

# Capital Bond Planning Task Force

## Meeting 5 – Building Conditions Report and Major Projects



**Northshore  
Invests**  
Building  
Better  
Together

Modernize  
schools, sustain  
technology,  
increase  
opportunities

2/11/2025

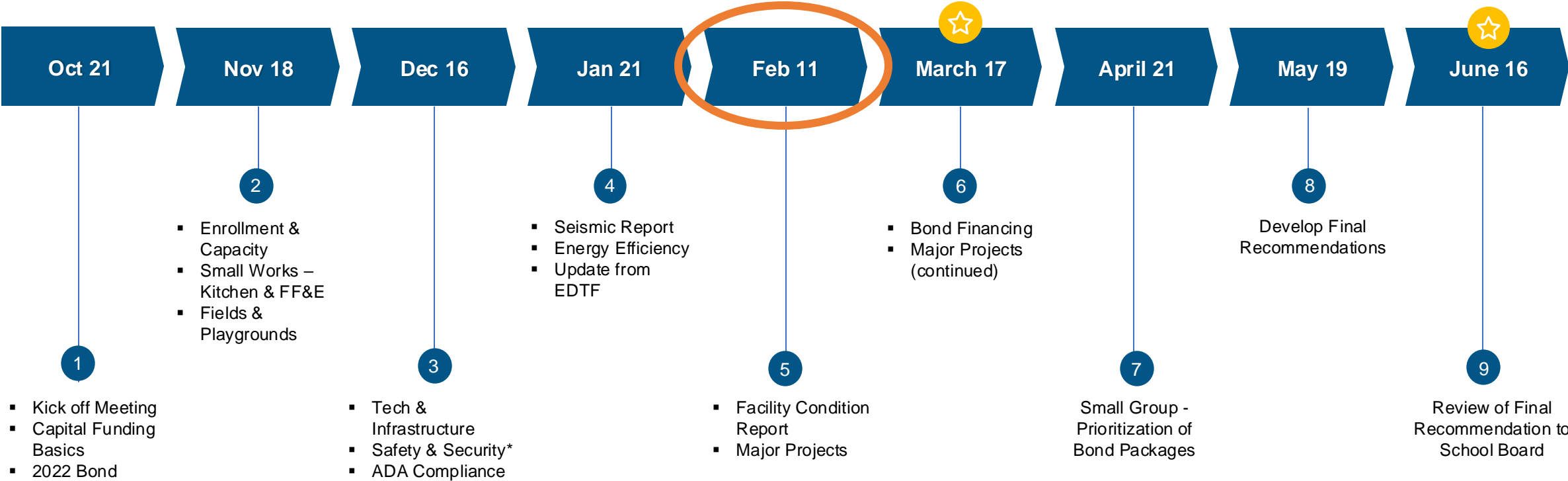


# Agenda

Time	Topic
5:30-5:45p	Welcome, Recap, & Updates
5:45-6:15p	Facility Condition Report
6:15-6:25p	Break
6:25-7:00p	Major Projects Recommendations
7:05-7:25p	Small Group Review & Survey
7:25-7:30p	Next Steps & Exit Ticket



# CBPTF Timeline

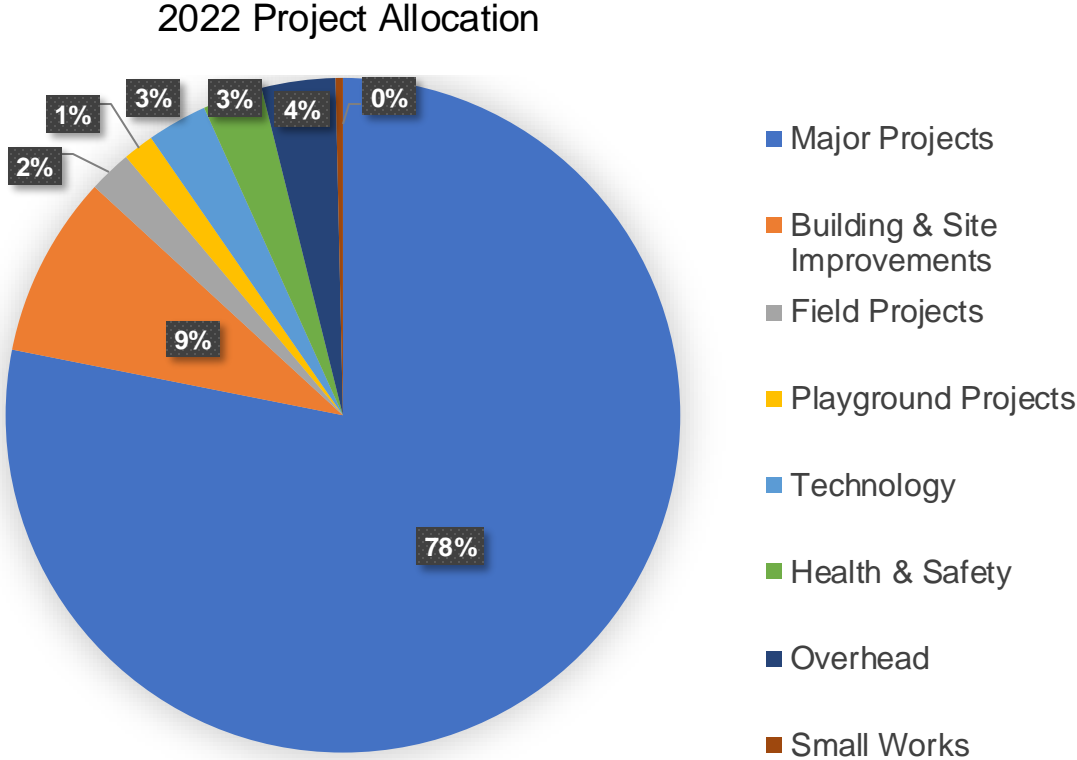


★ In-person meeting

\*Health has been removed as a separate category for the 2026 Bond

# Components of the Bond

- Building & Site Improvements
- Infrastructure Projects<sup>1</sup>
- Health & Security Projects
- Technology Projects
- Field Projects (outdoor learning)
- Playground projects (inclusive learning)
- Small Works (and FF&E)
- Overhead



1) Infrastructure will be a new category in the 2026 Bond and have its own piece of the funding pie

# Norms

- Do what's best for kids
- Treat each other with respect
- Be open to ideas
- Create space for voices
- Foster positive change
- Avoid hidden agendas
- Listen to learn
- Come prepared
- Assume positive intent
- Trust each other
- Value the opinions of others
- Ask if you don't understand
- Use kind language
- No one person has all the answers
- Have compassion
- Create an inclusive environment
- Consider environmental impact
- Consider accessibility



# Parking Lot Guidelines

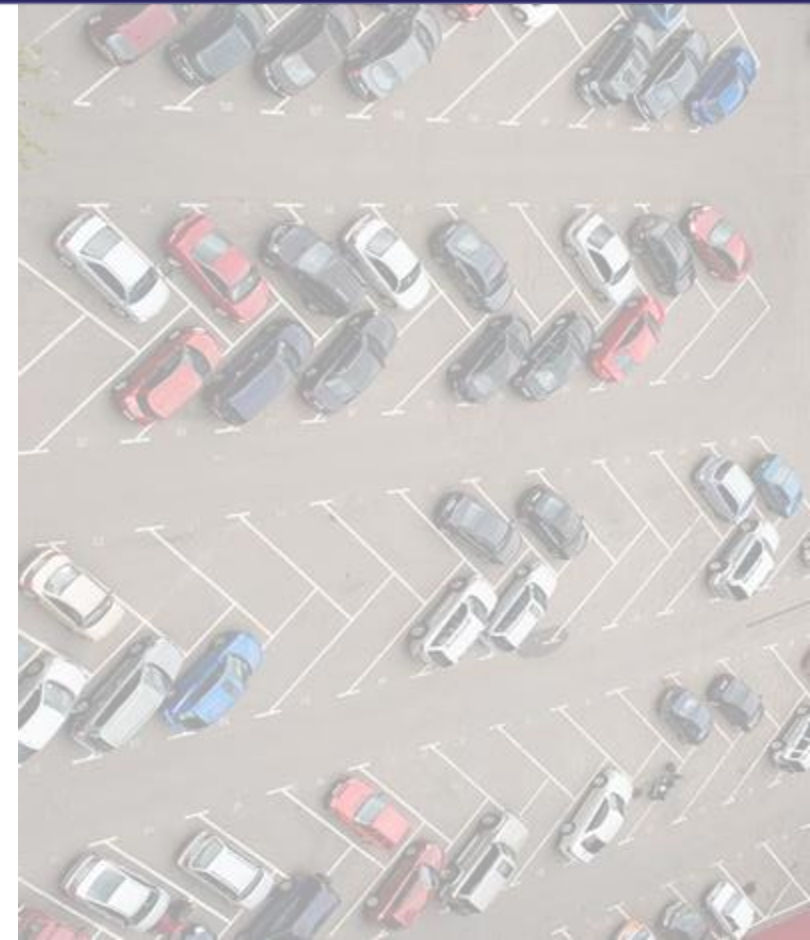
<https://bit.ly/CBPTFparkinglot>

We'll use a "parking lot" to capture unanswered questions or ideas and optimize our meeting time. This will be in the form of a shared Google document.

## How to use:

- Use the chat for urgent, on-topic questions
- Submit non-urgent or off-topic questions to the parking lot

Parking lot questions will be addressed in the Google document by the next CBPTF meeting.





# Facility Condition Report

# Introduction

## Northshore School District:

- **3.3 Million SF** across King & Snohomish Counties

- **38 Facilities:**

- 22 Elementary Schools
- 6 Middle Schools
- 6 High Schools
- 4 District Support Facilities

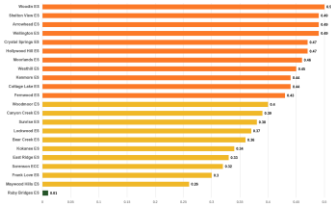
- **Established:**

- Kenmore ES (1955)
- Kenmore MS (1961)
- Bothell HS (1953)

**\*\*Facility Condition Assessment (FCA) Fieldwork Completed:** November 2025



# Terminology



**Facility Condition Index (FCI):** Industry benchmark to evaluate the current condition, performance state of a facility, or an entire facilities portfolio over time.



**Corrective Actions:** Repairs and replacements of building components or systems that are in imminent need (within the next 5 years, 2025-2029) to address critical deficiencies. These actions typically exceed \$5,000 and restore assets to a safe and functional state.



**Predicted Renewals:** Planned replacements of major building systems or components that are anticipated to occur 15 years after corrective actions are completed (2030-2044). These are long-term investments in our facilities.

# Facility Assessment Process

- Analyze condition of facilities
- Qualitative and quantitative assessment
- Corrective actions identified
- Predicted renewal identified
- Cost models included
- Overall comparative scoring among sites

## Beyond Building Condition Assessments (BCA)

- **Mandate:** OSPI requires BCAs every 6 years for buildings receiving state construction assistance after 1993
- **Proactive Capital Planning:** Assessments now include immediate repair needs *and* long-term renewal planning for bond considerations.

# Summary of Findings

- **Current Condition:**
  - FCI: 36% - Fair Condition (requiring moderate repairs & replacements)
  
- **Immediate Needs:**
  - **866** Corrective Actions (Critical Repairs/Replacements)
  - Total Cost: **\$374.5M**
  - **~\$71M planned for 2026 bond to address our most urgent facility needs**
  
- **Future Needs:**
  - Predicted Renewals (2030-2044): est. **\$2.84B**

# Corrective Actions

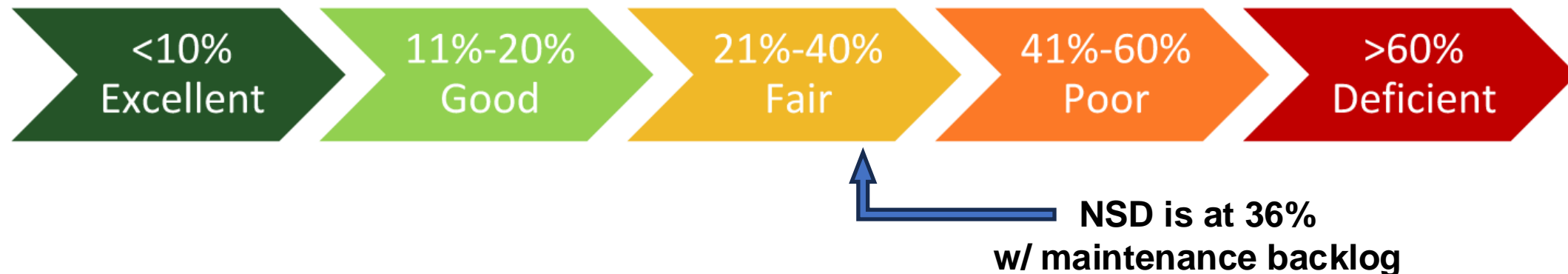
Corrective Action Category	Definition
Additional Evaluation Needed	Items that require additional study outside of the FCA scope of work.
End of Useful Life	Asset has reached the end of its usable life and needs replacement.
Energy/ Sustainability	Items identified to increase energy efficiency and sustainability.
Immediate Life Safety Threat	Items identified that could immediately impact life safety of occupants and asset.
Proactive Maintenance	Asset is within its lifespan but requires action to remain functioning.
Safety/Security	Items identified that could potentially impact the safety and security of occupants and assets



# Facility Condition Index

**FACILITY CONDITION INDEX (FCI):** a measure of a facility's relative condition at a particular point in time.

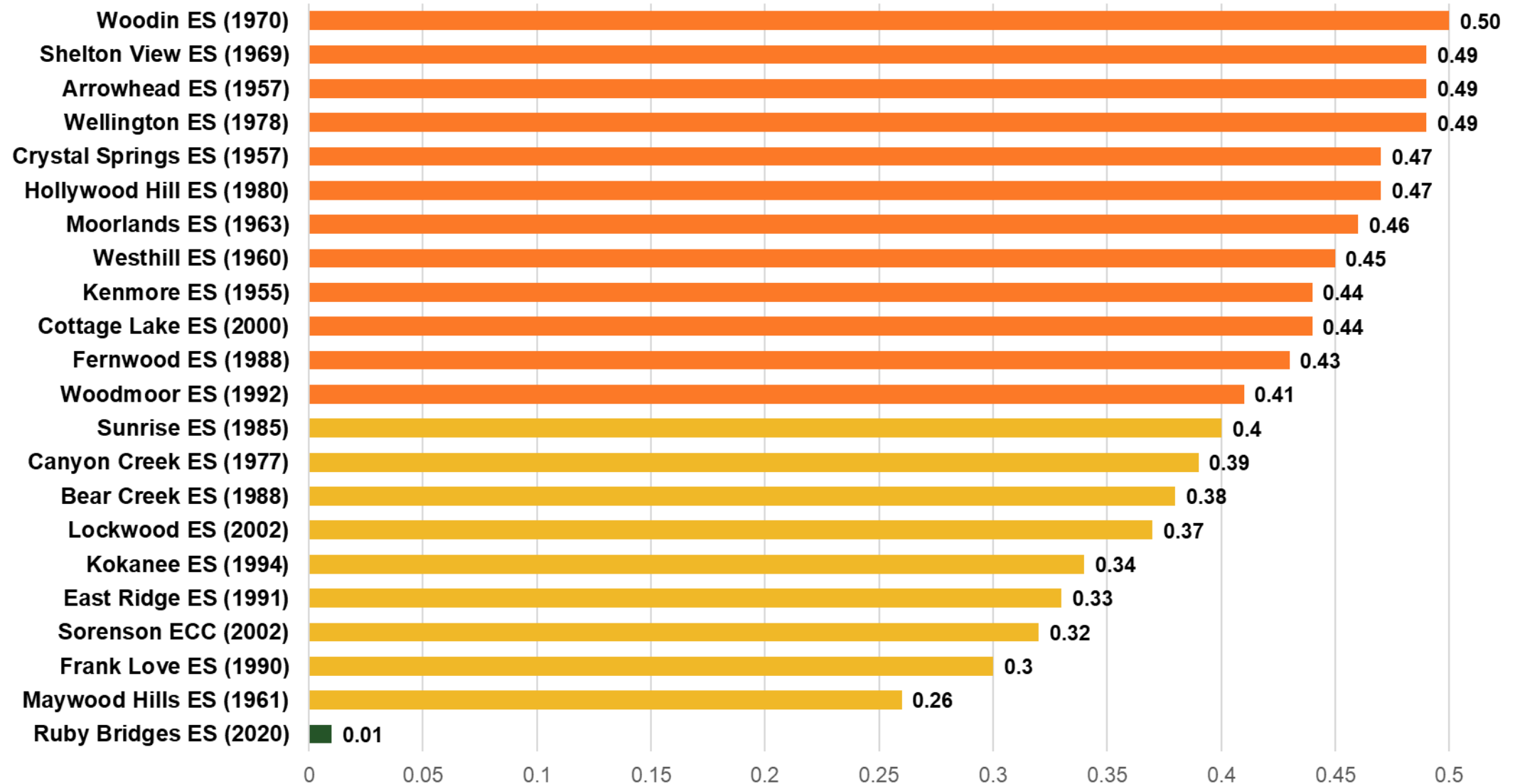
$$FCI = \frac{\text{Corrective Actions} + \text{Predicted Renewals}}{\text{Current Replacement Value}}$$



# Facility Condition Index

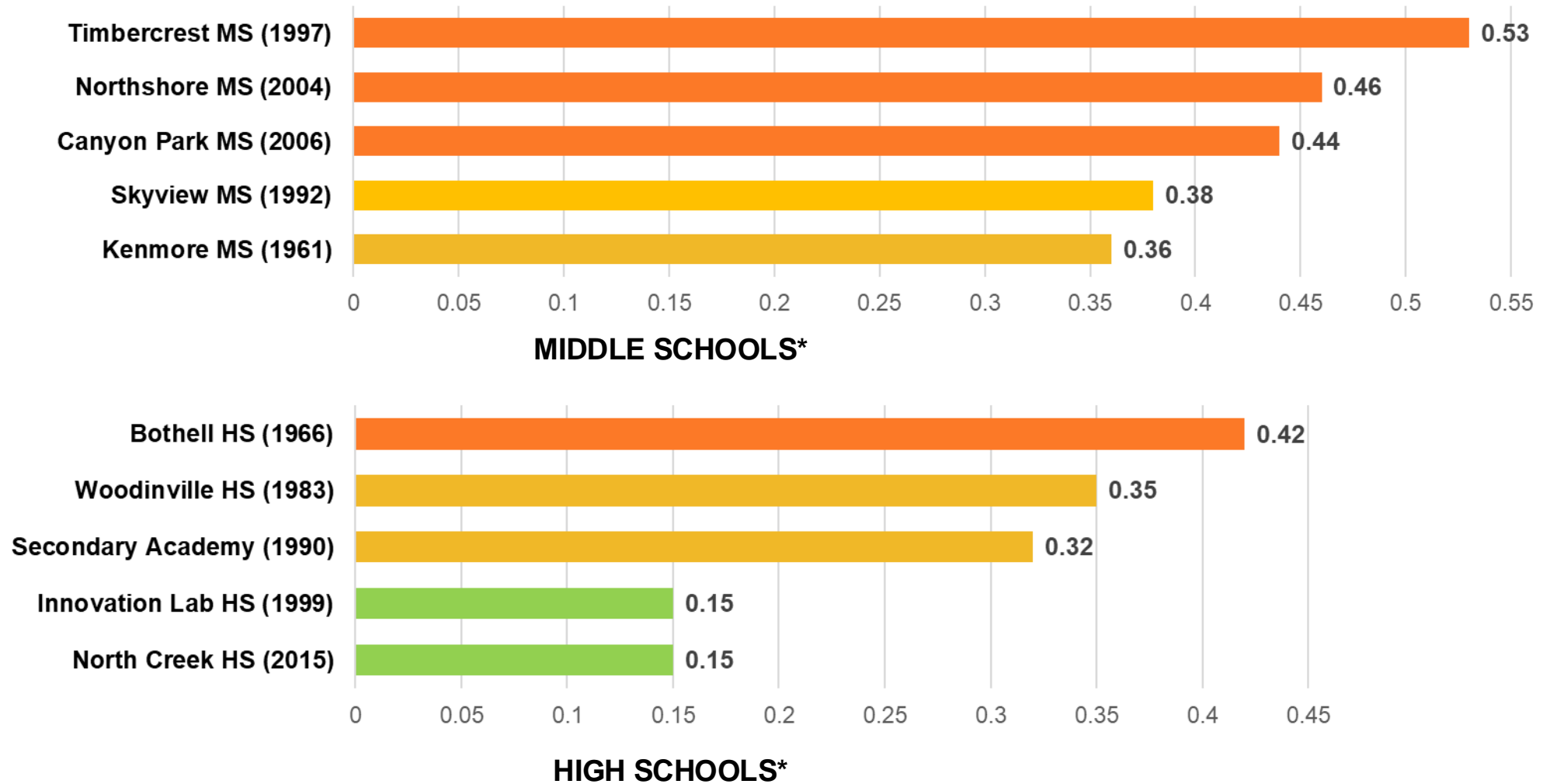
Facility Condition	Summary Description	Typical Action
<b>Excellent</b>	Like new, less than three years old	Routine Maintenance
<b>Good</b>	Good condition with preventative maintenance and minimal facility issues	Preventive maintenance
<b>Fair</b>	Average condition with corrective actions requiring minor repairs and corrective maintenance.	Minor repairs and corrective maintenance
<b>Poor</b>	Poor condition, with deteriorated state, major repairs and capital renewal required.	Major repairs and capital renewals
<b>Unsatisfactory</b>	Facility is in a very poor state with major corrective actions requiring replacement, or the facility being unusable due to condition.	Replacement

# Facility Condition Index



ELEMENTARY SCHOOLS

# Facility Condition Index

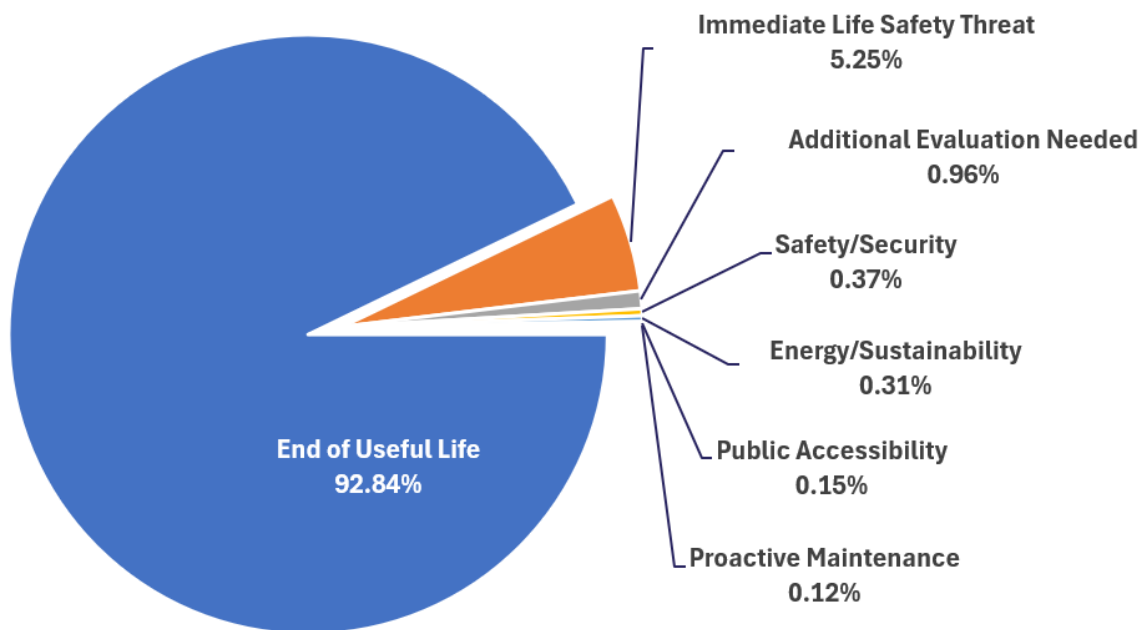


*\*Leota MS and Inglemoor HS are being replaced thus excluded from presented data*



# 2026 Bond - Highest Priority Work

## CORRECTIVE ACTIONS – by ACTION TYPE

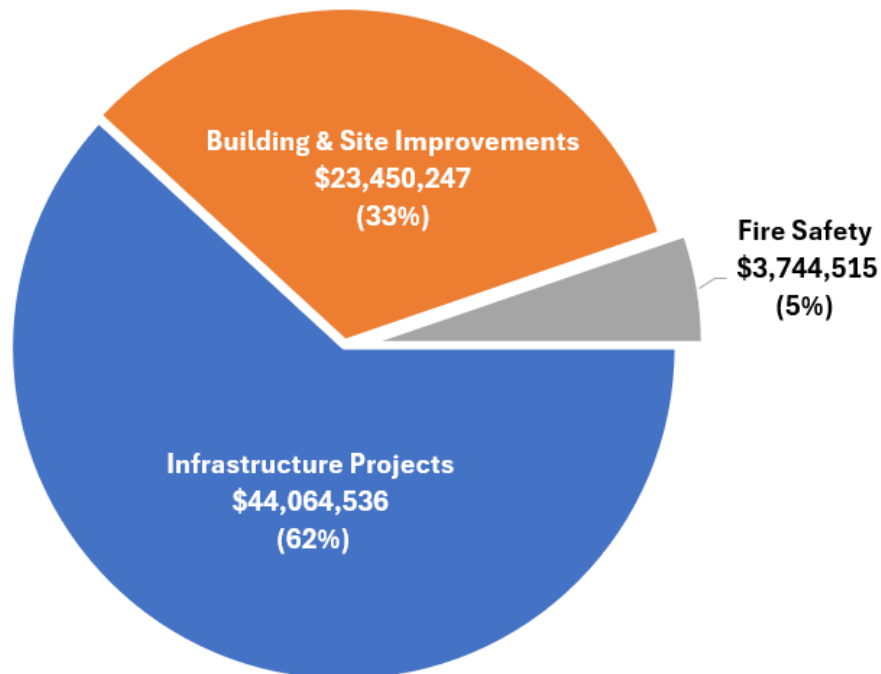


Action Type	Cost Est.*
End of Useful Life	\$ 66,155,404
Immediate Life Safety Threat	\$ 3,744,515
Additional Evaluation Needed	\$ 683,283
Safety/Security	\$ 265,483
Energy/Sustainability	\$ 220,656
Public Accessibility	\$ 105,531
Proactive Maintenance	\$ 84,425
<b>Total</b>	<b>\$ 71,259,298</b>

\*LMS, IHS, Admin Bldg, Support Services Bldg, Transportation Bldg, and Security / Technology related projects excluded from presented data

# 2026 Bond - Highest Priority Work

## CORRECTIVE ACTIONS – by PROJECT TYPE



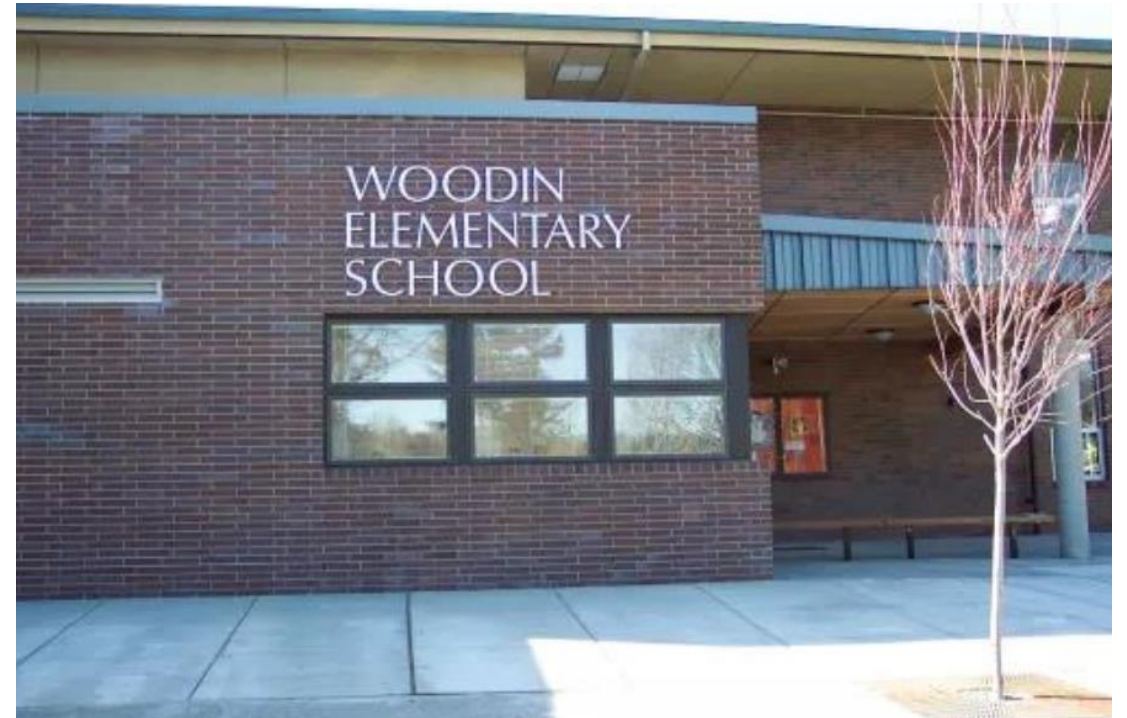
Project Type	Cost Est.*
<b>Infrastructure Projects</b>	<b>\$ 44,064,536</b>
HVAC unit replacement & upgrades	\$ 31,146,022
Electrical replacement & Upgrades	\$ 7,984,616
Building Control System Upgrade	\$ 4,752,360
Mechanical / Plumbing replacement & upgrades	\$ 181,538
<b>Building &amp; Site Improvements</b>	<b>\$ 23,450,247</b>
Roof replacement	\$ 12,060,340
Exterior repairs	\$ 8,525,714
Small improvement projects	\$ 2,534,081
Site lighting repairs	\$ 227,852
Other - Structural	\$ 102,260
<b>Fire Safety</b>	<b>\$ 3,744,515</b>
Fire Alarm Replacement	\$ 3,744,515
<b>Total</b>	<b>\$ 71,259,298</b>

\*LMS, IHS, Admin Bldg, Support Services Bldg, Transportation Bldg, and Security / Technology related projects excluded from presented data

# Case Study

## WOODIN ELEMENTARY SCHOOL

- **Exterior windows:** single-pane windows contribute to significant building heat loss
- **HVAC system:** The majority of the HVAC system was installed in the 70s and is not functioning well. The control system is dated and in unsatisfactory condition



# Case Study

## KENMORE MIDDLE SCHOOL

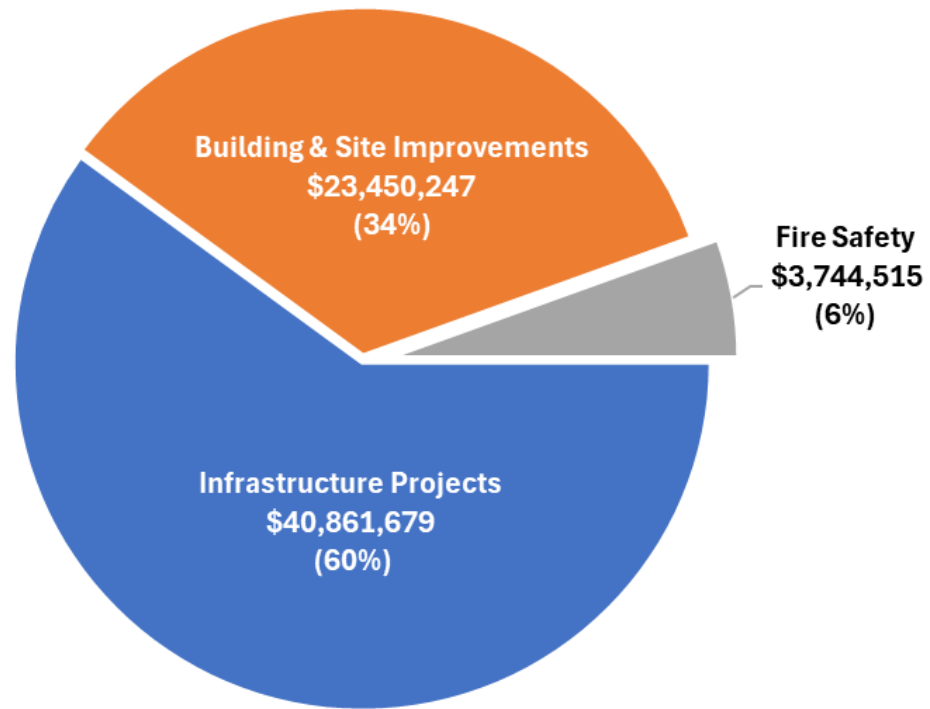
- **Heating system:** Boilers range from 6 to 30 years old, with one 30-year-old, one 17-year-old, two 14-year-olds, one 10-year-old, and one 6-year-old. The overall system is in poor to unsatisfactory condition, with three boilers having band-aid fixes to be functional.
- **Roofing:** The roof appurtenance in unsatisfactory condition.



Building & Site Improvements	Infrastructure Projects	Fire Safety
Arrowhead Elementary School	Arrowhead Elementary School	Bear Creek Elementary School
Bear Creek Elementary School	Bear Creek Elementary School	Canyon Creek Elementary School
Bothell High School	Bothell High School	Cottage Lake Elementary School
Canyon Creek Elementary School	Canyon Creek Elementary School	East Ridge Elementary School
Canyon Park Middle School	Canyon Park Middle School	Moorlands Elementary School
Cottage Lake Elementary School	Cottage Lake Elementary School	Shelton View Elementary School
Crystal Springs Elementary School	Crystal Springs Elementary School	Wellington Elementary School
East Ridge Elementary School	East Ridge Elementary School	Woodmoor Elementary School
Fernwood Elementary School	Fernwood Elementary School	
Frank Love Elementary School	Frank Love Elementary School	
Hollywood Hill Elementary School	Hollywood Hill Elementary School	
Innovation Lab High School	Kenmore Elementary School	
Kenmore Elementary School	Kenmore Middle School	
Kenmore Middle School	Kokanee Elementary School	
Kokanee Elementary School	Lockwood Elementary School	
Lockwood Elementary School	Maywood Hills Elementary School	
Maywood Hills Elementary School	Moorlands Elementary School	
Moorlands Elementary School	Northshore Middle School	
North Creek High School	Secondary Academy for Success	
Northshore Middle School	Shelton View Elementary School	
Ruby Bridges Elementary	Skyview Middle School	
Shelton View Elementary School	Sorenson Early Childhood Center	
Skyview Middle School	Sunrise Elementary School	
Sorenson Early Childhood Center	Timbercrest Middle School	
Sunrise Elementary School	Wellington Elementary School	
Timbercrest Middle School	Westhill Elementary School	
Wellington Elementary School	Woodin Elementary School	
Westhill Elementary School	Woodinville High School	
Woodin Elementary School	Woodmoor Elementary School	
Woodinville High School		
Woodmoor Elementary School		

**2026 Bond  
Highest Priority Work  
By School**

# TIME TO INVEST IN OUR SCHOOLS



**Highest Priority Work**



**Continuity of Building Operations for Uninterrupted Learning and Student Safety**

**Long-Term Cost Savings**



**Community Pride  
in Northshore School District**

# Q&A



A blue-tinted photograph of a tabby cat lying down. The cat is looking towards the camera with its mouth slightly open. The word "Break" is overlaid in large, white, sans-serif font across the center of the image.

**Break**





# Major Projects

# Factors Considered for Major Projects

## Site Overview

- **Year Built:** Year school building was first constructed
- **Last Renovation:** Most recent year when significant updates or improvements were made to the school
- **Total GSF (Gross Square Feet):** Total interior floor area of the school building
- **Site Acreage:** Total land occupied by the school site

## Enrollment & Capacity

- **Current Enrollment:** Number of students currently attending the school
- **2028 Projection:** High forecast number of students expected to be enrolled by 2028
- **Ideal Capacity:** 85% of the combined total of permanent capacity and portable capacity
- **Swing Site Needed:** Whether a temporary site for students during construction or renovations is needed

## Safety & Environmental Factors

- **Moderate Seismic Risk:** Level of vulnerability the school site faces from earthquakes
- **EUI (Energy Use Intensity):** A metric that measures the energy consumption of the school building
- **LCP/ACM Noted:** Indicates the presence of the hazardous materials Lead-Containing Paint (LCP) and Asbestos-Containing Material (ACM) at the school

## Building and Site Condition

- **Building Condition Score:** A numerical rating (out of 100) evaluating the condition of the building. Higher scores indicate better conditions
- **Site Condition Score:** A numerical evaluation (out of 100) of the condition of the school grounds and infrastructure

# 7 Elementary Schools for Consideration

- Shelton View
- Kokanee
- Moorlands
- Westhill
- Frank Love
- Arrowhead
- Wellington

## School Profile

# Shelton View Elementary School Overview



## Site Overview

- Year Built: 1969
- Total GSF: 49,340
- Last Renovation: N/A
- Site Acreage: 12.9

## Enrollment & Capacity

- Current Enrollment: 513
- Portables: 6
- 2028 Projection: 525
- Swing site needed
- Ideal Capacity: 490

## Safety & Environ. Factors

- Moderate Seismic Risk
- EUI: 57.4
- LCP/ACM noted

## Building and Site Condition

- Bldg Condition Score of 63.76 out of 100
- Site Condition Score of 73.49 out of 100

- 1 of 2 schools that need swing site for rebuild
- Current and future enrollment exceeds capacity

## School Profile

# Kokanee Elementary School Overview



## Site Overview

- Year Built: 1994
- Total GSF: 59,138
- Last Renovation: N/A
- Site Acreage: 29

## Enrollment & Capacity

- Current Enrollment: 651
- Portables: 12
- 2028 Projection: 690
- No swing site needed
- Ideal Capacity: 694

## Safety & Environ. Factors

- No eval - Newer Construction
- EUI: 65.8
- No hazardous materials

## Building and Site Condition

- Bldg Condition Score of 77.95 out of 100
- Site Condition Score of 72.95 out of 100

- 2<sup>nd</sup> highest # of portables & enrollment nearing capacity
- Highest building condition score

## School Profile

# Moorlands Elementary School Overview



## Site Overview

- Year Built: 1963
- Last Renovation: 1994
- Total GSF: 56,279
- Site Acreage: 8.5

## Enrollment & Capacity

- Current Enrollment: 577
- 2028 Projection: 535
- Ideal Capacity: 694
- Portables: 9
- Swing site needed

## Safety & Environ. Factors

- Higher Seismic Risk
- EUI: 52.4
- LCP/ACM noted

## Building and Site Condition

- Bldg Condition Score of 63.02 out of 100
- Site Condition Score of 71.07 out of 100

- 2<sup>nd</sup> lowest building condition score
- 1 of 2 sites with higher seismic risk

## School Profile

# Westhill Elementary School Overview



## Site Overview

- Year Built: 1960
- Total GSF: 39,553
- Last Renovation: 2000
- Site Acreage: 14.6

## Enrollment & Capacity

- Current Enrollment: 419
- Portables: 9
- 2028 Projection: 490
- Possible swing site needed
- Ideal Capacity: 551

## Safety & Environ. Factors

- Higher Seismic Risk
- EUI: 66.9
- LCP/ACM noted

## Building and Site Condition

- Bldg Condition Score of 67.81 out of 100
- Site Condition Score of 70.28 out of 100

- 1 of 2 sites with higher seismic risks
- Last renovation in 2000 which is the most recent on list

## School Profile

# Frank Love Elementary School Overview



## Site Overview

- Year Built: 1990
- Total GSF: 53,127
- Last Renovation: N/A
- Site Acreage: 8.6

## Enrollment & Capacity

- Current Enrollment: 493
- Portables: 14
- 2028 Projection: 491
- No swing site needed
- Ideal Capacity: 694

## Safety & Environ. Factors

- Lower Seismic Risk
- EUI: 59.8
- LCP noted

## Building and Site Condition

- Bldg Condition Score of 66.95 out of 100
- Site Condition Score of 76.90 out of 100

- Highest number of portables
- Highest site condition score



## School Profile

# Arrowhead Elementary School Overview



## Site Overview

- Year Built: 1957
- Last Renovation: 1995
- Total GSF: 40,949
- Site Acreage: 10.8

## Enrollment & Capacity

- Current Enrollment: 292
- 2028 Projection: 302
- Ideal Capacity: 469
- Portables: 5
- No swing site needed

## Safety & Environ. Factors

- Lower Seismic Risk
- EUI: 50.6
- LCP/ACM noted

## Building and Site Condition

- Bldg Condition Score of 55.96 out of 100
- Site Condition Score of 68.15 out of 100

- Lowest building condition score
- Oldest building on list

## School Profile

# Wellington Elementary School Overview



## Site Overview

- Year Built: 1978
- Total GSF: 51,167
- Last Renovation: 1999
- Site Acreage: 15

## Enrollment & Capacity

- Current Enrollment: 381
- Portables: 4
- 2028 Projection: 350
- No swing site needed
- Ideal Capacity: 510

## Safety & Environ. Factors

- Moderate Seismic Risk
- EUI: 51.3
- LCP/ACM noted

## Building and Site Condition

- Bldg Condition Score of 65.39 out of 100
- Site Condition Score of 63.31 out of 100

- Lowest number of portables
- Lowest site condition score

# Q&A



# Small Groups – Major Projects

**Time: 15 minutes**

**Survey:** <https://bit.ly/MajorProjectsSurvey>

**Discussion:** In your small groups, discuss your thoughts on the 7 potential elementary schools being considered for a major project.

**Individual Feedback:** We are asking each task force member to share their thoughts for each school based on the following categories:

- Site Visit Consideration: Would a site visit be helpful in prioritizing this project?
- Facilities Condition
- Capacity & Enrollment
- Community Impact
- Alignment with the Strategic Plan
- Final Recommendation: Which schools should be prioritized for the project?

# Next Steps

- Review timeline
- Exit Ticket

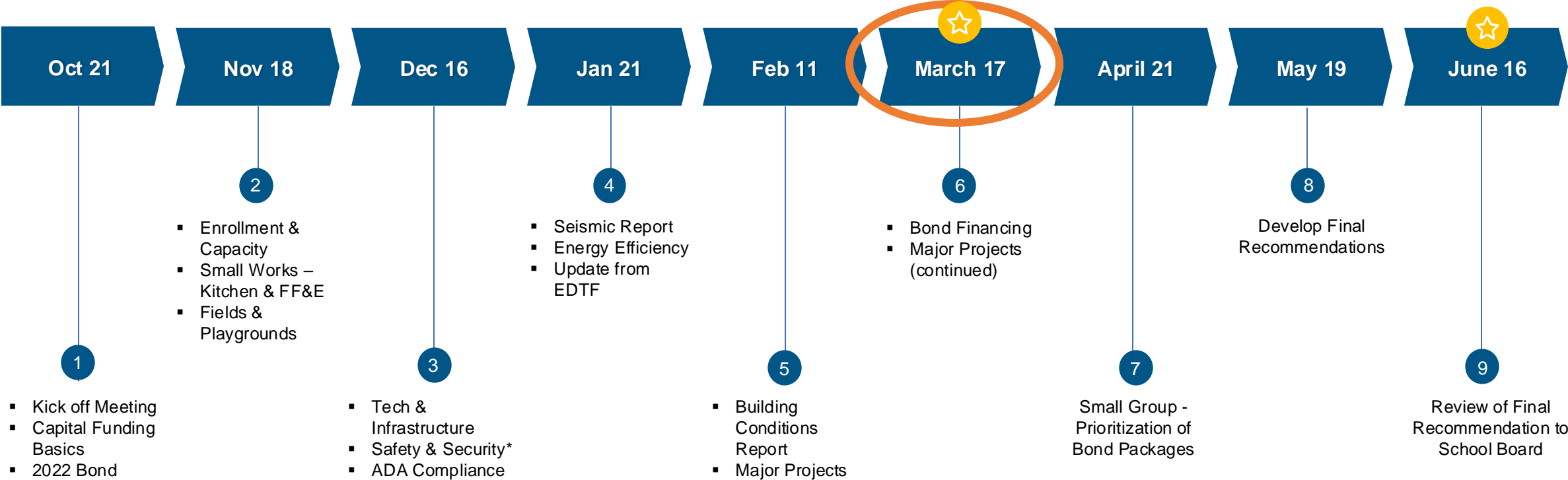
<https://bit.ly/CBMeeting5Exit>


**See you on March 17 in person!**

For any questions prior to the next meeting, please reach out to [ashley@betteredpartners.com](mailto:ashley@betteredpartners.com)



# CBPTF Timeline



 In-person meeting

\*Health has been removed as a separate category for the 2026 Bond