.

Mechanical Executive Summary

The HVAC system is old and outdated. The existing chiller is non-operable, so the space is hot in the summer. Building pressure is holding doors open which is both an energy draw and safety issue. Current IBEX controls do not function as designed. They are old and out of date, and should be replaced with a new, expandable energy management system. Sanitation seems okay with no unpleasant odors. Some signs of past hydronic leaks in mezzanine were noted but no current leaks were found during this assessment.

The Gym building's electrical equipment is in good, serviceable condition. There were areas of concern in and around the building. Some of the electrical work completed around the mechanical/utility plant are highly suspect and non-compliant with the National Electrical Code. For further information, see the deficiencies report and photo references.

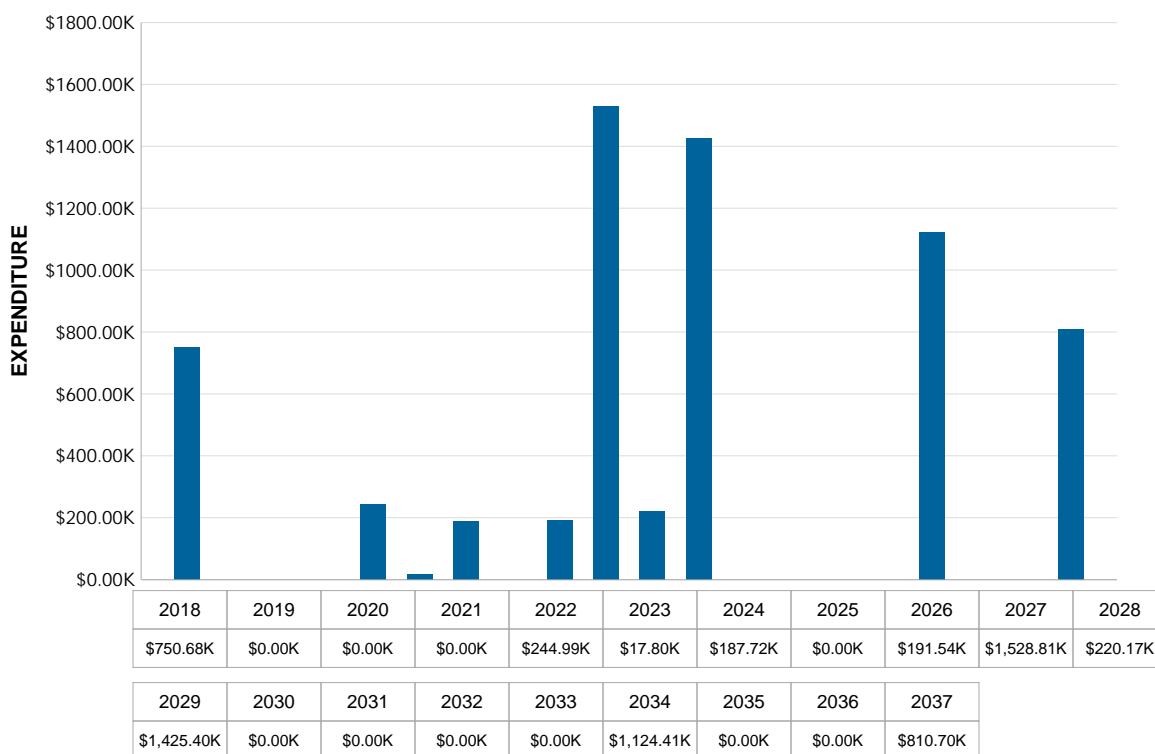
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	6.03 %
Immediate Capital Needs (Year 0) (Included in FCI)	\$750,684
Future Capital Needs (Year 1 to Year 19)	\$5,751,542

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the North Kitsap High School Gym building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$6,502,226.

Expenditure Forecast Over Study Period



Key Findings

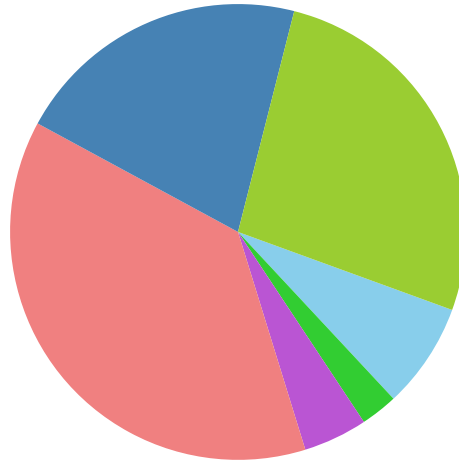
- B Shell: Replace Roofing at an estimated cost of \$158,130 in year 2018
- B Shell: Replace Exterior Walls at an estimated cost of \$244,991 in year 2022
- B Shell: Replace Horizontal Openings at an estimated cost of \$95,133 in year 2029
- C Interiors: Refinish, re-stripe flooring. at an estimated cost of \$8,900 in year 2023
- C Interiors: Replace divider wall. at an estimated cost of \$8,900 in year 2023
- C Interiors: Replace Wall Finishes at an estimated cost of \$191,538 in year 2026
- C Interiors: Replace Flooring at an estimated cost of \$220,174 in year 2028
- C Interiors: Replace Ceiling Finishes at an estimated cost of \$156,858 in year 2037
- D Services: Upgrade HVAC to simple RTU single zone for Gym and DOAS using existing heat coils for individual space control. at an estimated cost of \$282,853 in year 2018
- D Services: Upgrade entire building controls to expandable with energy management system. at an estimated cost of \$194,084 in year 2018
- D Services: Replace chiller with high efficiency unit to feed cooling coils. at an estimated cost of \$56,300 in year 2018
- D Services: Replace pull box. at an estimated cost of \$19,727 in year 2018
- D Services: Clean ductwork and plenum. at an estimated cost of \$15,000 in year 2018
- D Services: Re-balance All HVAC airflow. at an estimated cost of \$11,136 in year 2018
- D Services: Retro-commission all HVAC. at an estimated cost of \$7,954 in year 2018
- D Services: Upgrade exhaust where needed; approximately 6-8 locations. at an estimated cost of \$5,500 in year 2018
- D Services: Replace Heating Systems at an estimated cost of \$717,155 in year 2027
- D Services: Replace Lighting at an estimated cost of \$665,612 in year 2027
- D Services: Replace Cooling Systems at an estimated cost of \$80,815 in year 2027
- D Services: Replace Ventilation at an estimated cost of \$65,225 in year 2027
- D Services: Replace Audio-Video Communications at an estimated cost of \$298,125 in year 2029
- D Services: Replace Distributed Communications and Monitoring at an estimated cost of \$180,084 in year 2029
- D Services: Replace Building Support Plumbing Systems at an estimated cost of \$153,994 in year 2029
- D Services: Replace Data Communications at an estimated cost of \$124,723 in year 2029

- D Services: Replace Electronic Surveillance at an estimated cost of \$119,314 in year 2029
- D Services: Replace Voice Communications at an estimated cost of \$96,724 in year 2029
- D Services: Replace Integrated Automation Facility Controls at an estimated cost of \$63,634 in year 2029
- D Services: Replace Detection and Alarm at an estimated cost of \$29,272 in year 2029
- D Services: Replace Fire Protection Specialties at an estimated cost of \$31,817 in year 2034
- D Services: Replace Facility HVAC Distribution Systems at an estimated cost of \$311,807 in year 2037
- D Services: Replace Electrical Services and Distribution at an estimated cost of \$213,174 in year 2037
- D Services: Replace Facility Fuel Systems at an estimated cost of \$74,134 in year 2037
- D Services: Replace General Purpose Electrical Power at an estimated cost of \$54,725 in year 2037
- E Equipment & Furnishing: Replace Entertainment and Recreational Equipment at an estimated cost of \$187,720 in year 2024
- E Equipment & Furnishing: Replace Commercial Equipment at an estimated cost of \$137,449 in year 2029
- E Equipment & Furnishing: Replace Institutional Equipment at an estimated cost of \$126,950 in year 2029
- E Equipment & Furnishing: Replace Fixed Furnishings at an estimated cost of \$799,561 in year 2034
- E Equipment & Furnishing: Replace Movable Furnishings at an estimated cost of \$293,035 in year 2034

1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

Distribution of Immediate Needs by Building System

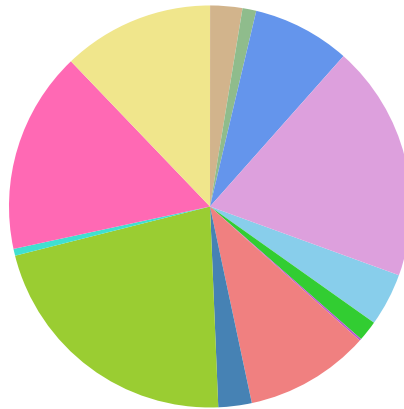


■ Cooling Systems
 ■ Electrical Service and Distribution
 ■ Facility HVAC Distribution Systems
■ Heating Systems
 ■ Roof Coverings
 ■ Ventilation

Building System	Estimated Cost	Percentage of Total Cost
Cooling Systems	\$56,300	7.50 %
Electrical Service and Distribution	\$19,727	2.63 %
Facility HVAC Distribution Systems	\$34,090	4.54 %
Heating Systems	\$282,853	37.68 %
Roof Coverings	\$158,130	21.06 %
Ventilation	\$199,584	26.59 %
Total	\$750,684	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$244,991	4.26 %
B30 Roofing	\$95,133	1.65 %
C10 Interior Construction	\$8,900	0.15 %
C20 Interior Finishes	\$577,470	10.04 %
D20 Plumbing	\$153,994	2.68 %
D30 HVAC	\$1,249,135	21.72 %
D40 Fire Protection Systems	\$31,817	0.55 %
D50 Electrical Systems	\$933,511	16.23 %
D60 Communication Systems	\$699,656	12.16 %
D70 Security Systems	\$148,585	2.58 %
D80 Automation Systems	\$63,634	1.11 %
E10 Equipment	\$452,120	7.86 %
E20 Furnishings	\$1,092,596	19.00 %
Total	\$5,751,542	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

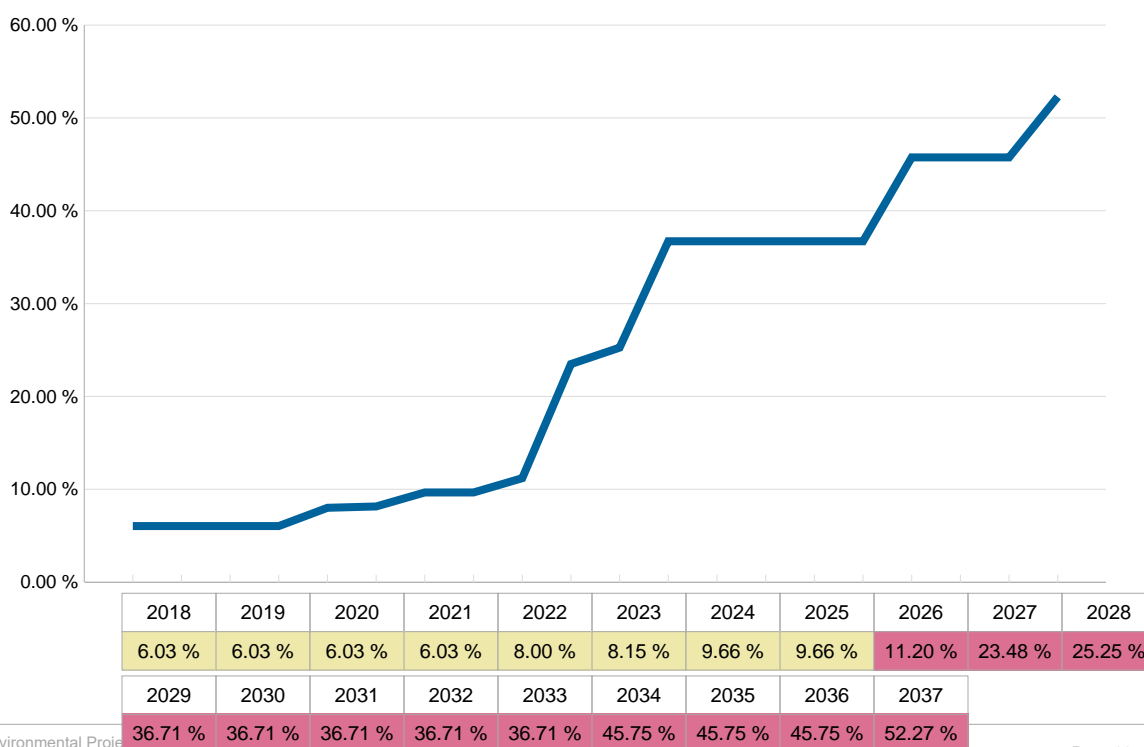
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal + Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

**Priority 3
Necessary / Not Critical:**

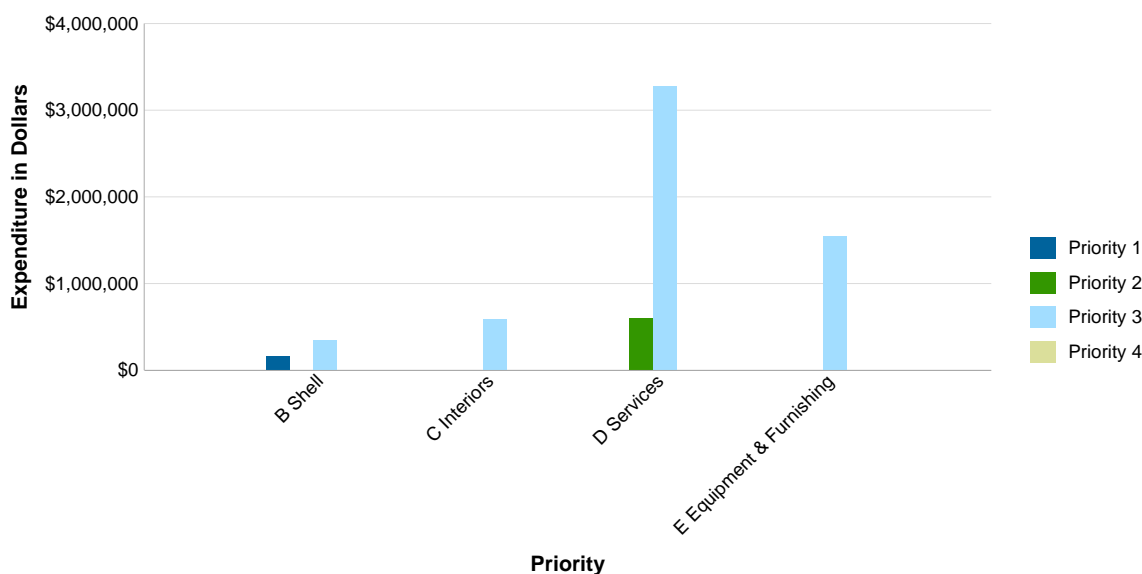
Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
B Shell	\$158,130	\$0	\$340,124	\$0	\$498,254
C Interiors	\$0	\$0	\$586,370	\$0	\$586,370
D Services	\$0	\$592,554	\$3,280,333	\$0	\$3,872,886
E Equipment & Furnishing	\$0	\$0	\$1,544,715	\$0	\$1,544,715
Total	\$158,130	\$592,554	\$5,751,542	\$0	\$6,502,226

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

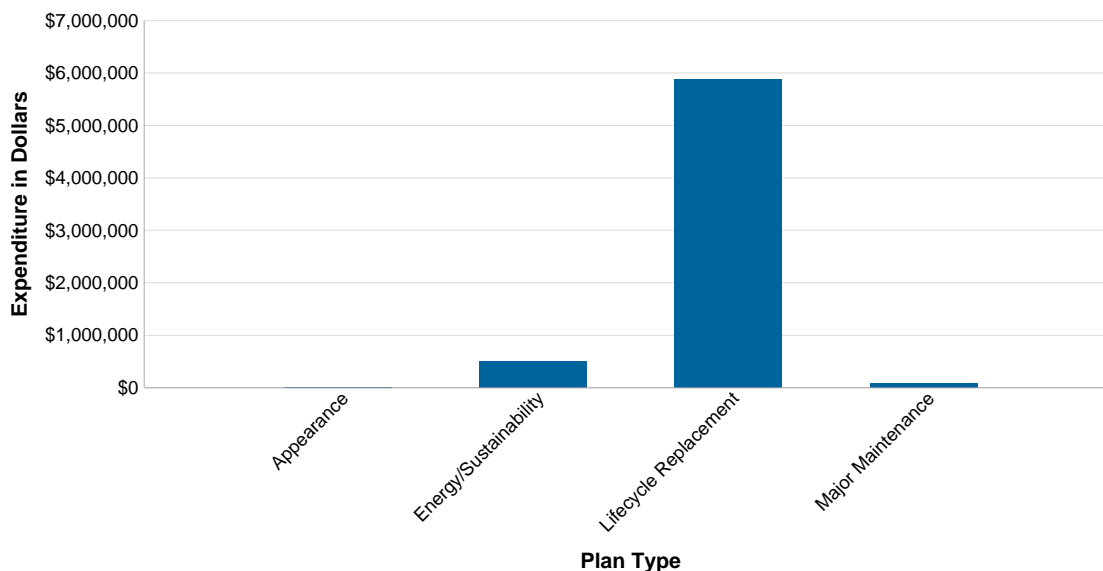
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Appearance	\$8,900
Energy/Sustainability	\$511,027
Lifecycle Replacement	\$5,891,872
Major Maintenance	\$90,427
Total	\$6,502,226

Facility Condition Assessment

North Kitsap School District



**North Kitsap High School Main
1780 NE Hostmark Street
Poulsbo, WA**

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

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jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 04, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	North Kitsap High School Main
Property Type	High School, single-story
Full Address	1780 NE Hostmark Street Poulsbo, WA
Year Built	1956
Number of Levels	1
Gross Building Area (GSF)	83,683
Current Replacement Value (CRV)	\$32,720,053
CRV/GSF (\$/Sq Ft)	\$391

Building Description

Architectural Structural Executive Summary

This building was originally built in 1956 and received a major modernization in 2009 and is currently in practically new condition. Exterior walls are masonry construction with cementitious plank or wood siding. Windows are aluminum with insulated glass. The kitchen prepares and serves meals for the high school. Most equipment is in good condition. The Commons serves as both a lunchroom and a gathering space.

Classroom finishes are carpeted floors, painted GWB or plaster walls, suspended acoustical ceilings. Classroom doors have closers. Corridors are rubber sheet flooring or VCT. Toilets were upgraded in 2009 and have ceramic tile floors and wainscots. They meet ADA requirements.

The Foreign Language Wing was added to the Main Building in 1981 and the Math and Science Wing was added in 1994. Both received minor upgrades during the 2009 modernization of the Main Building.

There is a combination of roofing systems and ages on the overall building. The Main Building roof is new and in excellent condition. The flat portion has built-up roofing, with fiberglass shingles on the sloped area. The Foreign Language/Math/Science wing has a standing seam metal roof showing isolated wear. The south wing of the original Main Building has membrane roofing, also showing wear in some locations. There are interior signs of either roof or mechanical leaks in both wings. Skylights added in 2009 seem to be weathertight and add good light to corridors.

The main building has had several additions over the years. It appears exposed X-bracing was added to the original commons in 2009. There are no apparent structural concerns.

Mechanical Executive Summary

The main building is in great condition since upgrading in 2008. There are no cold or hot spots, and thermostats are keeping room temperatures within ± 2 OF. There are no loud noises from the HVAC system, and no drafts were noticed. Despite underground problems in the past, the plumbing is in good condition overall. In the teachers' work room there is heat coil water flow from an exposed heat coil. In the main hall of the 500 wing you can hear water flowing through pipes.

The Foreign Language wing was built in 1981 is nearing end of life expectancy in all aspects, from plumbing fittings and the HVAC system to the fire protection system. This section of the 300 building has no cooling and has had lots of complaints about being too hot during summer months. Fire protection system is mixed wet and dry and needs to be completely replaced. The HVAC system is in poor condition with signs of past leakage and repairs. There are uneven temperatures throughout the building. Plumbing fixtures are in need of replacement.

A portion of the HVAC system in the math and science wing was upgraded in 2008. The heat coils, several fume hoods, and the heat recovery unit that serves the heating coils were all replaced. The running exhaust fans that did not get replaced in 2008 need to be replaced now. Plumbing was not replaced back in the 2008 remodel.

The most recent electrical upgrades completed in 2009 remain in good, serviceable condition. The T8 fluorescent lighting upgrade completed at the same time is also in good shape. No deficiencies were observed during the FCA.

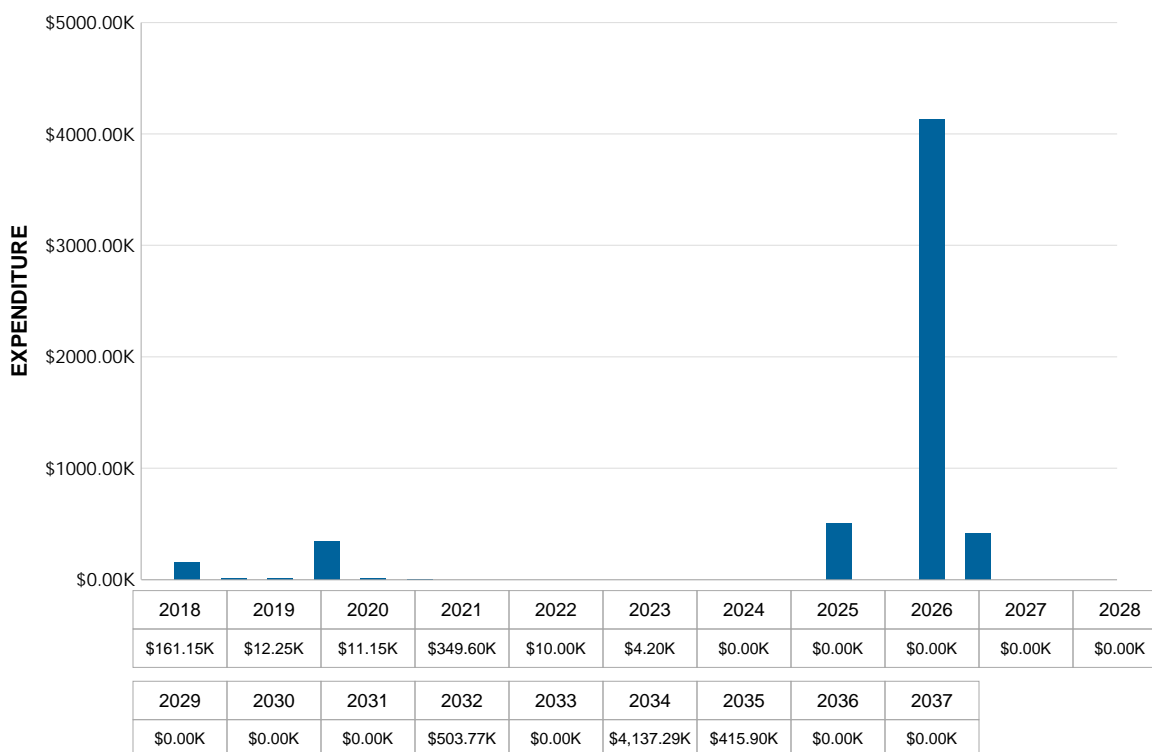
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	0.49 %
Immediate Capital Needs (Year 0) (Included in FCI)	\$161,150
Future Capital Needs (Year 1 to Year 19)	\$5,444,162

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the North Kitsap High School Main building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$5,605,312.

Expenditure Forecast Over Study Period



Key Findings

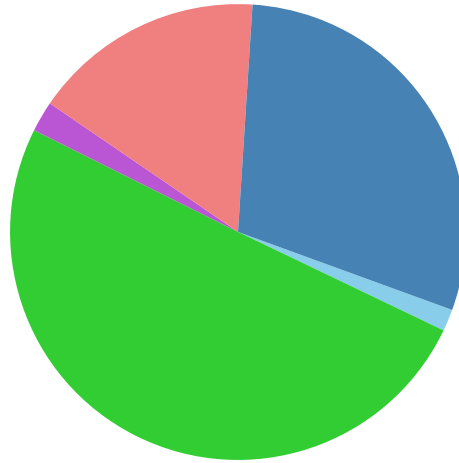
- B Shell: Replace roof at Foreign Language and Math/Science wings. at an estimated cost of \$224,800 in year 2021
- B Shell: Replace Roofing at an estimated cost of \$415,905 in year 2035
- C Interiors: Refinish walls in Math/Science and Foreign Language wings. at an estimated cost of \$13,600 in year 2021
- C Interiors: Replace Wall Finishes at an estimated cost of \$503,772 in year 2032
- C Interiors: Replace Flooring at an estimated cost of \$579,086 in year 2034
- D Services: Upgrade old IBEX controls system in the 300 wing to new more energy efficient system. at an estimated cost of \$61,000 in year 2018
- D Services: Replace ductwork in 300 wing; approximately 400 LF at an estimated cost of \$40,000 in year 2018
- D Services: Replace all heat pumps in 300 wing; units are at end of life-cycle. at an estimated cost of \$16,050 in year 2018
- D Services: Condensing loop piping in 300 wing needs immediate replacement. at an estimated cost of \$10,500 in year 2018
- D Services: Re-balance entire 300 wing HVAC system. at an estimated cost of \$10,000 in year 2018
- D Services: Re-commission entire 300 wing HVAC. at an estimated cost of \$10,000 in year 2018
- D Services: Replace all exhaust fans and fume hoods in 300 wing. at an estimated cost of \$7,600 in year 2018
- D Services: Replace all domestic piping in 300 wing with new. at an estimated cost of \$12,250 in year 2019
- D Services: Clean out pipes and replace ones that are damaged. at an estimated cost of \$85,357 in year 2021
- D Services: Replace old traps in the 600/700 wing. at an estimated cost of \$14,800 in year 2021
- D Services: Scope insides of pipes to look for breaks and clogs. at an estimated cost of \$10,042 in year 2021
- D Services: Scope piping repair and repair broken pipes if found in 600/700 wing. at an estimated cost of \$10,000 in year 2022
- D Services: Replace Audio-Video Communications at an estimated cost of \$784,110 in year 2034
- D Services: Replace Distributed Communications and Monitoring at an estimated cost of \$473,646 in year 2034
- D Services: Replace Building Support Plumbing Systems at an estimated cost of \$405,026 in year 2034
- D Services: Replace Data Communications at an estimated cost of \$328,037 in year 2034
- D Services: Replace Electronic Surveillance at an estimated cost of \$313,811 in year 2034
- D Services: Replace Voice Communications at an estimated cost of \$254,396 in year 2034
- D Services: Replace Integrated Automation Facility Controls at an estimated cost of \$167,366 in year 2034

- D Services: Replace Detection and Alarm at an estimated cost of \$76,988 in year 2034
- D Services: Replace General Service Compressed-Air at an estimated cost of \$52,720 in year 2034
- E Equipment & Furnishing: Replace Commercial Equipment at an estimated cost of \$361,511 in year 2034
- E Equipment & Furnishing: Replace Institutional Equipment at an estimated cost of \$333,895 in year 2034
- E Equipment & Furnishing: Replace Other Equipment at an estimated cost of \$6,695 in year 2034

1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

Distribution of Immediate Needs by Building System

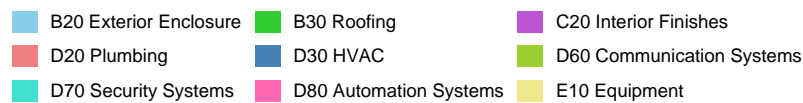


■ Commercial Equipment
 ■ Facility HVAC Distribution Systems
 ■ Fire Suppression
■ Heating Systems
 ■ Ventilation

Building System	Estimated Cost	Percentage of Total Cost
Commercial Equipment	\$2,500	1.55 %
Facility HVAC Distribution Systems	\$81,000	50.26 %
Fire Suppression	\$3,500	2.17 %
Heating Systems	\$26,550	16.48 %
Ventilation	\$47,600	29.54 %
Total	\$161,150	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$2,650	0.05 %
B30 Roofing	\$640,705	11.77 %
C20 Interior Finishes	\$1,100,658	20.22 %
D20 Plumbing	\$591,195	10.86 %
D30 HVAC	\$8,500	0.16 %
D60 Communication Systems	\$1,840,189	33.80 %
D70 Security Systems	\$390,800	7.18 %
D80 Automation Systems	\$167,366	3.07 %
E10 Equipment	\$702,100	12.90 %
Total	\$5,444,162	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

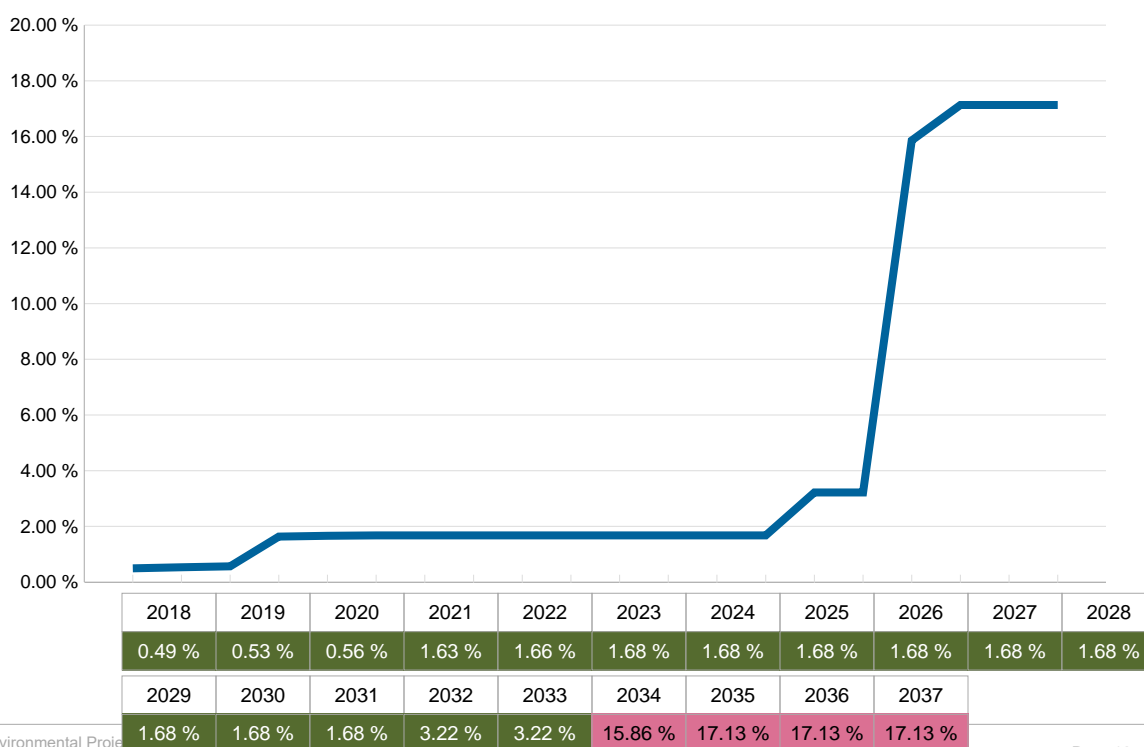
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

**Priority 3
Necessary / Not Critical:**

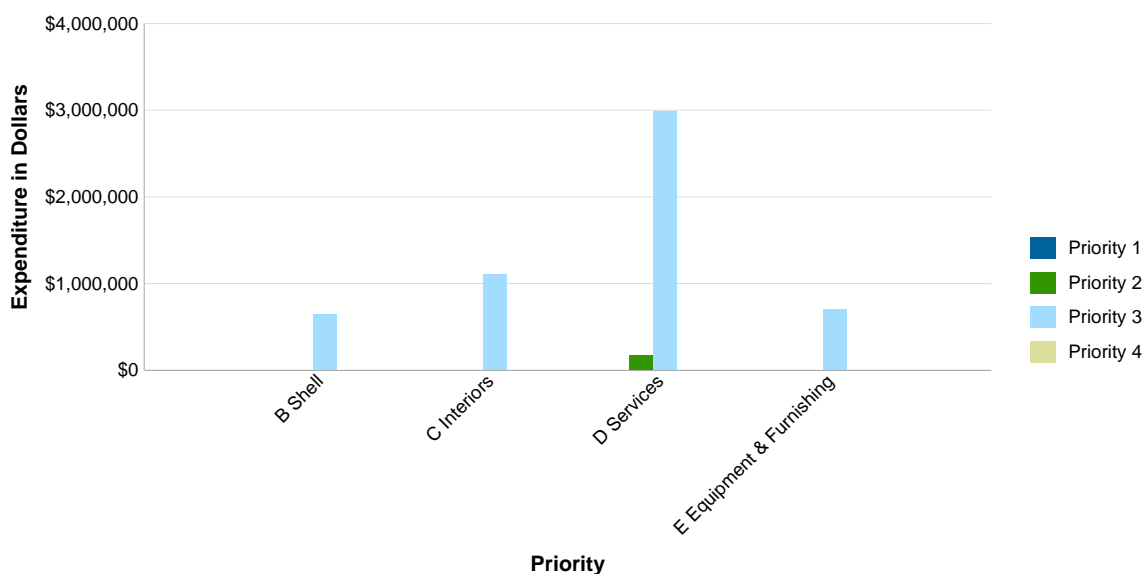
Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
B Shell	\$0	\$0	\$643,355	\$0	\$643,355
C Interiors	\$0	\$0	\$1,100,658	\$0	\$1,100,658
D Services	\$0	\$167,150	\$2,989,549	\$0	\$3,156,699
E Equipment & Furnishing	\$0	\$0	\$704,600	\$0	\$704,600
Total	\$0	\$167,150	\$5,438,162	\$0	\$5,605,312

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

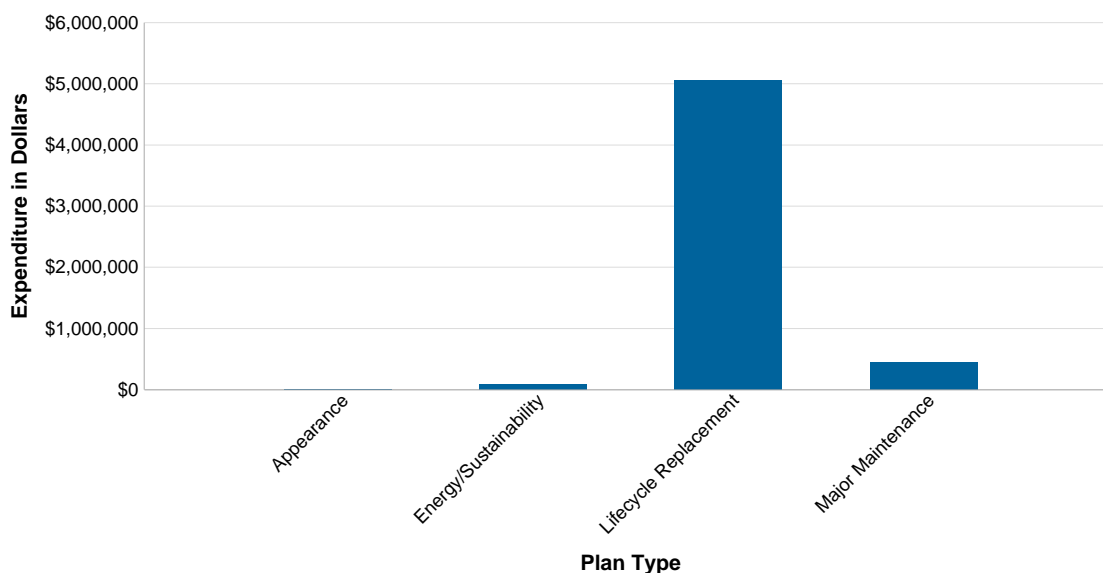
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Appearance	\$13,600
Energy/Sustainability	\$88,500
Lifecycle Replacement	\$5,056,964
Major Maintenance	\$446,249
Total	\$5,605,312

Facility Condition Assessment

North Kitsap School District



North Kitsap High School Music
1780 NE Hostmark Street
Poulsbo, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
600 Stewart St., Ste. 1400
Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 04, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	North Kitsap High School Music
Property Type	High School, single-story
Full Address	1780 NE Hostmark Street Poulsbo, WA
Year Built	1956
Number of Levels	1
Gross Building Area (GSF)	9,728
Current Replacement Value (CRV)	\$3,803,648
CRV/GSF (\$/Sq Ft)	\$391

Building Description

Architectural Structural Executive Summary

The Music building was built in 1956, with additions and modernization in 1994. It is generally in fair condition and finishes and systems are reaching or past end of useful life. The building is dated.

There are no apparent structural concerns.

Mechanical Executive Summary

The HVAC system is old, and hydronic connections are leaking in several locations. Stains show serious past leaks and current hydronic piping failures. Filters are very dirty, and coils are plugged with dirt and debris that has made it past the filters. Domestic hot water heaters are old and inefficient. Mezzanine has several buckets holding water with some there even for anticipation of future leaks. This FCA suggests replacing the HVAC system and controls, as well as replacing the domestic hot water heaters with new ones. Balance the new HVAC system and plumbing and engage commissioning services on new equipment and controls.

The Music building's electrical equipment is in good, serviceable condition, though in slightly poorer condition than that of the Gym building. There were areas of concern in and around the building. Some of the electrical work completed around the mechanical/utility plant is highly suspect and non-compliant with the National Electrical Code. For further information, see the deficiencies report and photo references.

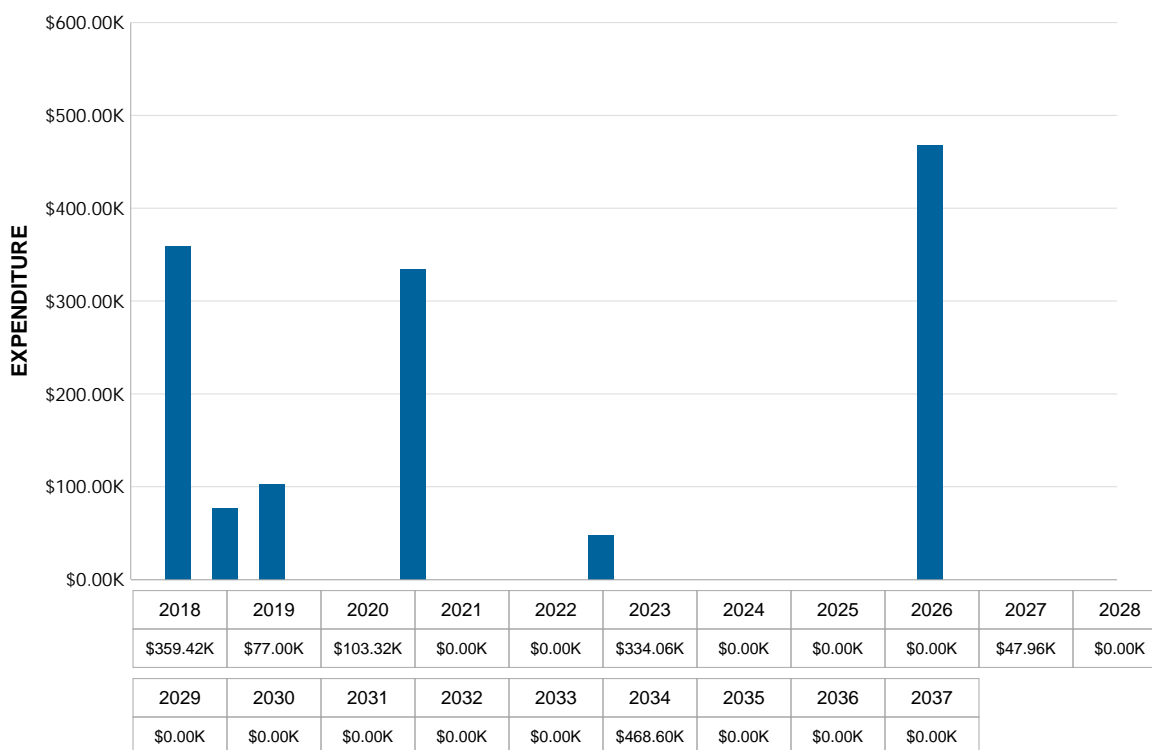
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	9.45 %
Immediate Capital Needs (Year 0) (Included in FCI)	\$359,423
Future Capital Needs (Year 1 to Year 19)	\$1,030,931

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the North Kitsap High School Music building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$1,390,353.

Expenditure Forecast Over Study Period



Key Findings

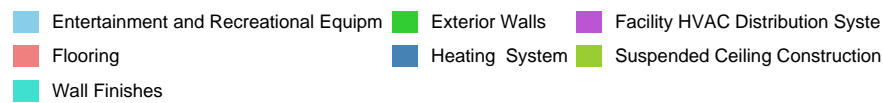
- B Shell: Replace Exterior Walls at an estimated cost of \$74,906 in year 2018
- B Shell: Replace Roofing at an estimated cost of \$48,348 in year 2019
- B Shell: Replace Horizontal Openings at an estimated cost of \$29,087 in year 2034
- B Shell: Replace Roof Appurtenances at an estimated cost of \$10,214 in year 2034
- C Interiors: Replace Flooring at an estimated cost of \$67,318 in year 2018
- C Interiors: Replace Wall Finishes at an estimated cost of \$58,563 in year 2018
- C Interiors: Replace Suspended Ceiling Construction at an estimated cost of \$44,068 in year 2018
- C Interiors: Replace Ceiling Finishes at an estimated cost of \$47,959 in year 2027
- C Interiors: Replace Interior Doors at an estimated cost of \$49,418 in year 2034
- C Interiors: Replace Interior Windows at an estimated cost of \$15,176 in year 2034
- D Services: Replace corroded fittings, clean ductwork and piping. at an estimated cost of \$30,000 in year 2018
- D Services: Replace all hydronic piping that is leaking and clean remaining pipes. at an estimated cost of \$15,500 in year 2018
- D Services: Balance new air and hydronic system. at an estimated cost of \$6,323 in year 2018
- D Services: Commission entire HVAC after installation. at an estimated cost of \$5,350 in year 2018
- D Services: Install proper pull box. at an estimated cost of \$20,000 in year 2019
- D Services: Replace defective traps and clean out drains. at an estimated cost of \$6,500 in year 2019
- D Services: Replace old IBEX system with new energy controls. at an estimated cost of \$59,341 in year 2020
- D Services: Install new, low-flow fixtures. at an estimated cost of \$16,125 in year 2020
- D Services: Replace outdated exhaust; approximately 6-8. at an estimated cost of \$12,063 in year 2020
- D Services: Replace with high efficiency domestic hot water heater. at an estimated cost of \$10,500 in year 2020
- D Services: Replace Audio-Video Communications at an estimated cost of \$91,151 in year 2034
- D Services: Replace Distributed Communications and Monitoring at an estimated cost of \$55,060 in year 2034
- D Services: Replace Building Support Plumbing Systems at an estimated cost of \$47,084 in year 2034
- D Services: Replace Data Communications at an estimated cost of \$38,134 in year 2034

- D Services: Replace Electronic Surveillance at an estimated cost of \$36,480 in year 2034
- D Services: Replace Voice Communications at an estimated cost of \$29,573 in year 2034
- D Services: Replace Integrated Automation Facility Controls at an estimated cost of \$19,456 in year 2034
- D Services: Replace Detection and Alarm at an estimated cost of \$8,950 in year 2034
- E Equipment & Furnishing: Replace Entertainment and Recreational Equipment at an estimated cost of \$57,395 in year 2018
- E Equipment & Furnishing: Replace Fixed Furnishings at an estimated cost of \$244,465 in year 2023
- E Equipment & Furnishing: Replace Movable Furnishings at an estimated cost of \$89,595 in year 2023
- E Equipment & Furnishing: Replace Institutional Equipment at an estimated cost of \$38,815 in year 2034

1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

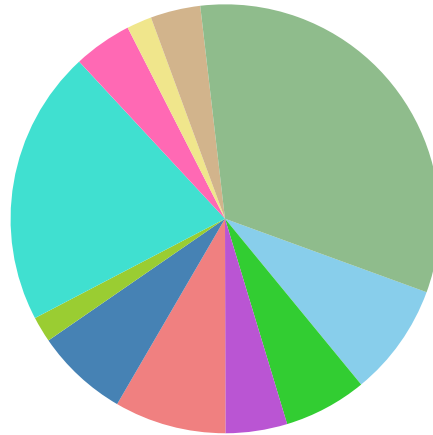
Distribution of Immediate Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
Entertainment and Recreational Equipment	\$57,395	15.97 %
Exterior Walls	\$74,906	20.84 %
Facility HVAC Distribution Systems	\$30,000	8.35 %
Flooring	\$67,318	18.73 %
Heating Systems	\$27,174	7.56 %
Suspended Ceiling Construction	\$44,068	12.26 %
Wall Finishes	\$58,563	16.29 %
Total	\$359,423	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B30 Roofing	\$87,649	8.50 %
C10 Interior Construction	\$64,594	6.27 %
C20 Interior Finishes	\$47,959	4.65 %
D20 Plumbing	\$86,804	8.42 %
D30 HVAC	\$72,246	7.01 %
D50 Electrical Systems	\$20,000	1.94 %
D60 Communication Systems	\$213,919	20.75 %
D70 Security Systems	\$45,430	4.41 %
D80 Automation Systems	\$19,456	1.89 %
E10 Equipment	\$38,815	3.77 %
E20 Furnishings	\$334,060	32.40 %
Total	\$1,030,931	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

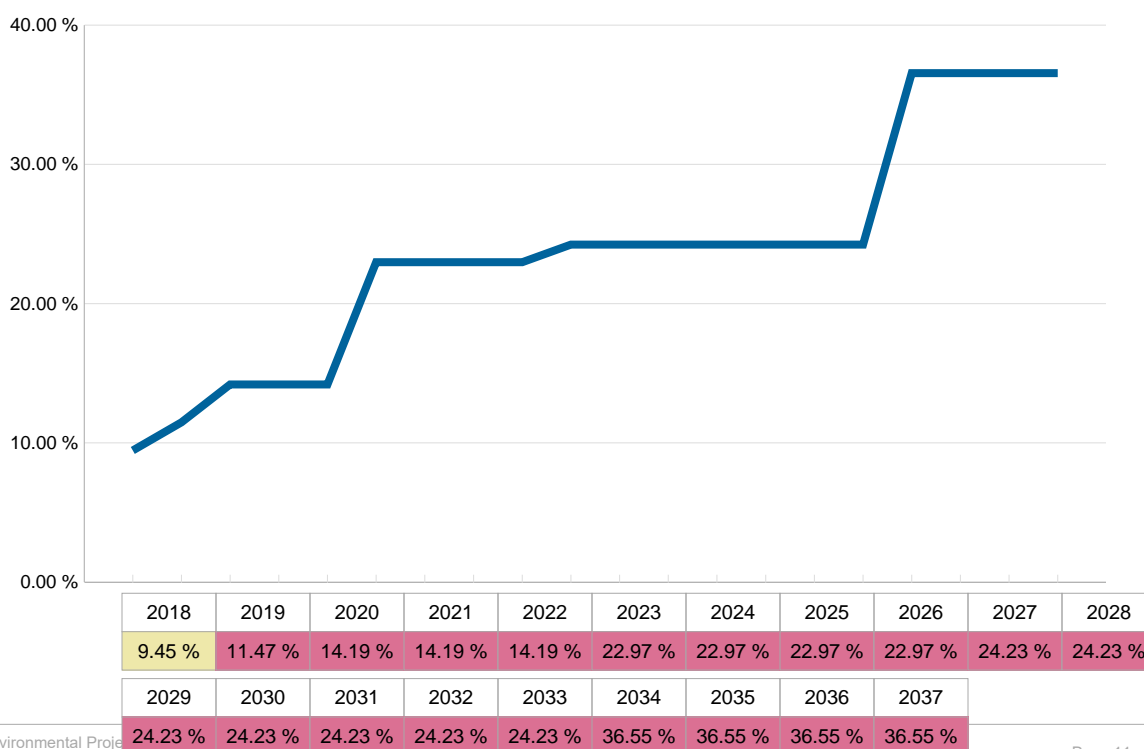
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

**Priority 3
Necessary / Not Critical:**

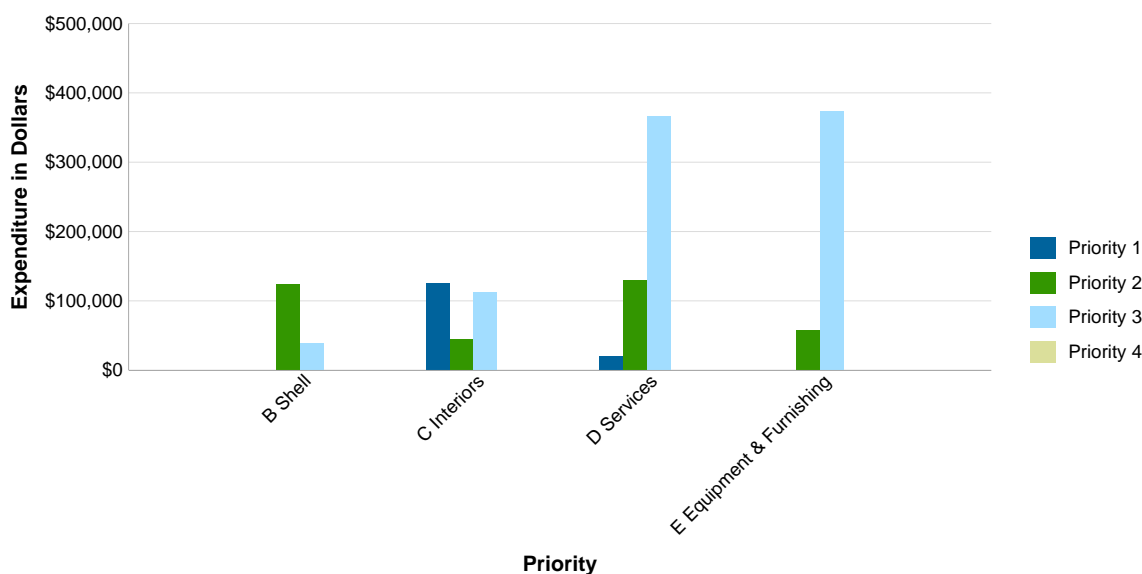
Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
B Shell	\$0	\$123,254	\$39,301	\$0	\$162,555
C Interiors	\$125,880	\$44,068	\$112,553	\$0	\$282,501
D Services	\$20,000	\$129,419	\$365,609	\$0	\$515,028
E Equipment & Furnishing	\$0	\$57,395	\$372,874	\$0	\$430,269
Total	\$145,880	\$354,136	\$890,337	\$0	\$1,390,353

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

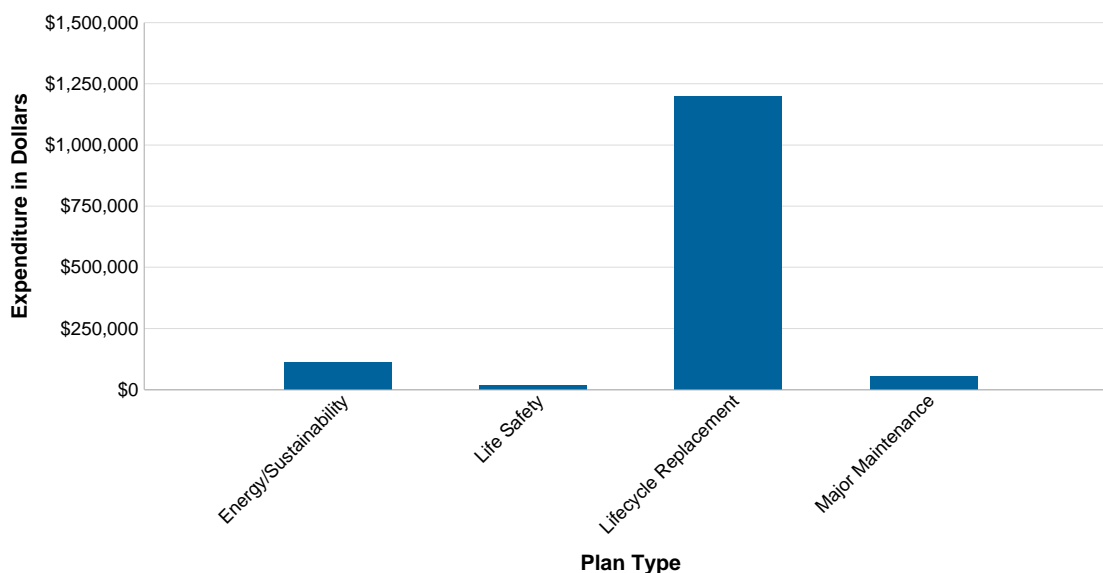
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Energy/Sustainability	\$112,490
Life Safety	\$20,000
Lifecycle Replacement	\$1,201,213
Major Maintenance	\$56,650
Total	\$1,390,353

Facility Condition Assessment

North Kitsap School District



North Kitsap High School Old Vocational
1780 NE Hostmark Street
Poulsbo, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

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Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 04, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	North Kitsap High School Old Vocational
Property Type	High School, single-story
Full Address	1780 NE Hostmark Street Poulsbo, WA
Year Built	1956
Number of Levels	1
Gross Building Area (GSF)	13,512
Current Replacement Value (CRV)	\$5,283,192
CRV/GSF (\$/Sq Ft)	\$391

Building Description

Architectural Structural Executive Summary

The Old Vocational Building was built in 1956 and has not been upgraded. It has been converted into two classrooms and the shop has become a non-education space used by the maintenance department. The building is functional, but systems are generally past their useful lives.

The overall structure is old. The roof is in major need of replacement, broken skylights, patch roofing, water stains, and damage.

Mechanical Executive Summary

The Old Vocational building is in poor condition. The plumbing, sewer, and HVAC system all need to be replaced. All plumbing fixtures are original from the mid-1950s along with the HVAC system. The HVAC system consists of cabinet unit heaters that leak when heating, have rusted linkages, and non-upgradable controls. All are past their useful life expectancy. The sewer system and drainage are also past their useful life expectancy. The only system from the MEP and Fire disciplines that are in good condition are the fire suppression and fire protection specialties.

The electrical system in the building has seen better days and is in various states of disarray. The electrical equipment is of older vintage and parts are difficult to source. Typically, it is possible to source rebuilt parts through 2nd hand vendors.

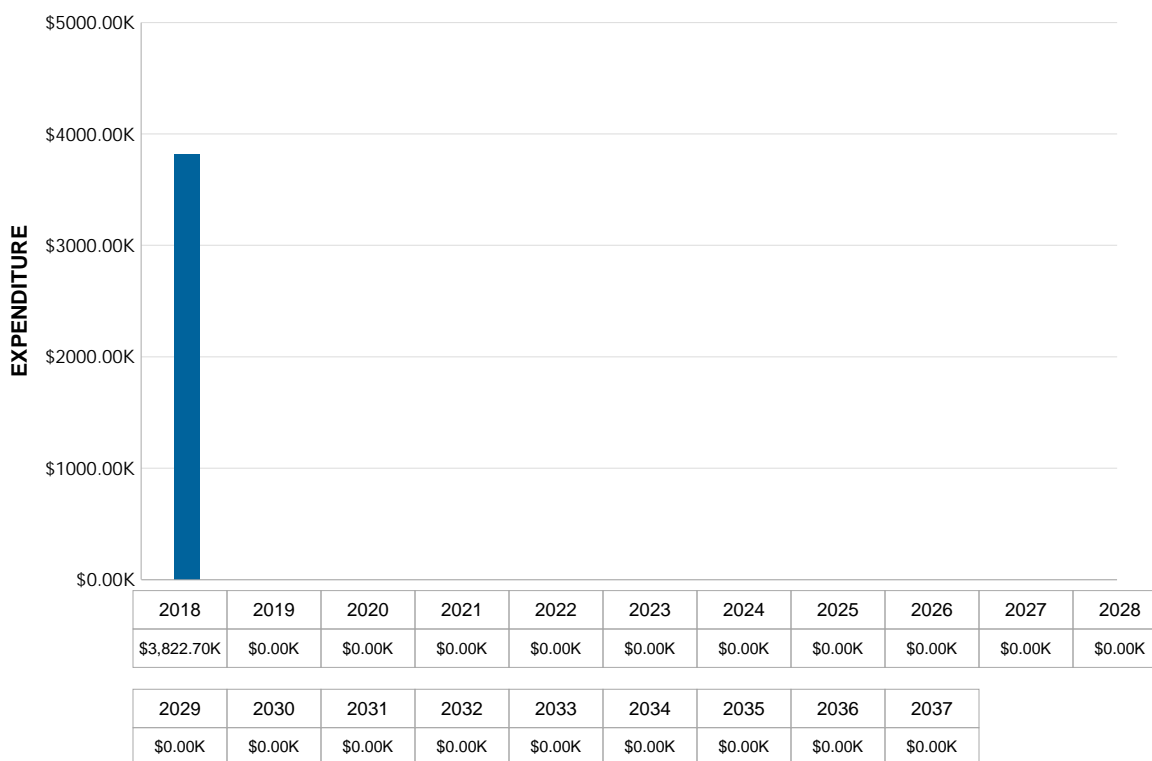
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	72.36 %
Immediate Capital Needs (Year 0) (Included in FCI)	\$3,822,697
Future Capital Needs (Year 1 to Year 19)	\$0

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the North Kitsap High School Old Vocational building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$3,822,697.

Expenditure Forecast Over Study Period



Key Findings

- B Shell: Replace roof deck and finishes. at an estimated cost of \$353,474 in year 2018
- B Shell: Replace Exterior Walls at an estimated cost of \$104,042 in year 2018
- B Shell: Inspect bar joist for damage. at an estimated cost of \$83,910 in year 2018
- B Shell: Replace Roofing at an estimated cost of \$67,155 in year 2018
- B Shell: Replace Exterior Doors and Grilles at an estimated cost of \$51,210 in year 2018
- B Shell: Replace Overhead Exterior Enclosures at an estimated cost of \$41,076 in year 2018
- B Shell: Replace Horizontal Openings at an estimated cost of \$40,401 in year 2018
- B Shell: Replace Exterior Windows at an estimated cost of \$23,241 in year 2018
- B Shell: Replace Roof Appurtenances at an estimated cost of \$14,188 in year 2018
- C Interiors: Replace Interior Partitions at an estimated cost of \$125,391 in year 2018
- C Interiors: Replace Flooring at an estimated cost of \$93,503 in year 2018
- C Interiors: Replace Wall Finishes at an estimated cost of \$81,342 in year 2018
- C Interiors: Replace Interior Doors at an estimated cost of \$68,641 in year 2018
- C Interiors: Replace Ceiling Finishes at an estimated cost of \$66,614 in year 2018
- C Interiors: Replace Suspended Ceiling Construction at an estimated cost of \$61,209 in year 2018
- C Interiors: Replace Interior Windows at an estimated cost of \$21,079 in year 2018
- D Services: Replace Heating Systems at an estimated cost of \$304,560 in year 2018
- D Services: Replace Lighting at an estimated cost of \$282,671 in year 2018
- D Services: Replace Facility HVAC Distribution Systems at an estimated cost of \$132,418 in year 2018
- D Services: Replace Audio-Video Communications at an estimated cost of \$126,607 in year 2018
- D Services: Replace all duct and insulate. at an estimated cost of \$115,528 in year 2018
- D Services: Replace Access Control and Intrusion Detection at an estimated cost of \$108,907 in year 2018
- D Services: Replace Electrical Services and Distribution at an estimated cost of \$90,530 in year 2018
- D Services: Upgrade outdated energy controls. at an estimated cost of \$82,423 in year 2018

- D Services: Upgrade HVAC to new, high efficiency units. at an estimated cost of \$78,500 in year 2018
- D Services: Replace Distributed Communications and Monitoring at an estimated cost of \$76,478 in year 2018
- D Services: Replace Fire Suppression at an estimated cost of \$69,857 in year 2018
- D Services: Replace Building Support Plumbing Systems at an estimated cost of \$65,398 in year 2018
- D Services: Replace Domestic Water Distribution at an estimated cost of \$61,480 in year 2018
- D Services: Replace Data Communications at an estimated cost of \$52,967 in year 2018
- D Services: Replace old and inefficient water heaters with high efficiency units. at an estimated cost of \$52,500 in year 2018
- D Services: Replace Sanitary Drainage at an estimated cost of \$44,590 in year 2018
- D Services: Replace Voice Communications at an estimated cost of \$41,076 in year 2018
- D Services: Replace Ventilation at an estimated cost of \$27,700 in year 2018
- D Services: Replace Integrated Automation Facility Controls at an estimated cost of \$27,024 in year 2018
- D Services: Replace General Purpose Electrical Power at an estimated cost of \$23,241 in year 2018
- D Services: Replace with new pipes and insulation. at an estimated cost of \$19,250 in year 2018
- D Services: Replace Fire Protection Specialties at an estimated cost of \$13,512 in year 2018
- D Services: Replace Detection and Alarm at an estimated cost of \$12,431 in year 2018
- D Services: Replace General Service Compressed-Air at an estimated cost of \$8,513 in year 2018
- D Services: Install more accessible clean-outs and traps. at an estimated cost of \$6,500 in year 2018
- D Services: Replace all plumbing with new, low-flow fixtures. at an estimated cost of \$6,450 in year 2018
- D Services: Commission new plumbing and functional test drain performance. at an estimated cost of \$6,080 in year 2018
- E Equipment & Furnishing: Replace Fixed Furnishings at an estimated cost of \$339,557 in year 2018
- E Equipment & Furnishing: Replace Movable Furnishings at an estimated cost of \$124,446 in year 2018
- E Equipment & Furnishing: Replace Commercial Equipment at an estimated cost of \$58,372 in year 2018
- E Equipment & Furnishing: Replace Institutional Equipment at an estimated cost of \$53,913 in year 2018

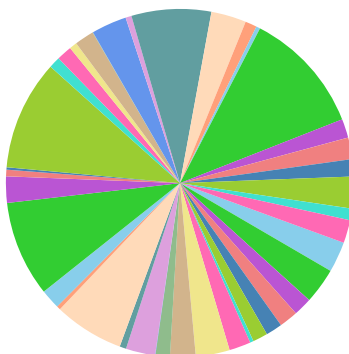
1. All costs presented in present day values

2. Costs represent total anticipated values over the 10 year study period

3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

Distribution of Immediate Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
Access Control and Intrusion Detection	\$108,907	2.85 %
Audio-Video Communications	\$126,607	3.31 %
Building Support Plumbing Systems	\$65,398	1.71 %
Ceiling Finishes	\$66,614	1.74 %
Commercial Equipment	\$58,372	1.53 %
Data Communications	\$52,967	1.39 %
Detection and Alarm	\$12,431	0.33 %
Distributed Communications and Monitoring	\$76,478	2.00 %
Domestic Water Distribution	\$120,430	3.15 %
Electrical Service and Distribution	\$90,530	2.37 %
Exterior Doors and Grilles	\$51,210	1.34 %
Exterior Louvers and Vents	\$1,351	0.04 %
Exterior Walls	\$104,042	2.72 %
Exterior Windows	\$23,241	0.61 %

Facility HVAC Distribution Systems	\$247,945	6.49 %
Fire Protection Specialties	\$13,512	0.35 %
Fire Suppression	\$69,857	1.83 %
Fixed Furnishings	\$339,557	8.88 %
Flooring	\$93,503	2.45 %
General Purpose Electrical Power	\$23,241	0.61 %
General Service Compressed-Air	\$8,513	0.22 %
Heating Systems	\$389,816	10.20 %
Horizontal Openings	\$40,401	1.06 %
Institutional Equipment	\$53,913	1.41 %
Integrated Automation Facility Controls	\$27,024	0.71 %
Interior Doors	\$68,641	1.80 %
Interior Fabrications	\$1,486	0.04 %
Interior Partitions	\$125,391	3.28 %
Interior Windows	\$21,079	0.55 %
Lighting	\$282,671	7.39 %
Moveable Furnishings	\$124,446	3.26 %
Overhead Exterior Enclosures	\$41,076	1.07 %
Roof Appurtenances	\$14,188	0.37 %
Roof Construction	\$437,383	11.44 %
Roof Coverings	\$67,155	1.76 %
Sanitary Drainage	\$76,420	2.00 %
Suspended Ceiling Construction	\$61,209	1.60 %
Ventilation	\$113,273	2.96 %
Voice Communications	\$41,076	1.07 %
Wall Finishes	\$81,342	2.13 %
Total	\$3,822,697	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

No Data Available

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

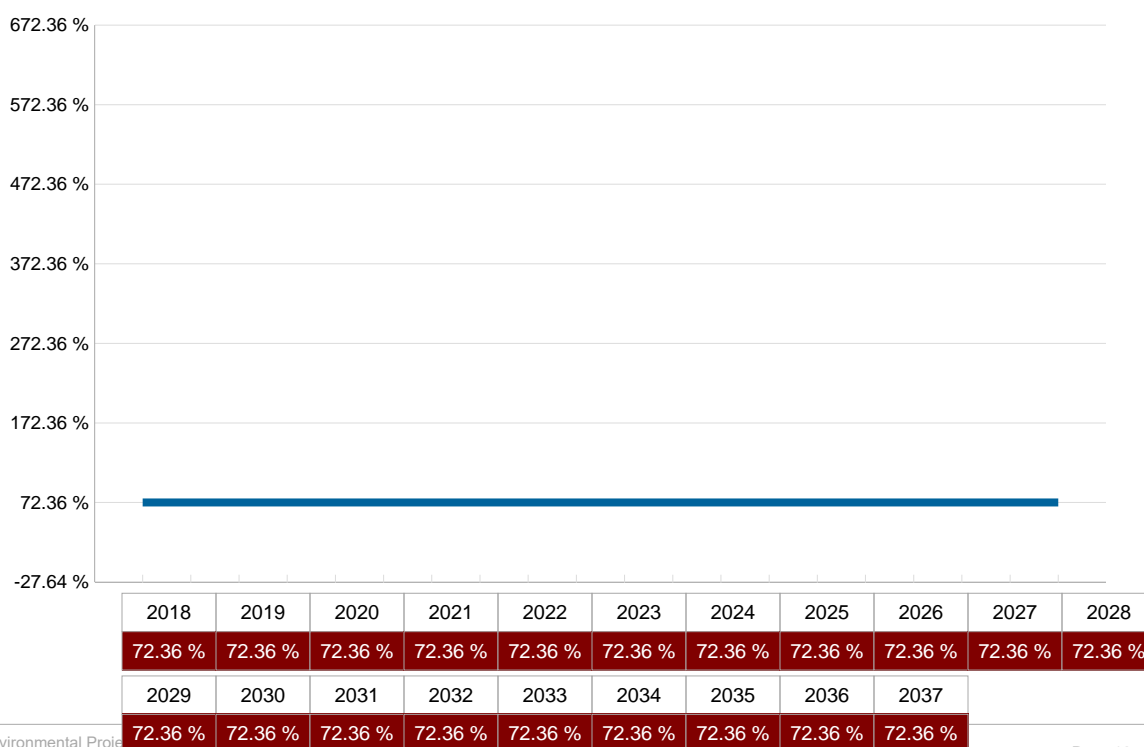
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

**Priority 3
Necessary / Not Critical:**

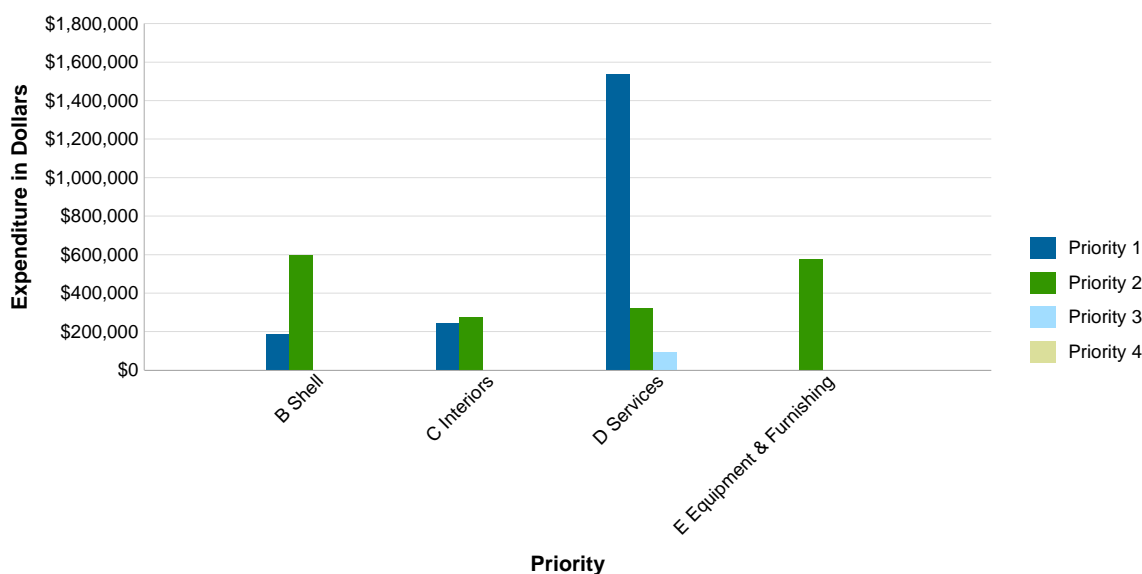
Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
B Shell	\$186,060	\$593,988	\$0	\$0	\$780,048
C Interiors	\$242,946	\$276,320	\$0	\$0	\$519,266
D Services	\$1,534,423	\$321,893	\$90,780	\$0	\$1,947,096
E Equipment & Furnishing	\$0	\$576,287	\$0	\$0	\$576,287
Total	\$1,963,429	\$1,768,488	\$90,780	\$0	\$3,822,697

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

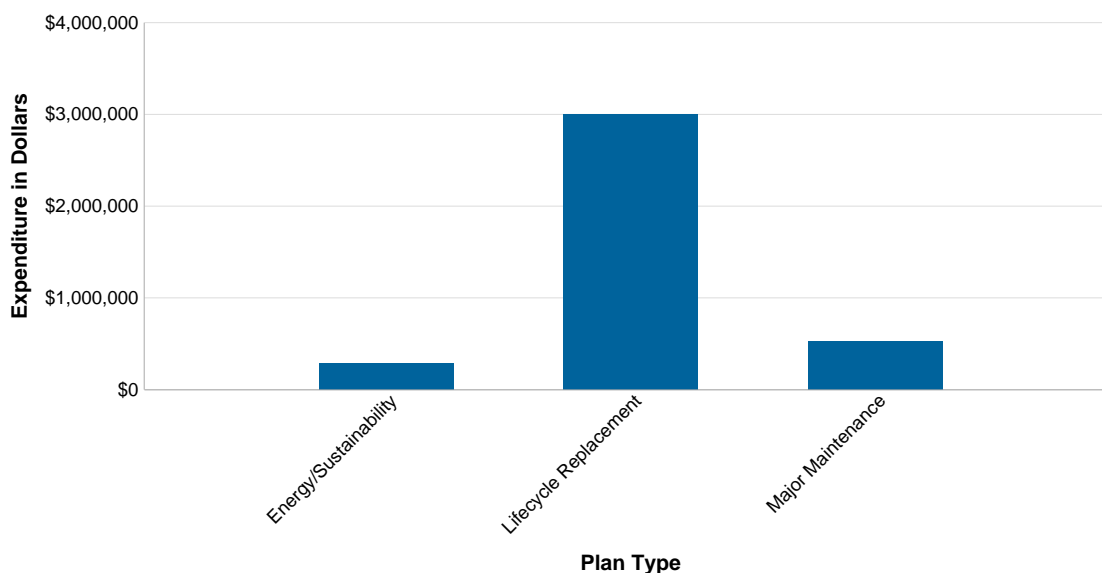
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Energy/Sustainability	\$285,609
Lifecycle Replacement	\$3,008,177
Major Maintenance	\$528,911
Total	\$3,822,697

Facility Condition Assessment

North Kitsap School District



North Kitsap High School Technology
1780 NE Hostmark Street
Poulsbo, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

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Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 04, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	North Kitsap High School Technology
Property Type	High School, single-story
Full Address	1780 NE Hostmark Street Poulsbo, WA
Year Built	1988
Number of Levels	1
Gross Building Area (GSF)	20,312
Current Replacement Value (CRV)	\$7,941,992
CRV/GSF (\$/Sq Ft)	\$391

Building Description

Architectural Structural Executive Summary

The Technology Center was built in 1988 and is in functional condition. Classroom spaces do not appear to support specialized programs being taught in the facility. Siding is metal and roofing is standing seam metal. Roof leaks have been reported.

There are no apparent structural concerns.

Mechanical Executive Summary

Plumbing is generally in good condition except for spots in the attic where piping insulation has been crushed from walking on it throughout the years. The HVAC system is old and at the end of its life expectancy and should be replaced. The boilers are in good shape and were replaced in 2013.

Electrical distribution equipment is of modern vintage and in good, serviceable condition utilizing the '6-disconnect' rule, meaning there is no main disconnect for the building. Wood/Metal shop area electrical equipment appears to be in good, serviceable condition given the environment. Older vintage exit signs appear to be failing. This is also typical throughout the campus.

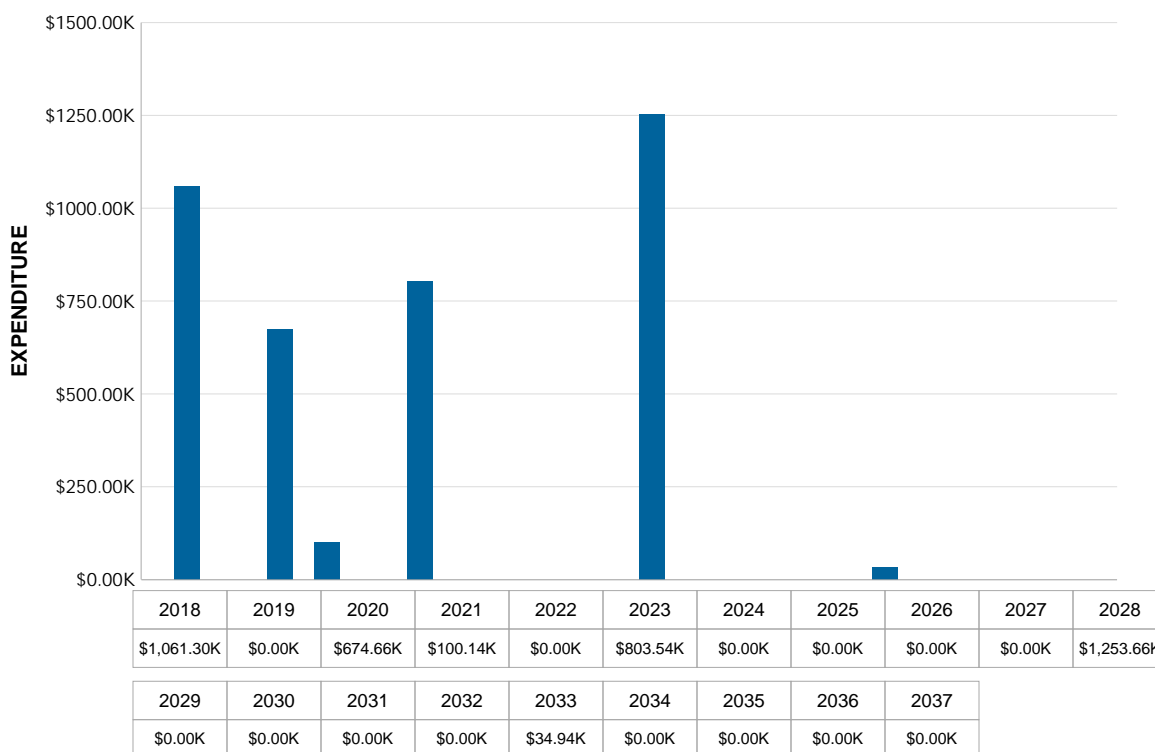
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	13.36 %
Immediate Capital Needs (Year 0) (Included in FCI)	\$1,061,302
Future Capital Needs (Year 1 to Year 19)	\$2,866,939

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the North Kitsap High School Technology building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$3,928,241.

Expenditure Forecast Over Study Period



Key Findings

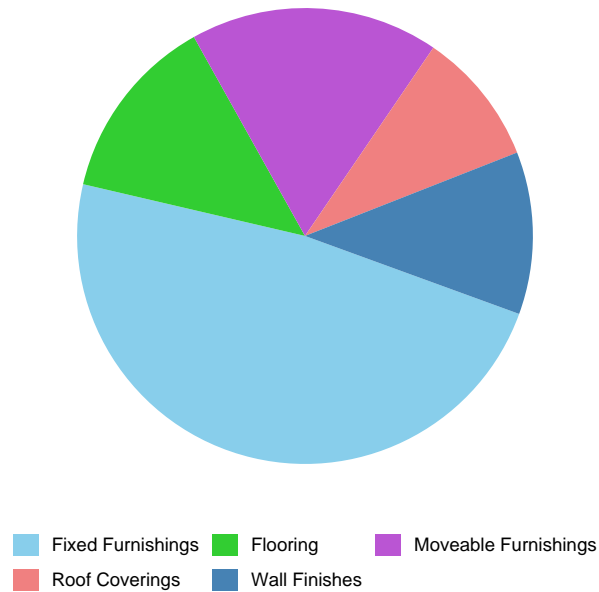
- B Shell: Replace Roofing at an estimated cost of \$100,951 in year 2018
- B Shell: Paint and repair façade. at an estimated cost of \$18,687 in year 2023
- B Shell: Paint exterior doors and grilles. at an estimated cost of \$10,562 in year 2023
- B Shell: Replace Horizontal Openings at an estimated cost of \$60,733 in year 2028
- B Shell: Replace Roof Appurtenances at an estimated cost of \$21,328 in year 2028
- B Shell: Replace Exterior Windows at an estimated cost of \$34,937 in year 2033
- C Interiors: Replace Flooring at an estimated cost of \$140,559 in year 2018
- C Interiors: Replace Wall Finishes at an estimated cost of \$122,278 in year 2018
- C Interiors: Replace Ceiling Finishes at an estimated cost of \$100,138 in year 2021
- C Interiors: Replace Interior Doors at an estimated cost of \$103,185 in year 2028
- C Interiors: Replace Suspended Ceiling Construction at an estimated cost of \$92,013 in year 2028
- C Interiors: Replace Interior Windows at an estimated cost of \$31,687 in year 2028
- D Services: Replace HVAC units with new high efficient. at an estimated cost of \$538,268 in year 2020
- D Services: Replace old IBEX controls with energy efficient control system. at an estimated cost of \$123,903 in year 2020
- D Services: Replace Audio-Video Communications at an estimated cost of \$190,323 in year 2023
- D Services: Replace Distributed Communications and Monitoring at an estimated cost of \$114,966 in year 2023
- D Services: Replace Building Support Plumbing Systems at an estimated cost of \$98,310 in year 2023
- D Services: Replace Data Communications at an estimated cost of \$79,623 in year 2023
- D Services: Replace Electronic Surveillance at an estimated cost of \$76,170 in year 2023
- D Services: Replace Voice Communications at an estimated cost of \$61,748 in year 2023
- D Services: Replace Integrated Automation Facility Controls at an estimated cost of \$40,624 in year 2023
- D Services: Replace Detection and Alarm at an estimated cost of \$18,687 in year 2023
- D Services: Replace General Service Compressed-Air at an estimated cost of \$12,797 in year 2023
- D Services: Replace Heating Systems at an estimated cost of \$457,832 in year 2028

- D Services: Replace Lighting at an estimated cost of \$424,927 in year 2028
- D Services: Replace Ventilation at an estimated cost of \$41,640 in year 2028
- D Services: Replace Fire Protection Specialties at an estimated cost of \$20,312 in year 2028
- E Equipment & Furnishing: Replace Fixed Furnishings at an estimated cost of \$510,441 in year 2018
- E Equipment & Furnishing: Replace Movable Furnishings at an estimated cost of \$187,074 in year 2018
- E Equipment & Furnishing: Replace Institutional Equipment at an estimated cost of \$81,045 in year 2023

1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

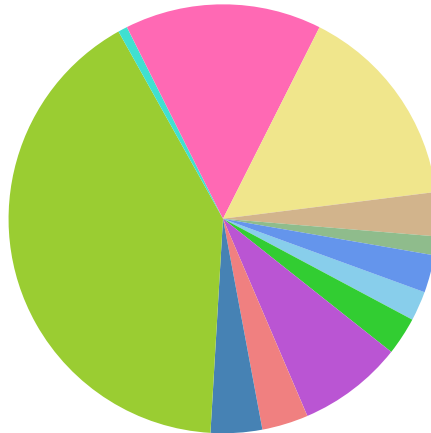
Distribution of Immediate Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
Fixed Furnishings	\$510,441	48.10 %
Flooring	\$140,559	13.24 %
Moveable Furnishings	\$187,074	17.63 %
Roof Coverings	\$100,951	9.51 %
Wall Finishes	\$122,278	11.52 %
Total	\$1,061,302	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$64,186	2.24 %
B30 Roofing	\$82,060	2.86 %
C10 Interior Construction	\$226,885	7.91 %
C20 Interior Finishes	\$100,138	3.49 %
D20 Plumbing	\$111,107	3.88 %
D30 HVAC	\$1,174,137	40.95 %
D40 Fire Protection Systems	\$20,312	0.71 %
D50 Electrical Systems	\$424,927	14.82 %
D60 Communication Systems	\$446,661	15.58 %
D70 Security Systems	\$94,857	3.31 %
D80 Automation Systems	\$40,624	1.42 %
E10 Equipment	\$81,045	2.83 %
Total	\$2,866,939	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

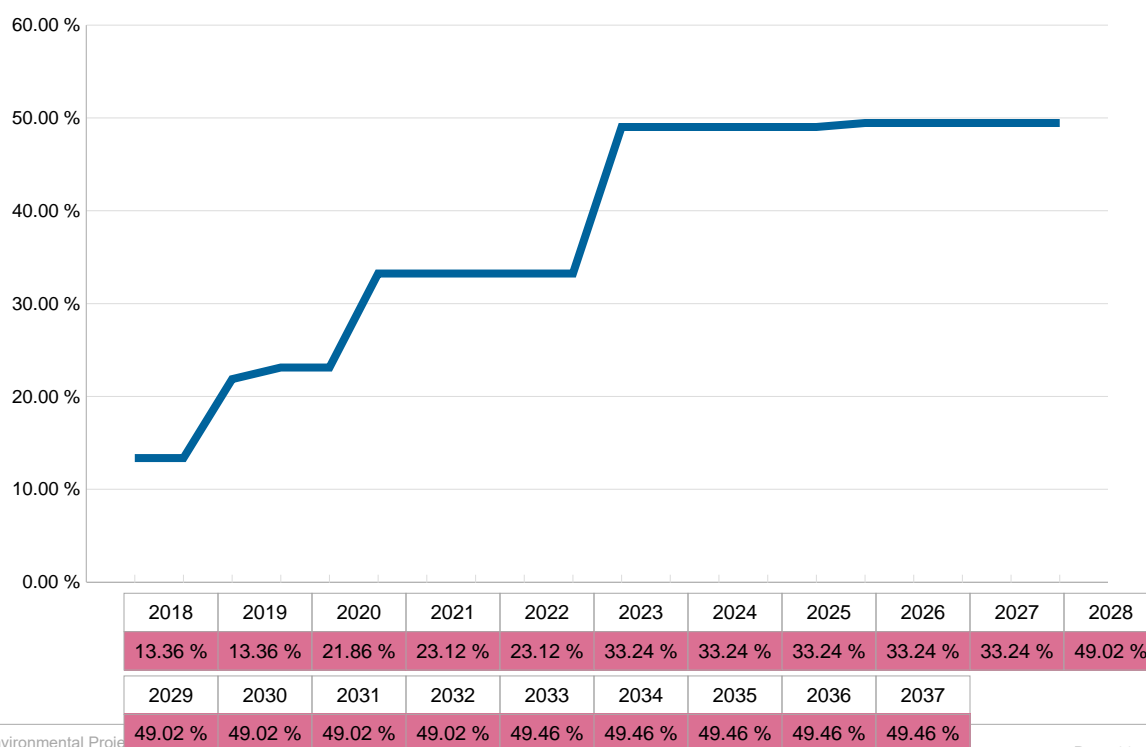
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

**Priority 3
Necessary / Not Critical:**

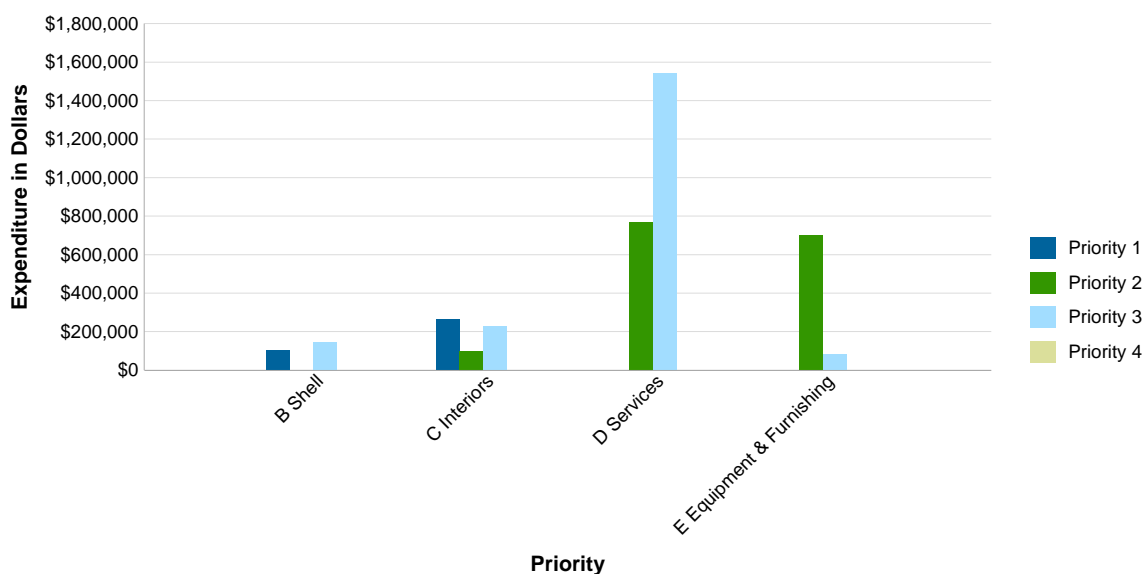
Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
B Shell	\$100,951	\$0	\$146,246	\$0	\$247,197
C Interiors	\$262,837	\$100,138	\$226,885	\$0	\$589,860
D Services	\$0	\$769,522	\$1,543,103	\$0	\$2,312,624
E Equipment & Furnishing	\$0	\$697,514	\$81,045	\$0	\$778,559
Total	\$363,788	\$1,567,174	\$1,997,279	\$0	\$3,928,241

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

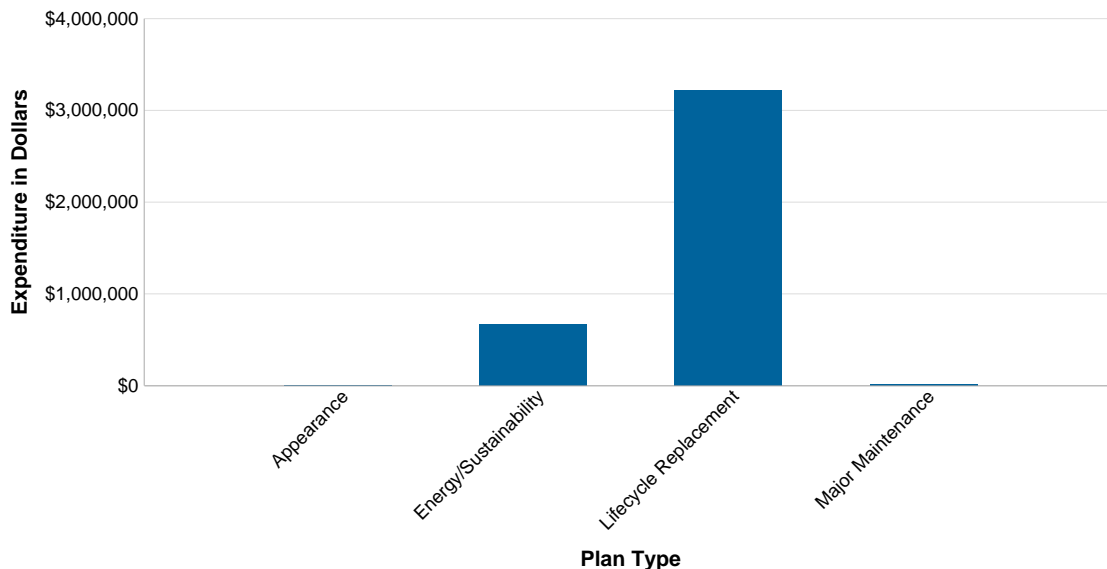
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

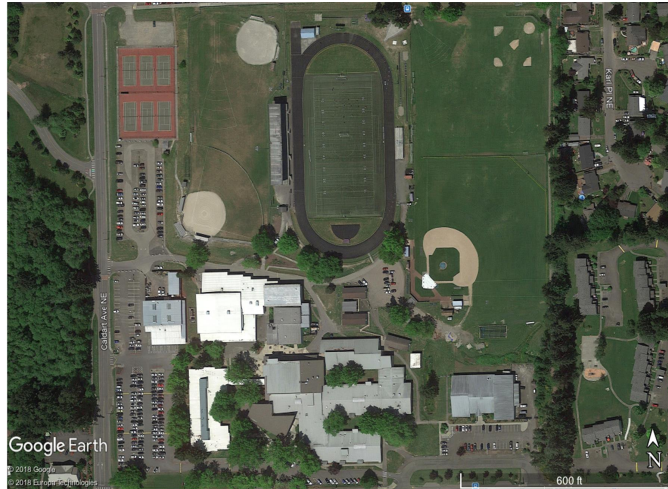
Planning Horizon Needs by Category



Building System	Total Cost
Appearance	\$10,562
Energy/Sustainability	\$674,665
Lifecycle Replacement	\$3,224,327
Major Maintenance	\$18,687
Total	\$3,928,241

Facility Condition Assessment

North Kitsap School District



North Kitsap High School Site
1780 NE Hostmark Street
Poulsbo, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
600 Stewart St., Ste. 1400
Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 04, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	North Kitsap High School Site
Property Type	Site Systems
Full Address	1780 NE Hostmark Street Poulsbo, WA
Year Built	1956

Building Description

Site Executive Summary

The High School consists of a complex of six independent structures, some of which have been constructed in multiple stages. There are three portables and two modular structures. New structures have been added as needed, and circulation between buildings is poorly organized and inefficient.

The campus is a large, rolling site. Parking is generally located to the west end of the site, though there is also additional parking at the Technology Center, and across the street at the Auditorium/Aquatic Center. There are gravel lots near the tennis courts. The site lighting around the campus appears to be dimly lit creating dark spots during hours of darkness.

Per grounds management, there are significant irrigation issues. There are drainage issues along the tennis courts and with the swale near the Technology building. Tennis court fencing and surfacing are deteriorating, and there are multiple areas of degraded hardscapes around the site. Water quality and flow control was not noted during the study.

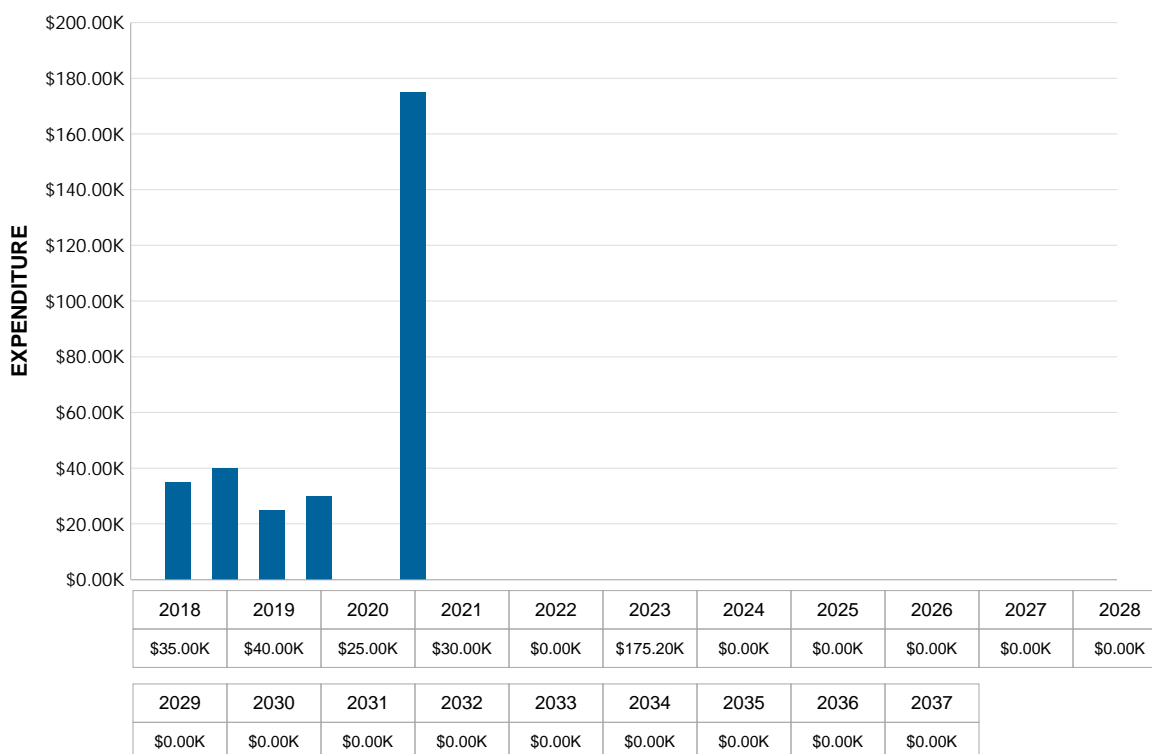
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Future Capital Needs (Year 1 to Year 19)	\$270,200

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the North Kitsap High School Site building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$305,200.

Expenditure Forecast Over Study Period



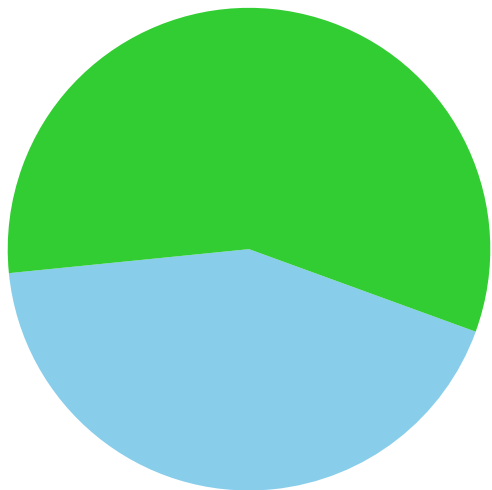
Key Findings

- G Building Sitework: Re-feed and re-valve irrigation system for fields. at an estimated cost of \$20,000 in year 2018
- G Building Sitework: Perform exterior lighting study and design per IESNA recommendations. at an estimated cost of \$15,000 in year 2018
- G Building Sitework: Remove and re-pave/new concrete. Install ADA ramps (H Building and Main). at an estimated cost of \$30,000 in year 2019
- G Building Sitework: Vactor/jet perform TV inspection. at an estimated cost of \$10,000 in year 2019
- G Building Sitework: Selective demolition, re-grade, and re-pave. Selective grind and overlay. Seal coat for paving. at an estimated cost of \$25,000 in year 2020
- G Building Sitework: Repair and re-surface tennis courts. Repair fencing. at an estimated cost of \$25,000 in year 2021
- G Building Sitework: Maintenance and selective planting. Aerate/topdress/overseed. at an estimated cost of \$5,000 in year 2021
- G Building Sitework: Pave gravel parking. at an estimated cost of \$124,200 in year 2023
- G Building Sitework: Selective re-pave and grind overlay. at an estimated cost of \$51,000 in year 2023

1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

Distribution of Immediate Needs by Building System

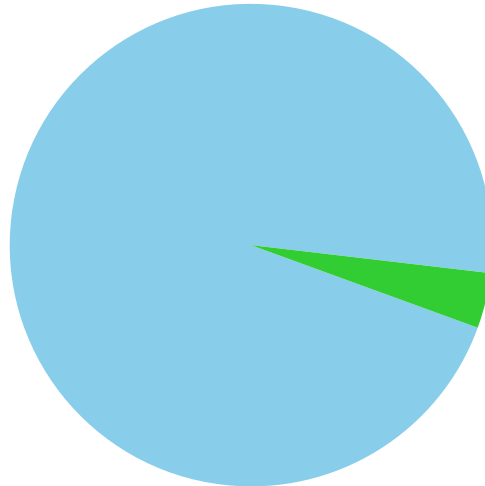


Site Lighting Water Utilities

Building System	Estimated Cost	Percentage of Total Cost
Site Lighting	\$15,000	42.86 %
Water Utilities	\$20,000	57.14 %
Total	\$35,000	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



■ G20 Site Improvements ■ G30 Site Civil/Mechanical Utilities

Building System	Estimated Cost	Percentage of Total Cost
G20 Site Improvements	\$260,200	96.30 %
G30 Site Civil/Mechanical Utilities	\$10,000	3.70 %
Total	\$270,200	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

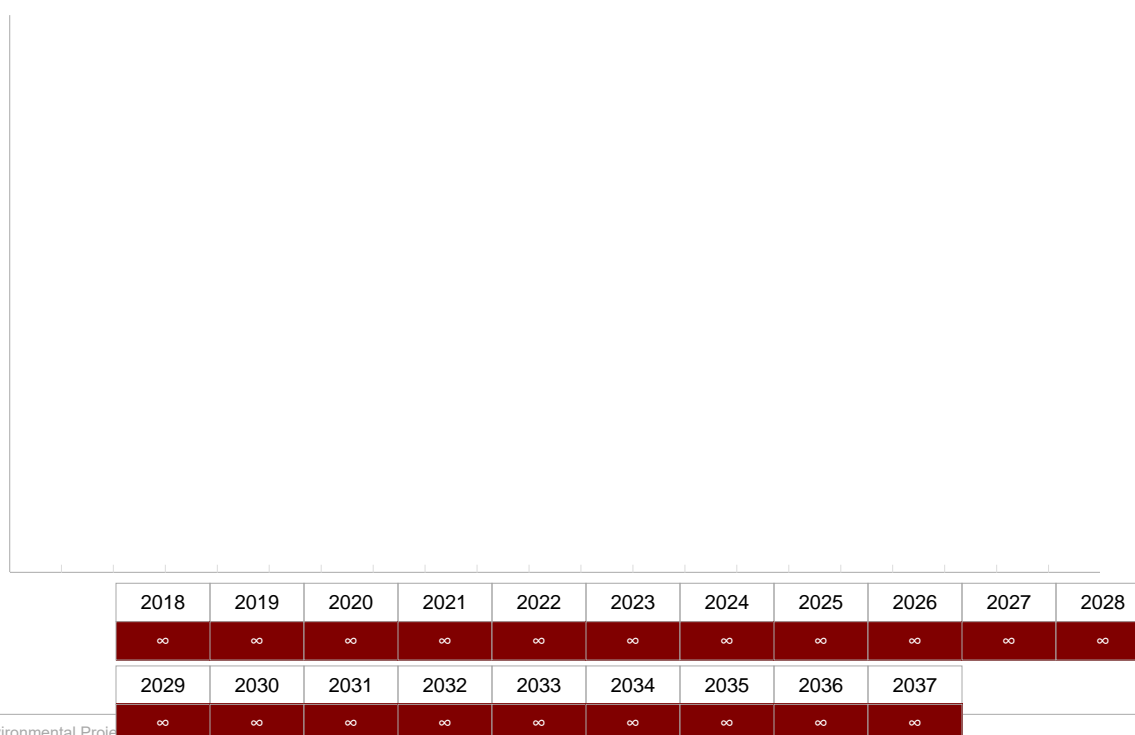
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

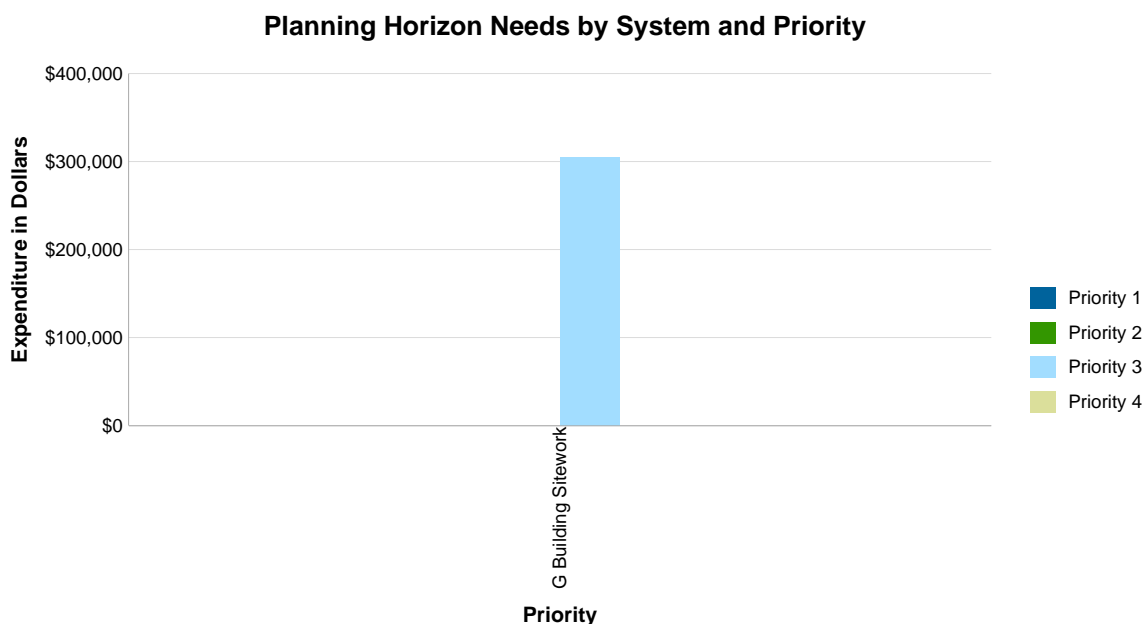
**Priority 3
Necessary / Not Critical:**

Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.



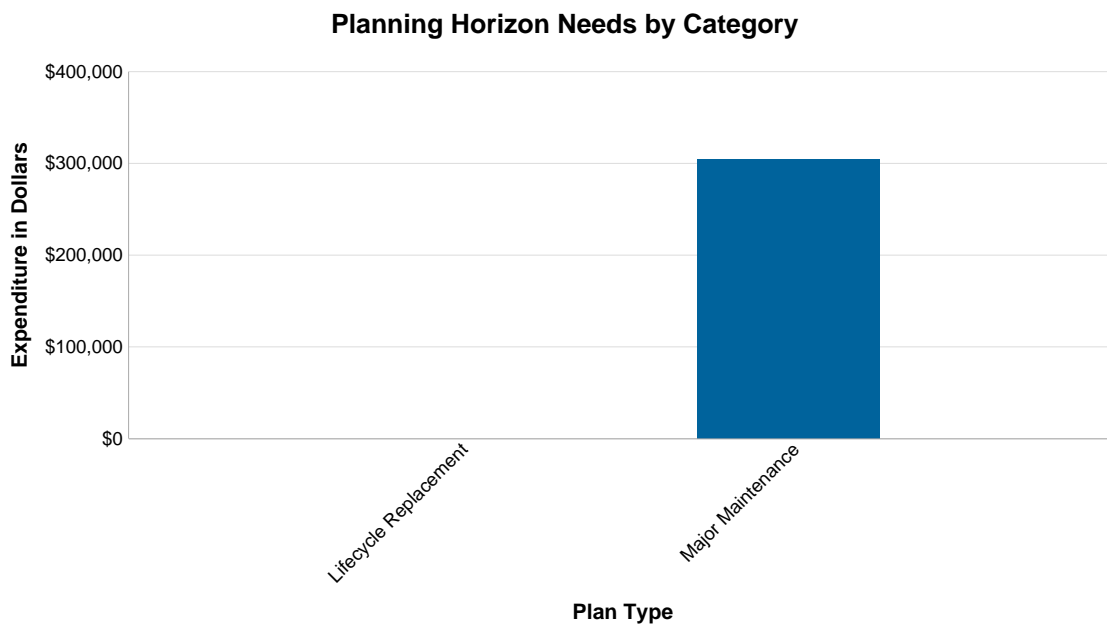
Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
G Building Sitework	\$0	\$0	\$305,200	\$0	\$305,200
Total	\$0	\$0	\$305,200	\$0	\$305,200

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

Plan Type 1 Lifecycle Replacement:	Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.
Plan Type 2 Major Maintenance:	Any component or system in which future major repair is anticipated but not replacement of the entire component.
Plan Type 3 Life Safety:	Any action to correct a deficiency related to life safety or code violation.
Plan Type 4 Appearance:	Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.
Plan Type 5 Energy/Sustainability:	When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.
Plan Type 6 ADA:	When the repair or replacement of equipment or systems are recommended to comply with ADA.
Plan Type 7 Other:	

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.



Building System	Total Cost
Lifecycle Replacement	\$0
Major Maintenance	\$305,200
Total	\$305,200

Facility Condition Assessment

North Kitsap School District



PAL Program

25800 Siyaya Ave NE
Kingston, WA 98346

Prepared by:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
600 Stewart St., Ste. 1400
Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 1, 2018

On-Site Date: April 2018

Facility Overview

Facility 2018-2023 FCI	Program Served	June 2018 Enrollment	Original Construction	Year Mod/Add	GSF	No. Buildings
0.27	K-12	69	1955	2008	8,445	1

Site plan



The floor plan illustrates the layout of the second floor, featuring a central corridor and several specialized rooms. On the right side, there is a Mechanical Room, a Special Ed./Health/Parking area, an NIP Assembly room, an Office of Learning Resources, and two Storerooms. The bottom left corner contains a Counseling room, an Administration office, and a Computer Lab. The bottom right corner includes a Resonance/Recording room and a Computer Lab. The central area is dominated by a large corridor and a series of classrooms, including a Video Production room, a Media & Design Center, and a Computer Center. A staircase is located near the top right corner of the plan.

Facility Condition Assessment

North Kitsap School District



PAL Program Main
25800 Siyaya Avenue NE
Kingston, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
600 Stewart St., Ste. 1400
Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 11, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	PAL Program Main
Property Type	Non-Ed, single-story
Full Address	25800 Siyaya Avenue NE Kingston, WA
Year Built	1955
Number of Levels	1
Gross Building Area (GSF)	8,445
Current Replacement Value (CRV)	\$2,482,830
CRV/GSF (\$/Sq Ft)	\$294

Building Description

Architectural Structural Executive Summary

This building was constructed in 1955 as part of a federal missile defense base (NIKE). It was partially modernized in 1994 by the school district to accommodate an alternative high school program. It includes classrooms and office space. The walls are reinforced concrete masonry with steel frame. The roof is wood framed with built-up roofing. The windows are original and do not operate. The windows are not energy efficient. Flooring is carpet or VCT throughout. Door hardware was upgraded with ADA levers. This building is old and simple, but functional. Function could be enhanced by replacing the inoperable, outdated windows.

The building structure is in good condition, with no apparent structural concerns.

Mechanical Electrical Executive Summary

New boilers were installed in 2008 and are high efficiency type but are missing some insulation on piping. A new water heater was also installed in 2008 but is missing insulation on piping. Plumbing has several leaks on both heating and domestic. Stained concrete and carpet is common throughout the building. Water out of tap was noted during the assessment to contain dirt and debris floating on surface. Exhaust fans are loud and appear to be original from 1955. Cabinet radiant heaters leak and several are turned off at the heat valve by occupants. The explanation for this was to isolate leaks as well as turn off water flow because there are no heat controls, thermostats do not work, and the windows are painted shut and do not open.

Despite the age and appearance of the building, the electrical, communications and related systems are in good condition. The electrical panelboard located on the upper floor is of modern vintage. The electrical equipment in the basement is of older vintage but is in good, serviceable condition. No deficiencies were observed during the FCA.

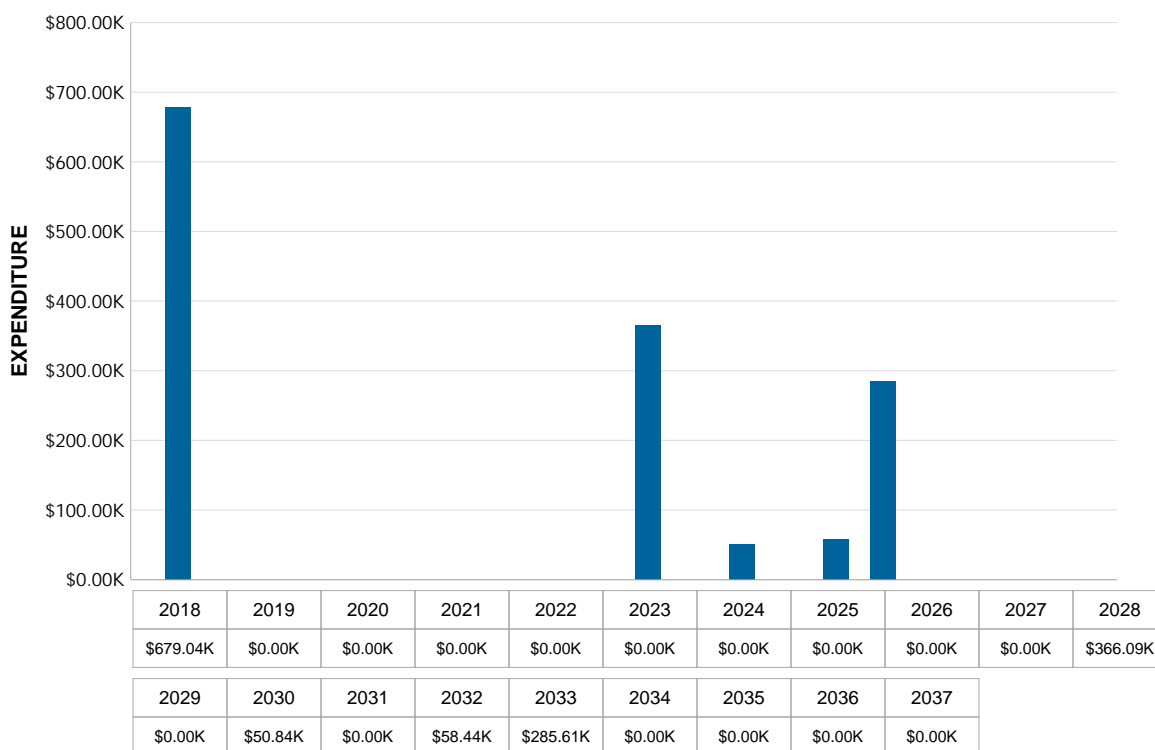
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	27.35 %
Immediate Capital Needs (Year 0) (Included in FCI)	\$679,037
Future Capital Needs (Year 1 to Year 19)	\$760,979

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the PAL Program Main building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$1,440,016.

Expenditure Forecast Over Study Period



Key Findings

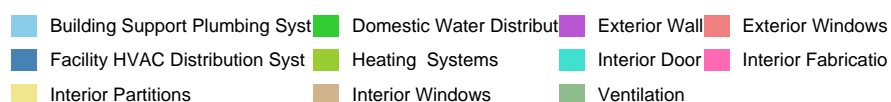
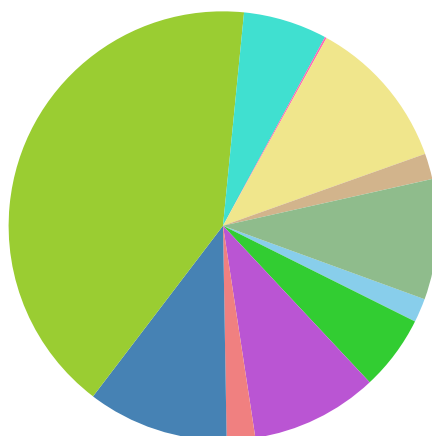
- B Shell: Replace Exterior Walls at an estimated cost of \$65,027 in year 2018
- B Shell: Replace Exterior Windows at an estimated cost of \$14,525 in year 2018
- B Shell: Replace Roofing at an estimated cost of \$41,972 in year 2028
- B Shell: Replace Horizontal Openings at an estimated cost of \$25,251 in year 2028
- B Shell: Replace Roof Appurtenances at an estimated cost of \$8,867 in year 2028
- C Interiors: Replace Interior Partitions at an estimated cost of \$78,370 in year 2018
- C Interiors: Replace Interior Doors at an estimated cost of \$42,901 in year 2018
- C Interiors: Replace Interior Windows at an estimated cost of \$13,174 in year 2018
- C Interiors: Replace Wall Finishes at an estimated cost of \$50,839 in year 2030
- C Interiors: Replace Flooring at an estimated cost of \$58,439 in year 2032
- D Services: Replace all cabinet radiators with high efficiency units that are controlled via DDC system at an estimated cost of \$270,000 in year 2018
- D Services: Replace all HVAC ductwork with new. at an estimated cost of \$72,205 in year 2018
- D Services: Upgrade energy controls to expandable DDC type at an estimated cost of \$51,515 in year 2018
- D Services: Replace all water fixtures with new, low-flow types at an estimated cost of \$38,425 in year 2018
- D Services: Replace exhaust fans with new, energy efficient type at an estimated cost of \$10,000 in year 2018
- D Services: Commission entire plumbing and sewer/septic system at an estimated cost of \$6,756 in year 2018
- D Services: Scope piping to find leak, repair breaks and leaks. at an estimated cost of \$5,500 in year 2018
- D Services: Commission HVAC and controls at an estimated cost of \$5,067 in year 2018
- D Services: Replace Audio-Video Communications at an estimated cost of \$79,130 in year 2033
- D Services: Replace Distributed Communications and Monitoring at an estimated cost of \$47,799 in year 2033
- D Services: Replace Building Support Plumbing Systems at an estimated cost of \$40,874 in year 2033
- D Services: Replace Data Communications at an estimated cost of \$33,104 in year 2033
- D Services: Replace Voice Communications at an estimated cost of \$25,673 in year 2033
- D Services: Replace Integrated Automation Facility Controls at an estimated cost of \$16,890 in year 2033

- D Services: Replace Detection and Alarm at an estimated cost of \$7,769 in year 2033
- E Equipment & Furnishing: Replace Fixed Furnishings at an estimated cost of \$212,223 in year 2028
- E Equipment & Furnishing: Replace Movable Furnishings at an estimated cost of \$77,778 in year 2028
- E Equipment & Furnishing: Replace Institutional Equipment at an estimated cost of \$33,696 in year 2033

1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

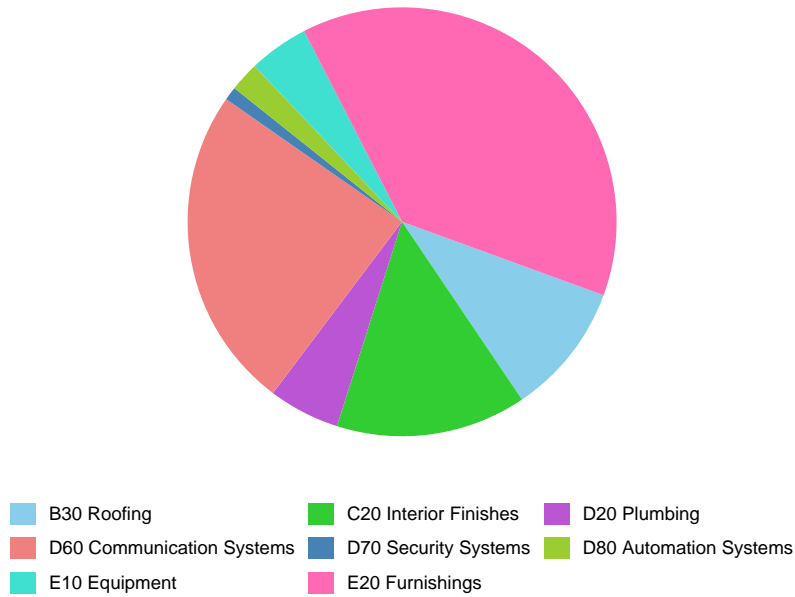
Distribution of Immediate Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
Building Support Plumbing Systems	\$12,256	1.80 %
Domestic Water Distribution	\$38,425	5.66 %
Exterior Walls	\$65,027	9.58 %
Exterior Windows	\$14,525	2.14 %
Facility HVAC Distribution Systems	\$72,205	10.63 %
Heating Systems	\$279,712	41.19 %
Interior Doors	\$42,901	6.32 %
Interior Fabrications	\$929	0.14 %
Interior Partitions	\$78,370	11.54 %
Interior Windows	\$13,174	1.94 %
Ventilation	\$61,515	9.06 %
Total	\$679,037	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B30 Roofing	\$76,089	10.00 %
C20 Interior Finishes	\$109,278	14.36 %
D20 Plumbing	\$40,874	5.37 %
D60 Communication Systems	\$185,706	24.40 %
D70 Security Systems	\$7,769	1.02 %
D80 Automation Systems	\$16,890	2.22 %
E10 Equipment	\$34,371	4.52 %
E20 Furnishings	\$290,001	38.11 %
Total	\$760,979	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

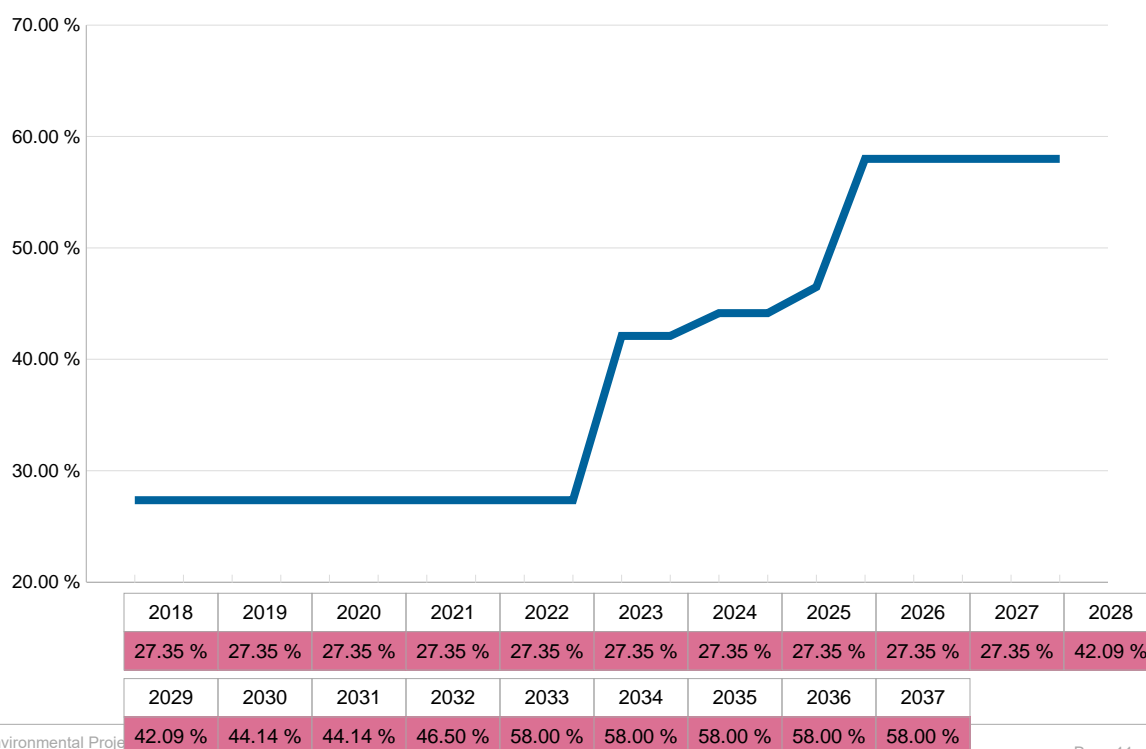
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

**Priority 3
Necessary / Not Critical:**

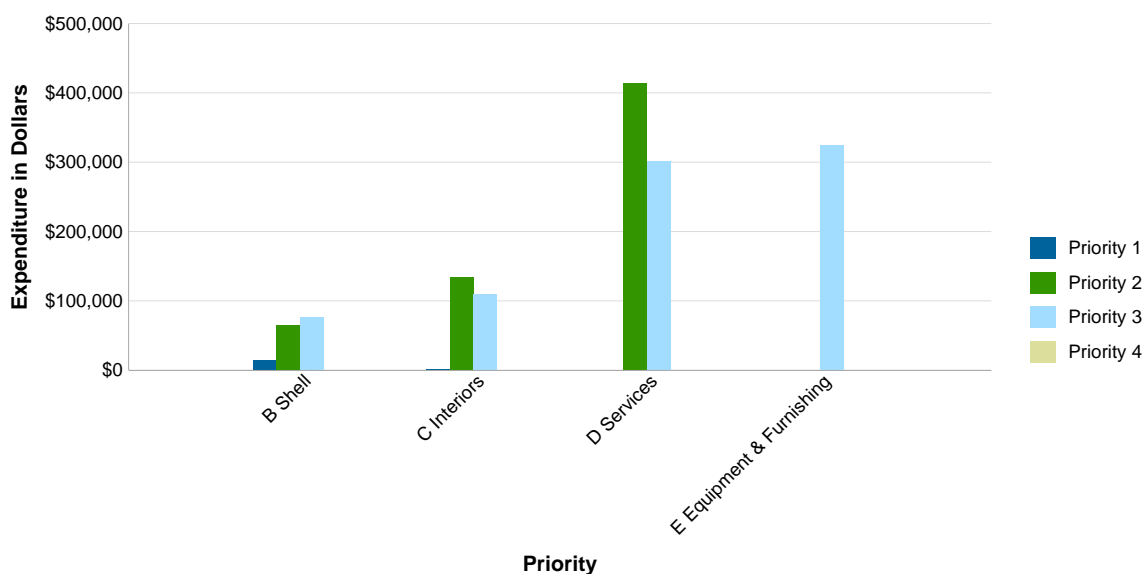
Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



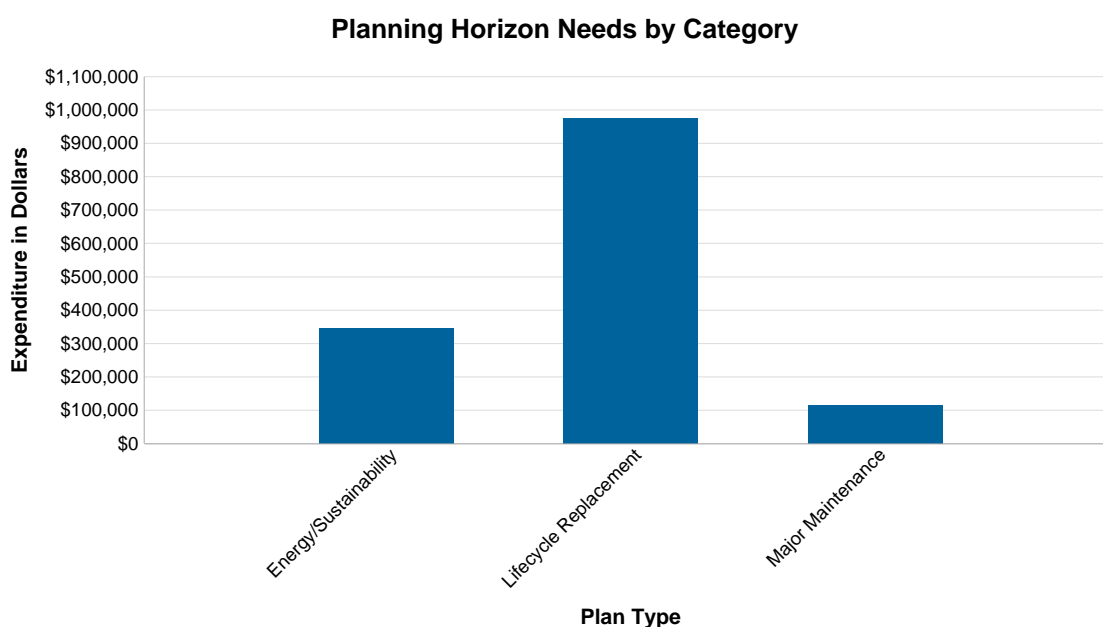
Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
B Shell	\$14,525	\$65,027	\$76,089	\$0	\$155,641
C Interiors	\$929	\$134,444	\$109,278	\$0	\$244,652
D Services	\$0	\$413,431	\$301,920	\$0	\$715,351
E Equipment & Furnishing	\$0	\$0	\$324,372	\$0	\$324,372
Total	\$15,454	\$612,902	\$811,660	\$0	\$1,440,016

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

Plan Type 1 Lifecycle Replacement:	Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.
Plan Type 2 Major Maintenance:	Any component or system in which future major repair is anticipated but not replacement of the entire component.
Plan Type 3 Life Safety:	Any action to correct a deficiency related to life safety or code violation.
Plan Type 4 Appearance:	Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.
Plan Type 5 Energy/Sustainability:	When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.
Plan Type 6 ADA:	When the repair or replacement of equipment or systems are recommended to comply with ADA.
Plan Type 7 Other:	

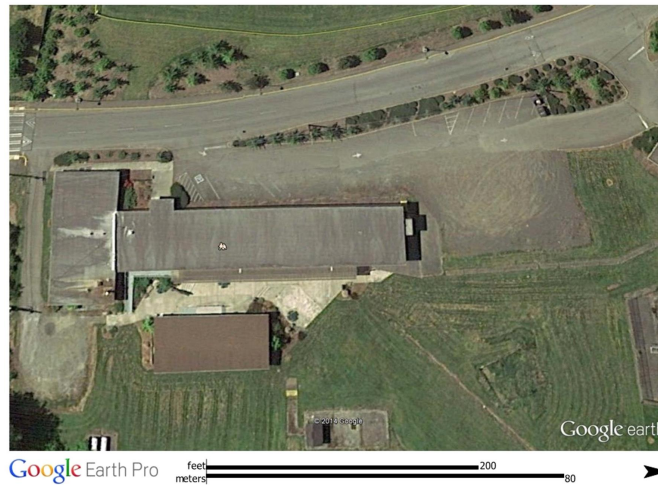
The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.



Building System	Total Cost
Energy/Sustainability	\$347,982
Lifecycle Replacement	\$975,904
Major Maintenance	\$116,130
Total	\$1,440,016

Facility Condition Assessment

North Kitsap School District



**PAL Program Site
25800 Siyaya Avenue NE
Kingston, WA**

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
600 Stewart St., Ste. 1400
Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 11, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	PAL Program Site
Property Type	Site Systems
Full Address	25800 Siyaya Avenue NE Kingston, WA
Year Built	1955

Building Description

Site Executive Summary

The site contains one main and one portable building. Asphalt/gravel roads and the parking lot are in poor shape. There was no real drainage system to note. Hydrant coverage and fire access appear to be lacking.

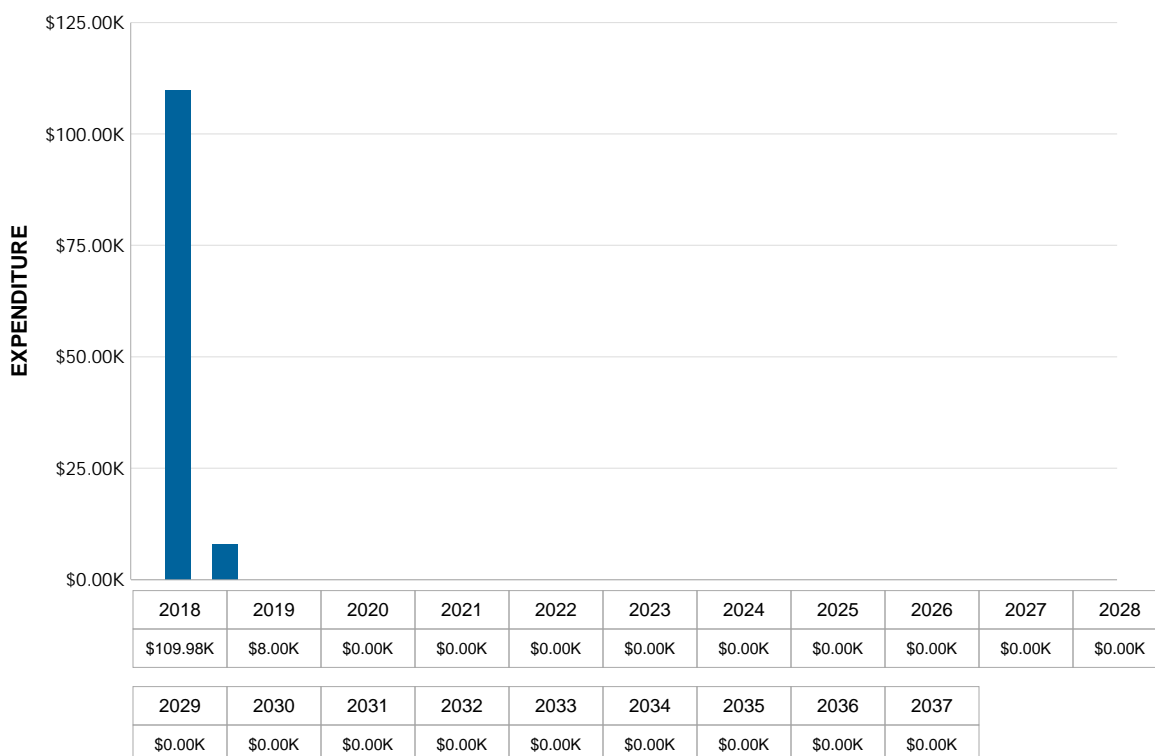
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Future Capital Needs (Year 1 to Year 19)	\$8,000

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the PAL Program Site building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$117,980.

Expenditure Forecast Over Study Period



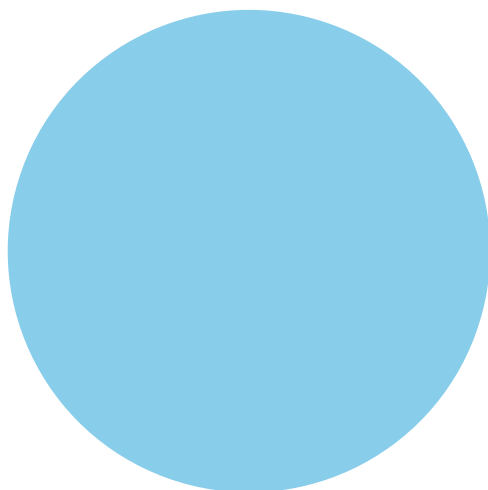
Key Findings

- G Building Sitework: Remove and selectively grade. Replace asphalt and gravel paving. at an estimated cost of \$109,980 in year 2018
- G Building Sitework: Remove existing asphalt/gravel and re-pave. at an estimated cost of \$8,000 in year 2019

1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

Distribution of Immediate Needs by Building System

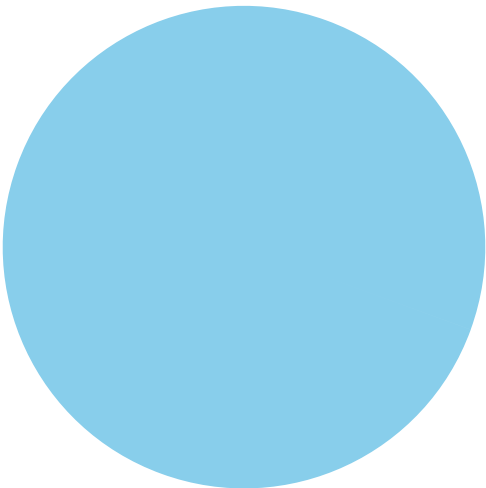


■ Roadways

Building System	Estimated Cost	Percentage of Total Cost
Roadways	\$109,980	100.00 %
Total	\$109,980	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



G20 Site Improvements

Building System	Estimated Cost	Percentage of Total Cost
G20 Site Improvements	\$8,000	100.00 %
Total	\$8,000	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

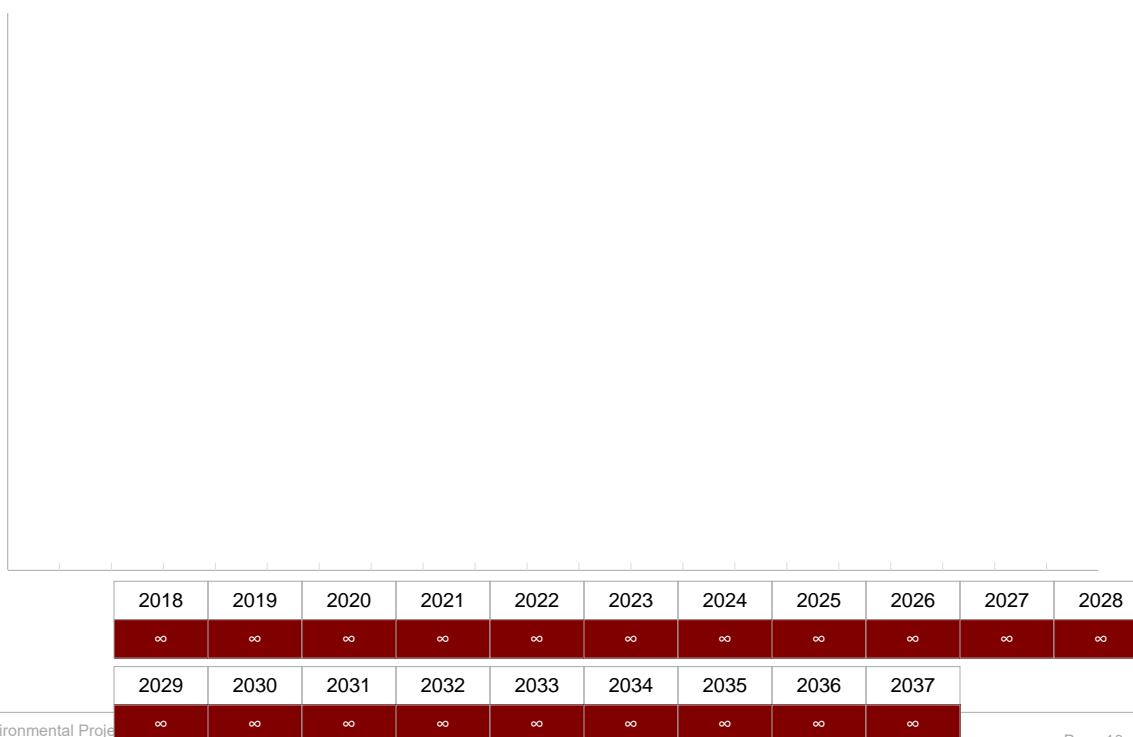
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

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POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

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Potentially Critical:**

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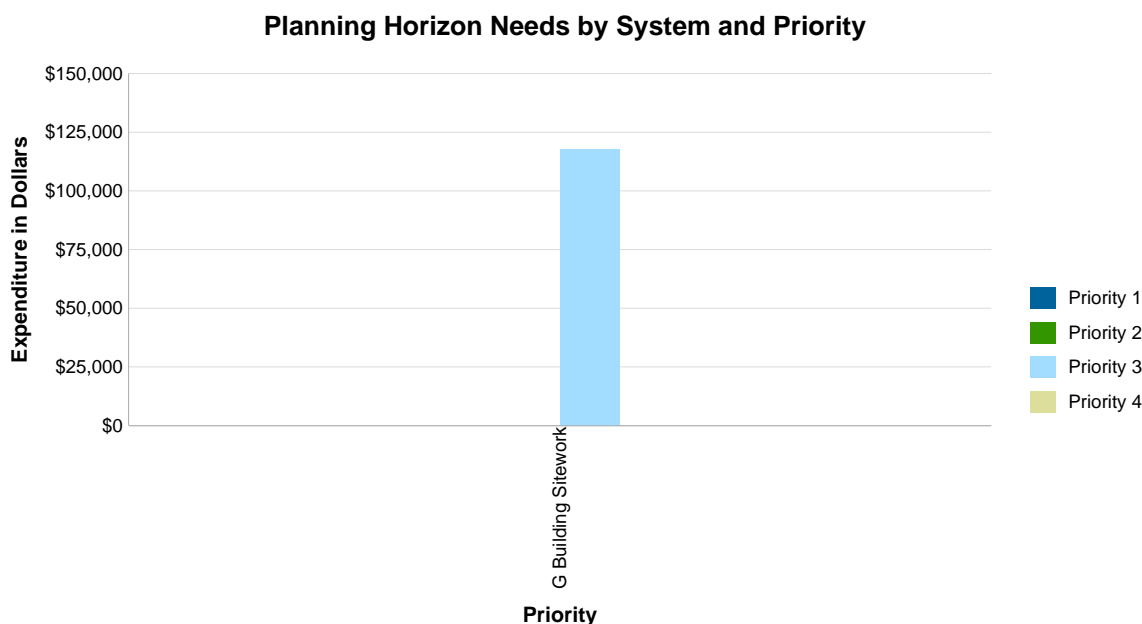
**Priority 3
Necessary / Not Critical:**

Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
G Building Sitework	\$0	\$0	\$117,980	\$0	\$117,980
Total	\$0	\$0	\$117,980	\$0	\$117,980

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

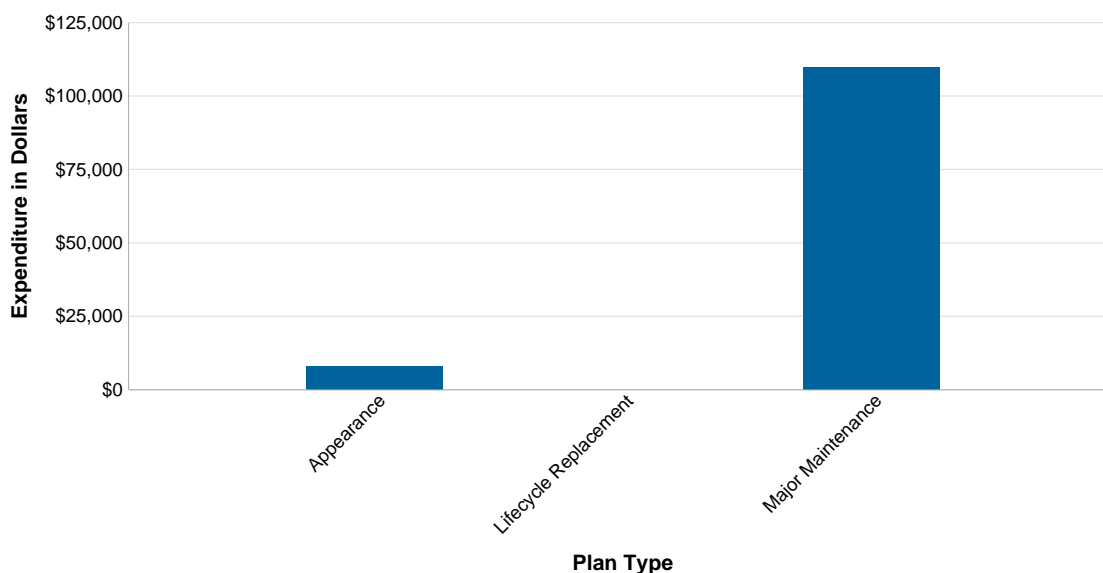
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Appearance	\$8,000
Lifecycle Replacement	\$0
Major Maintenance	\$109,980
Total	\$117,980

Facility Condition Assessment

North Kitsap School District



Facilities and Maintenance Department

1365 Finn Hill Rd. NW
Poulsbo, WA 98370

Prepared by:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
600 Stewart St., Ste. 1400
Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

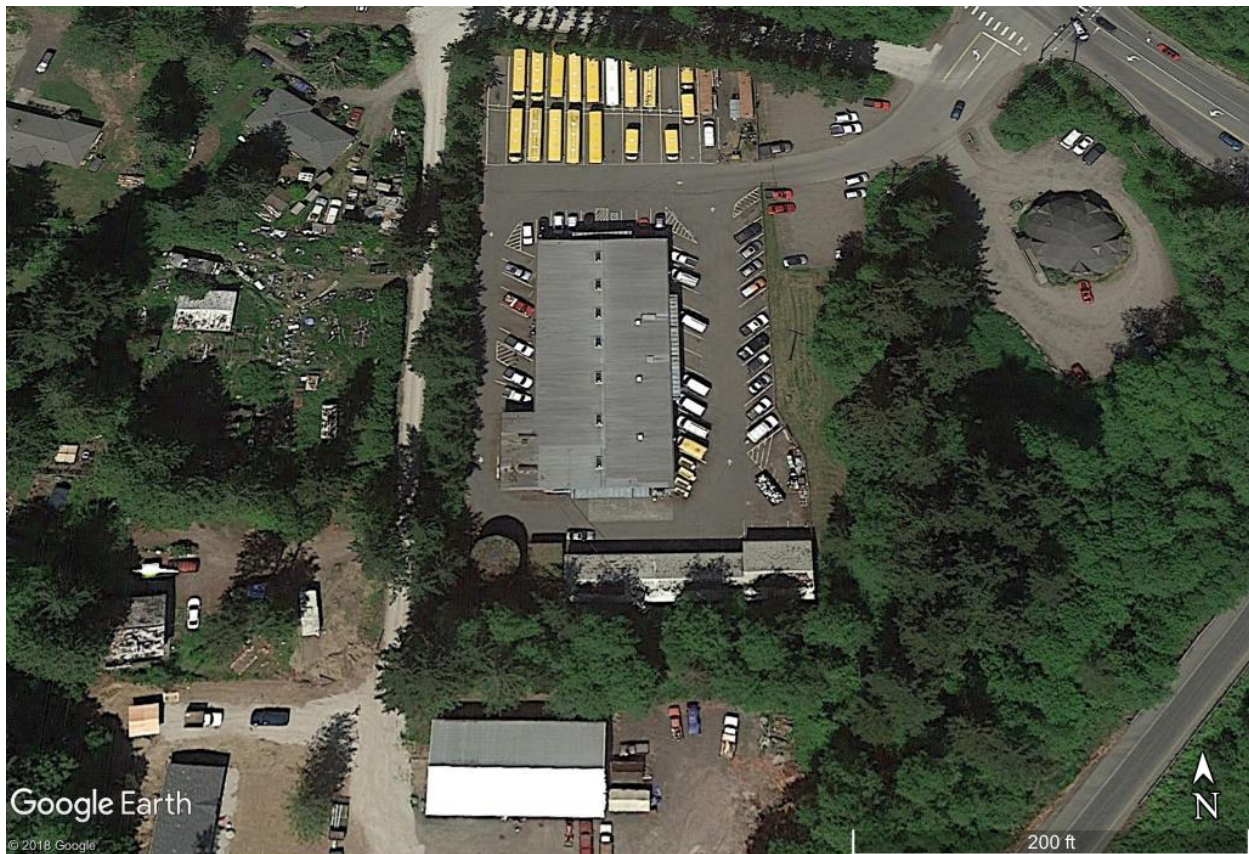
Date of Report: August 1, 2018

On-Site Date: April 2018

Facility Overview

Facility 2018-2023 FCI	Program Served	Original Construction	Year Mod/Add	GSF
0.30	Maintenance	1960s	1998	14,635

Site plan



Floorplan(s)



1 MAINTENANCE FACILITY FLOOR PLAN
REV-PLAN.DWG 1/8"=1'-0"

Facility Condition Assessment

North Kitsap School District



Facilities/Maintenance Department Main
1365 Finn Hill Rd. NW
Poulsbo, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
600 Stewart St., Ste. 1400
Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 06, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Facilities/Maintenance Department Main
Property Type	Non-Ed, single-story
Full Address	1365 Finn Hill Rd. NW Poulsbo, WA
Year Built	1960
Number of Levels	1
Gross Building Area (GSF)	14,635
Current Replacement Value (CRV)	\$3,102,620
CRV/GSF (\$/Sq Ft)	\$212

Building Description

Architectural Structural Executive Summary

This 1960's vintage building is CMU block with steel joints and metal roofing. There is metal siding at the gable ends. The main entry is a newer aluminum storefront with insulated windows. Other windows in the building are single-pane glass in leaded frames. Metal doors are old and were not replaced in the last remodel. Some are difficult to operate during wet season.

Interior offices have painted GWB walls. The ceilings are a combination of exposed painted structure, suspended ACT ceilings, and GWB hard lids. Flooring is sheet vinyl, VCT, carpet, or sealed concrete.

The building is old, but well-maintained and functional for its current use as a maintenance facility with offices. Windows are energy inefficient. There is no evidence or reports of roof leaks.

There are no apparent structural concerns.

Mechanical Electrical Executive Summary

The boiler room flooded back in 2003 and damaged boilers. It is unclear if street lines or district piping caused the flood. The domestic water heaters are from the 1990s, and are both old and inefficient. The HVAC system has been replaced this year and is in excellent condition with the exception of all electrical heaters throughout the shop area. The district has plans to relocate some returns. Ventilation in open offices should help control cooling during the summer.

There is a mixture of old and new electrical equipment throughout the facility. It appears as though the building's electrical system has been adequately maintained given the condition of equipment. Based on conversations with NKSD, the existing on-site generator is inoperable and has been for quite some time. The emergency egress lighting 'bugeye' fixtures are also failing throughout the facility.

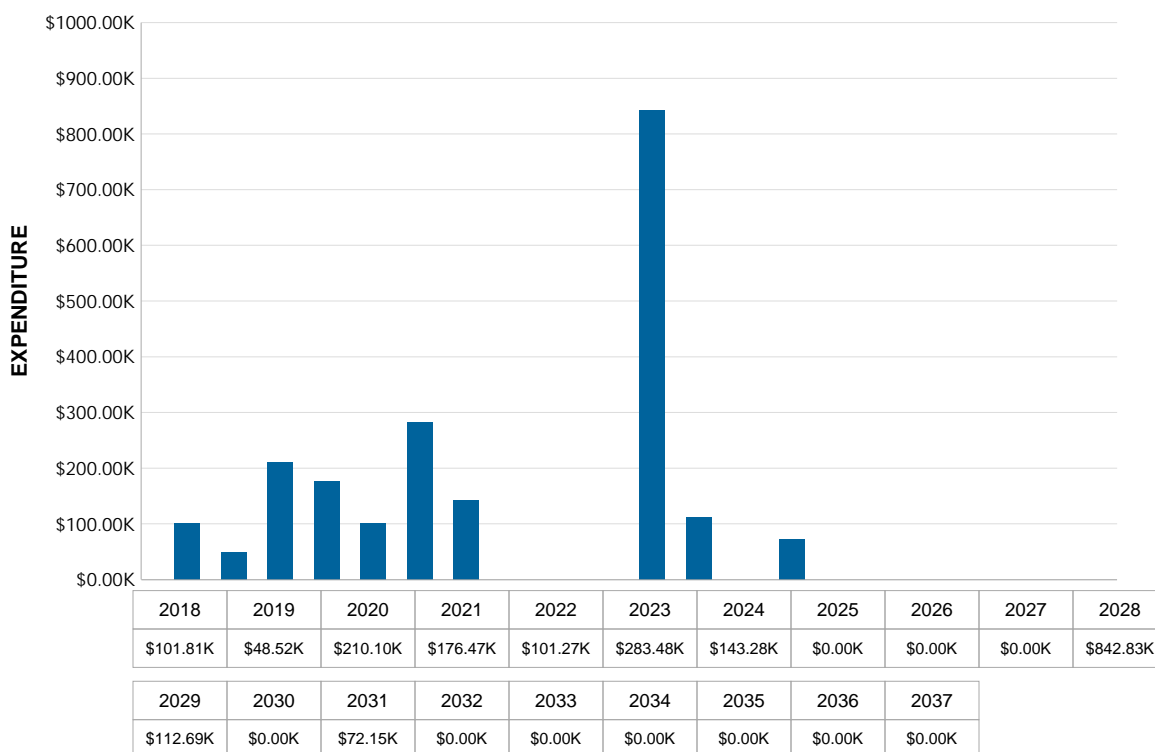
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	3.28 %
Immediate Capital Needs (Year 0) (Included in FCI)	\$101,812
Future Capital Needs (Year 1 to Year 19)	\$1,990,802

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Facilities/Maintenance Department Main building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$2,092,614.

Expenditure Forecast Over Study Period



Key Findings

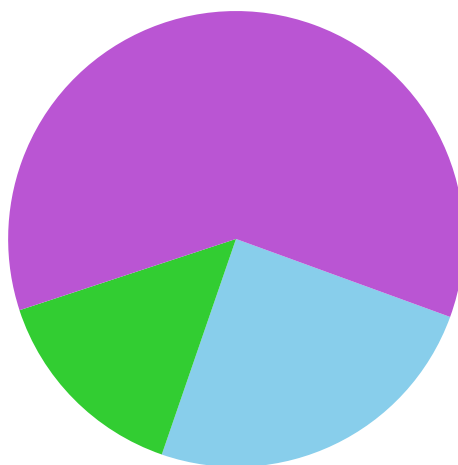
- B Shell: Replace Roofing at an estimated cost of \$61,712 in year 2018
- B Shell: Replace Exterior Windows at an estimated cost of \$25,172 in year 2018
- B Shell: Replace Exterior Doors and Grilles at an estimated cost of \$47,060 in year 2019
- B Shell: Replace Exterior Walls at an estimated cost of \$112,690 in year 2029
- C Interiors: Replace Wall Finishes at an estimated cost of \$88,103 in year 2020
- C Interiors: Replace Flooring at an estimated cost of \$101,274 in year 2022
- C Interiors: Replace Ceiling Finishes at an estimated cost of \$72,151 in year 2031
- D Services: Provide system wide functionality test and repair/replace as necessary. at an estimated cost of \$14,928 in year 2018
- D Services: Troubleshoot generator and repair/replace. at an estimated cost of \$122,000 in year 2020
- D Services: Upgrade controls from old IBEX to new high energy efficiency type. at an estimated cost of \$89,274 in year 2021
- D Services: Upgrade fixtures to low flow water saving model. at an estimated cost of \$26,875 in year 2021
- D Services: Upgrade water heater to high efficiency units. at an estimated cost of \$21,000 in year 2021
- D Services: Replace old exhaust fan units with high efficiency units. at an estimated cost of \$13,050 in year 2021
- D Services: Retro-commission plumbing drain system. at an estimated cost of \$8,049 in year 2021
- D Services: Retro-commission new exhaust fans. at an estimated cost of \$7,318 in year 2021
- D Services: Scope pipes for collapsed piping and repair or replace piping. at an estimated cost of \$5,200 in year 2021
- D Services: Replace Distributed Communications and Monitoring at an estimated cost of \$82,834 in year 2023
- D Services: Replace Data Communications at an estimated cost of \$57,369 in year 2023
- D Services: Replace Electronic Surveillance at an estimated cost of \$54,881 in year 2023
- D Services: Replace Voice Communications at an estimated cost of \$44,490 in year 2023
- D Services: Replace Integrated Automation Facility Controls at an estimated cost of \$29,270 in year 2023
- D Services: Replace Detection and Alarm at an estimated cost of \$13,464 in year 2023
- D Services: Replace Building Support Plumbing Systems at an estimated cost of \$70,833 in year 2024
- D Services: Replace General Service Compressed-Air at an estimated cost of \$9,220 in year 2024

- D Services: Replace Lighting at an estimated cost of \$306,164 in year 2028
- D Services: Replace Facility Power Generation at an estimated cost of \$34,100 in year 2028
- E Equipment & Furnishing: Replace Commercial Equipment at an estimated cost of \$63,223 in year 2024
- E Equipment & Furnishing: Replace Fixed Furnishings at an estimated cost of \$367,778 in year 2028
- E Equipment & Furnishing: Replace Movable Furnishings at an estimated cost of \$134,788 in year 2028

1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

Distribution of Immediate Needs by Building System

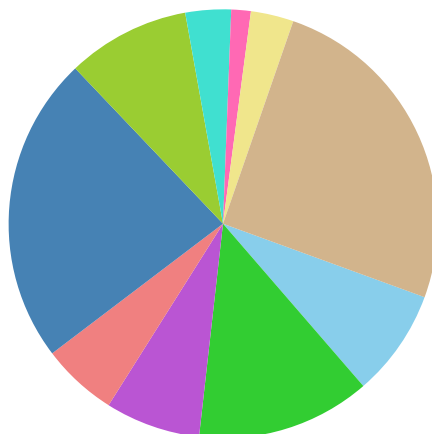


■ Exterior Windows
 ■ Lighting
 ■ Roof Coverings

Building System	Estimated Cost	Percentage of Total Cost
Exterior Windows	\$25,172	24.72 %
Lighting	\$14,928	14.66 %
Roof Coverings	\$61,712	60.61 %
Total	\$101,812	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



B20 Exterior Enclos C20 Interior Finishes D20 Plumbing D30 HVAC
 D50 Electrical Syste D60 Communication Syst D70 Security Syste D80 Automation Syst
 E10 Equipment E20 Furnishings

Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$161,213	8.10 %
C20 Interior Finishes	\$261,527	13.14 %
D20 Plumbing	\$142,700	7.17 %
D30 HVAC	\$113,828	5.72 %
D50 Electrical Systems	\$462,264	23.22 %
D60 Communication Systems	\$184,694	9.28 %
D70 Security Systems	\$68,345	3.43 %
D80 Automation Systems	\$29,270	1.47 %
E10 Equipment	\$64,394	3.23 %
E20 Furnishings	\$502,566	25.24 %
Total	\$1,990,802	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

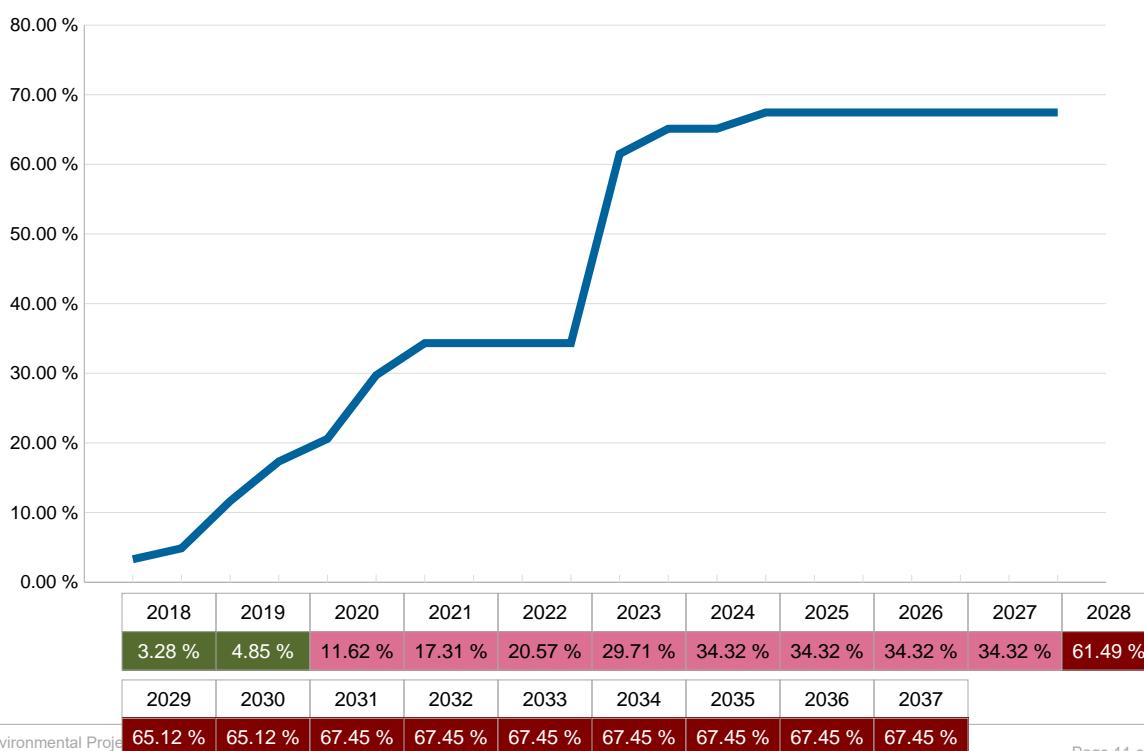
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
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FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

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**Priority 3
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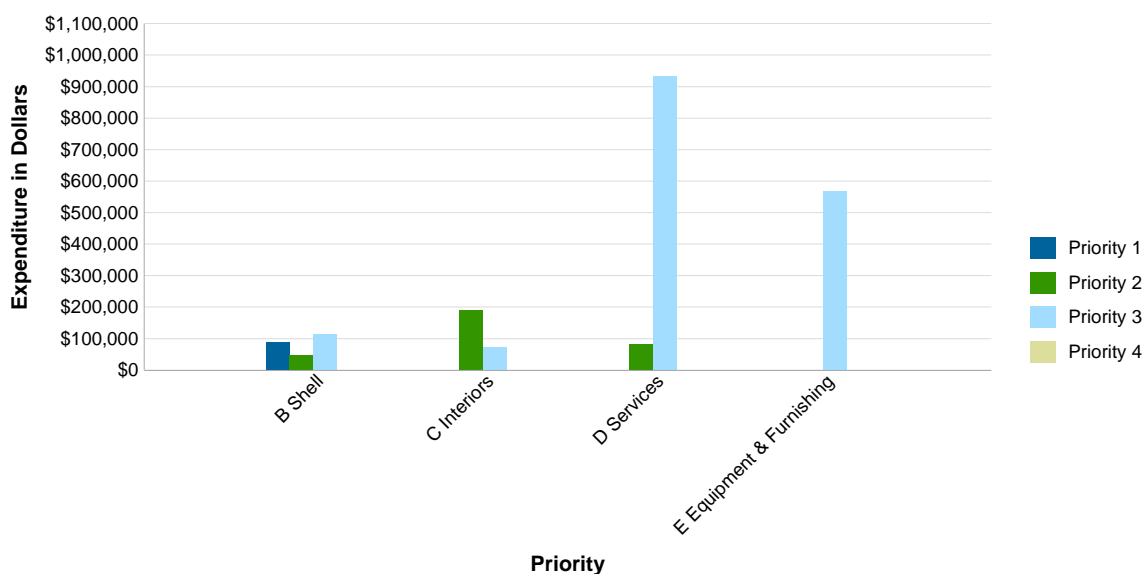
Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
B Shell	\$86,885	\$48,524	\$112,690	\$0	\$248,098
C Interiors	\$0	\$189,377	\$72,151	\$0	\$261,527
D Services	\$0	\$83,273	\$932,756	\$0	\$1,016,029
E Equipment & Furnishing	\$0	\$0	\$566,960	\$0	\$566,960
Total	\$86,885	\$321,174	\$1,684,556	\$0	\$2,092,614

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

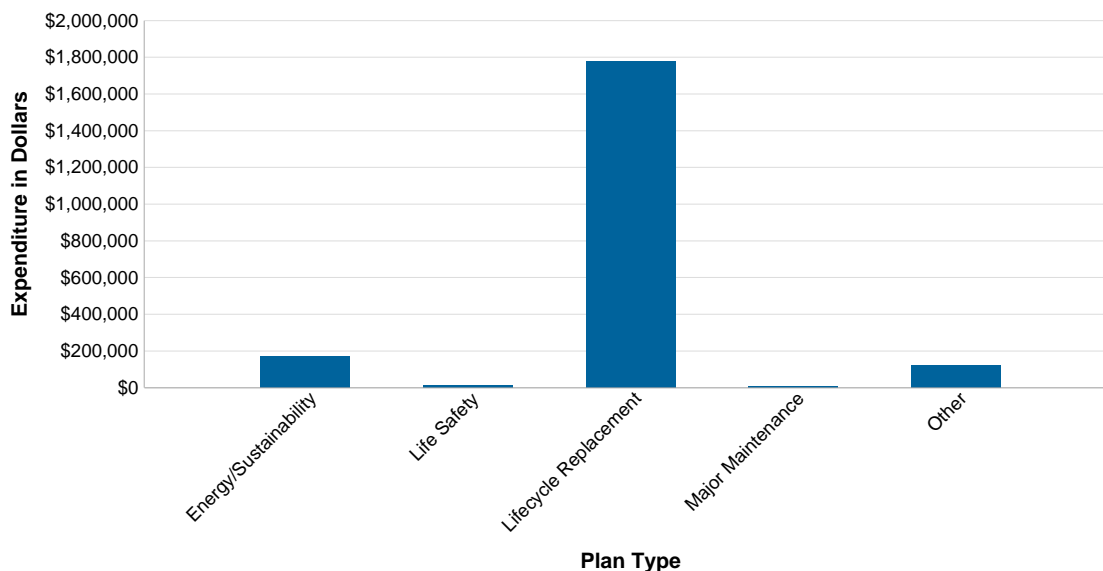
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Energy/Sustainability	\$169,547
Life Safety	\$14,928
Lifecycle Replacement	\$1,779,212
Major Maintenance	\$6,928
Other	\$122,000
Total	\$2,092,614

Facility Condition Assessment

North Kitsap School District



Facilities/Maintenance Department Site
1365 Finn Hill Rd. NW
Poulsbo, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
600 Stewart St., Ste. 1400
Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 06, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Facilities/Maintenance Department Site
Property Type	Site Systems
Full Address	1365 Finn Hill Rd. NW Poulsbo, WA
Year Built	1960

Building Description

Site Executive Summary

Structures observed on site include one main building, one reservoir, one pump house, and two storage sheds. The hardscapes were found to be in generally good condition. It was noted during the site visit that there was continuous water draining from the pump house to the septic drain field area.

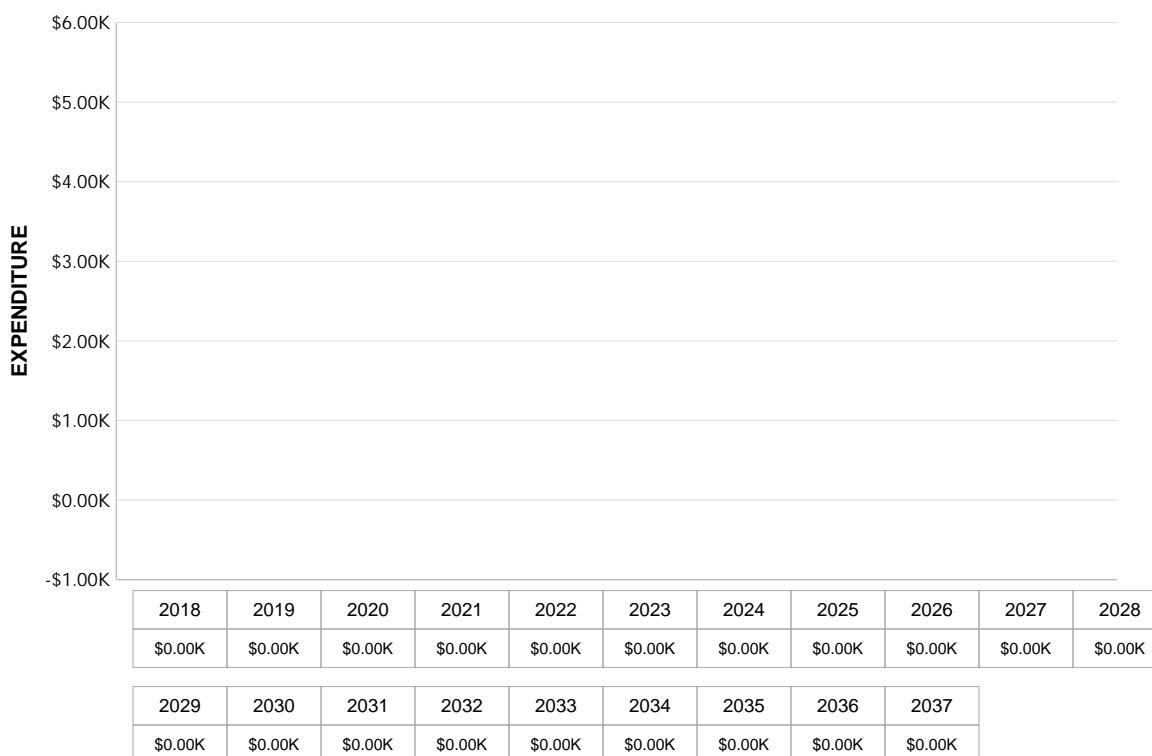
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Future Capital Needs (Year 1 to Year 19)	\$0

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Facilities/Maintenance Department Site building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$0.

Expenditure Forecast Over Study Period



Key Findings

1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

No Data Available

Distribution of Future (Year 1-Year 19) Needs by Building System

No Data Available

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

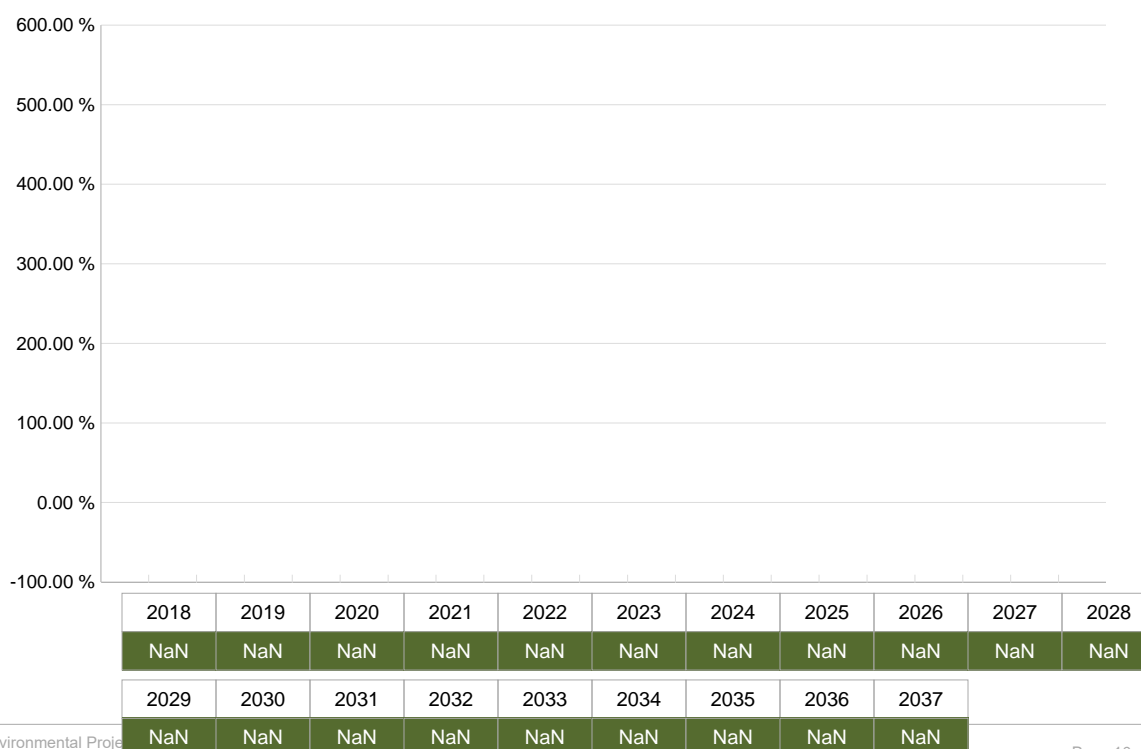
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

***Priority 1
Currently Critical:***

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

***Priority 2
Potentially Critical:***

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

***Priority 3
Necessary / Not Critical:***

Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

***Priority 4
Recommended:***

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

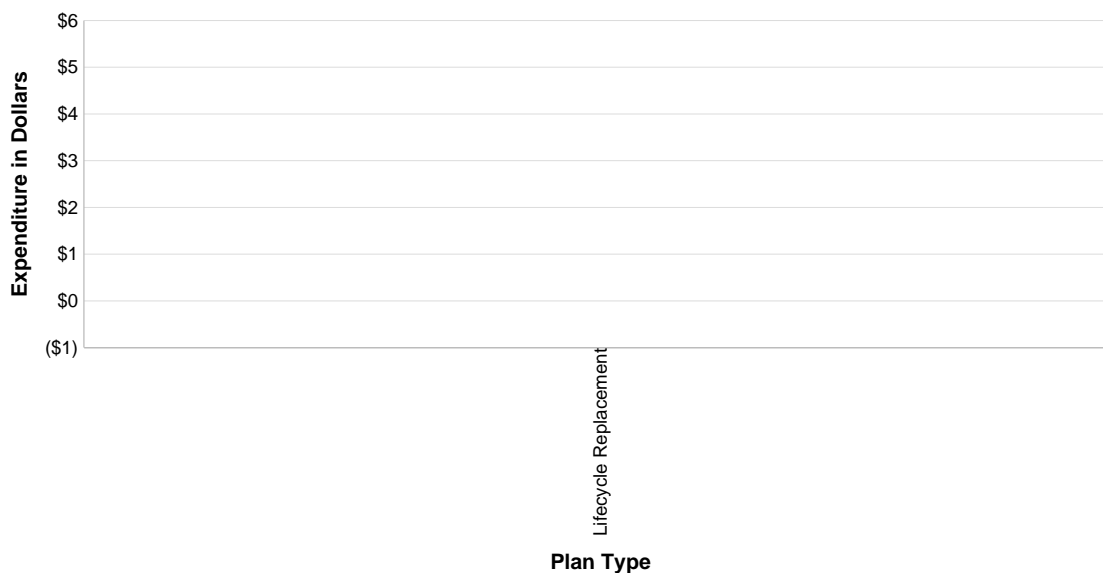
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Lifecycle Replacement	\$0
Total	\$0

Facility Condition Assessment

North Kitsap School District



North Kitsap Community Center

2003 NE Hostmark Street
Poulsbo, WA 98370

Prepared by:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
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jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 1, 2018

On-Site Date: April 2018

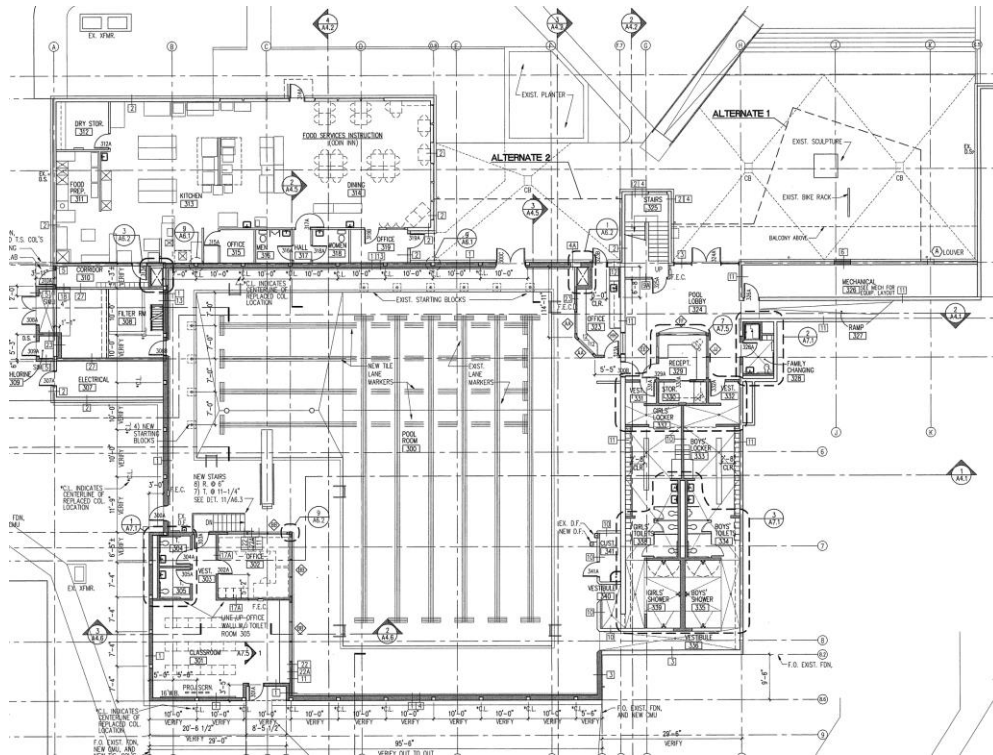
Facility Overview

Facility 2018-2023 FCI	Program Served	Original Construction	Year Mod/Add	GSF	No. Buildings
0.26	Community Center	1975	2002	32,613	1

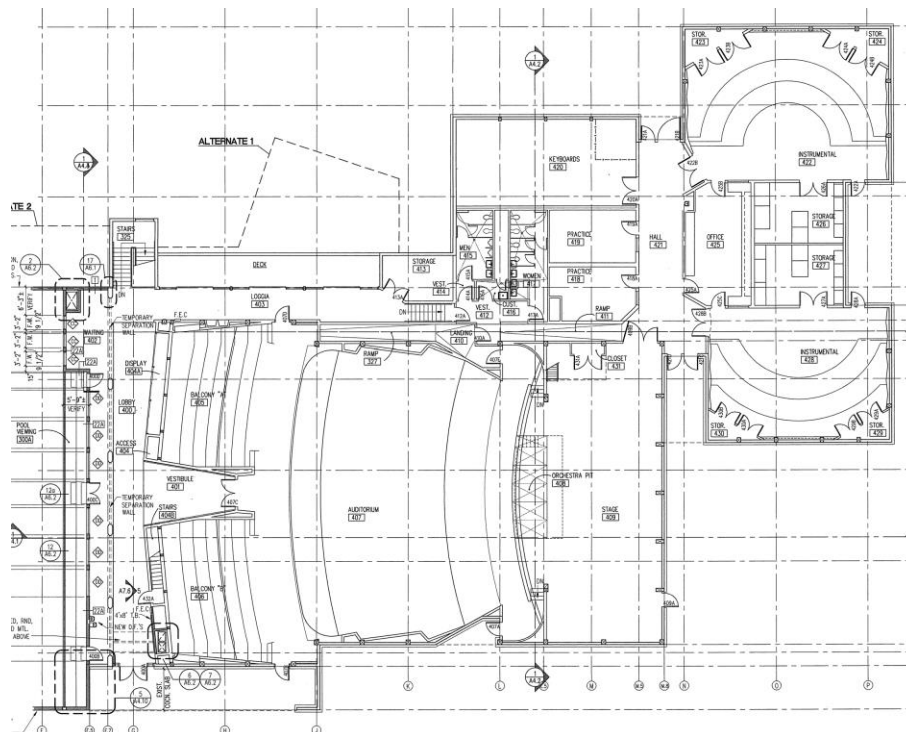
Site plan



Pool Level Floorplan



Auditorium Level Floorplan



Facility Condition Assessment

North Kitsap School District



North Kitsap Community Center Main
2003 NE Hostmark Street
Poulsbo, WA

Prepared By:

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Environmental Services

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Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 02, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	North Kitsap Community Center Main
Property Type	Non-Ed, single-story
Full Address	2003 NE Hostmark Street Poulsbo, WA
Year Built	1975
Number of Levels	1
Gross Building Area (GSF)	32,613
Current Replacement Value (CRV)	\$12,295,101
CRV/GSF (\$/Sq Ft)	\$377

Building Description

Architectural Structural Executive Summary

Originally constructed in 1976, the building shares a site with Poulsbo Middle School and houses music, auditorium, and community aquatic center spaces. This building is used by both the District and the greater community. This building received a major exterior and interior modernization in 2002.

The façade was originally red brick, some of which was covered by corrugated metal siding during the modernization. The roof was new in 2002. There are no windows in the auditorium or music areas of the building. The entry has storefront windows, there are Kalwall windows above the pool, and a few aluminum windows with insulated glass above the main corridor.

The auditorium has carpeted aisles and landings with concrete flooring under the theater seats. The walls have wood accents with acoustical panels. The stage is a full production stage with rigging, curtains, lighting, spotlights, etc.

Music, Band, and Choir rooms were not included in the 2002 modernization and are generally in very poor condition. They have carpet or carpet tile floors and acoustic panels on the walls. Ceilings are suspended with ACT and are damaged from roof leaks throughout the building. The pool area is in good condition and is separated from the rest of the building by an observation wall.

There are no apparent structural concerns.

Mechanical Electrical Executive Summary

The pool area is very muggy, which may relate to suspected issues with the exhaust system. HVAC throughout the building seems to be in good condition with newer BacTalk controls system. Filters are inaccessible on air handling units on the roof above the pool filter room. The district has caulked these filters shut. It is likely that these filters and coils need to be cleaned. The pool's ultraviolet filter system appears to be serviced regularly, along with backwash controls. The district did not seem to be having issues with the filtering system since switching over from the high chlorine concentration method used in the past. The auditorium solar water heating system is shut off, possibly due to several leaks. The FCA revealed that a few supply grills are disconnected above auditorium ceiling.

This building does not appear to have undergone an electrical modernization since it was originally constructed. Most of the electrical equipment appears to be original to the building and is of older vintage equipment appearing to be past their useful life. Obtaining replacement parts for this equipment may be difficult, resulting in prolonged outages. Color coding of branch circuit conductors is not code compliant, which pose safety hazards. The corrosive nature of the chemicals associated with the pool equipment reduces the life of all electrical equipment in close proximity. Several other deficiencies were observed during the FCA as described in the report.

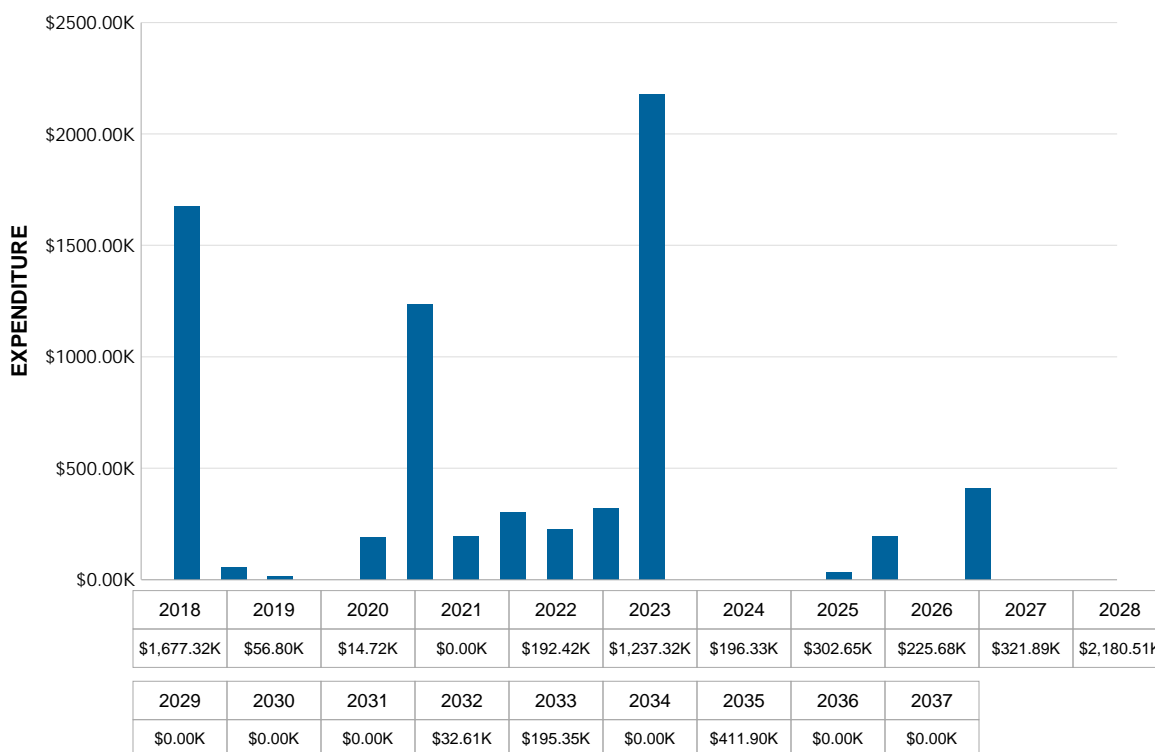
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	13.64 %
Immediate Capital Needs (Year 0) (Included in FCI)	\$1,677,322
Future Capital Needs (Year 1 to Year 19)	\$5,368,182

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the North Kitsap Community Center Main building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$7,045,504.

Expenditure Forecast Over Study Period



Key Findings

- B Shell: Replace Roofing at an estimated cost of \$162,087 in year 2023
- B Shell: Replace Exterior Walls at an estimated cost of \$251,120 in year 2035
- C Interiors: Paint 50% interior walls. at an estimated cost of \$14,720 in year 2020
- C Interiors: Replace all ACT. at an estimated cost of \$13,371 in year 2023
- C Interiors: Replace Wall Finishes at an estimated cost of \$196,330 in year 2024
- C Interiors: Replace Interior Partitions at an estimated cost of \$302,649 in year 2025
- C Interiors: Replace Flooring at an estimated cost of \$225,682 in year 2026
- C Interiors: Replace Ceiling Finishes at an estimated cost of \$160,782 in year 2035
- D Services: Replace Heating Systems at an estimated cost of \$735,097 in year 2018
- D Services: Replace Facility HVAC Distribution Systems at an estimated cost of \$319,607 in year 2018
- D Services: Upgrade outdated energy controls with more efficient, i.e. CO2 control occupancy sensors, etc. at an estimated cost of \$198,939 in year 2018
- D Services: Replace old, inefficient rooftop air handling units with high efficiency units. (3 large 20 ton units and 9 smaller 5 ton units). at an estimated cost of \$141,867 in year 2018
- D Services: Replace Cooling Systems at an estimated cost of \$82,837 in year 2018
- D Services: Replace Facility Fuel Systems at an estimated cost of \$75,988 in year 2018
- D Services: Replace Ventilation at an estimated cost of \$66,857 in year 2018
- D Services: Balance HVAC and hydronics. at an estimated cost of \$13,045 in year 2018
- D Services: Troubleshoot and repair necessary components and/or wiring for intercom to building 3. at an estimated cost of \$12,320 in year 2018
- D Services: Commission entire system and controls. at an estimated cost of \$11,415 in year 2018
- D Services: Troubleshoot phone system outages and provide phones on UPS system and/or provide "landline" powered phones in select locations. at an estimated cost of \$10,650 in year 2018
- D Services: Replace old and obsolete fans with new, high efficiency units. at an estimated cost of \$8,700 in year 2018
- D Services: Inspect transformer and replace if necessary. at an estimated cost of \$34,500 in year 2019
- D Services: Install proper ventilation in room, approximately 200 SF. at an estimated cost of \$16,500 in year 2019
- D Services: Replace Lighting at an estimated cost of \$682,264 in year 2023
- D Services: Replace Electrical Services and Distribution at an estimated cost of \$218,507 in year 2023

- D Services: Replace Data Communications at an estimated cost of \$127,843 in year 2023
- D Services: Replace Building Support Plumbing Systems at an estimated cost of \$157,847 in year 2027
- D Services: Replace General Service Compressed-Air at an estimated cost of \$20,546 in year 2027
- D Services: Replace Audio-Video Communications at an estimated cost of \$305,584 in year 2028
- D Services: Replace Access Control and Intrusion Detection at an estimated cost of \$262,861 in year 2028
- D Services: Replace Distributed Communications and Monitoring at an estimated cost of \$184,590 in year 2028
- D Services: Replace Electronic Surveillance at an estimated cost of \$122,299 in year 2028
- D Services: Replace Voice Communications at an estimated cost of \$99,144 in year 2028
- D Services: Replace General Purpose Electrical Power at an estimated cost of \$56,094 in year 2028
- D Services: Replace Detection and Alarm at an estimated cost of \$30,004 in year 2028
- D Services: Replace Fire Protection Specialties at an estimated cost of \$32,613 in year 2032
- D Services: Replace Integrated Automation Facility Controls at an estimated cost of \$65,226 in year 2033
- E Equipment & Furnishing: Replace Entertainment and Recreational Equipment at an estimated cost of \$192,417 in year 2022
- E Equipment & Furnishing: Replace all auditorium seating. at an estimated cost of \$33,250 in year 2023
- E Equipment & Furnishing: Replace Commercial Equipment at an estimated cost of \$140,888 in year 2027
- E Equipment & Furnishing: Replace Fixed Furnishings at an estimated cost of \$819,565 in year 2028
- E Equipment & Furnishing: Replace Movable Furnishings at an estimated cost of \$300,366 in year 2028
- E Equipment & Furnishing: Replace Institutional Equipment at an estimated cost of \$130,126 in year 2033

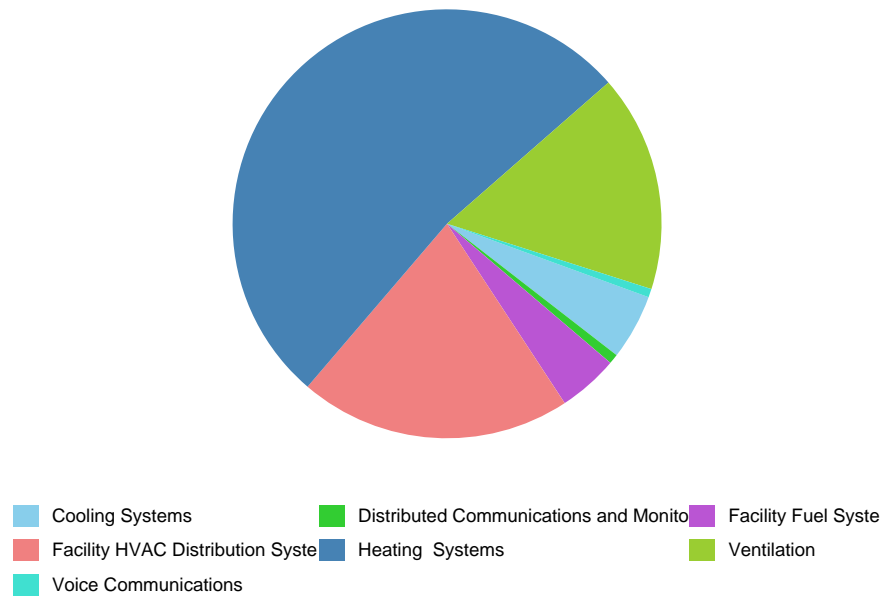
1. All costs presented in present day values

2. Costs represent total anticipated values over the 10 year study period

3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

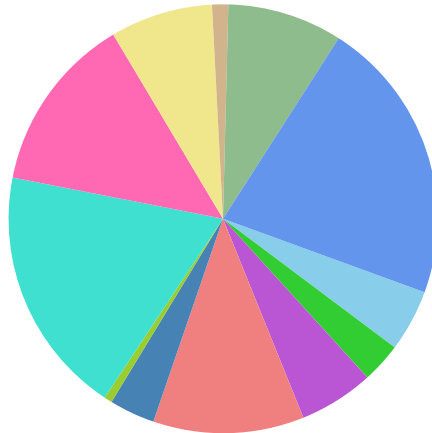
Distribution of Immediate Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
Cooling Systems	\$82,837	4.94 %
Distributed Communications and Monitoring	\$12,320	0.73 %
Facility Fuel Systems	\$75,988	4.53 %
Facility HVAC Distribution Systems	\$344,067	20.51 %
Heating Systems	\$876,964	52.28 %
Ventilation	\$274,496	16.37 %
Voice Communications	\$10,650	0.63 %
Total	\$1,677,322	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$251,120	4.68 %
B30 Roofing	\$162,087	3.02 %
C10 Interior Construction	\$302,649	5.64 %
C20 Interior Finishes	\$610,886	11.38 %
D20 Plumbing	\$184,193	3.43 %
D40 Fire Protection Systems	\$32,613	0.61 %
D50 Electrical Systems	\$1,007,865	18.77 %
D60 Communication Systems	\$717,160	13.36 %
D70 Security Systems	\$415,163	7.73 %
D80 Automation Systems	\$65,226	1.22 %
E10 Equipment	\$466,040	8.68 %
E20 Furnishings	\$1,153,180	21.48 %
Total	\$5,368,182	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

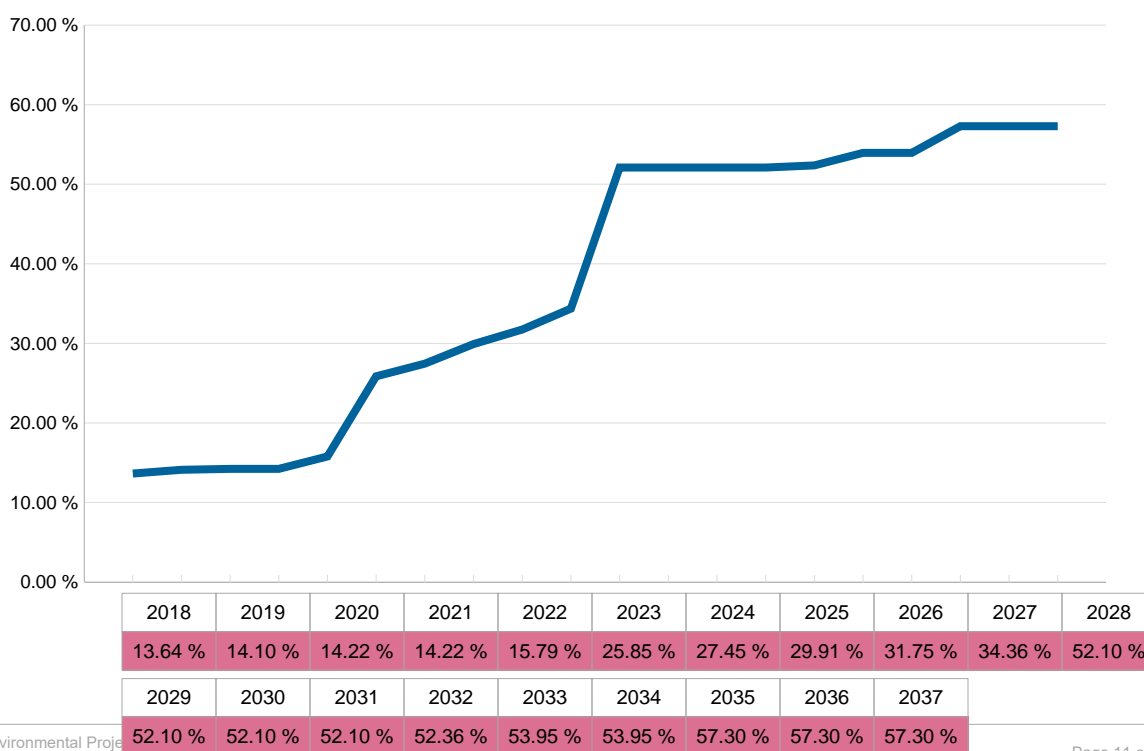
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

**Priority 3
Necessary / Not Critical:**

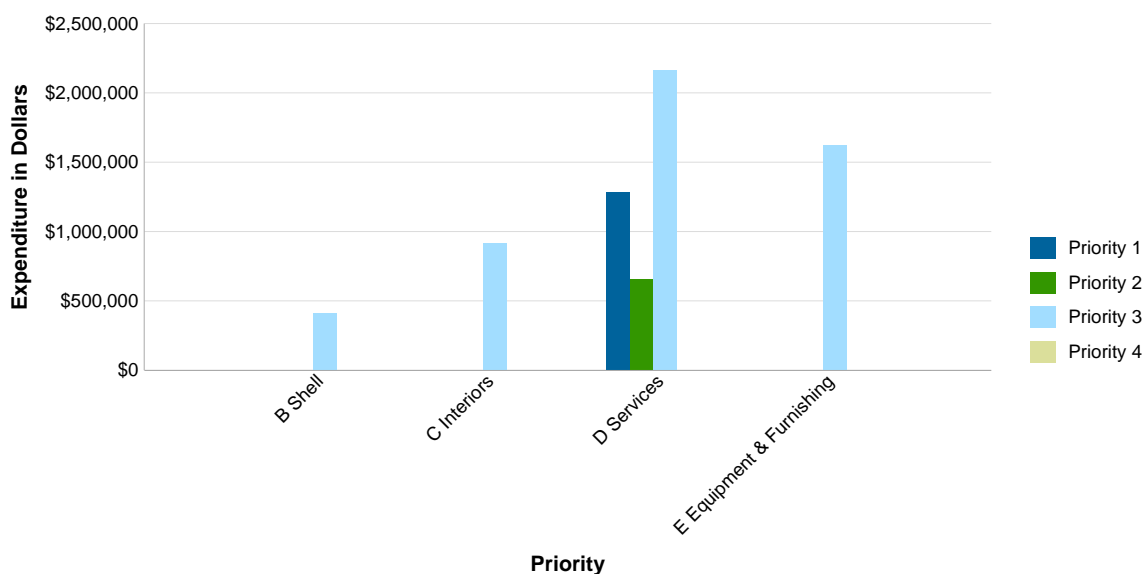
Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
B Shell	\$0	\$0	\$413,207	\$0	\$413,207
C Interiors	\$0	\$0	\$913,534	\$0	\$913,534
D Services	\$1,280,386	\$655,793	\$2,163,364	\$0	\$4,099,543
E Equipment & Furnishing	\$0	\$0	\$1,619,220	\$0	\$1,619,220
Total	\$1,280,386	\$655,793	\$5,109,325	\$0	\$7,045,504

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

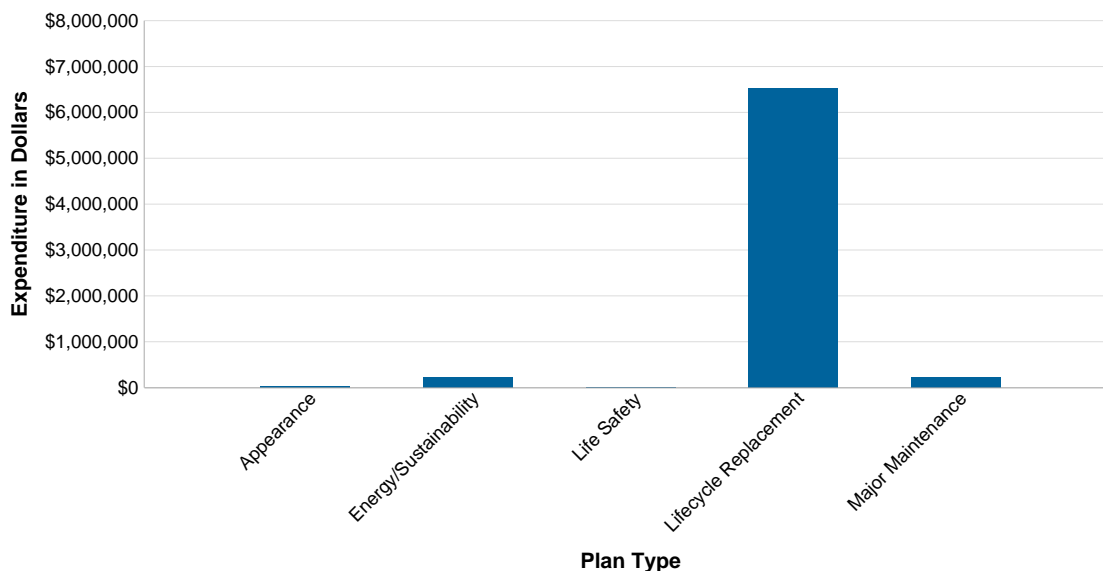
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Appearance	\$28,091
Energy/Sustainability	\$236,399
Life Safety	\$12,320
Lifecycle Replacement	\$6,530,427
Major Maintenance	\$238,267
Total	\$7,045,504

Facility Condition Assessment

North Kitsap School District



North Kitsap Community Center Site
2003 NE Hostmark Street
Poulsbo, WA

Prepared By:

SÄZÄN
Environmental Services

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Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 02, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	North Kitsap Community Center Site
Property Type	Site Systems
Full Address	2003 NE Hostmark Street Poulsbo, WA
Year Built	1975

Building Description

Site Executive Summary

The North Kitsap Community Center shares a site with Poulsbo Middle School. Generally, there is a lack of drainage in parking areas and uneven alligating pavement. Hydrant coverage appears to be lacking throughout the site. Sports fields on site lack ADA access.

The site lighting around the three buildings is in poor shape. There appear to be several dimly lit areas in all areas surrounding the school buildings. Several wooden 4x4 wooden posts are rotting and the fixture types throughout the campus do not match. Based on recent conversations with NKSD, several fixtures are inoperable. The same conversations indicated that the occupancy sensors within the buildings are failing.

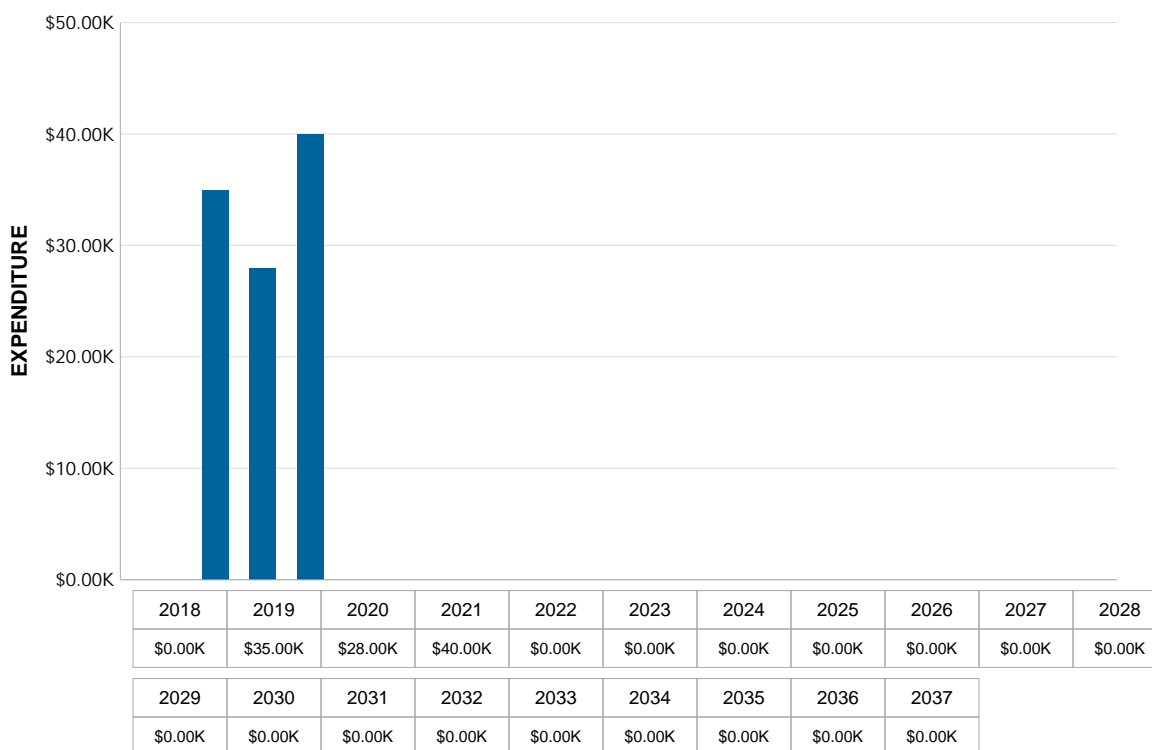
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Future Capital Needs (Year 1 to Year 19)	\$103,000

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the North Kitsap Community Center Site building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$103,000.

Expenditure Forecast Over Study Period



Key Findings

- G Building Sitework: Selective grading/re-paving as well as grind/overlay for large portions of roadways. at an estimated cost of \$20,000 in year 2019
- G Building Sitework: Repair curbing, selective removal of asphalt, re-compaction of subgrades, and re-paving. at an estimated cost of \$15,000 in year 2019
- G Building Sitework: Repair fence fabric. Replace Site furnishings at an estimated cost of \$15,000 in year 2020
- G Building Sitework: Selective installation of drainage structures/piping at an estimated cost of \$13,000 in year 2020
- G Building Sitework: Replacement of main plaza, selective replacement of walkways. at an estimated cost of \$35,000 in year 2021
- G Building Sitework: Aerate/topdress/overseed turf areas, selective clearing and re-planting of landscape areas. at an estimated cost of \$5,000 in year 2021

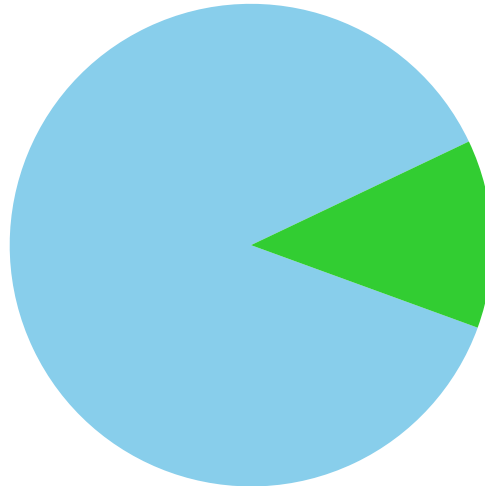
1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

No Data Available

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



■ G20 Site Improvements ■ G30 Site Civil/Mechanical Utilities

Building System	Estimated Cost	Percentage of Total Cost
G20 Site Improvements	\$90,000	87.38 %
G30 Site Civil/Mechanical Utilities	\$13,000	12.62 %
Total	\$103,000	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

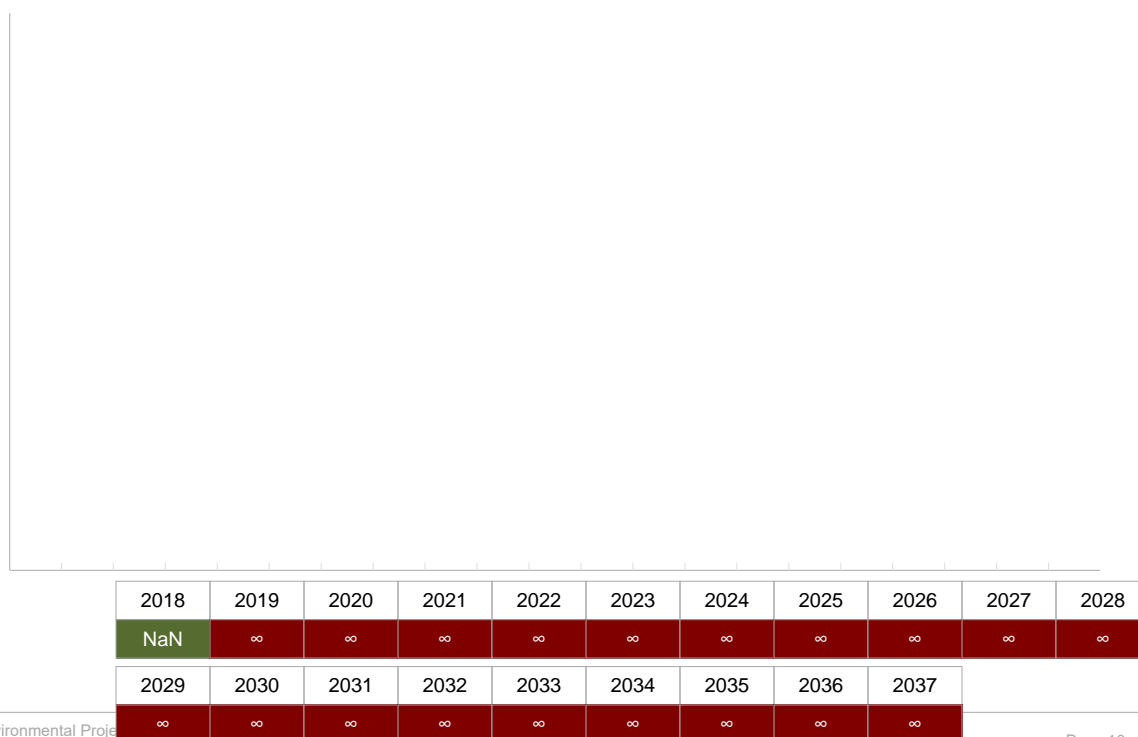
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
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POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

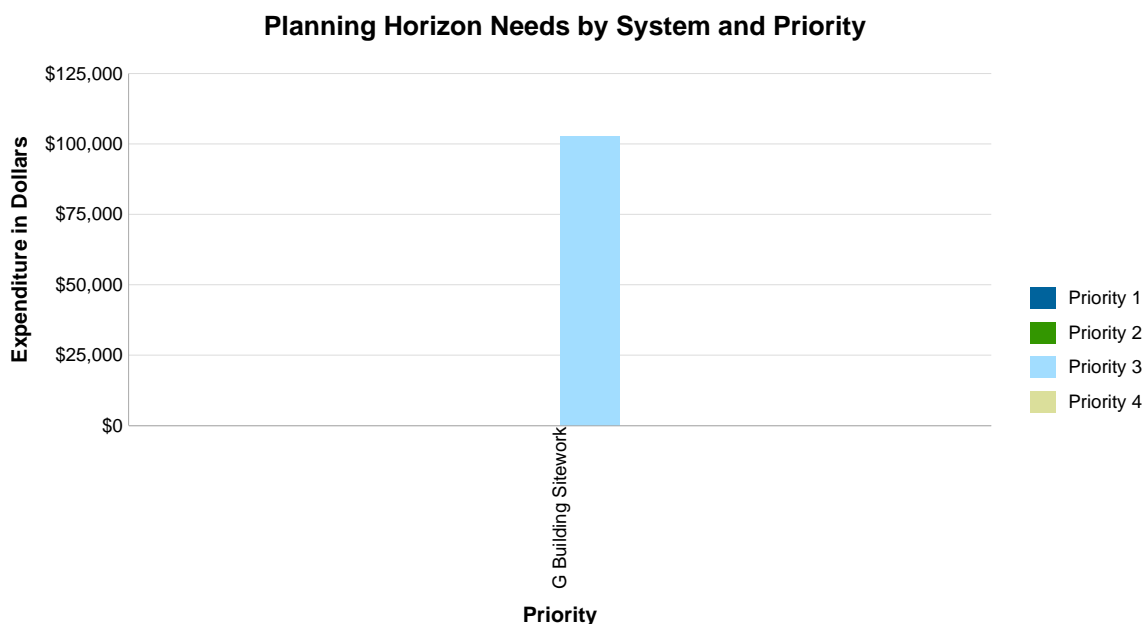
**Priority 3
Necessary / Not Critical:**

Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
G Building Sitework	\$0	\$0	\$103,000	\$0	\$103,000
Total	\$0	\$0	\$103,000	\$0	\$103,000

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

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Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

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Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

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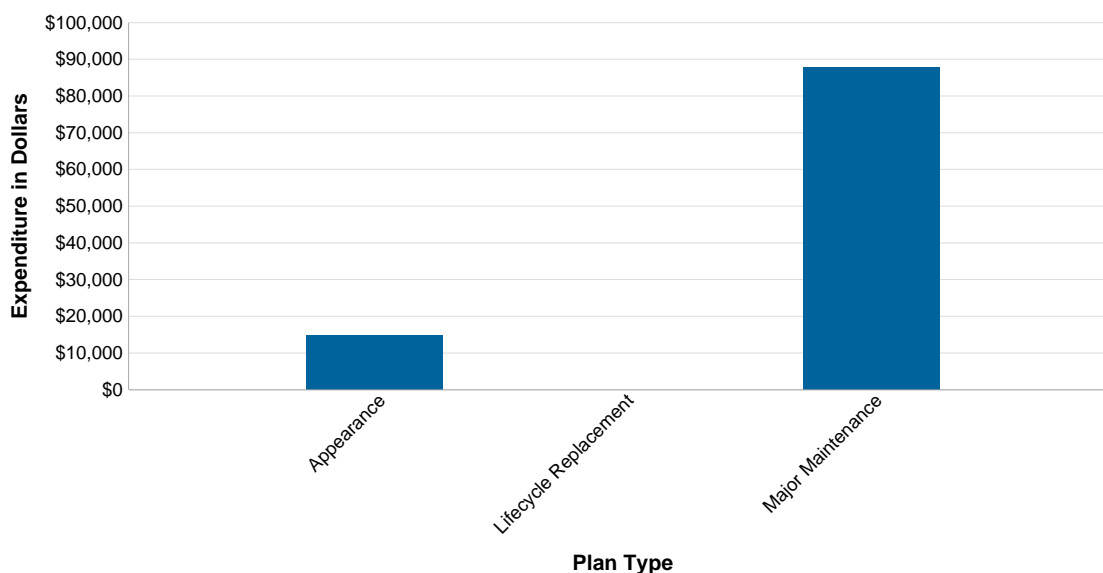
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Appearance	\$15,000
Lifecycle Replacement	\$0
Major Maintenance	\$88,000
Total	\$103,000

Facility Condition Assessment

North Kitsap School District



North Kitsap Stadium

1780 NE Hostmark Street
Poulsbo, WA 98370

Prepared by:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
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Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 1, 2018

On-Site Date: April 2018

Facility Overview

Facility 2018-2023 FCI	Program Served	Original Construction	Year Mod/Add	GSF	No. Buildings
0.40	Stadium	1974	N/A	12,798	1

Site plan



The image displays three architectural plans for a facility, likely a stadium or arena, showing seating, service areas, and roof structure.

SEATING PLAN: This plan shows the layout of the seating area, including rows of seats, aisles, and stairs. Key features include:

- STAIR NO. 1** and **STAIR NO. 2** located on the left side.
- STAIR NO. 3** and **STAIR NO. 4** located on the right side.
- GRAND STAND** labeled with dimensions $118' \times 110'$.
- BASIC SHEAR WALL** sections indicated along the perimeter.
- Seating areas are numbered 1 through 11.

SERVICE FACILITY PLAN: This plan shows the layout of the service facility, including restrooms, concessions, and other amenities. Key features include:

- STAIR NO. 1** through **STAIR NO. 4** located around the perimeter.
- RESTROOMS** and **CONCESSIONS** areas.
- BASIC SHEAR WALL** sections indicated along the perimeter.
- Service areas are numbered 1 through 11.

ROOF PLAN: This plan shows the layout of the roof structure, including the main roof and various sections. Key features include:

- STAIR NO. 1** through **STAIR NO. 4** located around the perimeter.
- EXIST. PUMPED** and **EXIST. PUMPED** areas.
- BASIC SHEAR WALL** sections indicated along the perimeter.
- Roof sections are numbered 1 through 11.

Facility Condition Assessment

North Kitsap School District



North Kitsap Stadium Stadium
1780 NE Hostmark Street
Poulsbo, WA

Prepared By:

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Environmental Services

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EXECUTIVE SUMMARY

Project Detail

On April 04, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	North Kitsap Stadium Stadium
Property Type	Non-Ed, two-story
Full Address	1780 NE Hostmark Street Poulsbo, WA
Year Built	1974
Number of Levels	2
Gross Building Area (GSF)	12,798
Current Replacement Value (CRV)	\$3,685,824
CRV/GSF (\$/Sq Ft)	\$288

Building Description

Architectural Structural Executive Summary

The stadium appears to have been built in the 1960s. It has metal bleachers and a press box. The structure needs a coat of paint on the painted areas. Concession stands, toilets, and storage rooms are located under the stands. Improvements to these areas are needed. The stadium and restrooms do not meet ADA requirements.

The stadium is a poured concrete and CMU building, and has no apparent structural concerns. However, the concrete stairs are disintegrating.

Mechanical Executive Summary

The electrical equipment within the Stadium building is older vintage though completely serviceable. All transformers in the electrical room are not securely fastened to the floor as described within the report. Regular maintenance within the facility will ensure several more years of use.

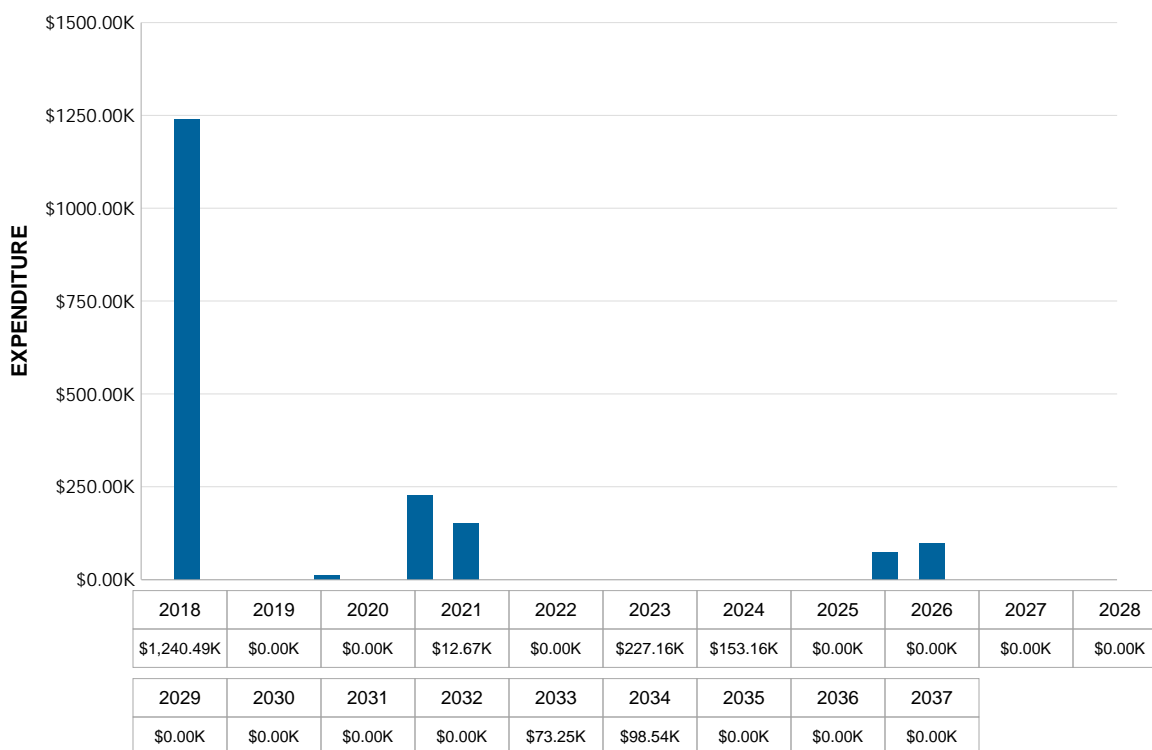
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	33.66 %
Immediate Capital Needs (Year 0) (Included in FCI)	\$1,240,488
Future Capital Needs (Year 1 to Year 19)	\$564,786

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the North Kitsap Stadium Stadium building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$1,805,274.

Expenditure Forecast Over Study Period



Key Findings

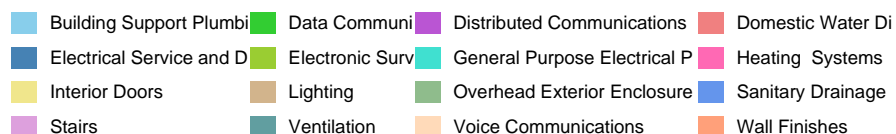
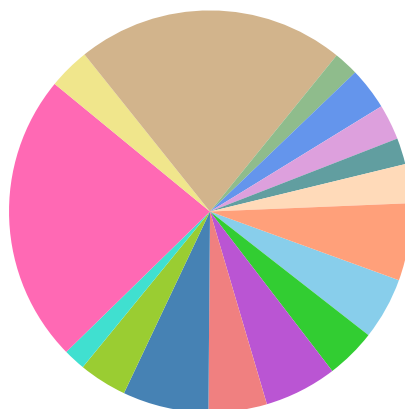
- B Shell: Replace Stairs at an estimated cost of \$35,322 in year 2018
- B Shell: Replace Overhead Exterior Enclosures at an estimated cost of \$24,715 in year 2018
- B Shell: Paint exterior walls. at an estimated cost of \$12,670 in year 2021
- B Shell: Replace Exterior Doors and Grilles at an estimated cost of \$30,813 in year 2024
- B Shell: Replace Roofing at an estimated cost of \$40,406 in year 2033
- B Shell: Replace Horizontal Openings at an estimated cost of \$24,309 in year 2033
- B Shell: Replace Roof Appurtenances at an estimated cost of \$8,537 in year 2033
- B Shell: Replace Exterior Walls at an estimated cost of \$98,545 in year 2034
- C Interiors: Replace Wall Finishes at an estimated cost of \$77,044 in year 2018
- C Interiors: Replace Interior Doors at an estimated cost of \$41,300 in year 2018
- C Interiors: Replace Flooring at an estimated cost of \$88,562 in year 2023
- C Interiors: Replace Ceiling Finishes at an estimated cost of \$63,094 in year 2023
- C Interiors: Replace Interior Partitions at an estimated cost of \$118,765 in year 2024
- D Services: Replace Heating Systems at an estimated cost of \$288,467 in year 2018
- D Services: Replace Lighting at an estimated cost of \$267,734 in year 2018
- D Services: Replace Electrical Services and Distribution at an estimated cost of \$85,747 in year 2018
- D Services: Replace Distributed Communications and Monitoring at an estimated cost of \$72,437 in year 2018
- D Services: Replace Building Support Plumbing Systems at an estimated cost of \$61,942 in year 2018
- D Services: Replace Domestic Water Distribution at an estimated cost of \$58,231 in year 2018
- D Services: Replace Data Communications at an estimated cost of \$50,168 in year 2018
- D Services: Replace Electronic Surveillance at an estimated cost of \$47,993 in year 2018
- D Services: Replace Sanitary Drainage at an estimated cost of \$42,233 in year 2018
- D Services: Replace Voice Communications at an estimated cost of \$38,906 in year 2018
- D Services: Replace Ventilation at an estimated cost of \$26,236 in year 2018

- D Services: Replace General Purpose Electrical Power at an estimated cost of \$22,013 in year 2018
- E Equipment & Furnishing: Replace Entertainment and Recreational Equipment at an estimated cost of \$75,508 in year 2023

1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

Distribution of Immediate Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
Building Support Plumbing Systems	\$61,942	4.99 %
Data Communications	\$50,168	4.04 %
Distributed Communications and Monitoring	\$72,437	5.84 %
Domestic Water Distribution	\$58,231	4.69 %
Electrical Service and Distribution	\$85,747	6.91 %
Electronic Surveillance	\$47,993	3.87 %
General Purpose Electrical Power	\$22,013	1.77 %
Heating Systems	\$288,467	23.25 %
Interior Doors	\$41,300	3.33 %
Lighting	\$267,734	21.58 %
Overhead Exterior Enclosures	\$24,715	1.99 %
Sanitary Drainage	\$42,233	3.40 %
Stairs	\$35,322	2.85 %
Ventilation	\$26,236	2.11 %

Voice Communications	\$38,906	3.14 %
Wall Finishes	\$77,044	6.21 %
Total	\$1,240,488	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



■ B20 Exterior Enclosure
 ■ B30 Roofing
 ■ C10 Interior Construction
■ C20 Interior Finishes
 ■ E10 Equipment

Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$142,027	25.15 %
B30 Roofing	\$73,251	12.97 %
C10 Interior Construction	\$122,343	21.66 %
C20 Interior Finishes	\$151,656	26.85 %
E10 Equipment	\$75,508	13.37 %
Total	\$564,786	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

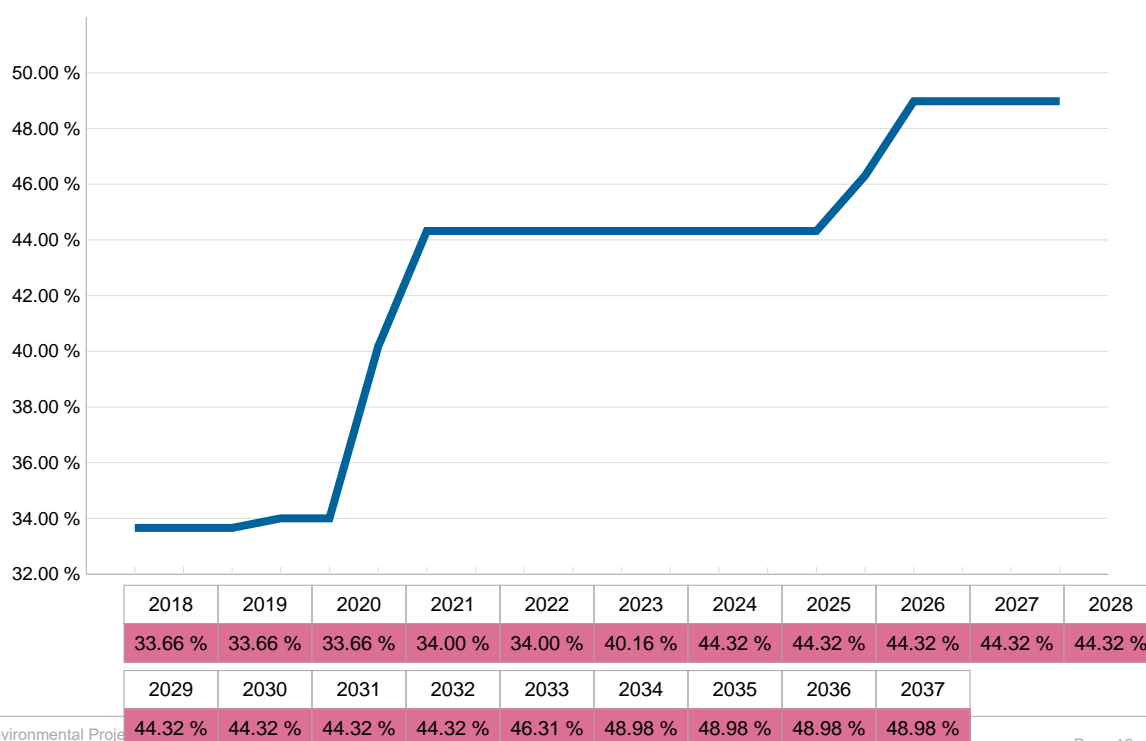
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal + Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
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POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

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Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

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**Priority 3
Necessary / Not Critical:**

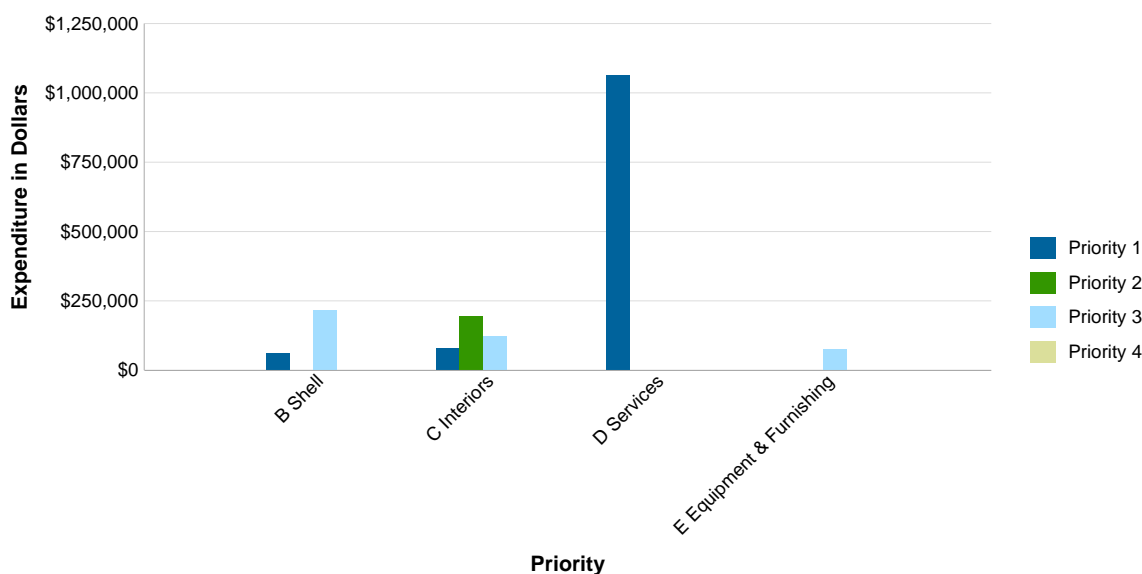
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**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
B Shell	\$60,038	\$0	\$215,279	\$0	\$275,316
C Interiors	\$77,044	\$192,957	\$122,343	\$0	\$392,343
D Services	\$1,062,106	\$0	\$0	\$0	\$1,062,106
E Equipment & Furnishing	\$0	\$0	\$75,508	\$0	\$75,508
Total	\$1,199,188	\$192,957	\$413,129	\$0	\$1,805,274

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

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Major Maintenance:**

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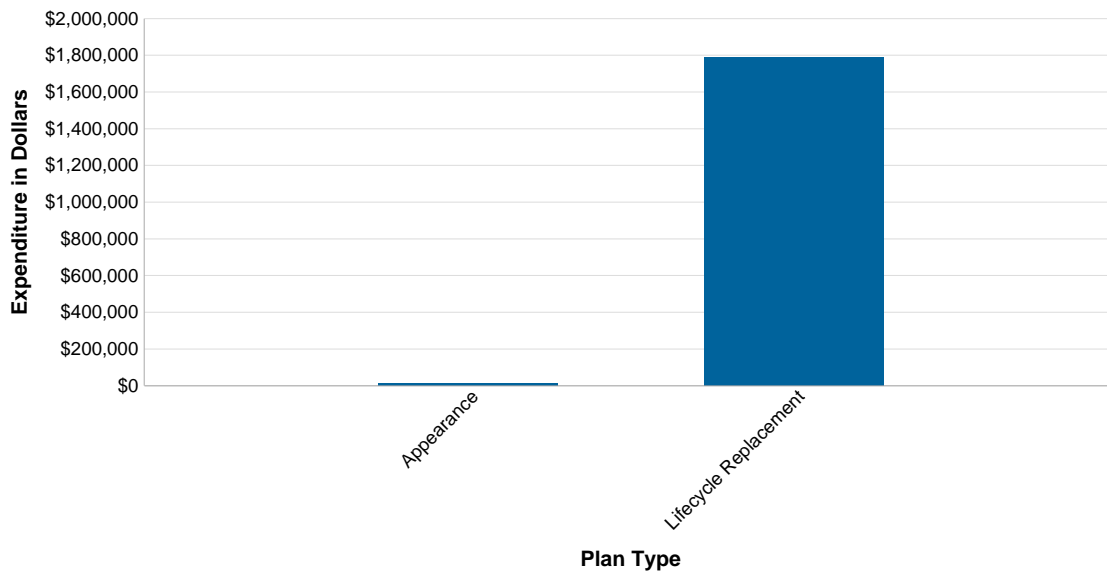
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ADA:**

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**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Appearance	\$12,670
Lifecycle Replacement	\$1,792,604
Total	\$1,805,274

Facility Condition Assessment

North Kitsap School District



North Kitsap Stadium Site
1780 NE Hostmark Street
Poulsbo, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
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Date of Report: August 01, 2018

On-Site Date: April 2018

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Needs Sorted by Plan Type.....	13

EXECUTIVE SUMMARY

Project Detail

On April 04, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	North Kitsap Stadium Site
Property Type	Site Systems
Full Address	1780 NE Hostmark Street Poulsbo, WA
Year Built	1974

Building Description

Site Executive Summary

The Stadium is to the north side of the North Kitsap High School site and houses the football field and a concrete covered stadium with a press box. There are site issues associated with the high school building.

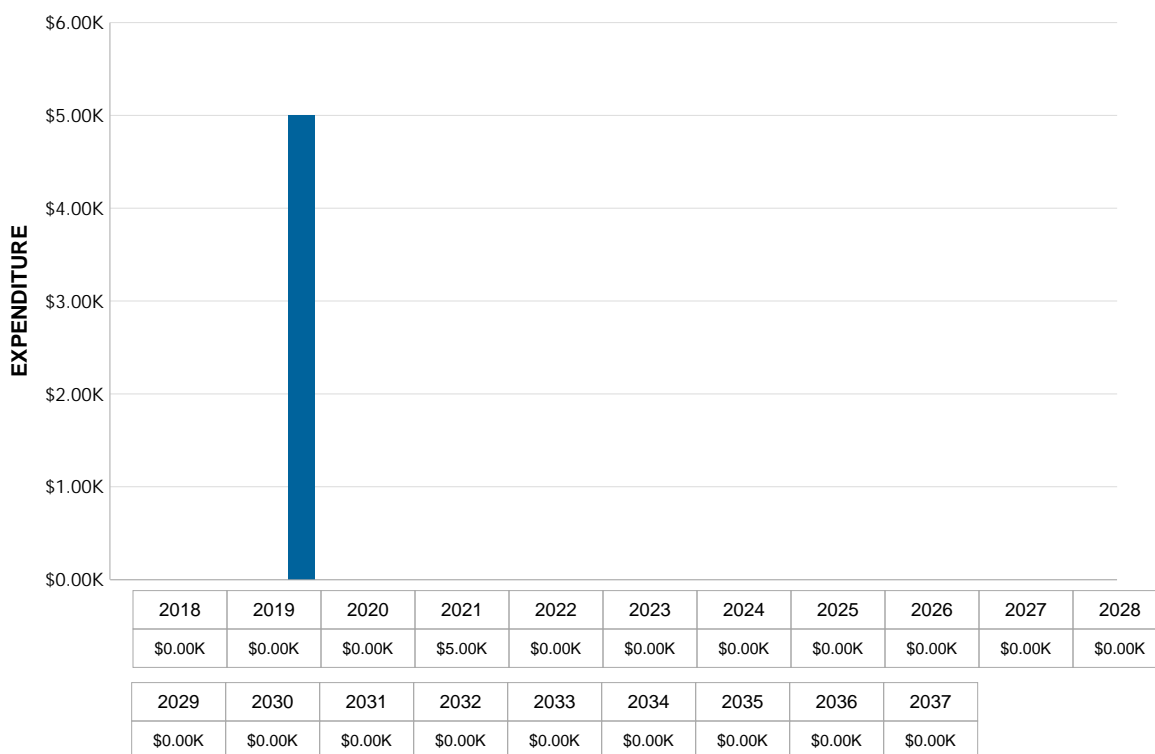
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This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Future Capital Needs (Year 1 to Year 19)	\$5,000

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the North Kitsap Stadium Site building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$5,000.

Expenditure Forecast Over Study Period



Key Findings

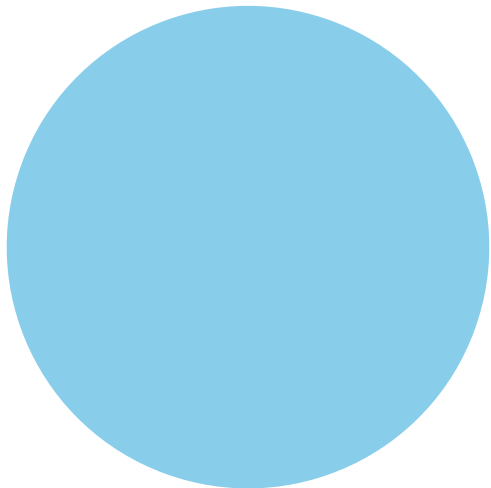
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Distribution of Immediate (Year 0) Needs by Building System

No Data Available

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



G20 Site Improvements

Building System	Estimated Cost	Percentage of Total Cost
G20 Site Improvements	\$5,000	100.00 %
Total	\$5,000	100 %

Facility Condition Index

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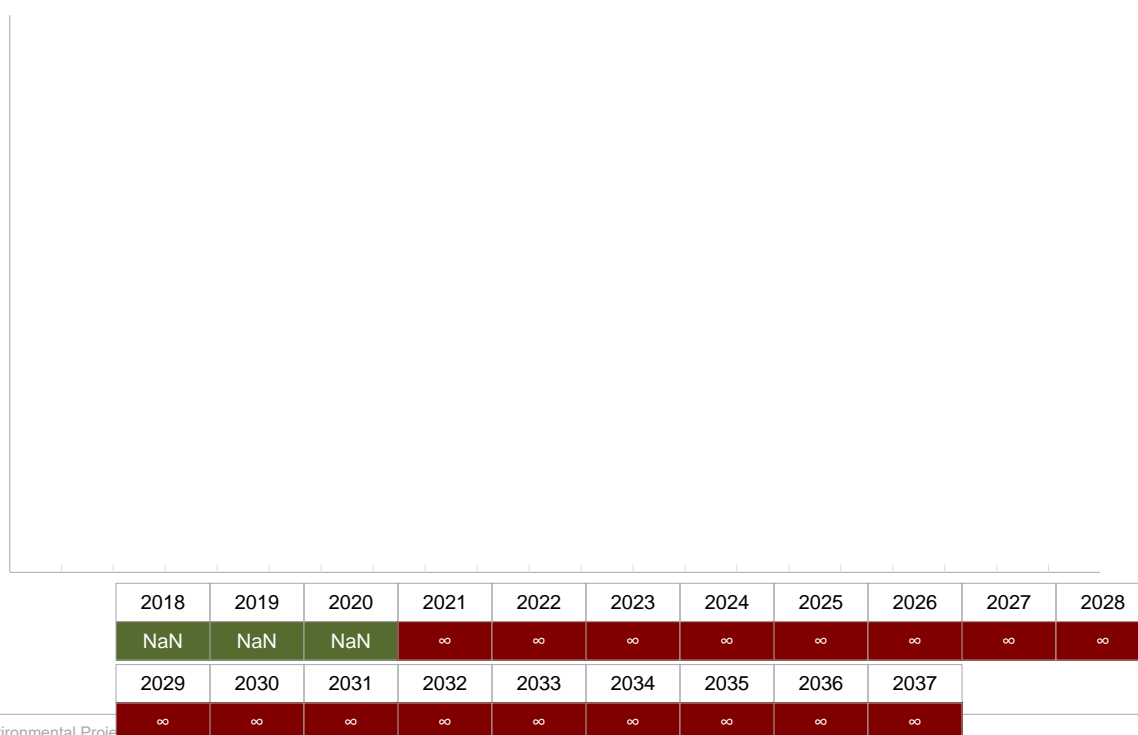
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Cumulative Effects of FCI Over the Study Period



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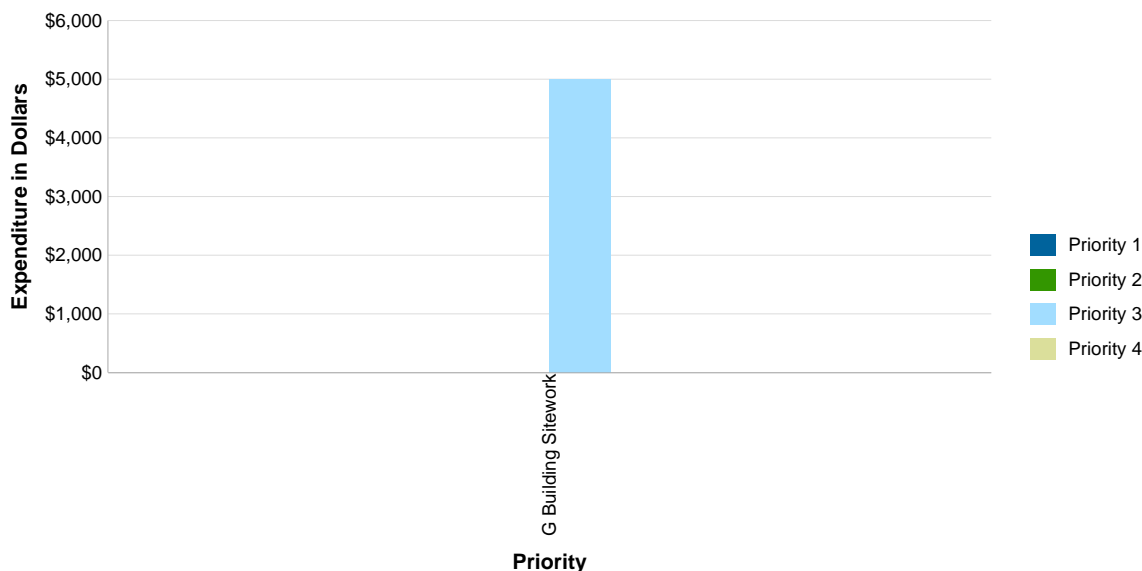
Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

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Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
G Building Sitework	\$0	\$0	\$5,000	\$0	\$5,000
Total	\$0	\$0	\$5,000	\$0	\$5,000

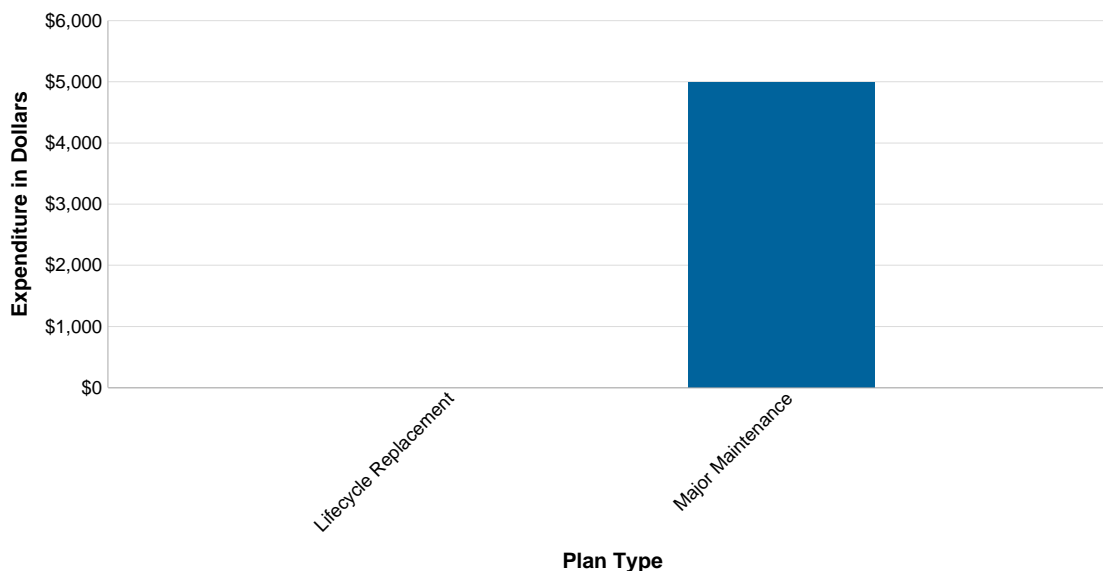
Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

Plan Type 1 Lifecycle Replacement:	Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.
Plan Type 2 Major Maintenance:	Any component or system in which future major repair is anticipated but not replacement of the entire component.
Plan Type 3 Life Safety:	Any action to correct a deficiency related to life safety or code violation.
Plan Type 4 Appearance:	Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.
Plan Type 5 Energy/Sustainability:	When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.
Plan Type 6 ADA:	When the repair or replacement of equipment or systems are recommended to comply with ADA.
Plan Type 7 Other:	

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Lifecycle Replacement	\$0
Major Maintenance	\$5,000
Total	\$5,000

Facility Condition Assessment

North Kitsap School District



Student Services Center

18360 NE Caldart Avenue
Poulsbo, WA 98370

Prepared by:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
600 Stewart St., Ste. 1400
Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 1, 2018

On-Site Date: April 2018

Facility Overview

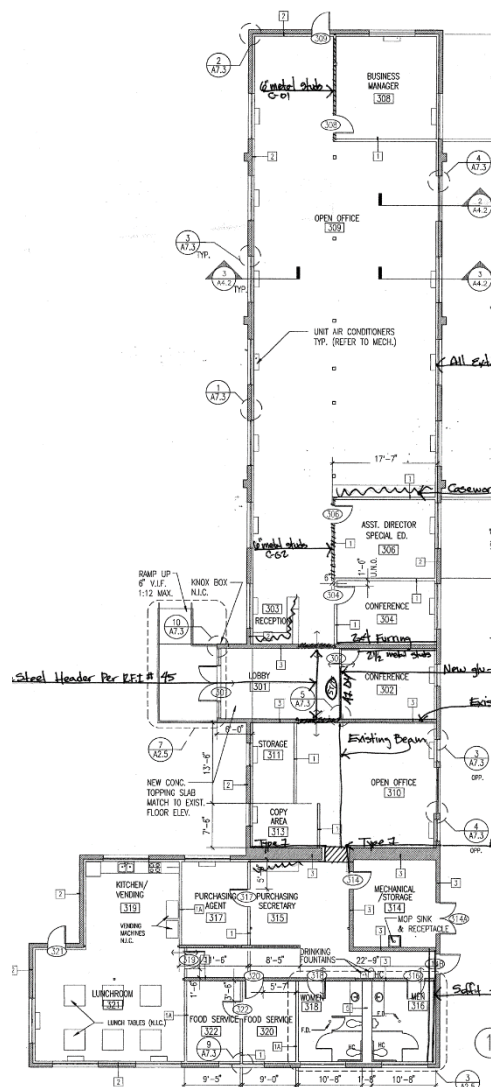
Facility 2018-2023 FCI	Program Served	Original Construction	Year Mod/Add	GSF	No. Buildings
0.22	Administration	1956	1999	18,217	3

Building	Original Construction	Year Mod/Add	GSF
100, 200, Addition Building	1956	1999	11,199
300 Building	1956	N/A	7,018
Warehouse	Unknown	N/A	Unknown

Site plan



Building 1 and 2



Facility Condition Assessment

North Kitsap School District



**Student Support Center Admin
18360 NE Caldart Avenue
Poulsbo, WA**

Prepared By:

SÄZÄN
Environmental Services

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Date of Report: August 01, 2018

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EXECUTIVE SUMMARY

Project Detail

On April 06, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Student Support Center Admin
Property Type	Non-Ed, single-story
Full Address	18360 NE Caldart Avenue Poulsbo, WA
Year Built	1960
Number of Levels	1
Gross Building Area (GSF)	18,217
Current Replacement Value (CRV)	\$5,355,798
CRV/GSF (\$/Sq Ft)	\$294

Building Description

Architectural Structural Executive Summary

The Student Support Center comprises three buildings originally built in 1956 and renovated in 1999. The buildings are of similar one-story CMU construction house District administrative offices, including the office of the Superintendent. A 1999 renovation added a new entryway that connected Buildings 1 and 2. This addition also includes new conference rooms, a reception area, and restrooms, and improved the overall public-facing appearance of the facility. Buildings 1, 2, and 3 are dated in appearance, but well-maintained and functional.

The following comments apply to all three buildings.

The newer roof on the addition between buildings 1 and 2 is in good condition, with minor leaks reported. Older roofs have signs of standing water and improper drainage. There are gutters falling off the building. All older roofs are overdue for full replacement, with significant leaks both observed and reported. Aluminum replacement windows are in good condition, while older leaded glass windows are past useful life. Walls are uninsulated CMU construction.

The interiors of all three buildings have received various upgrades, however many original finishes remain. Wall finishes include painted GWB walls, painted CMU walls, and very old wood paneling. Floors are a combination of polished concrete and glued down broadloom carpet. Ceilings are a combination of suspended ACT ceilings and corrugated metal ceilings with acoustical treatment. While the newer finishes are in good shape, the average overall condition is fair to poor because of the older materials still in place. There is a variety of furnishings, including newer and very old pieces. Some bathrooms are not ADA accessible.

There are no apparent structural concerns.

Mechanical Electrical Executive Summary

The District has experienced several leaks in the hydronic heating system. The chiller only serves AHU-1 to -3 and the 300 building; it does not serve the 100 nor 200 Building. The chiller circulation pump has to be running 24/7 so pipes do not freeze in winter. Controls are an old, out-of-date IBEX system. The District would benefit from retro-commissioning to aid in resolving heating and cooling issues.

Despite the age and appearance of the buildings, the electrical, communications and related systems are in good condition. Most of the electrical distribution and panelboards are of modern vintage and are in good, serviceable condition. Several plug strips were found throughout the building indicating a lack of receptacles. In buildings 100 and 200, several panelboards' working clearance was blocked by filing cabinets. No other deficiencies were observed during the assessment.

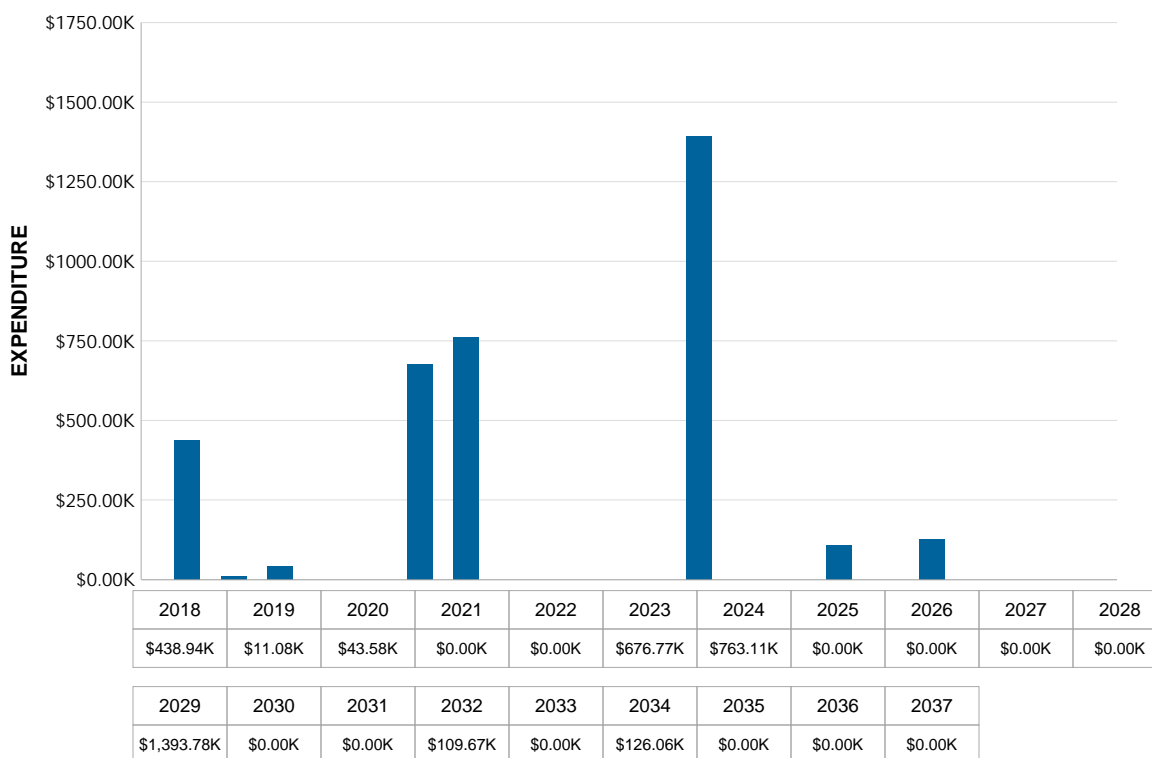
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	8.20 %
Immediate Capital Needs (Year 0) (Included in FCI)	\$438,936
Future Capital Needs (Year 1 to Year 19)	\$3,124,047

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Student Support Center Admin building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$3,562,982.

Expenditure Forecast Over Study Period



Key Findings

- B Shell: Replace Exterior Walls at an estimated cost of \$140,271 in year 2023
- B Shell: Replace Roofing at an estimated cost of \$90,538 in year 2023
- B Shell: Replace Horizontal Openings at an estimated cost of \$54,469 in year 2023
- B Shell: Repaint all exterior walls, which are masonry at an estimated cost of \$53,194 in year 2023
- B Shell: Replace half the windows at an estimated cost of \$19,964 in year 2023
- B Shell: Replace half the exterior doors at an estimated cost of \$11,081 in year 2023
- C Interiors: Replace half the older interior doors at an estimated cost of \$11,081 in year 2019
- C Interiors: Replace half the floor finishes at an estimated cost of \$71,249 in year 2023
- C Interiors: Replace half the ceiling finishes at an estimated cost of \$38,555 in year 2023
- C Interiors: Replace half the older partitions at an estimated cost of \$20,056 in year 2023
- C Interiors: Replace half the wall finishes at an estimated cost of \$8,425 in year 2023
- C Interiors: Replace Wall Finishes at an estimated cost of \$109,666 in year 2032
- C Interiors: Replace Flooring at an estimated cost of \$126,062 in year 2034
- D Services: Upgrade to energy efficient DDC system with individual unit controls at an estimated cost of \$111,124 in year 2018
- D Services: Replace all chillers at an estimated cost of \$98,000 in year 2018
- D Services: Replace obsolete boilers with energy efficient equipment at an estimated cost of \$83,000 in year 2018
- D Services: Upgrade all fan powered cabinet/radiant heaters with energy efficient equipment. at an estimated cost of \$81,066 in year 2018
- D Services: Add cooling coils and piping to include all buildings HVAC at an estimated cost of \$15,000 in year 2018
- D Services: Clean entire drainage traps and cleanouts at an estimated cost of \$15,000 in year 2018
- D Services: Replace all ductwork with new at an estimated cost of \$8,550 in year 2018
- D Services: Rebalance airflow on entire new HVAC at an estimated cost of \$8,198 in year 2018
- D Services: Retro-comission entire mechanical HVAC and new controls at an estimated cost of \$5,465 in year 2018
- D Services: Replace with high efficiency water heaters at an estimated cost of \$21,000 in year 2020
- D Services: Replace with low-flow fixtures at an estimated cost of \$16,125 in year 2020

- D Services: Replace with high efficiency circulation pumps at an estimated cost of \$6,450 in year 2020
- D Services: Replace Audio-Video Communications at an estimated cost of \$170,693 in year 2024
- D Services: Replace Distributed Communications and Monitoring at an estimated cost of \$103,108 in year 2024
- D Services: Replace Building Support Plumbing Systems at an estimated cost of \$88,170 in year 2024
- D Services: Replace Data Communications at an estimated cost of \$71,411 in year 2024
- D Services: Replace Electronic Surveillance at an estimated cost of \$68,314 in year 2024
- D Services: Replace Voice Communications at an estimated cost of \$55,380 in year 2024
- D Services: Replace Integrated Automation Facility Controls at an estimated cost of \$36,434 in year 2024
- D Services: Replace Detection and Alarm at an estimated cost of \$16,760 in year 2024
- D Services: Replace Heating Systems at an estimated cost of \$410,611 in year 2029
- D Services: Replace Lighting at an estimated cost of \$381,100 in year 2029
- D Services: Replace Cooling Systems at an estimated cost of \$46,271 in year 2029
- D Services: Replace Facility Power Generation at an estimated cost of \$42,446 in year 2029
- D Services: Replace Ventilation at an estimated cost of \$37,345 in year 2029
- D Services: Replace Fire Protection Specialties at an estimated cost of \$18,217 in year 2029
- E Equipment & Furnishing: Replace Movable Furnishings at an estimated cost of \$167,779 in year 2023
- E Equipment & Furnishing: Replace Commercial Equipment at an estimated cost of \$78,697 in year 2024
- E Equipment & Furnishing: Replace Institutional Equipment at an estimated cost of \$72,686 in year 2024
- E Equipment & Furnishing: Replace Fixed Furnishings at an estimated cost of \$457,793 in year 2029

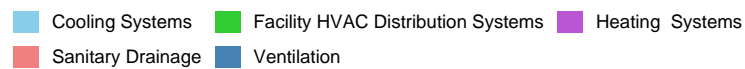
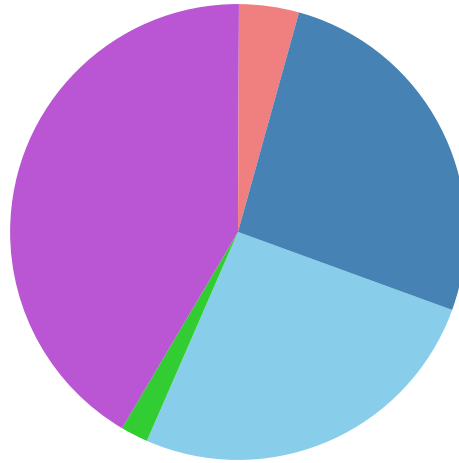
1. All costs presented in present day values

2. Costs represent total anticipated values over the 10 year study period

3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

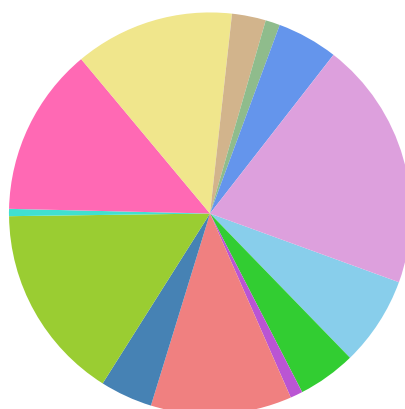
Distribution of Immediate Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
Cooling Systems	\$114,085	25.99 %
Facility HVAC Distribution Systems	\$8,550	1.95 %
Heating Systems	\$182,483	41.57 %
Sanitary Drainage	\$18,643	4.25 %
Ventilation	\$115,174	26.24 %
Total	\$438,936	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$224,510	7.19 %
B30 Roofing	\$146,195	4.68 %
C10 Interior Construction	\$31,137	1.00 %
C20 Interior Finishes	\$353,958	11.33 %
D20 Plumbing	\$131,745	4.22 %
D30 HVAC	\$494,227	15.82 %
D40 Fire Protection Systems	\$18,217	0.58 %
D50 Electrical Systems	\$423,545	13.56 %
D60 Communication Systems	\$400,592	12.82 %
D70 Security Systems	\$85,073	2.72 %
D80 Automation Systems	\$36,434	1.17 %
E10 Equipment	\$152,841	4.89 %
E20 Furnishings	\$625,572	20.02 %
Total	\$3,124,047	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

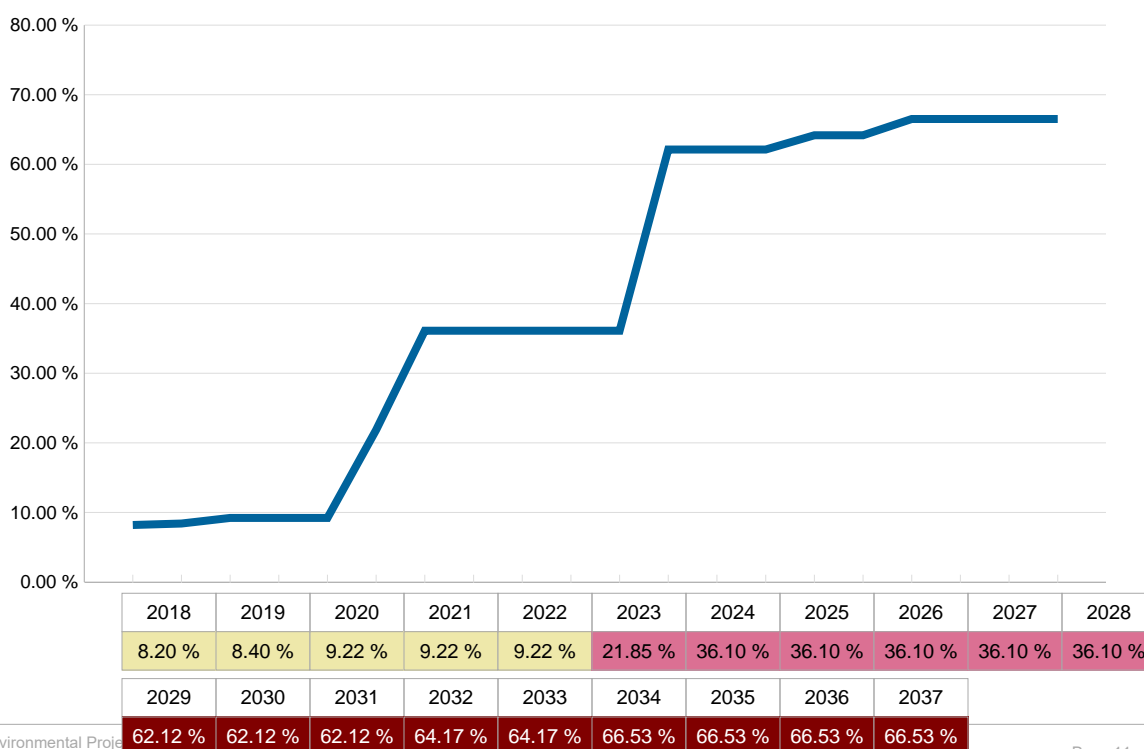
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

**Priority 3
Necessary / Not Critical:**

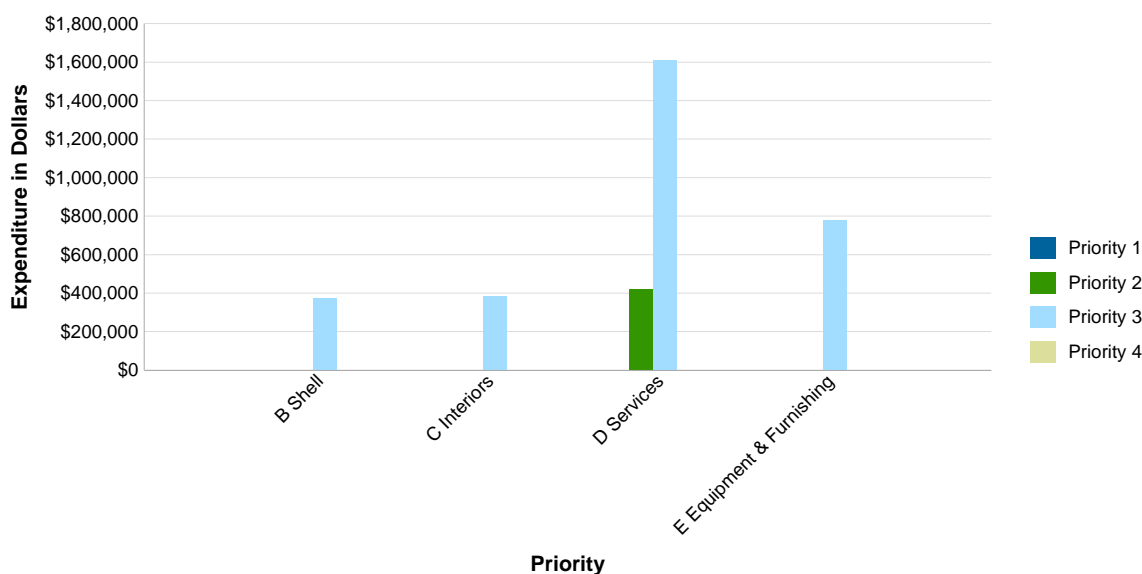
Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
B Shell	\$0	\$0	\$370,705	\$0	\$370,705
C Interiors	\$0	\$0	\$385,095	\$0	\$385,095
D Services	\$0	\$420,292	\$1,608,477	\$0	\$2,028,769
E Equipment & Furnishing	\$0	\$0	\$778,412	\$0	\$778,412
Total	\$0	\$420,292	\$3,142,690	\$0	\$3,562,982

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

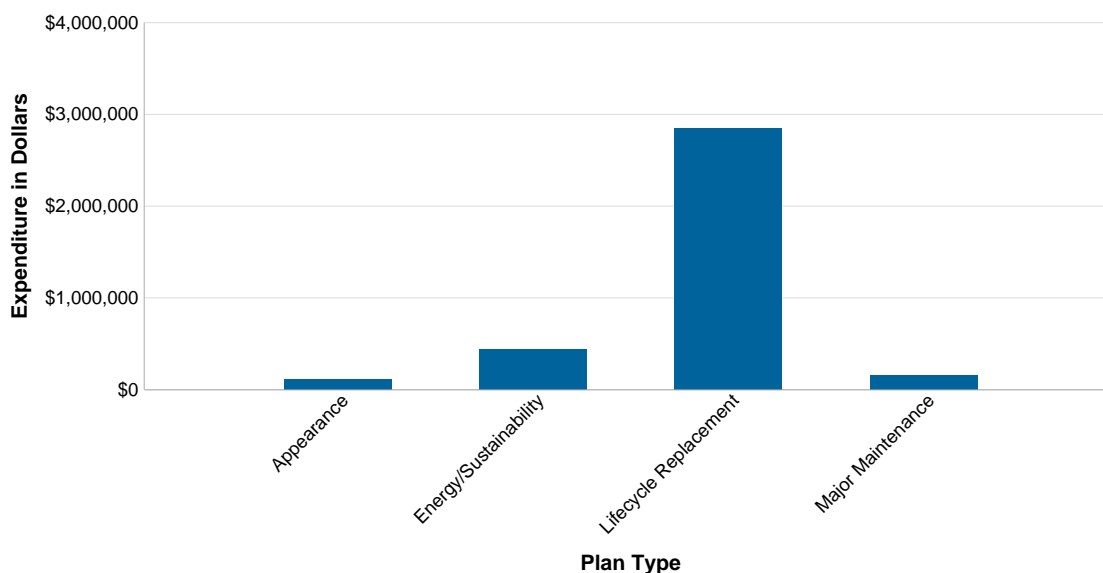
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Appearance	\$119,418
Energy/Sustainability	\$440,317
Lifecycle Replacement	\$2,845,678
Major Maintenance	\$157,570
Total	\$3,562,982

Facility Condition Assessment

North Kitsap School District



Student Support Center Site
18360 NE Caldart Avenue
Poulsbo, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
600 Stewart St., Ste. 1400
Seattle, WA 98101
jdavis@sazan.com
Tel 206.267.1700

Date of Report: August 01, 2018

On-Site Date: April 2018

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Needs Sorted by Plan Type.....	13

EXECUTIVE SUMMARY

Project Detail

On April 06, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Student Support Center Site
Property Type	Site Systems
Full Address	18360 NE Caldart Avenue Poulsbo, WA
Year Built	1960

Building Description

Site Executive Summary

There are three buildings and one pump house on site. Two of the buildings are connected by an addition. The parking lot of the 200 building has aged asphalt. No other issues were observed during the assessment.

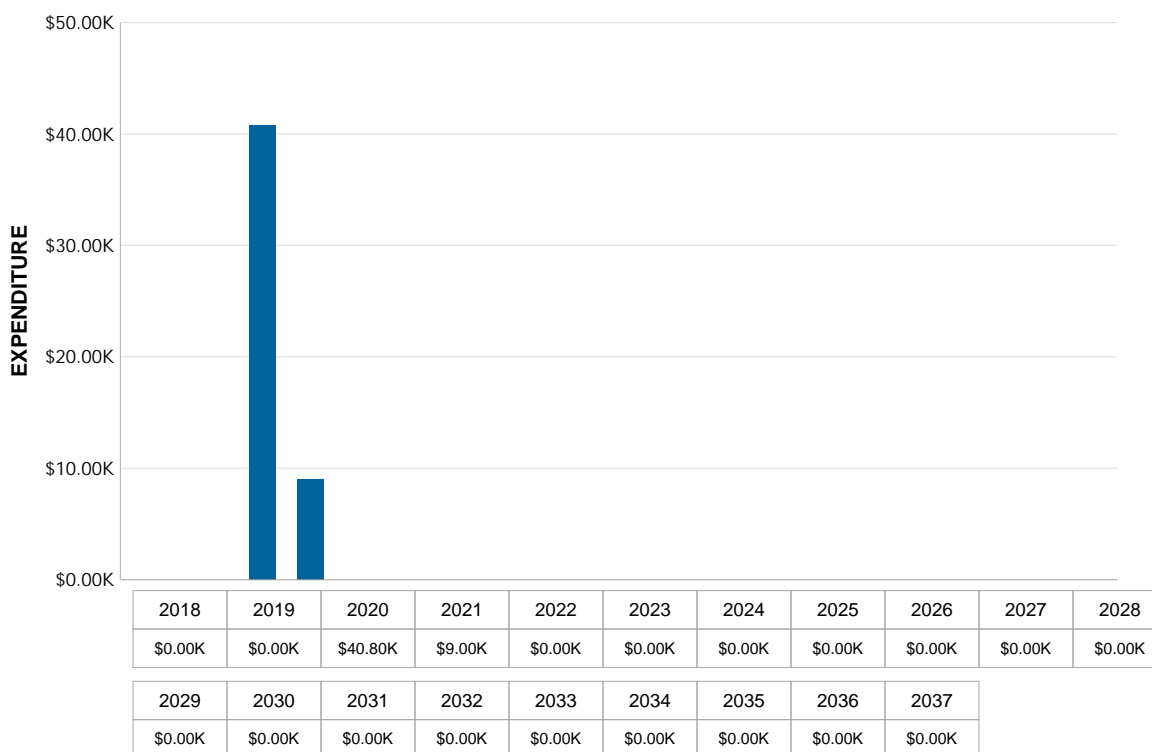
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Future Capital Needs (Year 1 to Year 19)	\$49,800

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Student Support Center Site building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$49,800.

Expenditure Forecast Over Study Period



Key Findings

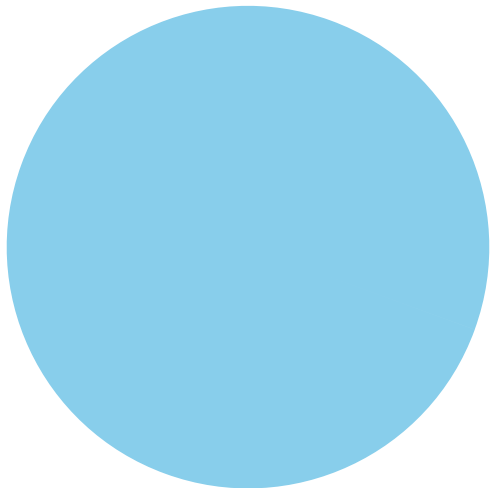
- G Building Sitework: Selective grind and overlay at an estimated cost of \$40,800 in year 2020
 - G Building Sitework: Selective grind and overlay. Sealcoat. at an estimated cost of \$9,000 in year 2021
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 2. Costs represent total anticipated values over the 10 year study period
 3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

No Data Available

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



G20 Site Improvements

Building System	Estimated Cost	Percentage of Total Cost
G20 Site Improvements	\$49,800	100.00 %
Total	\$49,800	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

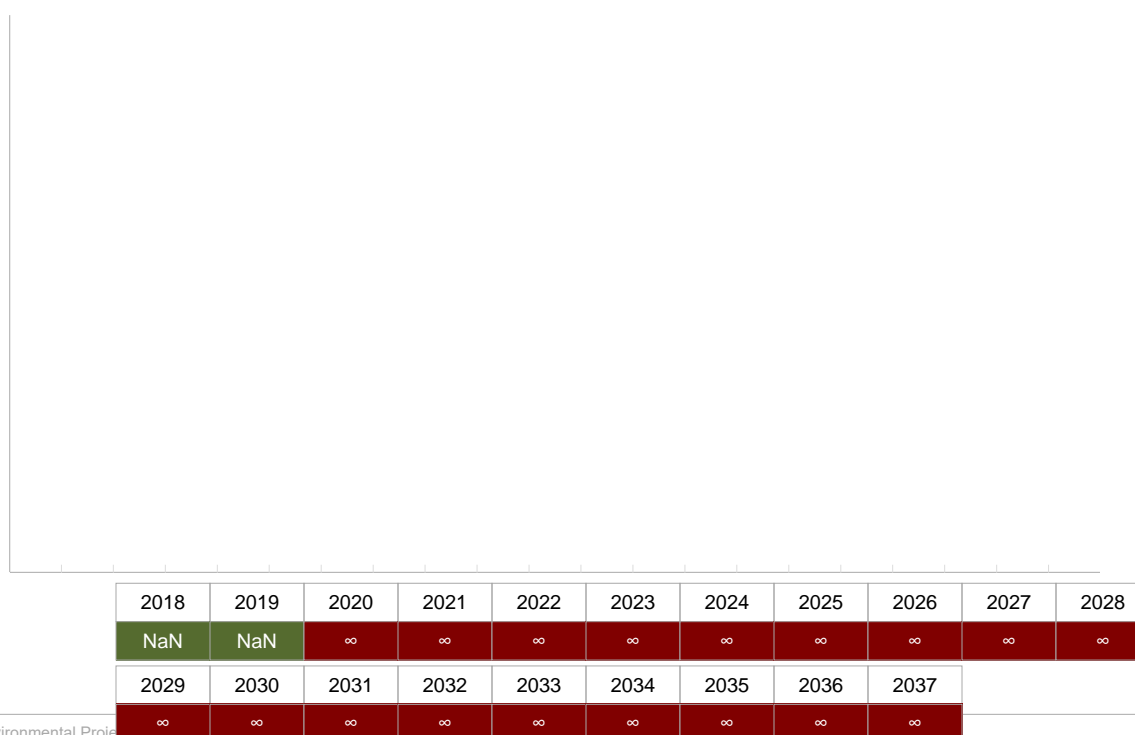
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The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

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Potentially Critical:**

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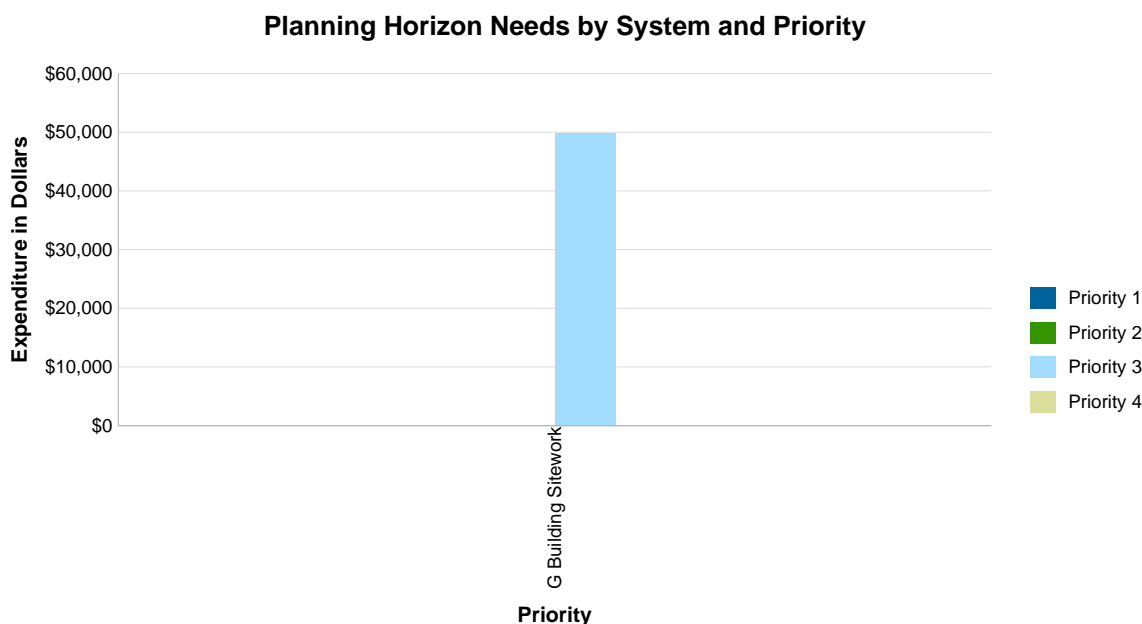
**Priority 3
Necessary / Not Critical:**

Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
G Building Sitework	\$0	\$0	\$49,800	\$0	\$49,800
Total	\$0	\$0	\$49,800	\$0	\$49,800

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

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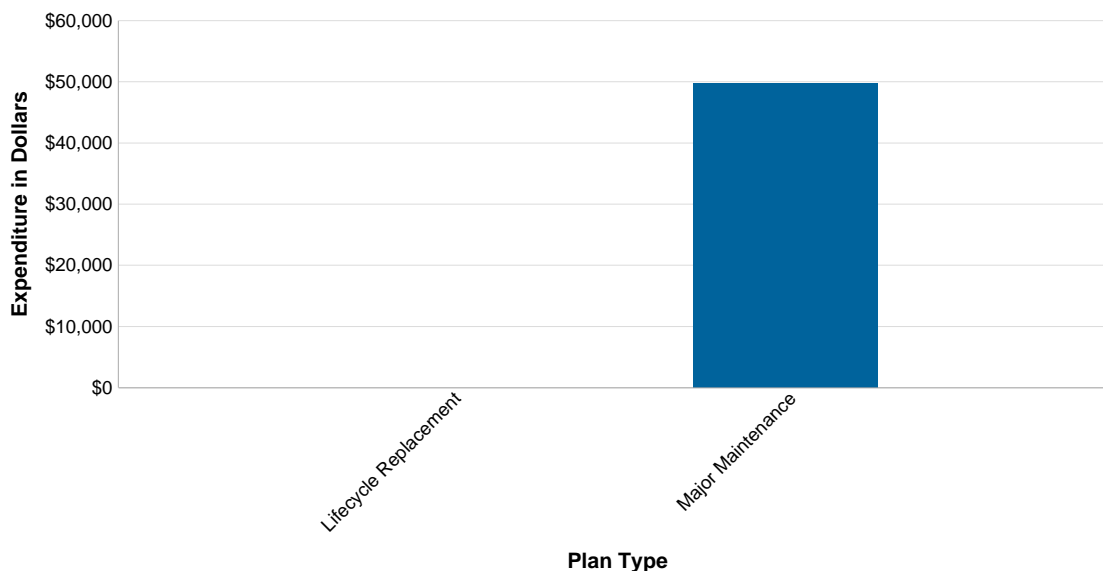
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Lifecycle Replacement	\$0
Major Maintenance	\$49,800
Total	\$49,800

Facility Condition Assessment

North Kitsap School District



Transportation Center

25901 Siyaya Ave NE
Kingston, WA 98346

Prepared by:

SÄZÄN
Environmental Services

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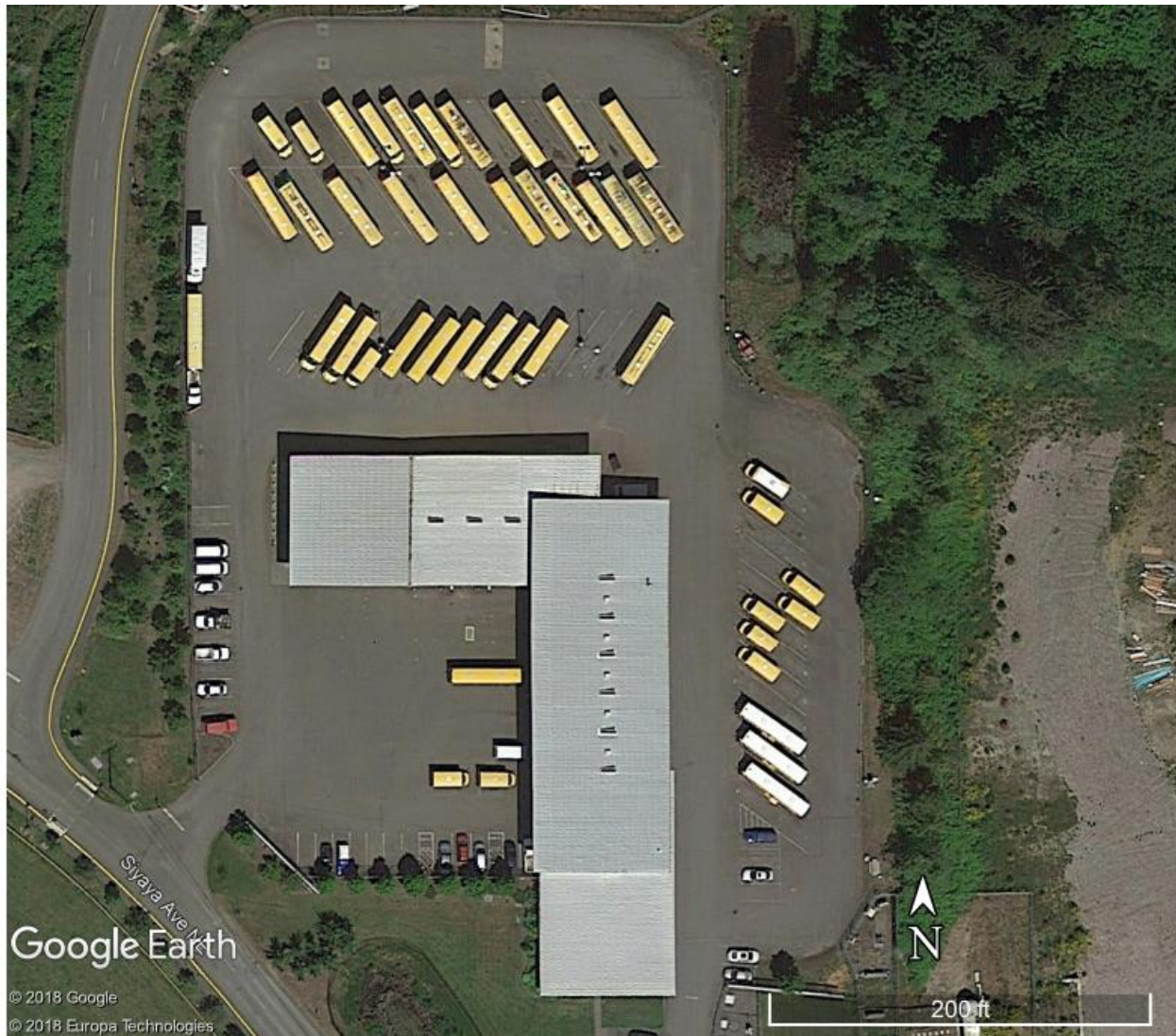
Date of Report: August 1, 2018

On-Site Date: April 2018

Facility Overview

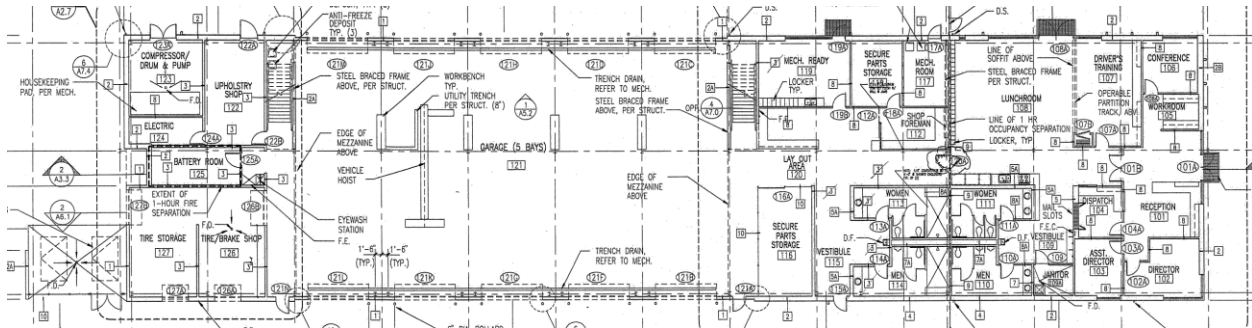
Facility 2018-2023 FCI	Program Served	Original Construction	Year Mod/Add	GSF	No. Buildings
0.17	Transportation Center	1997	N/A	29,843	1

Site plan

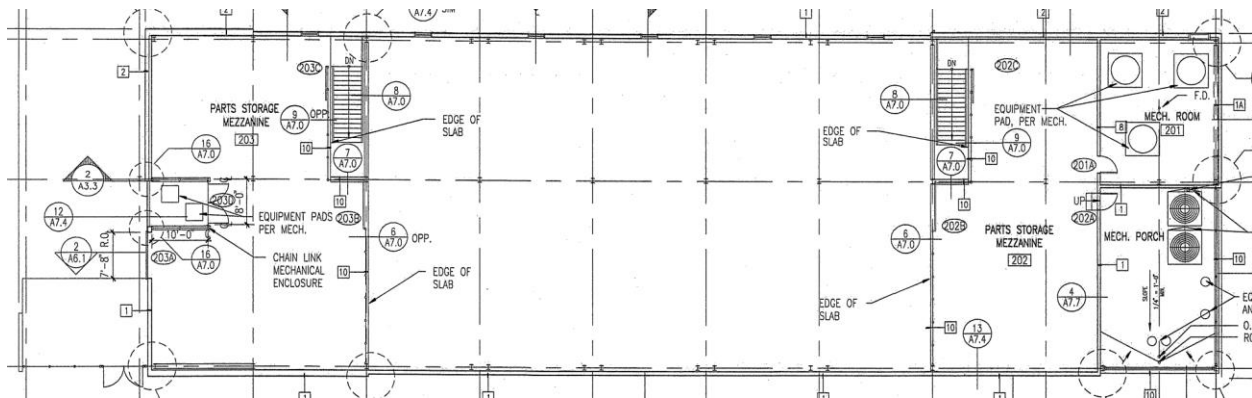


Floorplan(s)

First floor



Mezzanine



Facility Condition Assessment

North Kitsap School District



Transportation Center Main
25901 Siyaya Ave NE
Kingston, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

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Date of Report: August 01, 2018

On-Site Date: April 2018

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EXECUTIVE SUMMARY

Project Detail

On April 12, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Transportation Center Main
Property Type	Non-Ed, single-story
Full Address	25901 Siyaya Ave NE Kingston, WA
Year Built	1997
Number of Levels	1
Gross Building Area (GSF)	29,843
Current Replacement Value (CRV)	\$7,669,651
CRV/GSF (\$/Sq Ft)	\$257

Building Description

Architectural Structural Executive Summary

Executive Summary: The Transportation Center was built in 1997. This is a CMU building with steel joist and metal deck roof. It has a single-ply membrane roof. Paint on metal soffits is badly peeling and needs to be addressed. Soffits are also rusting. There is metal siding above the shop walls. There is a single round window centered over each bay door.

Office areas have aluminum insulated windows and storefront doors. Interior office areas have painted GWB walls. Ceilings are exposed painted structure in shops, suspended ACT or GWB ceilings in offices. Flooring is VCT or sealed concrete. The coiling overhead doors at the shop area have glass sections that provide daylighting.

This building is generally in good condition. The roof is leaking in many places and needs significant repair right away. Replacement will be due within the next few years. There is also a leak in the Director's office that may originate at the connection between the exterior wall and the roof.

There are no apparent structural concerns.

Mechanical Electrical Executive Summary

All mechanical, electrical, and plumbing systems appear to be in good condition. Maintenance has kept up very well. Filters on mechanical units are clean. The building has some new indoor propane furnaces and newer outdoor coil units. Plumbing fixtures should be upgraded to low-flow type. At the time of the assessment, one urinal was out of order in the men's room.

The most recent electrical upgrades were completed in 1998 and remain in good, serviceable condition. The T8 fluorescent lighting upgrades completed at the same time are also in good shape. No deficiencies were observed during the assessment.

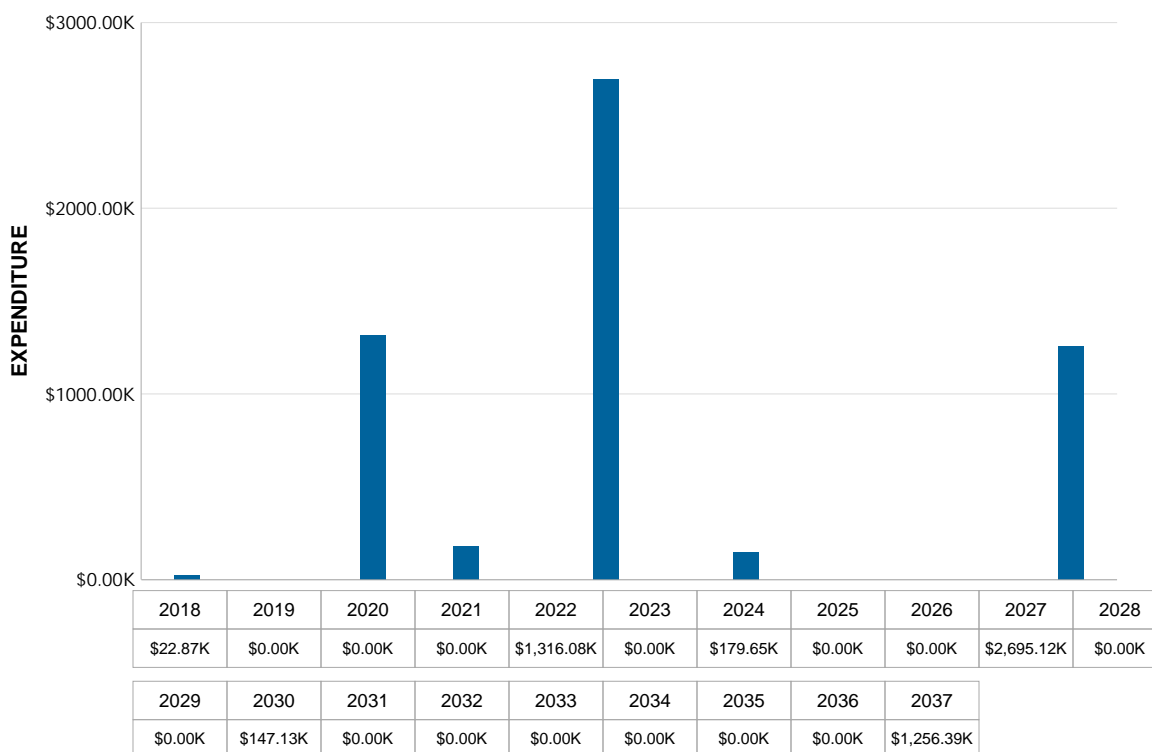
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	0.30 %
Immediate Capital Needs (Year 0) (Included in FCI)	\$22,865
Future Capital Needs (Year 1 to Year 19)	\$5,594,369

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Transportation Center Main building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$5,617,234.

Expenditure Forecast Over Study Period



Key Findings

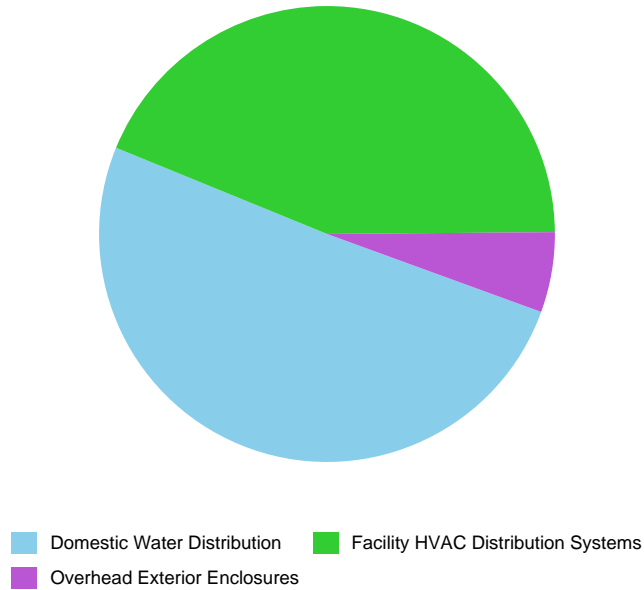
- B Shell: Replace Roofing at an estimated cost of \$148,320 in year 2022
- B Shell: Replace Overhead Exterior Enclosures at an estimated cost of \$90,723 in year 2037
- B Shell: Replace Horizontal Openings at an estimated cost of \$89,231 in year 2037
- B Shell: Replace Roof Appurtenances at an estimated cost of \$31,335 in year 2037
- C Interiors: Replace Wall Finishes at an estimated cost of \$179,655 in year 2024
- C Interiors: Replace Flooring at an estimated cost of \$206,514 in year 2027
- C Interiors: Replace Ceiling Finishes at an estimated cost of \$147,126 in year 2030
- C Interiors: Replace Interior Doors at an estimated cost of \$151,602 in year 2037
- C Interiors: Replace Suspended Ceiling Construction at an estimated cost of \$135,189 in year 2037
- C Interiors: Replace Interior Windows at an estimated cost of \$46,555 in year 2037
- D Services: Upgrade to high "E" domestic water heaters at an estimated cost of \$10,500 in year 2018
- D Services: Replace Audio-Video Communications at an estimated cost of \$279,629 in year 2022
- D Services: Replace Distributed Communications and Monitoring at an estimated cost of \$168,911 in year 2022
- D Services: Replace Building Support Plumbing Systems at an estimated cost of \$144,440 in year 2022
- D Services: Replace Data Communications at an estimated cost of \$116,985 in year 2022
- D Services: Replace Electronic Surveillance at an estimated cost of \$111,911 in year 2022
- D Services: Replace Voice Communications at an estimated cost of \$90,723 in year 2022
- D Services: Replace Integrated Automation Facility Controls at an estimated cost of \$59,686 in year 2022
- D Services: Replace Detection and Alarm at an estimated cost of \$27,456 in year 2022
- D Services: Replace General Service Compressed-Air at an estimated cost of \$18,801 in year 2022
- D Services: Replace Heating Systems at an estimated cost of \$672,661 in year 2027
- D Services: Replace Lighting at an estimated cost of \$624,316 in year 2027
- D Services: Replace Cooling Systems at an estimated cost of \$75,801 in year 2027
- D Services: Replace Ventilation at an estimated cost of \$61,178 in year 2027

- D Services: Replace Fire Protection Specialties at an estimated cost of \$29,843 in year 2027
- D Services: Replace Facility HVAC Distribution Systems at an estimated cost of \$292,461 in year 2037
- D Services: Replace Electrical Services and Distribution at an estimated cost of \$199,948 in year 2037
- D Services: Replace Sanitary Drainage at an estimated cost of \$98,482 in year 2037
- D Services: Replace Facility Fuel Systems at an estimated cost of \$69,534 in year 2037
- D Services: Replace General Purpose Electrical Power at an estimated cost of \$51,330 in year 2037
- E Equipment & Furnishing: Replace Commercial Equipment at an estimated cost of \$128,922 in year 2022
- E Equipment & Furnishing: Replace Vehicle and Pedestrian Equipment at an estimated cost of \$17,906 in year 2022
- E Equipment & Furnishing: Replace Fixed Furnishings at an estimated cost of \$749,955 in year 2027
- E Equipment & Furnishing: Replace Movable Furnishings at an estimated cost of \$274,854 in year 2027

1. All costs presented in present day values
2. Costs represent total anticipated values over the 10 year study period
3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

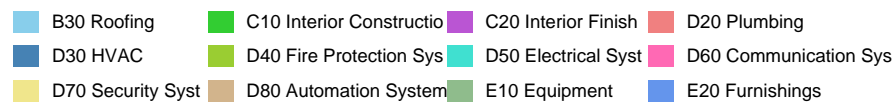
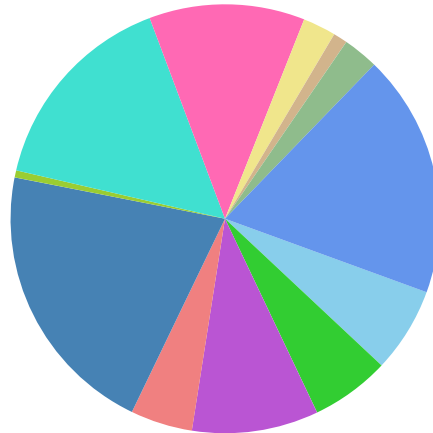
Distribution of Immediate Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
Domestic Water Distribution	\$11,575	50.62 %
Facility HVAC Distribution Systems	\$9,990	43.69 %
Overhead Exterior Enclosures	\$1,300	5.69 %
Total	\$22,865	100 %

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B30 Roofing	\$359,608	6.43 %
C10 Interior Construction	\$333,346	5.96 %
C20 Interior Finishes	\$533,294	9.53 %
D20 Plumbing	\$261,723	4.68 %
D30 HVAC	\$1,171,636	20.94 %
D40 Fire Protection Systems	\$29,843	0.53 %
D50 Electrical Systems	\$875,594	15.65 %
D60 Communication Systems	\$656,248	11.73 %
D70 Security Systems	\$139,367	2.49 %
D80 Automation Systems	\$59,686	1.07 %
E10 Equipment	\$149,215	2.67 %
E20 Furnishings	\$1,024,809	18.32 %
Total	\$5,594,369	100 %

Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations. The FCI is the ratio of accumulated Total Cost (TC) (Maintenance, Lifecycle Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

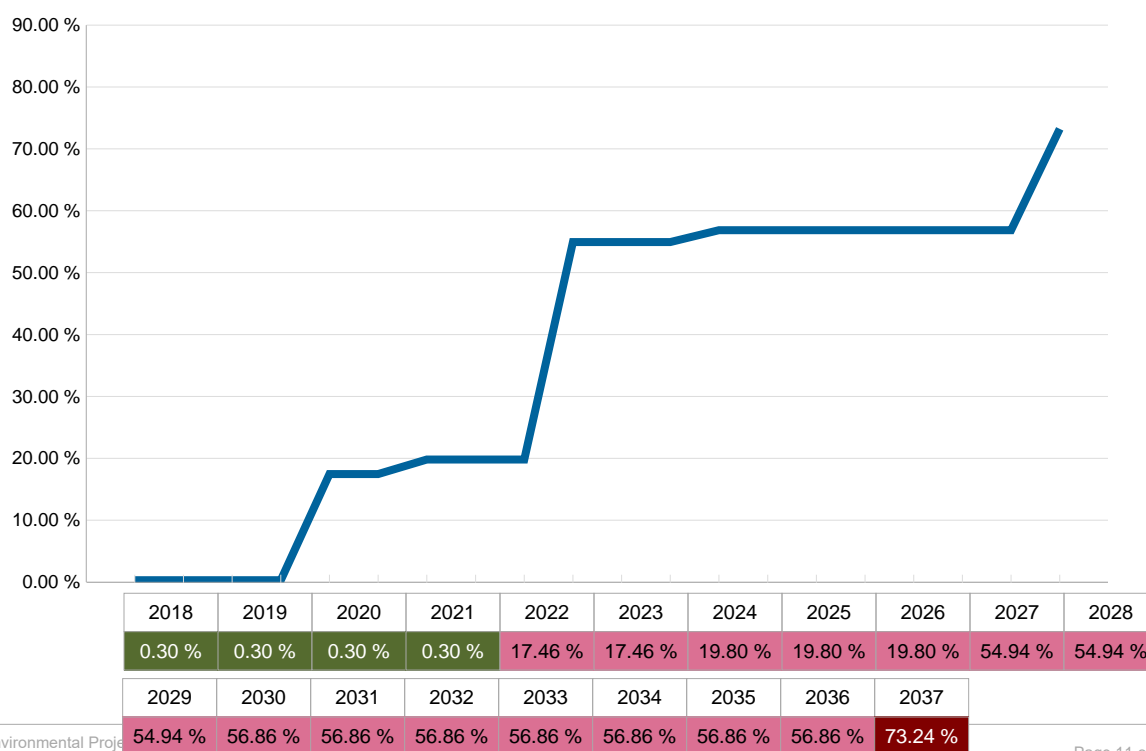
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal + Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI Over the Study Period



Needs Sorted by Prioritization of Work

Sazan Environmental has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

**Priority 1
Currently Critical:**

Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility

**Priority 2
Potentially Critical:**

A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs

**Priority 3
Necessary / Not Critical:**

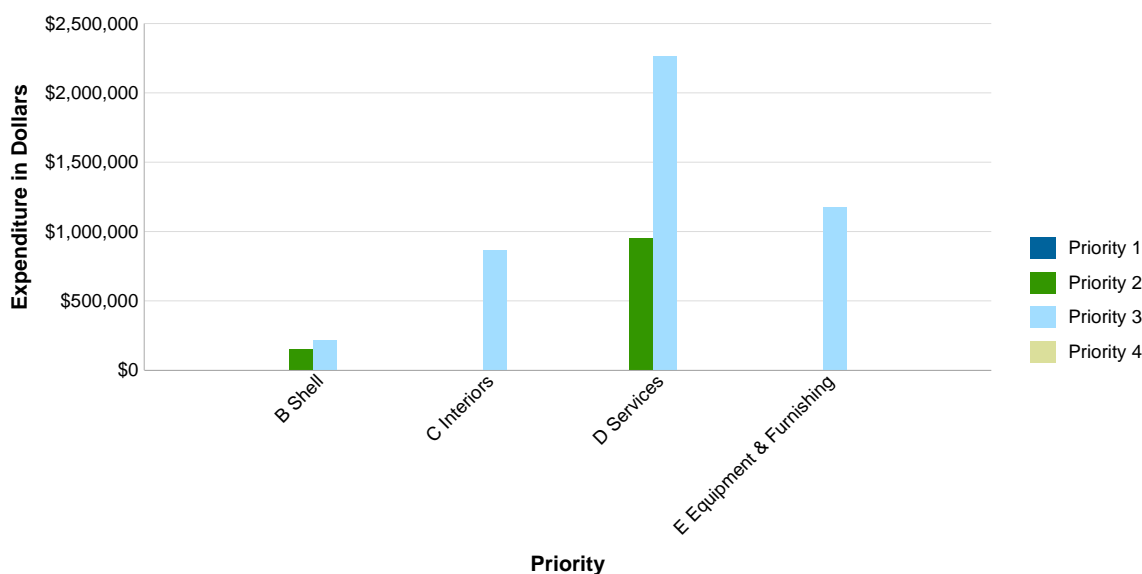
Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
B Shell	\$0	\$148,320	\$212,588	\$0	\$360,908
C Interiors	\$0	\$0	\$866,641	\$0	\$866,641
D Services	\$0	\$950,045	\$2,265,617	\$0	\$3,215,661
E Equipment & Furnishing	\$0	\$0	\$1,174,024	\$0	\$1,174,024
Total	\$0	\$1,098,364	\$4,518,870	\$0	\$5,617,234

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

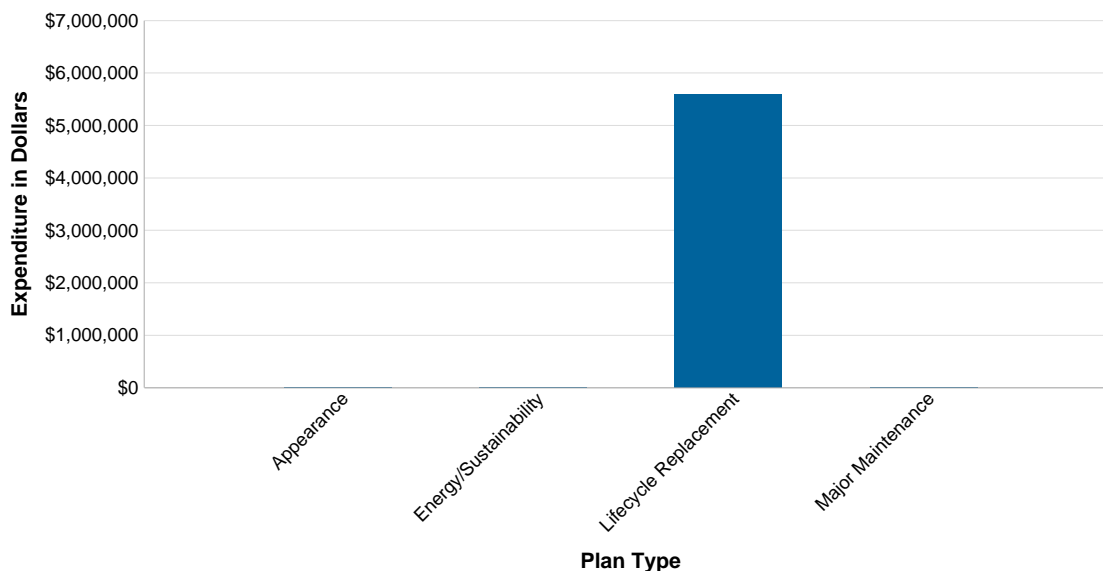
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Appearance	\$1,300
Energy/Sustainability	\$11,575
Lifecycle Replacement	\$5,594,369
Major Maintenance	\$9,990
Total	\$5,617,234

Facility Condition Assessment

North Kitsap School District



Transportation Center Site
25901 Siyaya Ave NE
Kingston, WA

Prepared By:

SÄZÄN
Environmental Services

SÄZÄN ENVIRONMENTAL SERVICES CONTACT:

Joel Davis, Managing Principal
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Date of Report: August 01, 2018

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Needs Sorted by Plan Type.....	13

EXECUTIVE SUMMARY

Project Detail

On April 12, 2018, a multidisciplinary team of Sazan Environmental visited The Property to observe and document the condition of the building and site components.

Items	Description
Project Name	Transportation Center Site
Property Type	Site Systems
Full Address	25901 Siyaya Ave NE Kingston, WA
Year Built	1997

Building Description

Site Executive Summary

Though this is a newer facility, the paving is showing signs of wear.
Pedestrian site facilities are limited and also showing wear.

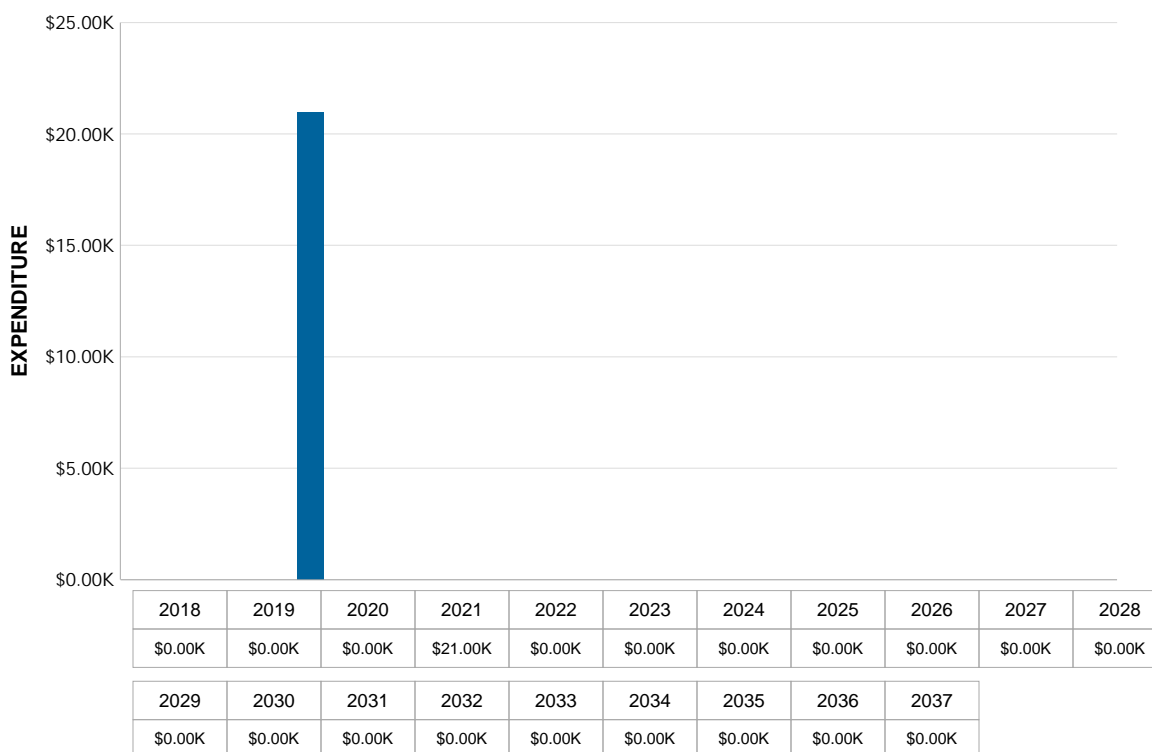
Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Future Capital Needs (Year 1 to Year 19)	\$21,000

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Transportation Center Site building. In addition, we have scheduled key findings highlighting key items of greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$21,000.

Expenditure Forecast Over Study Period



Key Findings

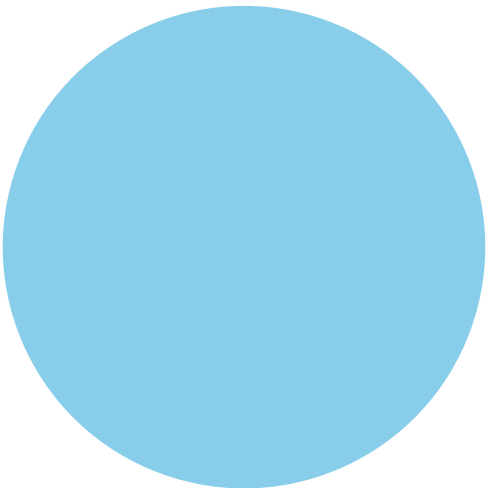
- G Building Sitework: Selective demolition and repair. Sealcoat. at an estimated cost of \$7,500 in year 2021
 - G Building Sitework: Selective demo/re-pave. Sealcoat. at an estimated cost of \$7,500 in year 2021
 - G Building Sitework: Selective removal and replacement of concrete panels. at an estimated cost of \$6,000 in year 2021
1. All costs presented in present day values
 2. Costs represent total anticipated values over the 10 year study period
 3. Budget for additional project costs of between 25% - 30% to allow for professional fees and general contractor overhead/profit and management costs

Distribution of Immediate (Year 0) Needs by Building System

No Data Available

Distribution of Future (Year 1-Year 19) Needs by Building System

Distribution of Capital Needs by Building System



G20 Site Improvements

Building System	Estimated Cost	Percentage of Total Cost
G20 Site Improvements	\$21,000	100.00 %
Total	\$21,000	100 %

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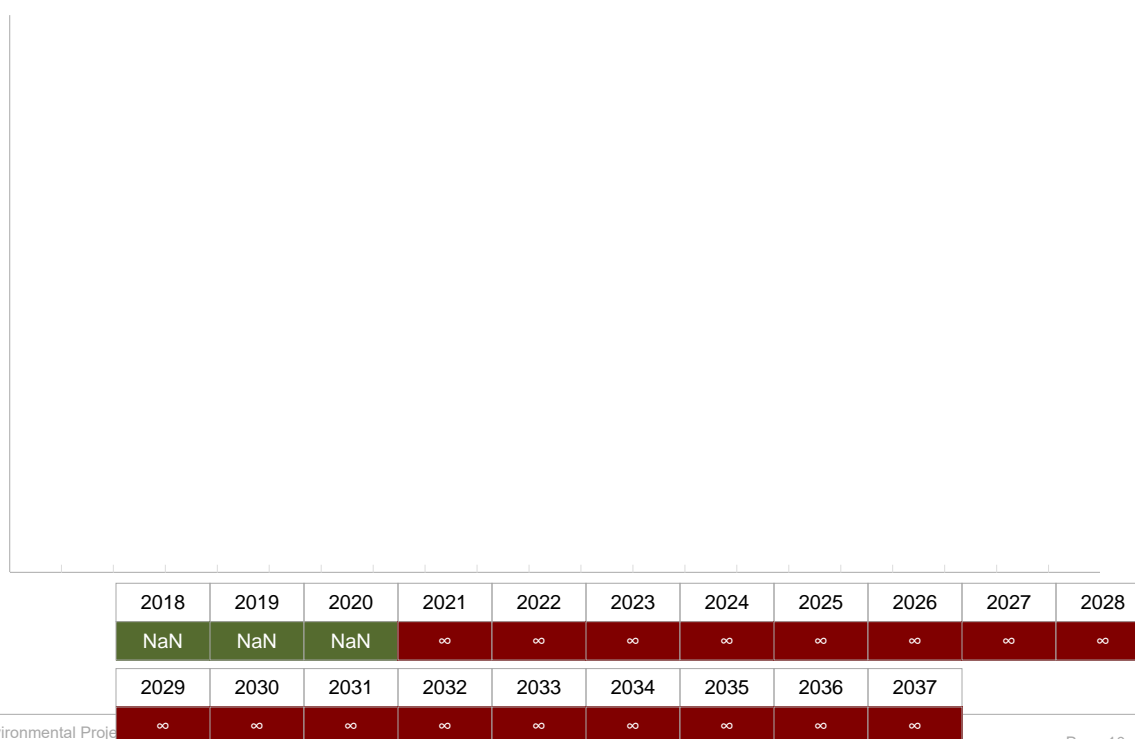
$$\text{FCI} = \frac{\text{Maintenance + Lifecycle Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

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Cumulative Effects of FCI Over the Study Period



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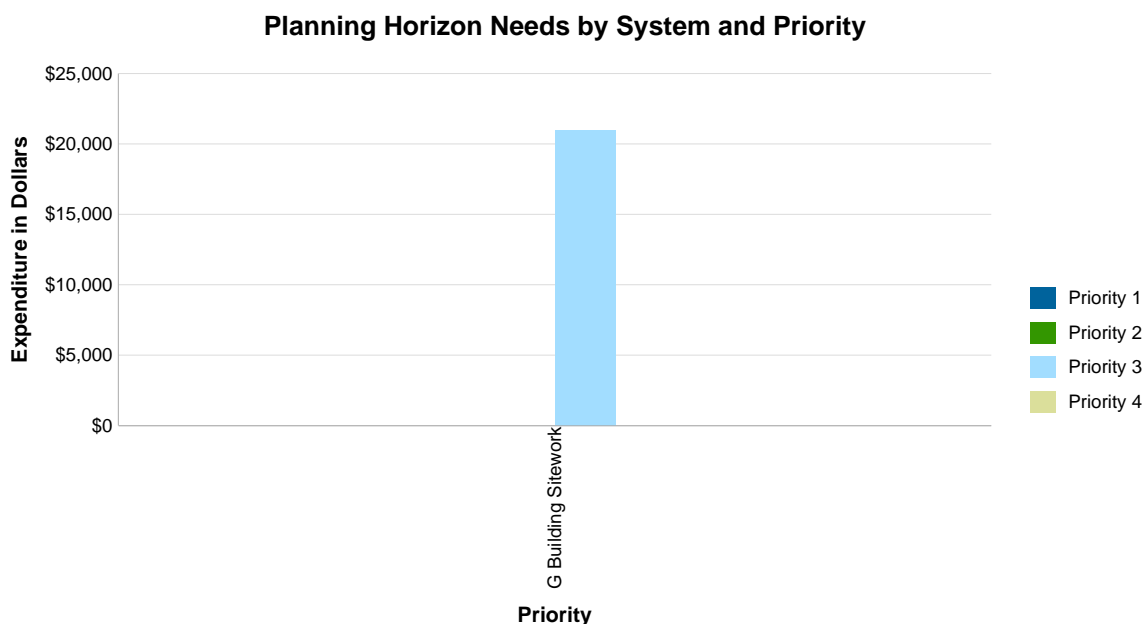
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Necessary / Not Critical:**

Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

**Priority 4
Recommended:**

Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.



Building System	Priority 1	Priority 2	Priority 3	Priority 4	Total
G Building Sitework	\$0	\$0	\$21,000	\$0	\$21,000
Total	\$0	\$0	\$21,000	\$0	\$21,000

Needs Sorted by Plan Type

Sazan Environmental has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

**Plan Type 1
Lifecycle Replacement:**

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

**Plan Type 2
Major Maintenance:**

Any component or system in which future major repair is anticipated but not replacement of the entire component.

**Plan Type 3
Life Safety:**

Any action to correct a deficiency related to life safety or code violation.

**Plan Type 4
Appearance:**

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

**Plan Type 5
Energy/Sustainability:**

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

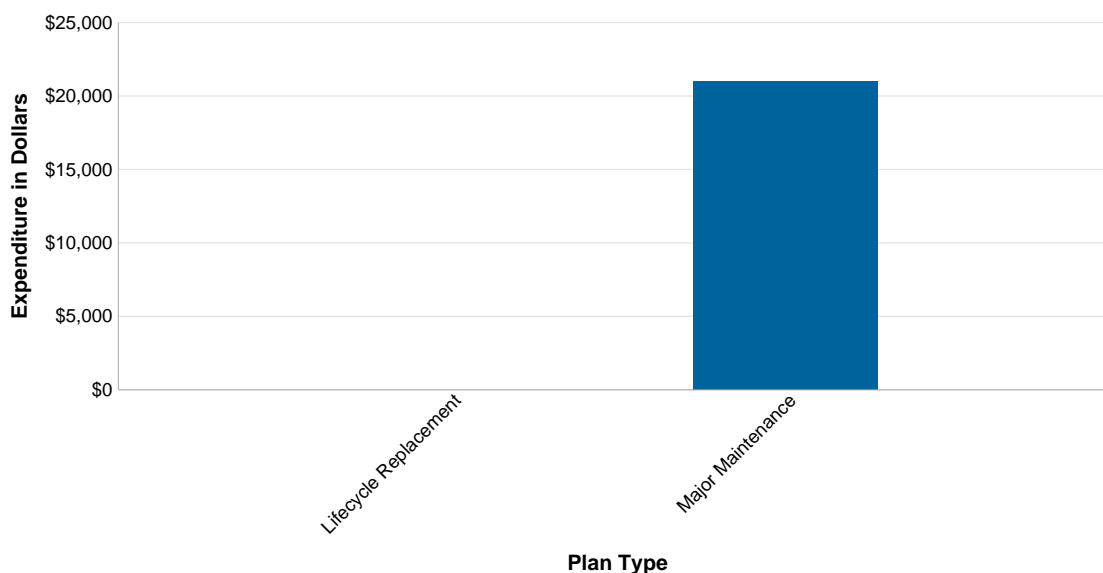
**Plan Type 6
ADA:**

When the repair or replacement of equipment or systems are recommended to comply with ADA.

**Plan Type 7
Other:**

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Lifecycle Replacement	\$0
Major Maintenance	\$21,000
Total	\$21,000

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North Kitsap
SCHOOL DISTRICT

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Student Support Center/Administration Building (Admin)

B20 Exterior Closure:

1. Admin Bldg: Windows are old, single pane, asbestos putty.

B30 Roofing:

1. Admin: needs new roof

D30 HVAC:

1. Admin – Upgrade heat in 100 building

D40 Fire Protection:

1. Admin: Needs to be upgraded.

D50 Electrical:

1. Admin: Original govt issued panel. Interior lighting is at end of RUL. Exterior lights at end of RUL.

Miscellaneous comments:

1. Administration Building is in scope.

Controls conversation with ATS:

General controls comments:

1. Admin: IBEX



North Kitsap
SCHOOL DISTRICT

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Breidablik Elementary (BR)

G20 Site Improvements:

1. Pedestrian paving: A lot of stumps, trip hazards. Breidablik, etc.
 - a. All the walkways have roots

B20 Exterior Closure:

1. BR: Window issues, pellet gun holes. Big gaps at operable wall.

B30 Roofing:

1. BR: Needs all new roof. Really bad condition. Original roof 1988. Using blue tarp.

D20 Plumbing:

1. BR: Needs total upgrade.

D30 HVAC:

1. Breidablik Elementary School - Built in 1989 and needs all new HVAC

D50 Electrical:

1. BR: Electrical is a complete loss. Some fixtures and switchgear may be salvageable, but this has been un-occupied for 18+ years. All electrical needs replacement.

Miscellaneous comments:

1. Breidablik ES is closed since 2000ish, but they rent it out to certain groups. Occupants are trashing the place. They have a rat problem. They are talking about re-opening this. (May be a rumor).

Controls conversation with ATS:

General controls comments:

1. Breidablik: Steve doesn't maintain this anymore. Older proprietary system IBEX. Needs upgrade, not replacement. RUL: 0



David Wolfle Elementary (WO)

B20 Exterior Closure:

1. WO: Double pained windows. Concrete block.

B30 Roofing:

1. WO: Recent repair (weeks ago).

C30 Interior Finishes:

1. WO: Has a different type of floor than all the others in the gym.

D20 Plumbing:

1. WO: No major comments. Kids sinks need replacement. Several bathroom faucets need upgraded.

D30 HVAC:

1. David Wolfle Elementary School - Built in 1989 and needs all new HVAC

D50 Electrical:

1. WO: Distribution modern. Panels good. Lighting needs to be re-done throughout. Issue with contractor. Lights not grounded. Very unsafe condition. Sean is working on re-doing lighting this summer. Site lighting is outdated but still working. Replacing with LEDs as they go out.

Miscellaneous comments:

1. Wolfle: Steve from ATS predicts this building will not last through this process (i.e. will most likely be torn down soon.)

Controls conversation with ATS:

General controls comments:

1. Wolfle: Same design as Breidablik. Older proprietary system IBEX. Needs upgrade, not replacement. RUL: 0



North Kitsap
SCHOOL DISTRICT

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Facilities/Maintenance Department (Facilities)

B20 Exterior Closure:

1. Maintenance Building: Nothing major. Doors swell, and can't use during summer. Old buildings, former military.

B30 Roofing:

1. Maintenance: No leaks observed.

D40 Fire Protection:

1. Maint: Needs to be upgraded.

D50 Electrical:

1. Maint: Interior light are slowly being transitioned to LED. Exterior lights at end of RUL.

Miscellaneous comments:

1. Maintenance Building is in scope.

Controls conversation with ATS:

General controls comments:

1. Maintenance: Really old IBEX system.



North Kitsap
SCHOOL DISTRICT

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Hilder Pearson Elementary (PE)

B20 Exterior Closure:

1. PE: Exterior doors, hinges are popping on wood doors. Lots of rotten boards in the soffits.

B30 Roofing:

1. PE: Needs new roof. Tried to do a fix in lower building.

D20 Plumbing:

1. PE: Needs work in bathrooms, especially kids bathrooms.

D40 Fire Protection:

1. PE getting upgraded sprinkler at Spring Break

D50 Electrical:

1. PE: Distribution is old, but still serviceable. RUL: 25 years. Lighting: Lamps burning out at higher rate than other buildings. Removing battery back-ups at each ballast. Ballasts are in last 2 years of RUL.

Miscellaneous comments:

1. PE: Storm water issues between upper and lower building. Pipes have collapsed in the ground.

Controls conversation with ATS:

General controls comments:

1. Pearson: Same as other IBEX systems.



Kingston High School (KHS)

G20 Site Improvements:

1. Parking lots and Roadways:
 - a. Kingston needs complete re-asphalt
2. Landscaping:
 - a. Kingston High: too much landscape to maintain. Au naturel. Hand weeding, out of control.
3. General site comments:
 - a. Irrigation: failing district-wide. Worst is Kingston Middle, Kingston High, Poulsbo Middle.

A10 Foundations:

1. Kingston HS also has floor cracking (they think it is on artesian wells, swamp)

B20 Exterior Closure:

1. KHS: Lots of window latch problems.

B30 Roofing:

1. KHS: Second level roof leaks.

D20 Plumbing:

1. KHS: Spectrum: Doing pretty good with plumbing on these. Electric eyes have been an issue because the lose power often.

D30 HVAC:

1. Kingston High School – Newest school, good shape, need L.P. gas change

D50 Electrical:

1. KHS, panel is re-used, and it is aged. RUL of 20. Issues with outdoor lighting, even though it is new. Parking lot and driveway lights are failing. Wire degradation. Having shorts commonly, especially on longer runs. Indoor lighting: Can lights need replaced. No longer safe to use.

Controls conversation with ATS:

General controls comments:

1. KHS: Delta system, 10 years old. ATS can integrate with Delta system.



Kingston Middle School (KMS)

G20 Site Improvements:

1. Parking lots and Roadways:
 - a. Kingston needs complete re-asphalt
2. General site comments:
 - a. Irrigation: failing district-wide. Worst is Kingston Middle

A10 Foundations:

1. Kingston Middle has floor cracking

B20 Exterior Closure:

1. KMS: Handles break off the windows at the 2-story building.

B30 Roofing:

1. KMS: They do have leaks in roof, and gutters are leaking. This is a new roof.

C20 Staircases:

No major issues. KMS: Have re-built treads a couple of times.

D10 Vertical Transport:

1. KMS: The oldest elevator. Over 20 years. All others around 15 years old.

D20 Plumbing:

1. KMS: Needs bathrooms upgraded in Building #1. 2-story building insulation is falling down. (Not a plumbing topic.)

D30 HVAC:

1. Kingston Middle School – main building needs all new HVAC, except AHU-6
2. Kingston Middle School – 2-story need all new water source heat pumps, opened in 1994

D50 Electrical:

1. KMS: Switchgear aged, but modern. Functioning. In 2 story building, lights are in better shape. Lights in main building need to be replaced.

Controls conversation with ATS:

General controls comments:

1. KMS: Older IBEX. Past useful life. Lots of mechanical issues.



North Kitsap High School (NKHS)

G20 Site Improvements:

1. General site comments:
 - a. North HS: Would like to have synthetic field at this school.

A20 Basements:

1. Lower Shop of Kitsap HS, a section of brick and mortar is falling down. Condemned.

B20 Exterior Closure:

1. NKHS: Gymnasium doors have chronic issues with digital locks. Also condemned out-building on site.

B30 Roofing:

1. NKHS: Leaks at HVAC units (condensate from HVAC, not roof issue.)

C10 Interior Construction:

1. NKHS: Retractable dividing curtain in gym. Totally worn out, stretching materials.

C30 Interior Finishes:

1. NKHS: Building 100 Hallway flooring in bad shape. Needs replacement.

D20 Plumbing:

1. NKHS: Water is brown at condemned building. Water fountain at softball field needs to be pulled out and re-done.

D30 HVAC:

1. NKHS Gym – Eliminate chiller and put AC unit on building

D40 Fire Protection:

1. NKHS: 300 wing: Needs new dry system. Put the wrong piping in. Have both wet and dry systems.

D50 Electrical:

1. NKHS: Switchgear aged, needs upgrade. Can't get parts. Generator is not connected to freezer. Parking lot lights: 2 have been knocked down. Exterior walkway lights have been busted, exposed wires, wires get weed-wacked. Wire degradation. Having shorts commonly, especially on longer runs.



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Miscellaneous comments:

1. NKHS: Gym: HVAC pressure holds outside doors open, wind tunnels.

Controls conversation with ATS:

General controls comments:

1. NKHS: Proprietary lighting controls gymnasium. ATS controls interact with the base lighting controllers...but they don't work together. System is 10 years old. Upgrades are recommended every 7 years. Local controllers are IBEX. RUL: 5



Poulsbo Elementary (PO)

G20 Site Improvements:

1. Surveillance issues at Strawberry Field (next to Poulsbo Elementary)
2. Playground Equipment:
 - a. Mostly very old, except for Poulsbo El.

B20 Exterior Closure:

1. Poulsbo Elementary siding: In bad shape. (They think it is LP fiber cement, maybe wood)

B30 Roofing:

1. PO: Major roofing issues

D20 Plumbing:

1. PO: Several busted hose bibs on exterior. No local shut-offs. Main shut-off doesn't seat.

D40 Fire Protection:

1. PO Bldg 2 and 3: sprinkler system needs upgraded. Just valving.

D50 Electrical:

1. PO: Distribution is decent. Panel over-crowding, but not too bad. Wiring infrastructure not up to code, does not follow color-coding. Lighting: Occupancy/motion sensors failing (district wide). Light fixtures are aging fluorescent. Ballasts reaching end of life span. No uniformity in the site lighting. Sean is working on correcting this. 17-19 site fixtures are out, this is worst in district.



Poulsbo Middle School (PMS)

G20 Site Improvements:

1. Parking lots and Roadways:
 - a. Poulsbo middle is worst
2. General site comments:
 - a. Irrigation: failing district-wide. Worst is Poulsbo Middle.

B20 Exterior Closure:

1. PMS: Nice metal siding is rotten. Put a new façade over bad materials. Old siding. Something going on with windows between pool and lobby of auditorium. High up. Failing. Can access on roof.

B30 Roofing:

1. PMS: Main building roof is in decent shape. Building 3 roof in bad shape.

D20 Plumbing:

1. PMS: Bldg #2: Boys and Girls bathroom off cafeteria and locker rooms in bad shape. Bldg #1: Boys and girls bathrooms need to be upgraded. Science Classrooms and Homec room plumbing is "a mess." Bldg #3: Music classrooms. Sink between Choir and Band room: BAD WATER. Bathrooms/locker rooms outdated.

D30 HVAC:

1. PMS Building 1 – all 6 AHUs need replacing
2. PMS Building 3 – RTU-1, 2, & 3 need replacing

D50 Electrical:

1. PMS: Switchgear in PMS that they can't get parts for. Needs upgrade badly. Outdoor building lights need to be replaced. Indoor has fluorescent lights of various ages.

Miscellaneous comments:

1. "North Kitsap Community Center" in ICOS should be re-named. No one calls it this. This refers to the pool, auditorium Odin bldg. that is part of Poulsbo Middle School.

Controls conversation with ATS:

General controls comments:

1. PMS: Newer Bactalk. RUL 10 years.



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Richard Gordon Elementary (GO)

G20 Site Improvements:

1. General site comments:
 - a. Irrigation is abandoned at Gordon

B20 Exterior Closure:

1. GO: Ok, could use paint. Fire doors don't latch properly.

B30 Roofing:

1. GO: Several leaks. Also a new roof...less than 3 years. Lots of vandalism. Kids are tearing up the roof. Downspout issues. Rust issues.

C10 Interior Construction:

1. GO has moveable walls: Worn out.

C30 Interior Finishes:

1. GO: Bad rubber gym floor. Mercury containing.

D20 Plumbing:

1. GO: Pretty good. (Also storm water issues between school and portables.)

D30 HVAC:

1. Richard Gordon – Opened in 1994 need new water source heat pumps

D50 Electrical:

1. GO: Distribution: Good. Panels: Modern, good condition. Wiring good except over-crowding. Light fixtures RUL 5-7 years. Exterior lighting going down quickly. RUL 3 years for exterior lights.

Miscellaneous comments:

1. GORDON:
Have observed major cracks at second level. Sounds structural.

Controls conversation with ATS:

General controls comments:

1. Gordon Elem: Same as Wolfle
 - a. Wolfle: Same design as Breidablik. Older proprietary system IBEX. Needs upgrade, not replacement. RUL: 0
2. Gordon and Vinland are same designs: whole building, including HVAC and controls.



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Spectrum School

B20 Exterior Closure:

1. Spectrum: Single pane windows, don't open. May have asbestos putty.

B30 Roofing:

1. Spectrum: Roof is pretty good.

D20 Plumbing:

1. Spectrum: Doing pretty good with plumbing on this. Electric eyes have been an issue because the lose power often.

D50 Electrical:

1. Spectrum: Panel is re-used, and it is aged. RUL of 20. Issues with outdoor lighting, even though it is new. Parking lot and driveway lights are failing. Wire degradation. Having shorts commonly, especially on longer runs. Indoor lighting: Can lights need replaced. No longer safe to use.

Controls conversation with ATS:

General controls comments:

1. Spectrum: Delta system, 10 years old. ATS can integrate with Delta system.



Suquamish (SU)

G20 Site Improvements:

1. General site comments:
 - a. Irrigation is abandoned at Suquamish

B20 Exterior Closure:

1. SU: Nothing

B30 Roofing:

1. SU: Flat roof needs replacement. Kitchen and north end of B-Hall having issues.

D20 Plumbing:

1. SU: Just needs more water pressure. Fixtures need upgraded. (**Storm water** pooling issues by playground)

D50 Electrical:

1. SU: Distribution relatively modern. No major issues with lighting.

Controls conversation with ATS:

General controls comments:

1. Suquamish has new Bacnet system. Installed about 5 years ago or less, but still old at local level.
2. Suquamish: Upgraded front end with proprietary local controllers. RUL: 5



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Transportation Department (Transpo)

B20 Exterior Closure:

1. Transportation: Having moisture issues above Jeff's (Director's) office. They think it's coming from roof/wall intersection. LOOK AT THIS.

B30 Roofing:

1. Transportation: Leaking, not sure if it is a wall leak or a roof leak. At Transportation Director's office.

D50 Electrical:

1. Trans: Interior light has been upgraded. Exterior lights at end of RUL.

Miscellaneous comments:

1. Transportation Building is in scope.

Controls conversation with ATS:

General controls comments:

1. Transportation: Bactalk



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Vinland Elementary (ViN)

B20 Exterior Closure:

1. VI: Needs paint, dirty

B30 Roofing:

1. VI: Definitely having gutter issues. Rotunda roofing leaks. Kitchen leaks. Classrooms leak even at new roof area.

C10 Interior Construction:

1. VI has moveable walls: Worn out.
2. VI: Doors have some issues.

D20 Plumbing:

1. VI: Sanitary waste: Have outgrown the septic system. Hopefully switching this over to new sewer system this summer 2018.

D30 HVAC:

1. Vinland Elementary School – Needs pipe rework in boiler room

D40 Fire Protection:

1. VI: Needs to be upgraded.

D50 Electrical:

1. VI: Interior lighting needs work. Ballasts may be dying, maybe lamps. Exterior lights: Bollards need attention, have been hit with cars. Distribution ok. Panels are modern, have trouble accessing.

Controls conversation with ATS:

General controls comments:

1. Gordon and Vinland are same designs: whole building, including HVAC and controls.

1. Name	2. Today's Date	3. Name of School	4. Grade Levels	5. Unique Programs / Activities / Trends	6a. Changing Enrollment	6b. Enrollment Change Comments	7. Community Programs/Hours	8a. Admin / Academic Structure	8b. If Other, Describe
Sweeney	05/15/18	SSC		Office work, meetings			Parent meetings	Other	Committee, department meetings
Lori Buijten	05/15/18	Student Support Center	Special Education	Department supports all buildings	Even				
Jeff McGarvey	05/15/18	Transportation	District Support	Bus Maintenance	Even			Departmental	
Sonia Barry	05/15/18	Student Support Center					All leadership meetings, district PD, interviews etc are held here.	Other	
Craig Barry	05/15/18	Kingston Middle	6-8	Horticulture program with greenhouses, 6 computer labs	Even	Potential for special program	Sports rentals in evening and weekend	Conventional classroom-based	
Jeff McGarvey	05/15/18	Transportation							
Drew Crandall	05/15/18	Poulsbo Elementary	PreK-5	Preschool, K-2 ISP, 3-5 ISP, Summit	Very fast	Last year we had 499 students and were projected to have the same. We are ending the year at 544.	We have a lot. M and M kids uses our school for 3 and half hours before school and 2 hours after school. Parks and Rec uses our school for basketball and baseball. Girls scouts uses our building after school.	Other	
Karen Tollefson	05/15/18	Gordon Elementary	K-8	Currently, NK Options is on Gordon campus in portables.	Increasing at nice pace	New housing development/townhomes on the horizon	Martha and Mary (6 am-6pm), basketball practice (evening), baseball practice (after school)	Conventional classroom-based	In addition to conventional classroom based, we haveNK Options Multiage Program
Daniel Blazer	05/15/18	Poulsbo Middle - FNS	K-12	Provide FNS support to all school buildings and serve breakfast & Lunch meals	Even	Varies	NA	Departmental	
John Waller	05/15/18	Alternative Learning Site	K-12	Alternative program for those individuals who need a different approach to education	Very fast	New program and plan is producing a large increase in our enrollment	none	STEM	
Joshua Emmons	05/15/18	Poulsbo Middle School	6-8		Even	We are the second largest school in the district. I have a lot of out of area kids wanting to get in.	Our Gym is used until 9:00 at night. I also have an auditorium on our campus that is used a lot by our community.	Conventional classroom-based	

1. Name	2. Today's Date	3. Name of School	Administration, Teacher Flex/Group, Conf. Comm.	Core Learning (i.e., 900 SF General Classrooms)	Small Group (150 SF) Small Flex (300 SF), Large	Shared / Specialized Learning	Kindergarten	Preschool, Child Care, Head Start
Sweeney	05/15/18	SSC	Better lighting, consistent heat, AC, air circulation, new board room chairs?					
Lori Buijten	05/15/18	Student Support Center	Board Room heating;					
Jeff McGarvey	05/15/18	Transportation	Need more office support space and work room, office desk space					
Sonia Barry	05/15/18	Student Support Center	Board room and two conferences room - we are often double booked.					
Craig Barry	05/15/18	Kingston Middle	High	Least	Mid	Mid	Least	Least
Jeff McGarvey	05/15/18	Transportation	HVAC does not work in admin office spaces					
Drew Crandall	05/15/18	Poulsbo Elementary	Least	Least	High-Because our attendance is growing we added another class which through a domino effect eliminated a small group setting for our LAP program.	Least	Least	Least
Karen Tollefson	05/15/18	Gordon Elementary		More classrooms, take away old portables (one is extremely bad). Would love "wet" portables.				Would love portables with bathrooms (wet portables).
Daniel Blazer	05/15/18	Poulsbo Middle - FNS						
John Waller	05/15/18	Alternative Learning Site	Low need, we have adequate location and facility	High Need, all classrooms need updated with technology	Low	Medium need, Need some spaces sectioned off to generate office space and clean up classroom use	Low	None
Joshua Emmons	05/15/18	Poulsbo Middle School	Least	Middle - All 8th grade and some 6th grade classes held in portables	Least	Middle	Least	Least

1. Name	2. Today's Date	3. Name of School	Resource, Special Education, Family, Life Skills	Library, Information Resources (1,800 SF)	Science, Art, Graphics	Multi-Purpose, Cafeteria, Commons, Kitchen	Performing Arts (Band, Choir, Drama)	Gym, Fitness, Athletics, Covered Play
Sweeney	05/15/18	SSC						
Lori Buijten	05/15/18	Student Support Center						
Jeff McGarvey	05/15/18	Transportation						
Sonia Barry	05/15/18	Student Support Center						
Craig Barry	05/15/18	Kingston Middle	Least	Least	Mid	Least	Mid	Mid
Jeff McGarvey	05/15/18	Transportation						
Drew Crandall	05/15/18	Poulsbo Elementary	Least	Least	Least	Mild-we could use new paint in multi-purpose	Least	Mild-we could use new paint in gym
Karen Tollefson	05/15/18	Gordon Elementary	more space					
Daniel Blazer	05/15/18	Poulsbo Middle - FNS				New Central Kitchen Site to receive and store all USDA commodities on site.		
John Waller	05/15/18	Alternative Learning Site	Low	Low	Classroom updates	low	low	low
Joshua Emmons	05/15/18	Poulsbo Middle School	Least	Least	Least	Most	Most	Most - Track and field area need major attention.

1. Name	2. Today's Date	3. Name of School	Technology, Shops, Computer Labs, Testing	Storage, Restrooms, Custodial	General Circulation, Corridors, Lobby, Public Area	Playfields	Site: Parking, Bus, Parent Drop-off
Sweeney	05/15/18	SSC					
Lori Buijten	05/15/18	Student Support Center					
Jeff McGarvey	05/15/18	Transportation					Remove flooring, go to polished or sealed concrete
Sonia Barry	05/15/18	Student Support Center			Hallways and furnishings can use some updating.		Parking at the student support center is tight when we have large events.
Craig Barry	05/15/18	Kingston Middle	Least	Least	Mid	Mid	Mid
Jeff McGarvey	05/15/18	Transportation					
Drew Crandall	05/15/18	Poulsbo Elementary	Most-we are highly deficient in technology.	Least	Least	High-we have a drainage problem on the field and on the wood chip area.	High-We have way more parents dropping off and picking up and our loop is too small. Currently we have a coned off course through our parking lot to accommodate, but we still get a back up on Noll Road in the afternoon. Also, because of the parking lot route people are not able to get off our campus via car for about a 45 minute time period. This is troubling to parents and staff, but also a fire hazard.
Karen Tollefson	05/15/18	Gordon Elementary	technology carts to accommodate dismantling of computer labs		Redesign of office to accommodate new safety procedures/entry	Highest priority-our playground/blacktop is limited and the playfield is closed during the rainy season	Need redesign of traffic/parking patterns. Sidewalks on driveway.
Daniel Blazer	05/15/18	Poulsbo Middle - FNS					
John Waller	05/15/18	Alternative Learning Site	High, we need computer lab set up and technology updated	low	High, would like to have a walk through with? To take a look and see what we can do.	low	low
Joshua Emmons	05/15/18	Poulsbo Middle School	Most - not enough for the enrollment size	Middle - Not much storage	High - Common area's are packed with students. Hard to move around.	Least	High - Student drop off not good for the amount of student drop off.

1. Name	2. Today's Date	3. Name of School	4. Grade Levels	5. Unique Programs / Activities / Trends	6a. Changing Enrollment	6b. Enrollment Change Comments	7. Community Programs/Hours	8a. Admin / Academic Structure	8b. If Other, Describe
Deb Foreman	05/15/18	Hilder Pearson Elementary	K-5	none currently but hoping to pilot a STEAM type program for 2018-19	Even	While maintaining a fairly even #, we have a high turnover of incoming and outgoing due to military families	M&M Kids day care uses gym 6am-9am and 3:30pm-6:30pm, some Parks and Rec use of gym (PTA, basketball & dance) and playgrounds (baseball, soccer)	Conventional classroom-based	
Gwen Lyon	05/16/18	Suquamish Elementary	K-5	Our school's focus will continue to be on ELA/Literacy Professional Development (consultant); Implementation of AVID, Participation is a regional Trauma Informed Leadership Academy,, and continued development/refinement of the AGATE program.	Even	As AGATE participation is increasing and we are receiving more siblings for enrollment. This impacts our ability to received categorical funding for high poverty but we know that our community students do live in poverty. An equity lens is required for this school.	We plan to continue to offer art classes, FLY (foreign language for youth) and building sponsored clubs (drumming, mindfulness, meaningful work, gardening, etc.)	Conventional classroom-based	
Jackie Finckler	05/15/18	Kingston Middle School	6-8	Horticulture Program, six computer labs, desire to upgrade technology infrastructure to support future signature programs	Even	It is our hope to draw students to our school in the future with a magnet signature program, which is yet to be determined	KNS sport throughout year until 5:00 pm and Community sports teams uses regularly until 8:00 pm.	Conventional classroom-based	
Christy Cole	05/15/18	Kingston High School	9-12	KHS hopes to continue to build a strong Engineering and AP Computer Science program, and a strong theater arts program. Currently, space is not adequate for either.	Decreasing	The decreasing trend should stabilize and even reverse.	It's a high school--heavy use all the time. Athletics, Parks and Rec, etc.	Interdisciplinary teams	

1. Name	2. Today's Date	3. Name of School	Administration, Teacher Flex/Group, Conf. Comm.	Core Learning (i.e., 900 SF General Classrooms)	Small Group (150 SF) Small Flex (300 SF), Large	Shared / Specialized Learning	Kindergarten	Preschool, Child Care, Head Start
Deb Foreman	05/15/18	Hilder Pearson Elementary		Most - We have no open classrooms for growth.	Most - We no longer have a room to house small group programs (LAP, ELL,...)	Our gym is the only space for PE, lunch, and assemblies which creates scheduling problems to accommodate all,		
Gwen Lyon	05/16/18	Suquamish Elementary	Furnishing are showing significant wear.	Need to update classroom tech especially to find a way to ceiling mount projectors (cords everywhere right now).	A conference room for parent meetings (IEP, staffing); committee work; community meetings.	We need a lunchroom. We currently use the gym for lunch, assemblies, and PE classes.		
Jackie Finckler	05/15/18	Kingston Middle School	Med	High	Least	Least	NA	NA
Christy Cole	05/15/18	Kingston High School	Lack of large conference space is often a challenge					

1. Name	2. Today's Date	3. Name of School	Resource, Special Education, Family, Life Skills	Library, Information Resources (1,800 SF)	Science, Art, Graphics	Multi-Purpose, Cafeteria, Commons, Kitchen	Performing Arts (Band, Choir, Drama)	Gym, Fitness, Athletics, Covered Play
Deb Foreman	05/15/18	Hilder Pearson Elementary						gym too small for parent attendance at performances - we frequently are over capacity, we have a stage still has tiles with asbestos that need heavy coverage of wax each summer
Gwen Lyon	05/16/18	Suquamish Elementary	Our current special education area is awkward. Office doors open into classrooms and we are going to lose our current meeting space to reconfigure adequate space for special education staff.	Hoping to replace current computers with laptops in order to free up more space in the library.				
Jackie Finckler	05/15/18	Kingston Middle School	Least	Med	Least	Least	Med	Med
Christy Cole	05/15/18	Kingston High School					Lack of performing arts space, including storage is a big challenge. Space is currently shared with the cafeteria, and wrestling, with basically no storage.	Huge challenges are created by the lack of an aux gym (all other secondary schools in the district have an aux gym). This creates problems for scheduling PE classes during the day, and for scheduling practices after school. It creates Title 9 issues when trying to create equitable practice schedules (someone has to go late at night), etc.

1. Name	2. Today's Date	3. Name of School	Technology, Shops, Computer Labs, Testing	Storage, Restrooms, Custodial	General Circulation, Corridors, Lobby, Public Area	Playfields	Site: Parking, Bus, Parent Drop-off
Deb Foreman	05/15/18	Hilder Pearson Elementary	We only have one lab that is totally used to capacity during testing months	Storage is limited and restrooms are antique	Continual battle with either too hot or too cold issues	MOST - fields are full of pits, roots are exposed causing tripping hazards, fencing is coming apart and creating hazards	MOST, MOST, MOST - Our parking lot no longer can deal with the volume of traffic generated by parents picking up or dropping off
Gwen Lyon	05/16/18	Suquamish Elementary		Storage space is limited -- a portable room is currently used for storage.	Lobby is small and gets very crowded when parents come in with questions, check-in/check-out.	Playground needs significant improvement both for addition of play structures but also for field maintenance so that grass will grow. Also need to be ADA compliant for access to the playground.	Challenging! We have to run multiple lanes for pick-up within a very limited space. Parking for events is also a challenge.
Jackie Finckler	05/15/18	Kingston Middle School	High	Med	High	High	Med
Christy Cole	05/15/18	Kingston High School	As mentioned previously, attention should be given to space for an expanding Computer Science and Engineering program. Separate from that, there is a lack of computer lab space which can be addressed by adding COWS (mobile computers on wheels).. However the increased COW solution does not address the lack of computer space for testing.	There is a very serious lack of storage space. This is a huge problem.		Ball fields	There is a parking shortage which is quite serious when enrollment is larger

1. Name	2. Today's Date	3. Name of School	4. Grade Levels	5. Unique Programs / Activities / Trends	6a. Changing Enrollment	6b. Enrollment Change Comments	7. Community Programs/Hours	8a. Admin / Academic Structure	8b. If Other, Describe
Courtney Allison	05/15/18	David Wolfe Elementary	preschool through fifth	Wolfe has a high population of Native American students. We have a strong S'Klallam tribal influence in our building. Wolfe is home to two ISP programs and a developmental preschool. The numbers of students in both programs is growing significantly. We are focusing on culturally responsive teaching methods and PBIS. We have future professional development planned in math by facilitating math labs. Wolfe has a STEM workshop coming up in the next few weeks. We are also focusing on visible learning.	Increasing at nice pace	Enrollment over the last year was higher than predicted. We continue to have students move into our boundary area.	Wolfe has a strong presence of community volunteers who help our school daily. We partner with ShareNet and the public library to support our social emotional and academic needs.	Conventional classroom-based	
Ken Aries	05/15/18	Poulsbo Middle School	6, 7, 8		Even	Has remained approx same the past 3 years after re-zoning	Pool, gym (parks/rec): fields (park/rec)	Conventional classroom-based	

1. Name	2. Today's Date	3. Name of School	Administration, Teacher Flex/Group, Conf. Comm.	Core Learning (i.e., 900 SF General Classrooms)	Small Group (150 SF) Small Flex (300 SF), Large	Shared / Specialized Learning	Kindergarten	Preschool, Child Care, Head Start
Courtney Allison	05/15/18	David Wolfe Elementary		Smaller class sizes and eliminating the split by adding another teacher would be nice!				Our numbers are growing at a high rate.
Ken Aries	05/15/18	Poulsbo Middle School	All classes held in Portables	Average size rooms, adequate for 20-28 students. 30-32 create crowding.				

1. Name	2. Today's Date	3. Name of School	Resource, Special Education, Family, Life Skills	Library, Information Resources (1,800 SF)	Science, Art, Graphics	Multi-Purpose, Cafeteria, Commons, Kitchen	Performing Arts (Band, Choir, Drama)	Gym, Fitness, Athletics, Covered Play
Courtney Allison	05/15/18	David Wolfle Elementary	Numbers are growing at a high rate. Staff has major concerns about meeting all students' needs.			Our gym, cafeteria, and assembly room are all the same room. This makes scheduling tricky and tight.	We have excellent music education at Wolfle. A quality place to perform would be nice.	Wolfle's playground is dated and does not provide enough activities to engage all students.

Ken Aries	05/15/18	Poulsbo Middle School		Good	Main floor science rooms lack adequate space to conduct labs	Needs security cameras	Need maintainance support for periodic repair of broken chairs	All fields and track need work
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1. Name	2. Today's Date	3. Name of School	Technology, Shops, Computer Labs, Testing	Storage, Restrooms, Custodial	General Circulation, Corridors, Lobby, Public Area	Playfields	Site: Parking, Bus, Parent Drop-off
Courtney Allison	05/15/18	David Wolfe Elementary				We would like a paved or a gravel type of track around our field. This would allow walking or running groups during recess.	Wolfe has very limited parking. Our lower parking lot is not easily accessible.
Ken Aries	05/15/18	Poulsbo Middle School	Not enough labs for student population	Need additional storage space	Needs safety assessments	All fields need work	It's much better but may need reviewing per high number of students dropped-off/ picked-up daily.

1. Name	2. Today's Date	3. Name of School	4. Grade Levels	5. Unique Programs / Activities / Trends	6a. Changing Enrollment	6b. Enrollment Change Comments	7. Community Programs/Hours	8a. Admin / Academic Structure	8b. If Other, Describe
Megan Sawicki	05/15/18	North Kitsap High School	9-12	1. Technology building houses multiple specialty programs--engineering, computer programs, recording arts, and production arts. This space needs more capacity for technology improvements and infrastructure to support it. 2. We have greenhouses and a growing agriculture program. The portable connected to this space is not usable. We need a new solution out there. 3. We have a working restaurant with a leak. This program will continue to grow--more capacity needed. 4. Athletic Facilities--We have large athletic programs and the spaces to support them are in fair to poor shape--weight room, fields in poor shape, tennis courts cracking 5. The 900 building houses our special education Step Up program. This program needs a kitchen and	Even		We have multiple community programs and activities--Parks and Rec, local athletic groups, church groups--I would need to pull a list from facilities who oversees these groups because there's regular use throughout the year	Conventional classroom-based	

1. Name	2. Today's Date	3. Name of School	Administration, Teacher Flex/Group, Conf. Comm.	Core Learning (i.e., 900 SF General Classrooms)	Small Group (150 SF) Small Flex (300 SF), Large	Shared / Specialized Learning	Kindergarten	Preschool, Child Care, Head Start
Megan Sawicki	05/15/18	North Kitsap High School	This area needs little support. We have reasonable facilities for these programs.	Heating and cooling systems that maintain appropriate temperatures-- we had three students who passed out yesterday because they got so hot				

1. Name	2. Today's Date	3. Name of School	Resource, Special Education, Family, Life Skills	Library, Information Resources (1,800 SF)	Science, Art, Graphics	Multi-Purpose, Cafeteria, Commons, Kitchen	Performing Arts (Band, Choir, Drama)	Gym, Fitness, Athletics, Covered Play
Megan Sawicki	05/15/18	North Kitsap High School	The facilities for our Step Up program are inadequate	Our library is in great shape	These rooms are in good shape			The fields and fitness centers could use upgrades

1. Name	2. Today's Date	3. Name of School	Technology, Shops, Computer Labs, Testing	Storage, Restrooms, Custodial	General Circulation, Corridors, Lobby, Public Area	Playfields	Site: Parking, Bus, Parent Drop-off
Megan Sawicki	05/15/18	North Kitsap High School	Our technology building is old and outdated				