2022 STATE STUDY AND SURVEY

Monroe School District No. 103

Snohomish County, Washington

Spring 2022

Compiled by:

4010 Lake Washington Blvd. NE, Suite 320
Kirkland, WA 98033

ACKNOWLEDGMENTS

The Monroe School District administration and staff spent many hours providing valuable information for this document. Without their considerable time and effort, this project would not have been possible.

MONROE SCHOOL DISTRICT BOARD OF DIRECTORS

Jeremiah Campbell, Board Vice President, District 1
Chuck Whitfield, Board President Pro-Term, Legislative Representative, District 2
Molly Barnes, Instructional Materials Committee (IMC) Representative, District 3
Sarah Johnson, WA Interscholastic Activities Association (WIAA) Representative, District 4
Jennifer Bumpus, Board President, District 5

RIVERVIEW SCHOOL DISTRICT ADMINISTRATION & STAFF

Dr. Marci Larsen, Interim Superintendent
Victor Scarpelli, Executive Director of Support Services
Devlin Piplic, Director of Facilities

DESIGN TEAM

Kevin Oremus, Hutteball + Oremus Architecture
Katie Pond, Hutteball + Oremus Architecture

TABLE OF CONTENTS

Executive Summary
Board resolution

Chapter I — Inventory and Area Analysis of Existing School Facilities
- *Chain Lake Elementary*
- *Frank Wagner Elementary*
- *Fryelands Elementary*
- *Maltby Elementary*
- *Salem Woods Elementary*
- *Hidden River Middle School*
- *Park Place Middle School*
- *Monroe High School*
- *Wagner Center*
- *Sky Valley Education Center*

Chapter II — Long-range Educational and Facilities Plan
Monroe School District April 2022 Draft Capital Facilities Plan

Chapter III — Supplemental Documentation

EXECUTIVE SUMMARY

This Study and Survey replaces and updates the 2015 Study and Survey prepared by Hutteball + Oremus Architecture, Inc.

Monroe School District engaged the services of Hutteball + Oremus Architecture, Inc. to provide consultant services for a study and survey in accordance with WAC 392-341-025. The key elements of this document includes the district's education plan, enrollment projections, evaluation of existing facilities, a measure of the district's financial capabilities, and a long-range plan to achieve these goals.

This document provides the district with information related to Monroe School District's capital facility needs as part of a six year capital facility plan prepared in response to student growth projections, condition and capacity of existing facilities, and the districts educational plan.

In conjunction with this updated Study & Survey, Hutteball + Oremus has completed the "Inventory and Condition of Schools (ICOS)" web-based inventory system which is a prerequisite requirement of the States' performance-based Asset Preservation Program. This process requires investigation of all district educational facilities to document the condition of each building and its individual components. It also requires a site and building area analysis of each facility including dates of original construction and final completion dates. This information is web-based. The entire database can be accessed via OSPI's website. A portion of the final reporting is included throughout this document for reference.

Following this page is a graphic summary of the overall condition of each Monroe School District educational facility based on the ICOS scoring methodology.

Overview of Monroe School District

Monroe School District is located in the southeastern portion of Snohomish County. The district covers approximately 82 square miles and encompasses the City of Monroe and portions of unincorporated Snohomish County. The Skykomish and Snoqualmie Rivers join to form the Snohomish River in the central portion of the district. The topography includes flood plains to rolling hills. The major east-west road is U.S. Highway 2, leading from Everett to Stevens pass and Eastern Washington. The major link to Bothell, Seattle and the east side of King County is SR-522, leading from Monroe to Woodinville. SR-203 is also a major traffic link between Monroe, Duvall, Carnation and the Redmond/Bellevue areas.

The district currently serves a student population of 5,488 (October 1, 2021, adjusted enrollment) with five elementary school campuses, two middle schools and one high school. Leaders in Learning, an individualized secondary program, also operates out of a series of modular classroom buildings on the Monroe High School campus. Sky Valley Education Center, an individualized program for students in grades K-12 which works in conjunction with home-based learning programs, is housed in a district owned and operated in a former middle school building. Sky Valley Education Center and Leaders in Learning student enrollment figures are included in both the district and OSPI figures. Elementary schools provide educational programs for students in kindergarten through grade five. Middle schools serve grades six through eight and the high school grades nine through twelve. Leaders in Learning serves grades nine through twelve.

The district provides fiscal and administrative support for the Youth Re-Engagement program housed off-site at Everett Community College (EvCC) in Everett, Washington. It also provides a graduate retrieval program through Shoreline Community College (SCC). These programs do not use district facilities and are therefore the enrollment needs are not included when determining the district's facility needs. The district will discontinue the fiscal and administrative support relationships with EvCC and SCC at the end of the 2021-22 school year. The district previously operated WAVA High School, a virtual high school for students in grades 9-12. The district recently discontinued the WAVA program. The WAVA program did not use district facilities. The district has modified its past enrollment figures to exclude actual enrollment for the WAVA High School,

the SCC graduate retrieval program, and EvCC U-3 program enrollment figures from the District's FTE enrollment figures, and these programs are not included when determining the district's facility needs in Chapter 2.

Significant Issues related to Facility Planning for Monroe School District

The most significant issues facing Monroe School District in terms of providing classroom capacity to accommodate projected demands are aging school facilities, the rate of student growth, and the availability of and affordability of suitable school sites, including perkable soils for septic systems, access to water and the geographic constraints associated with the increased student population.

District Educational Program Standards

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the district's adopted educational program. The educational program standards which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classroom facilities (portables).

In addition to factors which affect the amount of space required, government mandates and community expectations affect how classroom space is used. Traditional educational programs offered by school districts are often supplemented by nontraditional or special programs such as special education, bilingual education, remediation programs, migrant education, alcohol and drug education, AIDS education, preschool, extended day kindergarten and daycare programs, computer labs, music programs, etc. These special or nontraditional educational programs have a significant impact on the available student capacity of school facilities.

The district's implementation, now complete, of required full-day kindergarten and reduced K-3 class size affected school capacity and educational program standards.

Examples of special programs offered by Monroe School District at specific school sites include, but are not limited to:

- Special education pre-school
- Special education – resource, moderate and profound, behavioral and behavioral support
- ELL / ESL
- Title I LAP
- Drug and Alcohol Education
- Community Schools
- Vocational and Technical Education
- Technology Education
- Music Education
- Day Care - before and after school
- Computer Labs
- Birth to Three Programs
- Excel
- Adopt-A-Stream
- Outdoor Education
- Horticulture
- Multi-age classrooms
- Special Education 18 to 21 year old transitional program

Variations in student capacity among schools are often a result of what special or nontraditional programs are offered at specific schools. These special programs require classroom space which can reduce the permanent capacity of some of the buildings housing these programs. Some students, for example, leave their regular classroom for a short period of time to receive instruction in these special programs. Newer

schools within the district have been designed to accommodate most of these programs. However, older schools often require space modifications to accommodate special programs, and in some circumstances, these modifications may reduce the overall classroom capacities of the buildings.

District educational program standards will undoubtedly change in the future as a result of changes in the program year, special programs, class sizes, grade span configurations, and use of new technology, as well as other physical aspects of school facilities. The school capacity inventory will be reviewed periodically and adjusted for any changes to the educational program standards. The District educational program standards which directly affect functional school capacity are outlined below for the elementary, middle, and high school grade levels.

Educational Program Standards for Elementary Schools

- Class size for grades K-3 should not exceed 20 students.
- Class size for grades 4-5 should not exceed 26 students.
- All students will be provided music instruction in a separate classroom.
- Optimum design capacity for new elementary schools is 500-550 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

Educational Program Standards for Middle and High Schools

- Class size for middle school grades should not exceed 28 students.
- Class size for high school grades should not exceed 28 students.
- Desired design capacity for new middle schools is 800-850 students. However, actual capacity of individual schools may vary depending on the educational programs offered and/or geographic area served.
- Desired design capacity for new comprehensive high schools is 1,600-1800 students. However, actual capacity of individual schools may vary depending on the educational programs.

As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a work space during planning periods, it is not possible to achieve 100% utilization of all regular teaching stations throughout the day.

Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows: Resource Rooms (i.e. computer labs, study rooms); Special Education Classrooms; and Program Specific Classrooms (i.e. music, drama, art, science, family and consumer science, physical education, technology education).

Minimum Educational Service Standards

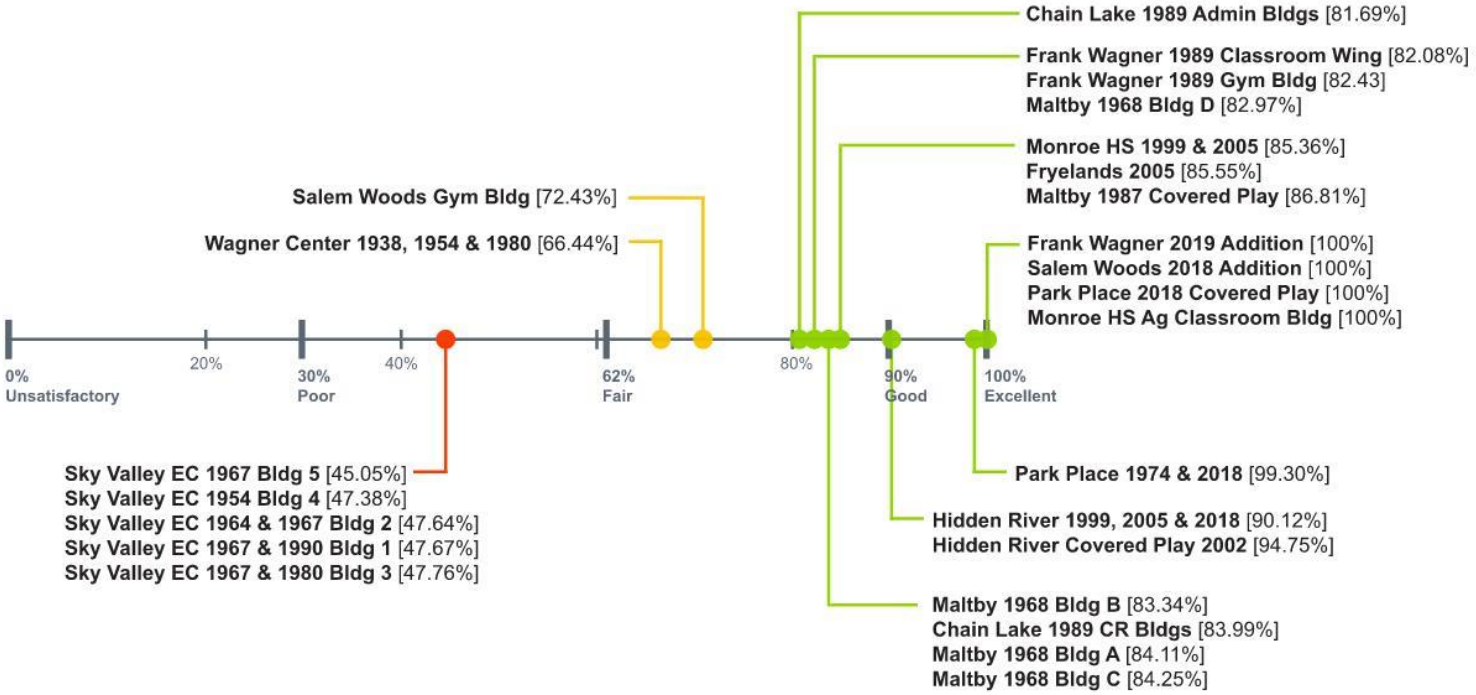
Monroe School District will evaluate student housing levels based on the district as a whole system and not on a school by school or site by site basis. This may result in portable classrooms being used as interim housing, attendance boundary changes or other program changes to balance student housing across the system as a whole.

Monroe School District has set minimum educational service standards based on several criteria. Exceeding these minimum standards will trigger significant changes in program delivery. If there are more than 24 students per classroom in a majority of K-3 classrooms, or 26 or more students in a majority of 4-5 classrooms, or more than 30 students in a majority of 6-12 classrooms, the minimum standards have not been met.

It should be noted that the minimum educational standard is just that, a minimum, and not the desired or accepted operating standard.

Information Condition of Schools (ICOS)

Based on Office of the Superintendent of Public Instruction (OSPI) methodology, your facilities received the following condition ratings:



Benchmark definitions:

100% - Excellent:	New or easily restorable to 'like new' condition; minimal routine maintenance required.
90% - Good:	Some preventative maintenance and/or corrective repair required.
62% - Fair:	Fails to meet code & functional requirements in some cases; failures are inconvenient, extensive corrective maintenance and repair required.
30% - Poor:	Consistent substandard performance; failures are disruptive and costly; fails most code and functional requirements; requires constant attention.
0% - Unsatisfactory:	Non-operational or significantly substandard performance, replacement required.

1. INVENTORY AND AREA ANALYSIS

The following 'Area Analysis Summary' and 'District Inventory Description" identifies current building gross square footages and unique characteristics of each facility. This analysis was prepared in accordance with WAC 392-343-019 and AIA Document D-101. Detailed calculations for each facility are included within the subsections for each building.

The current building gross area was compared against the State's Inventory of Permanent School Facilities Report to identify inconsistencies and update OSPI's records with current and accurate information.

In summary, the following differences were identified:

PK-5 Permanent Facilities:

- Current square footage of Monroe School District's Elementary Schools (PK-5) conforms with OSPI's Permanent Inventory.

6-8 Permanent Facilities

- State inventory identifies Hidden River Middle School as a 60,688 square foot facility. This should be adjusted to reflect an accurate area of 84,710 SF (*increase of 24,022 sf*).
- Total increase of 6-8 Permanent Inventory is 24,022 square feet.

9-12 Permanent Facilities

- Current square footage of Monroe High school (9-12) conforms with OSPI's Permanent Inventory.

Alternative schools

- Current square footage of Monroe School District's Alternative Schools conforms with OSPI's Permanent Inventory.

Overall comparison of Monroe School District's K-12 Permanent Facilities against the State's Inventory identifies that an increase of 24,022 square feet should be made to accurately document current gross building square footage.

DISTRICT INVENTORY DESCRIPTION

SCHOOLS

Chain Lake Elementary:

- Site Size: approx. 29 acres
- Current Square Footage: 46,207 sq. ft.
- Date of Construction: 1989
- Unique Characteristics: Capacity of existing holding tank limits expansion. The site is outside the current UGA which limits the possibility of connecting to City sewer. School will be required to install a DAS prior to any major modernization, addition, or installation of additional modular classroom buildings.

Frank Wagner Elementary:

- Site Size: approx. 10 acres
- Current Square Footage: 71,378 sq. ft.
- Date of Construction: 1989, Addition in 2019.
- Unique Characteristics: Shared site with the District Maintenance Facilities and the Wagner Center. School was rebuilt on the site of the first Frank Wagner Elementary School. School site was donated by the Wagner Family

Fryelands Elementary:

- Site Size: approx. 7 acres
- Current Square Footage: 54,074 sq. ft.
- Date of Construction: 2005
- Unique Characteristics: The site adjoins the Lake Tye Park and the School District has an inter-local agreement for joint use of the playfields during normal school hours.

Maltby Elementary:

- Site Size: approx. 9.5 acres
- Current Square Footage: 50,230 sq. ft.
- Date of Construction: 1968, Covered Play in 1987, Modernized in 2005
- Unique Characteristics: Replaced the original Maltby Elementary School (which is now the current Maltby Café and other businesses). A forced main sewer extension is a possibility for this site to accommodate population increases. Existing septic field is under the West playfield.

Salem Woods Elementary:

- Site Size: approx. 10 acres
- Current Square Footage: 52,085 sq. ft.
- Date of Construction: 1980, Replacement / addition in 2018
- Unique Characteristics: Named after an early Monroe area pioneer. Located in close proximity to the Wagner Mill site. Approximately 2-acres of the site is unusable because of the Richardson Creek drainage (environmentally sensitive area and associated setbacks). An operational septic drain field is located under the west playfield.

Hidden River Middle School:

- Site Size: approx. 25 acres
- Current Square Footage: 84,710 sq. ft.
- Date of Construction: 1999, Covered Play in 2002, Additions in 2005 and 2018
- Unique Characteristics: The master plan for the facility was completed in 2018 with a final addition and construction of artificial turf play fields.

Park Place Middle School:

- Site Size: approx. 19 acres
- Current Square Footage: 128,558 sq. ft.
- Date of Construction: 1974, Replacement / addition in 2018
- Unique Characteristics: School served as the high school from 1977 to 1999. School was mostly replaced in 2018 except for Building F.

Monroe High School:

- Site Size: approx. 33 acres
- Current Square Footage: 211,232 sq. ft.
- Date of Construction: 1999, Addition in 2005
- Unique Characteristics: Site obtained from the Department of Corrections. Monroe's only high school sits on top of a hill with sweeping views to the north, south and west.

Wagner Center: *(Formerly Frank Wagner Elementary East)*

- Site Size: approx. 5 acres
- Current Square Footage: 27,500 sq. ft.
- Date of Construction: 1938, Additions in 1954 and 1990
- Unique Characteristics: Shared site with Frank Wagner Elementary and the District Maintenance Facilities. Originally built as a middle school. Has served students grades K-12 over the years. Auditorium was built with funds donated by Frank Wagner. School was built with W.P.A. matching funds.

Sky Valley Education Center: *(Formerly Monroe Middle School)*

- Site Size: approx. 5 acres
- Current Square Footage: 84,997 sq. ft.
- Date of Construction: 1954, Additions in 1964, 1967, 1980, and 1990
- Unique Characteristics: Originally built as a replacement for the original MHS, which was torn down at this site after a 1965 earthquake. School was rebuilt at the original site and utilizes buildings that were part of the original school (annex, tech ed).

OTHER PROPERTIES

Monroe School District Administration Building and Community Center:	2.84 acres with a 31,151 square foot building and associated parking that was formerly home to the Providence medical facility. This property is in a “lease until purchase” agreement, and the District intends to purchase the facility once necessary resources are secured.
Lake Fontal Property:	2.7 acres donated to Monroe School District in the early 1900’s. Not suitable in acreage for a school site.
Burke Hales Property:	32.7 acres donated to Monroe School District in the early 1900’s.
Park Place Baseball Field:	2.54 acres – Area may be developed which has a potential for increased value. This was the site of the Park Place Grade School. It is currently the performance field for varsity softball.
Chain Lake Property:	(South 14.5 acres adjacent to Chain Lake Elementary) – Land would need to be separated from school property; septic problems in area. Substantial wetlands and wetland buffer area impacts to useable site area.
Old Owen Site:	14+ acre site intended to be used for a future elementary school.
BPA Property:	33+ acres – Secured from Bonneville Power Authority to be used as an outdoor education site. Located in the Sultan School District. It is also used as an outdoor education site for forest studies.
Memorial Stadium/ Marshall Field	10+ acres secured in the mid-1930’s as part of the complex for the original high school.
Central School:	3.5 acres – set aside in 1916 for the construction of the newly established Monroe Unified School District. Closed to students in 1972. Used as the District Administrative Offices until they moved to their new offices in 2020.
Transportation:	A transportation center of approximately 3,000 sq. ft. located on a 3.4 acre site on Main Street near downtown Monroe.

Area Analysis Summary
Monroe School District

School Building	Current Building Area	
Chain Lake Elementary School (K-5)		
1989 Original Building	44,457 sf	
1989 Covered Playshed (@ 50%)	1,750 sf	
Subtotal		**46,207 sf**
Frank Wagner Elementary School		
1989 Original Building	41,869 sf	
1989 Covered Play (@ 50%)	1,750 sf	
2019 Addition	26,539 sf	
Subtotal		**70,158 sf**
Fryelands Elementary School		
2005 Original Building	52,525 sf	
2005 Covered Play (@ 50%)	1,549 sf	
Subtotal		**54,074 sf**
Maltby Elementary School		
1968 Original Building	42,214 sf	
1987 Covered Play (@ 50%)	1,750 sf	
2005 Addition	6,266 sf	
Subtotal		**50,230 sf**
Salem Woods Elementary School		
1980 Original Building	8,504 sf	
1980 Covered Play (@ 50%)	1,440 sf	
2018 Addition	42,021 sf	
Subtotal		**51,965 sf**
TOTAL ELEMENTARY SCHOOL AREA		**272,634 sf**
Hidden River Middle School (6-8)		
1999 Original Building	39,080 sf	
2002 Covered Play (@ 50%)	1,224 sf	
2005 Addition	20,666 sf	
2018 Addition	23,741 sf	
Subtotal		**84,710 sf**
Park Place Middle School (6-8)		
1974 Original Building	13,895 sf	
1990 Building F	*Not part of District Inventory*	
2018 Addition	112,663 sf	
2018 Covered Play (@ 50%)	2,016 sf	
Subtotal		**128,574 sf**
TOTAL MIDDLE SCHOOL AREA		**213,284 sf**

Monroe High School

1999 Original Building	188,674 sf	
1999 Ag Building Classroom	5,079 sf	
2005 Addition	25,738 sf	
Subtotal		**219,491 sf**
TOTAL HIGH SCHOOL AREA		**219,491 sf**

Wagner Center

Former Frank Wagner Elementary East

1938 Original Building	19,774 sf	
1954 Addition	4,975 sf	
1980 Addition	2,751 sf	
Subtotal		**27,500 sf**

Sky Valley Education Center (K-12)

Former Monroe Middle School

1954 Original Building	10,560 sf	
1964 Addition	7,008 sf	
1967 Addition	56,747 sf	
1980 Addition	9,485 sf	
1990 Addition	1,197 sf	
Subtotal		**84,997 sf**
TOTAL HIGH SCHOOL AREA		**112,497 sf**

Total Instructional Space	**817,906 sf**

Other District Facilities

District Administration Office + Community Center
District Maintenance Building
District Transportation Building
District Warehouse
Central Athletic Facility
Old District Administration / Central School

Permanent Inventory Comparison
Monroe School District

OSPI Bldg No.	Facility Name	Grade Span	MSD 2015 Study & Survey	Current OSPI (SCAP)	MSD 2022 Study & Survey	Comments
	Chain Lake ES	(K-5)	**46,207**	**46,207**	**46,207**	
	Frank Wagner ES	(K-5)	**46,418**	**70,158**	**70,158**	
	Fryelands ES	(K-5)	**54,074**	**54,074**	**54,074**	
	Maltby ES	(K-5)	**50,230**	**50,230**	**50,230**	
	Salem Woods ES	(K-5)	**38,338**	**51,965**	**51,965**	
Total Elementary School			**235,267**	**272,634**	**272,634**	
	Hidden River MS	(6-8)	**60,688**	**60,688**	**84,710**	*Increase of 24022 sf (2018 addition.)*
	Park Place MS	(6-8)	**109,912**	**128,574**	**128,574**	
Total Middle School			**170,600**	**189,262**	**213,284**	
	Monroe HS	(9-12)	**211,232**	**219,491**	**219,491**	
Total High School			**211,232**	**219,491**	**219,491**	
	Wagner Center		**27,500**	**27,500**	**27,500**	
	Sky Valley Education Center	(K-12)	**84,997**	**84,997**	**84,997**	
Total Alternative School			**112,497**	**112,497**	**112,497**	
			2007	**OSPI**	**2019**	
TOTAL DISTRICT EDUCATIONAL INVENTORY			**729,596**	**793,884**	**817,906**	*Total Increase of 24022 sf*

Chain Lake Elementary School
12125 Chain Lake Road
Snohomish, WA 98290-8643



Quick Facts:
Grade Level: K-5
Site Area: 28.82 Acres
Current Use: Educational Facility
Zone: R-5
Tax Parcel No.: 28073000200400

Construction History & Square Footage:

1989 Building 100	10,416 sf
1989 Building 200	10,416 sf
1989 Building 300	10,416 sf
1989 Admin Building	13,209 sf
1989 Covered Play @ 50%	1,750 sf
Total SF	**46,207 sf**

Functional Permanent School Capacity:

Instructional Spaces	# Rooms	Class Size	Capacity
K-3	15	20	300
4-5	6	26	156
Spec Ed (Self Contained)	0	-	-
Total Permanent Instructional Spaces	**21**		
Total Permanent Functional Capacity:			**456**

Current Enrollment (October 2021): **402 Head Count**
Number of Portables: 3 Double Portables

Current use of Portables: (2) SpEd; (1) Computer Lab; (1) Resource Room; (2) 5th Grade Classrooms

---

BUILDING CONDITION SUMMARY

SITE DEVELOPMENT

General
The school is located on a fairly level site in a rural neighborhood outside the County GMA. The site contains two ball fields, one grass play field and one soft play equipment area. Parking lots and drives are asphalt with concrete curbs. Fire hydrants are provided. Site development includes outdoor seating.

The unused portion of the site to the south contains an identified wetland. Preliminary reports identify this wetland and associated buffer to be of such a size that development of this portion of the site for a middle school with playfields is not feasible unless additional adjacent property is purchased.

Transportation
Bus loading and unloading is accommodated in the northern most lot accessed off Chain Lake Road. This lot is shared by 24 vehicular parking spaces, mostly used by staff. Busses line up parallel to the sidewalk which provides the students a safe walking path into the main entry of the school.

The main visitor parking lot is surrounded by the main drop-off zone and holds 61 standard parking stalls, who of which are designated accessible parking stalls. During events the drop-off zone can provide an additional 10 parallel parking spaces. 3 additional parking spaces for school staff are located along the south side of the gym. While one of these stalls is designated as an accessible stall through painted markings on the asphalt, there is no post-mounted accessible parking sign. There are no designated spaces for vanpools, carpools, or alternative fuel vehicles.

A new access drive was added in 2019 which extends the parent drop-off zone to mitigate congestion along Chain Lake Road. During events this road provides an additional 25 parallel parking spaces

In total of 123 on-site vehicular parking spaces are provided which is reported to meet staff and visitor parking needs.

Emergency Access
Emergency and fire vehicular access is available around the building complex perimeter.

Outdoor Surfaces
The asphalt pavement is in fair condition with instances of cracking and spalling asphalt, especially at the speed bumps, which will continue to deteriorate at an accelerated rate. Concrete surfaces are in good condition. Extruded concrete curbs are crumbling and missing in places, while poured concrete curbs are in fair condition.

Stormwater Management
The storm drain system is collected and dispersed through an on-site detention pond.

The water main serving the campus was originally constructed of 2.5” PVC pipe, and failing joints are a continual problem, causing significant ponding at the interior courtyard with relative frequency. Portions of the main have been replaced where accessible but fully rectifying the courtyard drainage problem will require more intensive excavation.

Blocked drainage paths causing ponding and sheet flow towards the building are reported in multiple areas in the perforated drainage pipe connected to building downspouts.

District reports the need for a sump pump at the utility vaults adjacent to Chain Lake Road to control groundwater. Further study and work will be required to bring power to the area.

Sanitary Sewer
Chain Lake Elementary site is situated outside the Urban Growth Area (UGA) boundary. Snohomish County prohibits the extension of sewer service outside of the designated UGA. Until the UGA is extended to include this site, or the County adopts an exception to this policy, the District cannot extend sewer service to the site and must continue pumping of the existing septic holding tank, typically 3 times a week.

Accessibility
No curb cuts are provided at the bus loop / staff parking area.

Landscaping
Landscaping is minimal, but generally in good condition.

Sprinklers should be adjusted so they do not spray water directly onto the building.

GENERAL BUILDING

Construction History
Chain Lake Elementary was constructed in 1990 and is composed of four single story buildings connected by covered walks. It has had no significant upgrades, additions or modernizations.

Safety/Security
The school site is fully fenced with chain link around the play fields and steel rail fencing at the classroom buildings. The steel rail fencing is generally in good condition. Continue to monitor steel rail fencing, and paint where weather exposure or general use creates rust. Wood fencing surrounding staff patio is in fair shape and should be monitored and replaced before presenting a hazard to staff or students.

The main entrance to the campus leads directly to the main circulation of the administration building with little ability to control visitors by school administration. Due to the configuration of the main office, it is hard to supervise who is entering the building. Further investigation is needed to determine whether installing a secure vestibule at the main entrance that directs traffic through the main office is viable.

Building Envelope
The primary structure is single-story, slab on grade, wood framed building, with CMU veneer. The gym and covered play area are structural CMU on spread footings.

The roof structure in the gym is glu-lam trusses with dimensional lumber and plywood. The roof of the other buildings are wood trusses at 24-inches o.c. and plywood. All roofs have composition shingles, which was newly replaced in 2020.

Painted 4” PVC pipes are connected to continuous sheet metal gutters. Paint is peeling at downspouts.

Metal siding is generally in good condition, but wood siding is in fair condition due to exposure. Areas of the wood fascia were also observed to be deteriorated. Strip and re-paint wood siding and fascias to prolong life.

Peeler poles should be stripped and re-sealed to prolong life.

Window seals are failing throughout the campus. Window flashing and trim is missing at the staff lounge solarium, and further investigation should be conducted to determine whether unit is water-tight.

Paint underside of soffits at classroom building entries with exterior grade paint. Explore option to change louvers to storm louvers in an effort to mitigate moisture intrusion.

All portable buildings were re-painted in 2021, and the siding is in good condition.

Interior Finishes & Equipment
Interior walls are generally wood studs with painted gypsum board. Interior finishes generally consist of vinyl wall covering and cedar tackboards in the classrooms, and veneer plaster in the corridors. Where cork tackboards occur, they are worn and due to be replaced.

Some classrooms are separated by an operable partition, but they did not appear to be used.

Lack of protective covering in the administration building means that minor scuffs, tears, and dings are apparent where exposed gypsum occurs.

Restrooms have ceramic tile wainscot that is generally in good condition and aging appropriately. Plastic laminate countertops are de-laminating in a fashion appropriate to their age but are due to be refreshed.

Interior doors are generally faced with plastic laminate, which is beginning to crack, de-laminate and break away. Monitor degradation and replace door when function is called into question. Hollow metal door frames are in good condition but are due for new paint in high traffic areas.

Our team observed instances of wired glass relites in the administration building. In recent years we have noted that district risk management assessments are beginning to encourage the replacement of these panels when and where feasible.

The vinyl wall covering is stained and starting to peel at major seams. Seams should be re-secured to prolong the life of the product.

Carpet and rubber base in the classrooms appear original to the building (33 years old) and is in fair condition, although signs of wear and staining exist. Carpet in the administration building is bubbling. Consider replacing all remaining original carpet as part of a future flooring project.

Asbestos Containing Materials
The building is reported to have no asbestos containing materials.

General Observations
The kitchen restroom and health restroom does not meet accessibility standards with regards to floor clearances and grab bar installation. Further investigation is necessary to determine if these spaces can be adapted to be ADA accessible.

Current code dictates that classrooms, bathrooms, and other permanent interior building spaces must be marked with an identification sign that complies with ADA sign content guidelines. Room signage is missing in many cases, and where it does exist, does not generally contain tactile characters.

This school lacks flexible and adaptable instructional space to accommodate current teaching models. There are no flexible shared learning spaces for small group activities or personalized learning.

Exterior play equipment generally in good condition.

MECHANICAL
Plumbing
Water piping is copper. Storm, waste and vent piping is cast iron. Fixtures in toilet rooms, classrooms, and janitor areas are white vitreous china or enameled cast iron. Fixtures appear to meet ADA requirements.

Water heaters and boilers are aging and are replaced as they meet the end of their useful life.

HVAC
The existing mechanical system consists of packaged air to air heat pumps, with a separate heat pump for each classroom, the Administration area and the Gymnasium/Cafeteria. Air distribution is through ceiling diffusers.

Heat pumps are aging and are replaced as they reach end of their useful life. Many still utilize R22 refrigerant, which has been phased out of use.

Controls Systems
The HVAC energy management system was upgraded in 2020 to ATS.

Fire Sprinkler
The stage is the only portion of the facility that is sprinklered.

ELECTRICAL
Power
The electrical service consists of 120, 277/480V distribution system for lighting and power. Step down transformation from 480V to 120/208V for convenience outlets and small motors is provided.

Lighting
Lighting is fluorescent except high pressure sodium for exterior lighting.

Telephone & Data Systems
An integrated intercom/telephone system is provided.

Communication Systems
A master clock and clock system is provided throughout.

Electronic Safety & Security Systems
An addressable fire alarm system is provided throughout with offsite monitoring. Current system is a mix of Faraday, Simplex and Silent Knight.

A security system is located in all circulation areas and is tied into an outside monitoring agency.

Snohomish County will require the Distributed Antenna System (DAS) for emergency responders be installed before any further portable classrooms can be added to site, and likely will be required with any future modernization/addition project.

SMALL CAPITAL AND MAJOR MAINTENANCE NEEDS

SAFETY

1. Investigate potential of installing a vestibule at the main entry.
2. Confer with district risk management to determine whether replacement of all wired glass relites should be considered.
3. Building does not contain a distributed antenna system for emergency responders.

CODE / LEGAL

1. Consider renovations to the bus loop / staff parking area to add ADA curb cuts for improved access.
2. Consider renovations to kitchen and health restrooms to make ADA accessible.
3. Consider adding ADA compliant signage campus wide.
4. Stage is the only portion of the school that is fire sprinklered. Although not required (grandfathered) current standard requires all schools to be fully sprinklered by state law.

LIFE CYCLE REPAIR / REPLACEMENT

1. Monitor asphalt surfaces for deterioration.
2. Replace damaged concrete curbs as they become a nuisance.
3. Complete replacement of original water mains in order to correct courtyard drainage issues.
4. Adjust sprinklers so that water is not spraying directly onto building.
5. Investigate replacement of outside air louvers at main heat pump platforms of each building with units that meet free area requirement but minimize rainwater from entering the building.
6. Monitor steel rail fencing, and paint where weather exposure or general use creates rust.
7. Monitor wood screening fence at staff patio replaced before it presents a hazard to staff or students.
8. Paint downspouts.
9. Paint exterior soffits, wood siding, and wood fascias.
10. Strip and re-seal peeler poles to prolong life.
11. Replace original cork tackboards.
12. Replace failed window units.
13. Monitor plastic laminate faced doors and bathroom countertops for degradation and replace when function is called into question.
14. Paint hollow metal door frames.
15. Replace or repair vinyl wall covering.
16. Replace original carpet and rubber base.
17. Continue to monitor and replace heat pumps, boilers, and water heaters as required.

PROGRAM

1. This school lacks flexible and adaptable instructional space to accommodate current teaching models. There are no flexible shared learning spaces for small group activities or personalized learning.

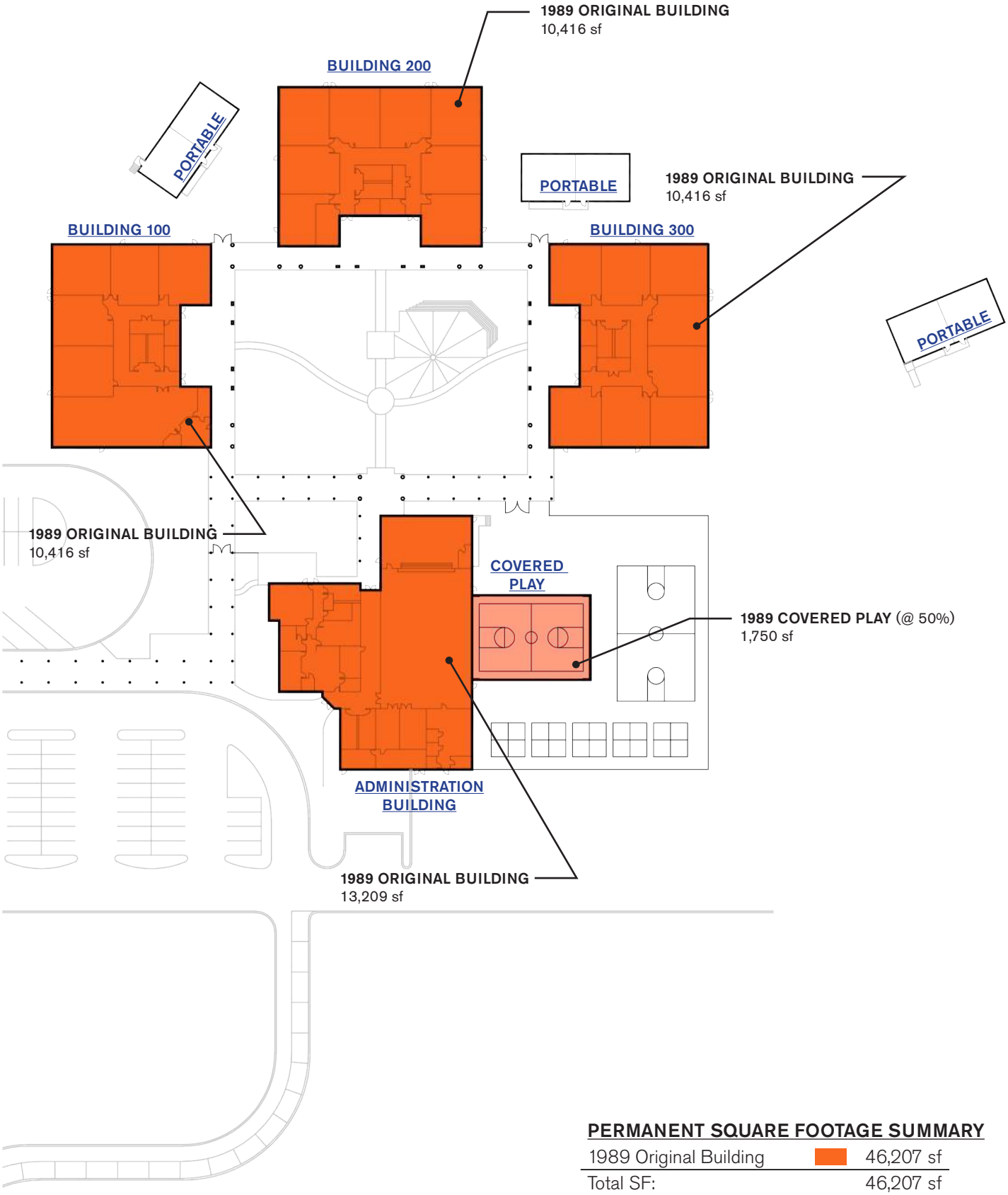
OTHER

1. Install sump pumps in utility vaults

AERIAL IMAGE



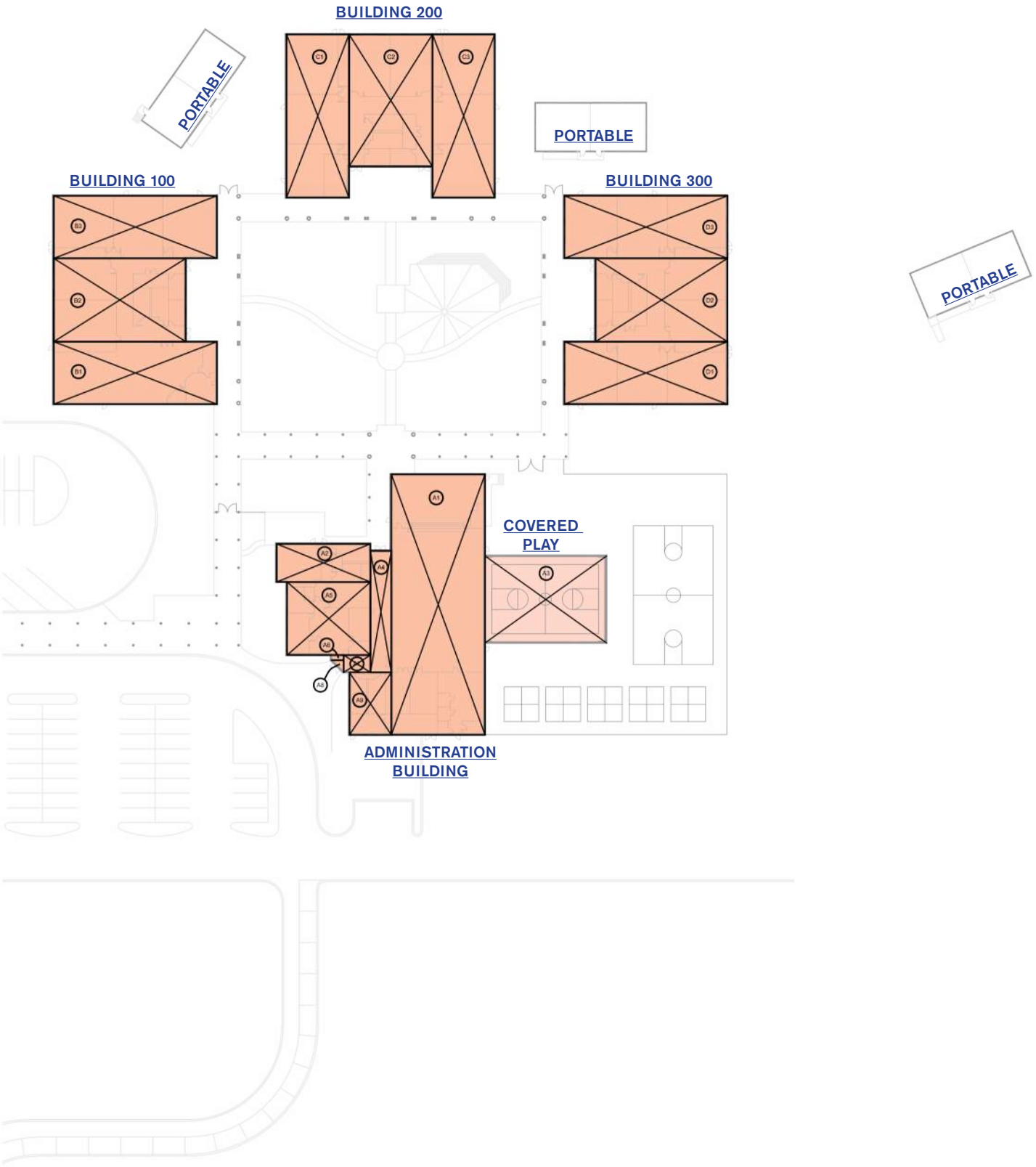
CONSTRUCTION HISTORY & AREA



PERMANENT SQUARE FOOTAGE SUMMARY

1989 Original Building	46,207 sf
Total SF:	46,207 sf

AREA ANALYSIS

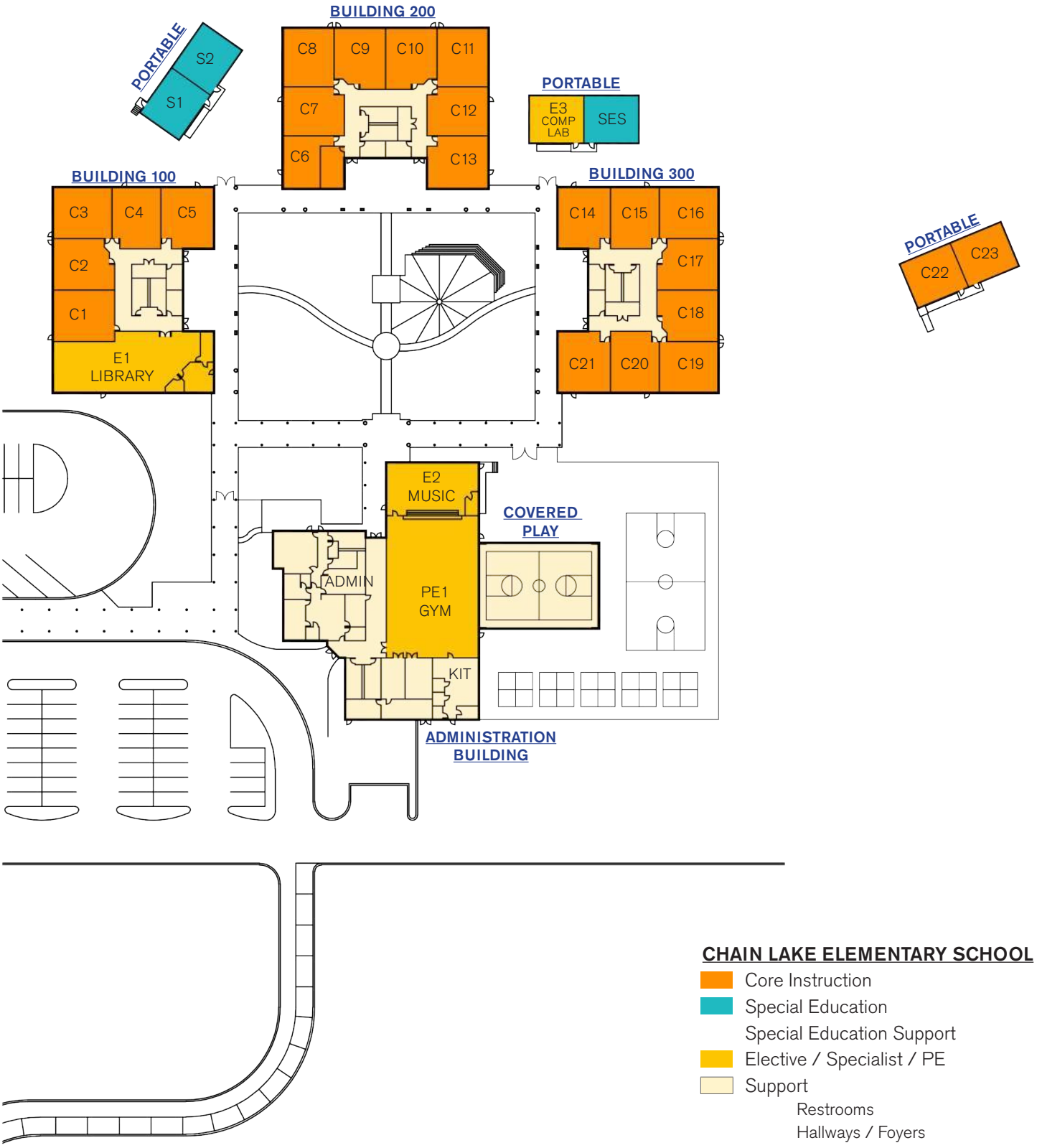


AREA ANALYSIS

Area	Length		Width		Area	Add/ Subtr.	Factor	Totals
Building A		1990						**14,959 SF**
A1	54.00	x	150.00	=	8,100.00 s.f.	+	1	8,100
A2	22.00	x	54.00	=	1,188.00 s.f.	+	1	1,188
A3	70.00	x	50.00	=	3,500.00 s.f.	+	0.5	1,750
A4	12.00	x	70.00	=	840.00 s.f.	+	1	840
A5	48.00	x	42.00	=	2,016.00 s.f.	+	1	2,016
A6	3.00	x	7.00	=	21.00 s.f.	+	1	21
A7	15.50	x	10.00	=	155.00 s.f.	+	1	155
A8	3.50	x	7.00	=	24.50 s.f.	+	1	25
A9	24.00	x	36.00	=	864.00 s.f.	+	1	864
Building B		1990						**10,416 SF**
B1	36.00	x	94.00	=	3,384.00 s.f.	+	1	3,384
B2	48.00	x	76.00	=	3,648.00 s.f.	+	1	3,648
B3	36.00	x	94.00	=	3,384.00 s.f.	+	1	3,384
Building C		1990						**10,416 SF**
C1	36.00	x	94.00	=	3,384.00 s.f.	+	1	3,384
C2	48.00	x	76.00	=	3,648.00 s.f.	+	1	3,648
C3	36.00	x	94.00	=	3,384.00 s.f.	+	1	3,384
Building D		1990						**10,416 SF**
D1	36.00	x	94.00	=	3,384.00 s.f.	+	1	3,384
D2	48.00	x	76.00	=	3,648.00 s.f.	+	1	3,648
D3	36.00	x	94.00	=	3,384.00 s.f.	+	1	3,384

TOTAL ALL BUILDINGS	**46,207 SF**

PROGRAM USE



CHAIN LAKE ELEMENTARY SCHOOL

- Core Instruction
- Special Education
- Special Education Support
- Elective / Specialist / PE
- Support
  - Restrooms
  - Hallways / Foyers
  - Administration/ Staff Rooms
  - Conference Rooms
  - Storage / Mech Spaces

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

CHAIN LAKE ELEMENTARY SCHOOL

Profile Name: Elementary School - Rural **Last Review:** 8/13/2021

Inventory Status: Recognized

Condition Rating: 71.06 %

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Site Improvement											
G2010	Roadways	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
G2020	Parking Lots	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
G2030	Pedestrian Plazas and Walkways	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
G2050	Athletic, Recreational and Playfields Areas	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐
G2060	Site Development	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G2080	Landscaping	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Liquid and Gas Site Utilities											
G3010	Water Utilities	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
G3020	Sanitary Sewerage Utilities	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
G3030	Storm Drainage Utilities	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐
G3060	Site Fuel Distribution	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Electrical Site Improvements											
G4010	Site Electric Distribution Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G4050	Site Lighting	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Site Communications											
G5010	Site Communications Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2022-2023 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

CHAIN LAKE ELEMENTARY SCHOOL - ADMINISTRATION BUILDING

Profile Name:	Administrative	**Currently BCA Certified:**	Yes
Inventory Status:	Recognized	**Last BCA Certify:**	8/13/2021
Reviewed By:	Consultant	**Last District Review:**	3/12/2019
Condition Rating:	81.69 %	**Last District Review:**	3/12/2019

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Foundations											
A1010	Standard Foundation	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
Superstructure											
B1010	Floor Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B1020	Roof Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐
B2020	Exterior Windows	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
B2050	Exterior Doors and Grilles	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B2070	Exterior Louvers and Vents	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐
B3020	Roof Appurtenances	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B3060	Horizontal Openings	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B3080	Overhead Exterior Enclosures	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
Interior Construction											
C1010	Interior Partitions	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1020	Interior Windows	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1030	Interior Doors	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
C1040	Interior Grilles and Gates	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1070	Suspended Ceiling Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C2020	Interior Fabrications	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C2030	Flooring	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
C2050	Ceiling Finishes	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D2020	Sanitary Drainage	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
D2030	Building Support Plumbing Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
HVAC											
D3020	Heating Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D3030	Cooling Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D3050	Facility HVAC Distribution Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D3060	Ventilation	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2022-2023 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

Fire Protection											
D4030	Fire Protection Specialties	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Electrical											
D5020	Electrical Services and Distribution	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D5030	General Purpose Electrical Power	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D5040	Lighting	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Communications											
D6010	Data Communications	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D6020	Voice Communications	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D6030	Audio-Video Communications	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D6060	Distributed Communications and Monitoring	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Electronic Safety and Security											
D7010	Access Control and Intrusion Detection	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D7030	Electronic Surveillance	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D7050	Detection and Alarm	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Integrated Automation											
D8010	Integrated Automation Facility Controls	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Furnishings											
E2010	Fixed Furnishings	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
E2050	Movable Furnishings	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2022-2023 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

CHAIN LAKE ELEMENTARY SCHOOL - BUILDING 100

Profile Name: Classroom Building - Slabs On Grade
Inventory Status: Recognized
Reviewed By: District
Condition Rating: 83.98 %

Currently BCA Certified: No
Last BCA Certify: 12/14/2015
Last District Review: 3/12/2019
Last District Review: 3/12/2019

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Foundations											
A1010	Standard Foundation	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
Superstructure											
B1020	Roof Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐
B2020	Exterior Windows	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
B2050	Exterior Doors and Grilles	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B2070	Exterior Louvers and Vents	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐
B3020	Roof Appurtenances	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B3060	Horizontal Openings	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B3080	Overhead Exterior Enclosures	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐
Interior Construction											
C1010	Interior Partitions	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1020	Interior Windows	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1030	Interior Doors	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
C1070	Suspended Ceiling Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
C2020	Interior Fabrications	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C2030	Flooring	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐
C2050	Ceiling Finishes	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D2020	Sanitary Drainage	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
D2030	Building Support Plumbing Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
HVAC											
D3020	Heating Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D3050	Facility HVAC Distribution Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D3060	Ventilation	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Fire Protection											
D4030	Fire Protection Specialties	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2022-2023 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

Electrical											
D5020	Electrical Services and Distribution	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D5030	General Purpose Electrical Power	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D5040	Lighting	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Communications											
D6010	Data Communications	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D6020	Voice Communications	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D6030	Audio-Video Communications	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D6060	Distributed Communications and Monitoring	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Electronic Safety and Security											
D7010	Access Control and Intrusion Detection	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D7030	Electronic Surveillance	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D7050	Detection and Alarm	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Integrated Automation											
D8010	Integrated Automation Facility Controls	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Furnishings											
E2010	Fixed Furnishings	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
E2050	Movable Furnishings	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2022-2023 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

CHAIN LAKE ELEMENTARY SCHOOL - BUILDING 200

Profile Name: Classroom Building - Slabs On Grade
Inventory Status: Recognized
Reviewed By: District
Condition Rating: 83.99 %

Currently BCA Certified: No
Last BCA Certify: 12/14/2015
Last District Review: 3/12/2019
Last District Review: 3/12/2019

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Foundations											
A1010	Standard Foundation	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
Superstructure											
B1020	Roof Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐
B2020	Exterior Windows	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
B2050	Exterior Doors and Grilles	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B2070	Exterior Louvers and Vents	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
B3020	Roof Appurtenances	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B3060	Horizontal Openings	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B3080	Overhead Exterior Enclosures	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐
Interior Construction											
C1010	Interior Partitions	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1020	Interior Windows	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1030	Interior Doors	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
C1070	Suspended Ceiling Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
C2020	Interior Fabrications	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C2030	Flooring	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐
C2050	Ceiling Finishes	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D2020	Sanitary Drainage	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
D2030	Building Support Plumbing Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
HVAC											
D3020	Heating Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D3050	Facility HVAC Distribution Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D3060	Ventilation	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Fire Protection											
D4030	Fire Protection Specialties	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2022-2023 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

Electrical											
D5010	Facility Power Generation	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D5020	Electrical Services and Distribution	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D5030	General Purpose Electrical Power	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D5040	Lighting	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Communications											
D6010	Data Communications	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D6020	Voice Communications	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D6030	Audio-Video Communications	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D6060	Distributed Communications and Monitoring	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Electronic Safety and Security											
D7010	Access Control and Intrusion Detection	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D7030	Electronic Surveillance	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D7050	Detection and Alarm	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Integrated Automation											
D8010	Integrated Automation Facility Controls	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Furnishings											
E2010	Fixed Furnishings	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
E2050	Movable Furnishings	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2022-2023 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

CHAIN LAKE ELEMENTARY SCHOOL - BUILDING 300

Profile Name:	Classroom Building - Slabs On Grade	**Currently BCA Certified:**	No
Inventory Status:	Recognized	**Last BCA Certify:**	12/14/2015
Reviewed By:	District	**Last District Review:**	3/12/2019
Condition Rating:	83.99 %	**Last District Review:**	3/12/2019

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Foundations											
A1010	Standard Foundation	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
Superstructure											
B1020	Roof Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐
B2020	Exterior Windows	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐
B2050	Exterior Doors and Grilles	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B2070	Exterior Louvers and Vents	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐
B3020	Roof Appurtenances	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B3060	Horizontal Openings	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B3080	Overhead Exterior Enclosures	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐
Interior Construction											
C1010	Interior Partitions	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1020	Interior Windows	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1030	Interior Doors	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
C1070	Suspended Ceiling Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
C2020	Interior Fabrications	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C2030	Flooring	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐
C2050	Ceiling Finishes	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D2020	Sanitary Drainage	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
D2030	Building Support Plumbing Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
HVAC											
D3020	Heating Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D3050	Facility HVAC Distribution Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D3060	Ventilation	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Fire Protection											
D4030	Fire Protection Specialties	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐

Electrical											
D5010	Facility Power Generation	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D5020	Electrical Services and Distribution	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D5030	General Purpose Electrical Power	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D5040	Lighting	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Communications											
D6010	Data Communications	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D6020	Voice Communications	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D6030	Audio-Video Communications	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D6060	Distributed Communications and Monitoring	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Electronic Safety and Security											
D7010	Access Control and Intrusion Detection	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D7030	Electronic Surveillance	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D7050	Detection and Alarm	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Integrated Automation											
D8010	Integrated Automation Facility Controls	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Furnishings											
E2010	Fixed Furnishings	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
E2050	Movable Furnishings	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐

Frank Wagner Elementary School
115 Dickinson Street
Monroe, WA 98272-2104



Quick Facts:
Grade Level: K-5
Site Area: 10.21 Acres
Current Use: Educational Facility
Zone: PS
Tax Parcel No.: 00504300000403

Construction History & Square Footage:

1989 Original Construction	33,315 sf
1989 SLC Building	(Demo in 2019)
1989 Gym Building	8,554 sf
1989 Covered Play @ 50%	1,750 sf
2019 Addition	27,759 sf
Total SF	**71,378 sf**

Functional Permanent School Capacity:

Instructional Spaces	# Rooms	Class Size	Capacity
K-3	22	20	440
4-5	8	26	208
Special Ed (Self Contained)	2	8	16
Total Instructional Spaces:	**32**		
Total Permanent Functional Capacity:			**664**

Current Enrollment (October 2021): **561 Head Count**
Number of Portables: 0

BUILDING CONDITION SUMMARY

SITE DEVELOPMENT

General
The school is located on a level 10.21 acre site near downtown Monroe. The site contains a large grass playfield and is shared by the Wagner Center and a district maintenance building. Hard surface play areas are asphalt, with bark chips at the play structure.

Recent development of the site has provided more distinct separation between the elementary school and the district maintenance facility.

Transportation
Bus loading and unloading occurs in a designated loop at the north side of the site, with busses entering from Dickinson Ave and exiting onto W Columbia Street. 7 bus spaces are provided.

Parent drop-off/pick-up occurs in a designated loop at the main entry. The length of curb-side loading/unloading is sufficient for a school this size and has mitigated vehicular congestion.

The main parking lot holds 136 standard parking spaces and 5 accessible parking spaces, which appropriately serves the typical school needs. Some of the accessible stalls is designated for vans. There are no designated spaces for vanpools, carpools, or alternative fuel vehicles.

Emergency Access
Emergency and fire vehicular access is available around the building complex perimeter.

Outdoor Surfaces
The asphalt paving and concrete surfaces are in good condition.

Sanitary Sewer
Sanitary sewer is connected to the City's sewer. It is assumed that this system is adequate for the school.

Accessibility
No site accessibility issues were observed.

Landscaping
Landscaping around the site is primarily grass, mature trees, and natural vegetation. The limited ornamental plantings are in good condition.

GENERAL BUILDING

Construction History
Frank Wagner Elementary was originally constructed in 1989 and was composed of three single story buildings and one two story classroom building connected by exterior covered walks. In 2019 an addition was constructed that replaced one of the original 1990 buildings and connected the original 1990 administration building to the two-story classroom wing.

The original gymnasium building has had no significant upgrades.

Safety/Security
The site is partially fenced. An integrated key system is desired.

Building Envelope
The structure is composed of structural masonry, wood framing and masonry veneer and precast concrete plank. Exterior walls are brick masonry. Windows are aluminum fixed or casement windows with double-glazing.

The roof structure in the gym is glu-lam beams wrapped with gypsum board. The roof of the original classroom building is wood trusses at 24-inches o.c. with plywood sheathing. All the remaining 1989 roofs are medium slope with composition shingles. The gym building and original 2-story classroom wing were re-roofed in 2021. Roof flashing is sheet metal on painted cedar trim. Soffits are gypsum board and downspouts are painted PVC.

The majority of the 2019 addition is fitted with a low-slope roof, with the main entry having a medium slope with composition shingles.

Windows are equipped with integral blinds.

Interior Finishes & Equipment
In the 1989 classroom building the interior partitions are wood frame with gypsum wallboard. There is a combination of vinyl wallcovering, cedar tackboards and brick throughout and ceramic tile in the bathrooms. The corridors of the classroom building are finished with veneer plaster.

The 2019 addition finishes are generally in excellent condition. Interior finishes typically consist of exposed concrete, rubber floor tile, and carpet flooring, painted gypsum with plastic laminate or MDF wainscot, ceramic tile walls and floors at the restrooms, exterior hollow metal doors and frames, and interior wood doors set into hollow metal frames. A large glulam feature staircase leads from the main entry to the second floor.

All finishes in the existing 1989 classroom wing are original, with a few exceptions where the new addition needed to tie in. Casework, wall covering, and floor coverings are aging appropriately but due to be refreshed.

Original interior doors are generally faced with plastic laminate, which is beginning to crack, de-laminate and break away. Monitor degradation and replace door when function is called into question.

1989 bathroom floor tile has noticeable and extensive cracking and missing grout. These areas should be monitored and corrected before tiles begin to pop and break. Plastic laminate countertops in the restrooms are de-laminating in a fashion appropriate to their age but are due to be refreshed. Plastic laminate toilet partitions at the gymnasium bathrooms are de-laminating.

Consider extending fiber resin paneling (FRP) behind the custodial mop sink to prolong life of gypsum board.

Our team observed instances of wired glass relites in the original classroom building. In recent years we have noted that district risk management assessments are beginning to encourage the replacement of these panels when and where feasible.

The stage draperies on the platform are extremely worn and stained.

Asbestos Containing Materials
The building is reported to have no asbestos containing materials.

General Observations
Other than the stairs, stage access is through a locked service yard with non-accessible approach.

Current code dictates that classrooms, bathrooms, and other permanent interior building spaces must be marked with an identification sign that complies with ADA sign content guidelines. Room signage is missing in areas of the original 1989 construction, and where it does exist, does not generally contain tactile characters.

MECHANICAL
Plumbing
1989 classroom building: Water piping is copper. Storm, waste and vent piping is cast iron. Fixtures in toilet rooms, classrooms, and janitor areas are white vitreous china or enameled cast iron. Fixtures appear to meet ADA requirements.

Information on the 2019 addition plumbing was unavailable at the time of report. Fixtures in the classrooms are stainless steel. Fixtures in toilet rooms and janitor areas are white vitreous china or enameled cast iron. Building fixtures appear to meet ADA requirements.

All classrooms on the second floor of the 1989 classroom building have low, kindergarten-height sinks. As Kindergarten and pre-school are taught in other areas of the building, assess function when the time comes for a classroom modernization.

HVAC
The mechanical system serving the 1989 classroom building consists of packaged air to air heat pumps, with a separate heat pump for each classroom and the Gymnasium/Cafeteria. Air distribution is through ceiling diffusers.

New evaporator coils were installed at the walk-in fridge/freezer in 2016.

The telecom spaces in the 1989 classroom wing do not appear to be equipped with an air conditioning system. Consider installing a cooling system.

Fire Sprinkler
The 2019 addition is sprinklered, but the 1989 classroom building is not. The stage is the only portion of the gym building that is sprinklered.

ELECTRICAL
Power
The electrical service consists of 120, 277/480V distribution system for lighting and power. Step down transformation from 480V to 120/208V for convenience outlets and small motors is provided.

Lighting
Lighting is LED in the new addition, and fluorescent in the 1989 classroom building except for high pressure sodium exterior lighting. Consider upgrading lighting in exterior stair wells at classroom building.

Telephone & Data Systems
An integrated intercom/telephone system is provided.

Communication Systems
A master clock and clock system is provided throughout.

Electronic Safety & Security Systems
An addressable fire alarm system is provided throughout with offsite monitoring. The fire system was upgraded in 2015 to a Honeywell Notifier system which is the school district standard.

A security system is located in all circulation areas and is tied into an outside monitoring agency.

SMALL CAPITAL AND MAJOR MAINTENANCE NEEDS

SAFETY

1. Install an integrated key system.
2. Confer with district risk management to determine whether replacement of all wired glass relites should be considered.

CODE / LEGAL

1. Consider renovations to provide an accessible route to the stage.
2. Consider adding ADA compliant signage to the remainder of the facility.
3. Stage is the only portion of the gym building that is fire sprinklered. Although not required (grandfathered) current standard requires all schools to be fully sprinklered by state law.

LIFE CYCLE REPAIR / REPLACEMENT

1. Monitor plastic laminate faced doors, restroom countertops, and restroom partitions (gymnasium) for degradation and replace when function is called into question.
2. Monitor bathroom tile for degradation and replace missing grout.
3. Consider adding fiber resin panels (FRP) behind custodial mop sinks to prolong life of gypsum board and aid in cleanability.
4. Consider replacing stage draperies.
5. Consider adding a cooling system to vital telecom spaces.
6. Continue to monitor and replace heat pumps serving 1989 construction as required.

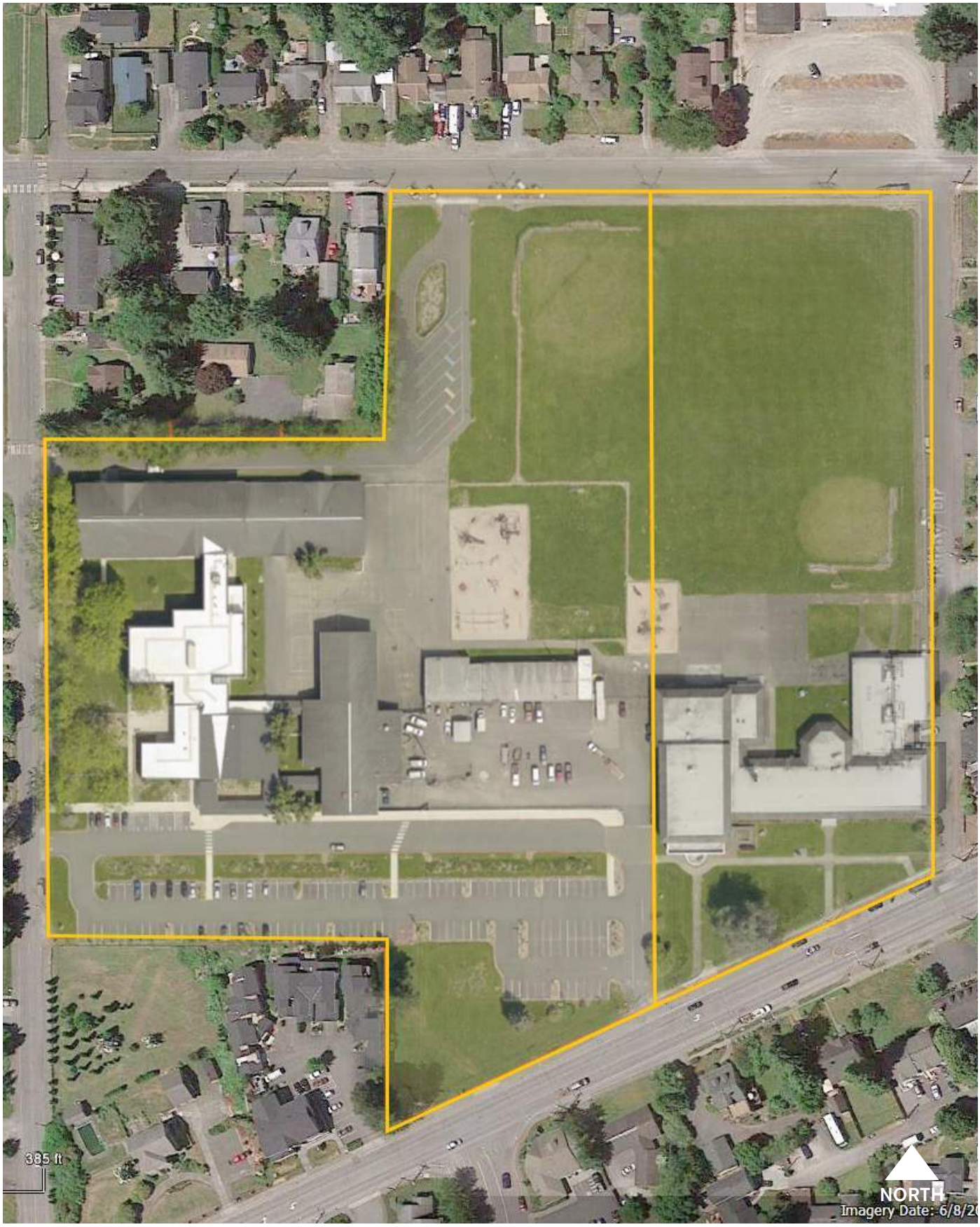
PROGRAM

1. Consider refreshing finishes in the 1989 classrooms to bring up to standard of 2019 classrooms.
2. At time of modernization to 1989 classrooms, assess casework against current program needs.
3. Consider a modernization of the gym building (finishes and equipment) to bring the program up to the standard of the new addition.

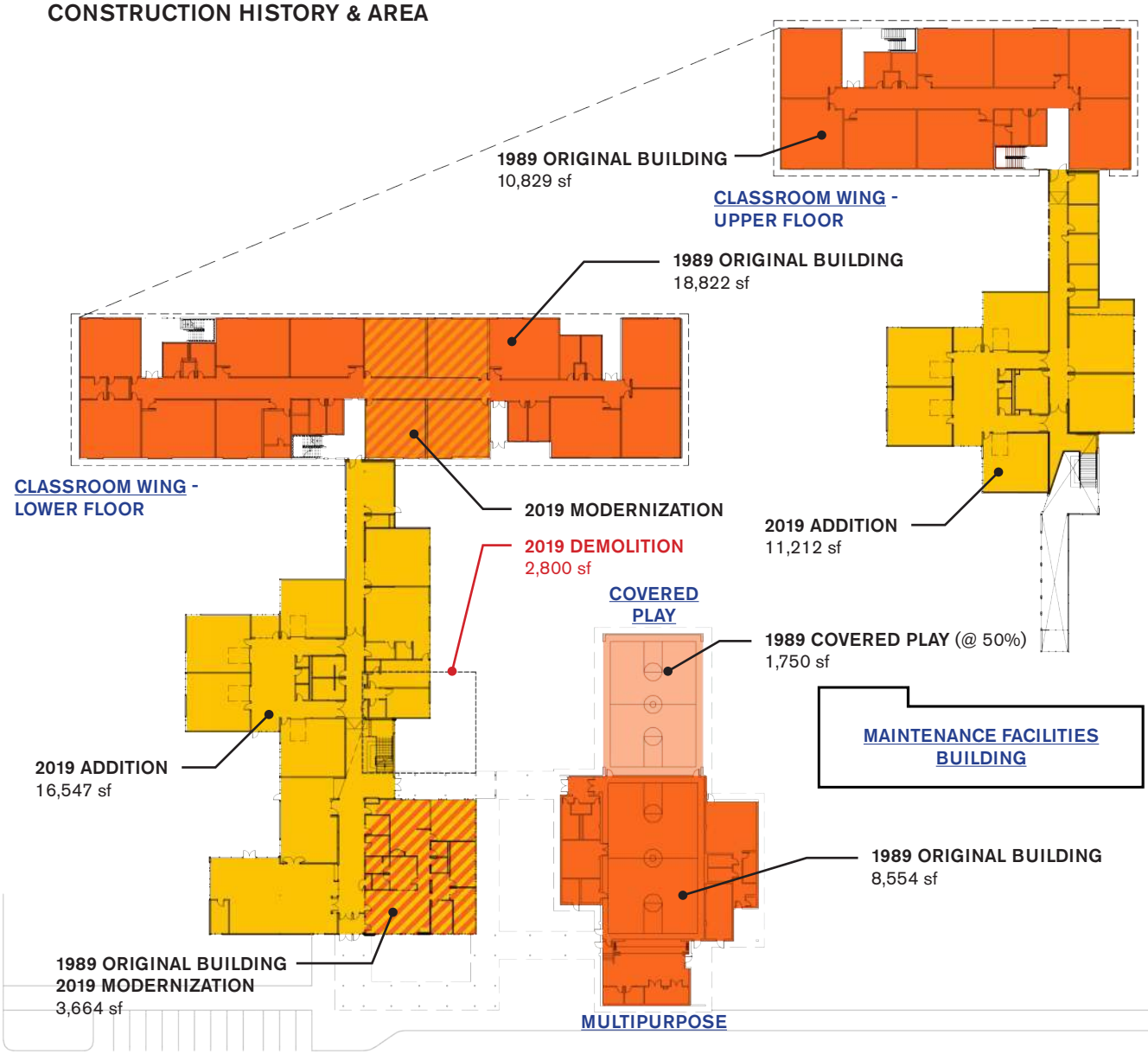
OTHER

1. Replace fluorescent and high pressure sodium lighting with LED.

AERIAL IMAGE



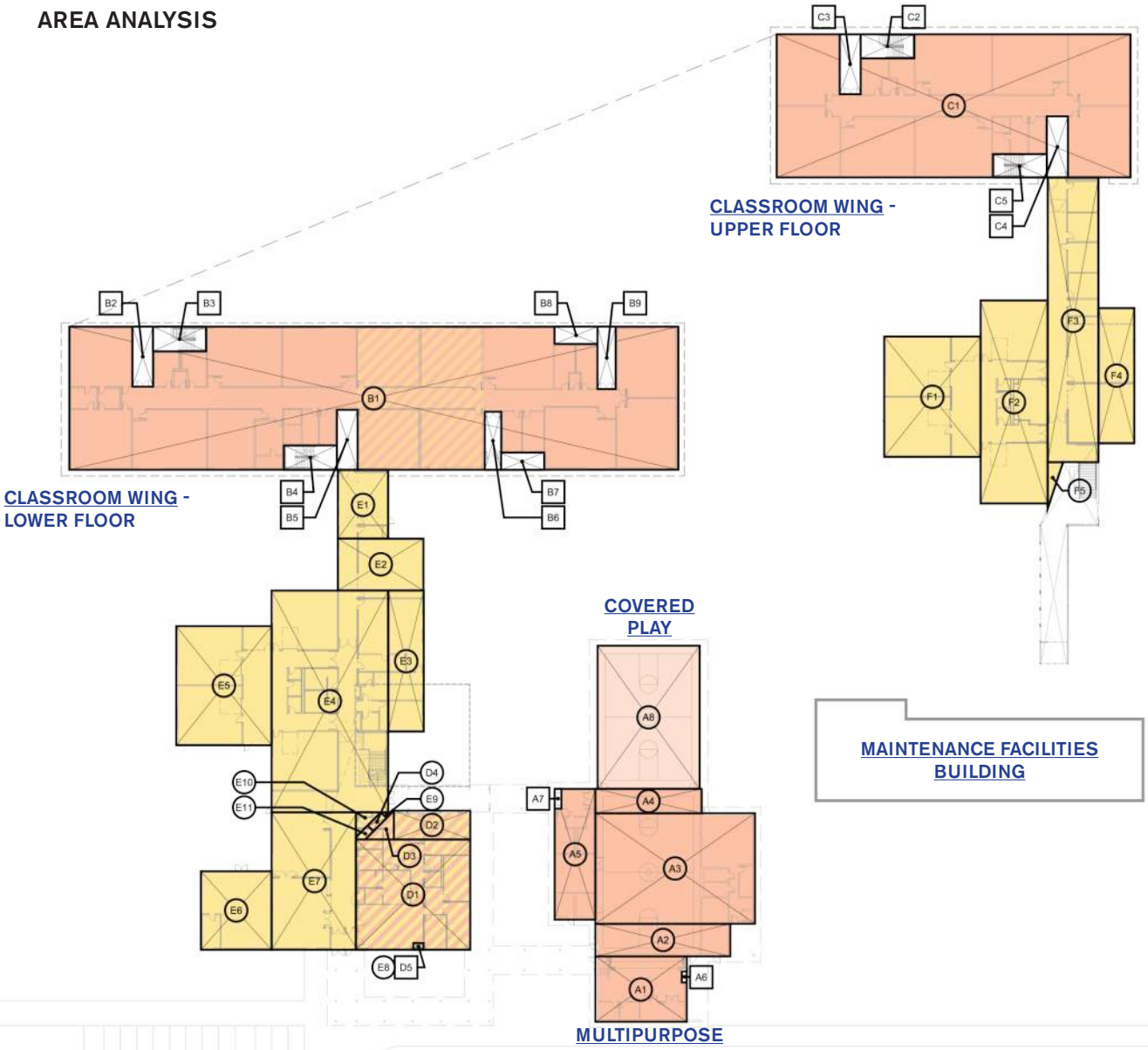
CONSTRUCTION HISTORY & AREA



PERMANENT SQUARE FOOTAGE SUMMARY

1989 Original Building	41,869 sf
1989 Covered Play (@ 50%)	1,750 sf
2019 Addition	26,539 sf
Total SF:	70,158 sf

AREA ANALYSIS



AREA ANALYSIS

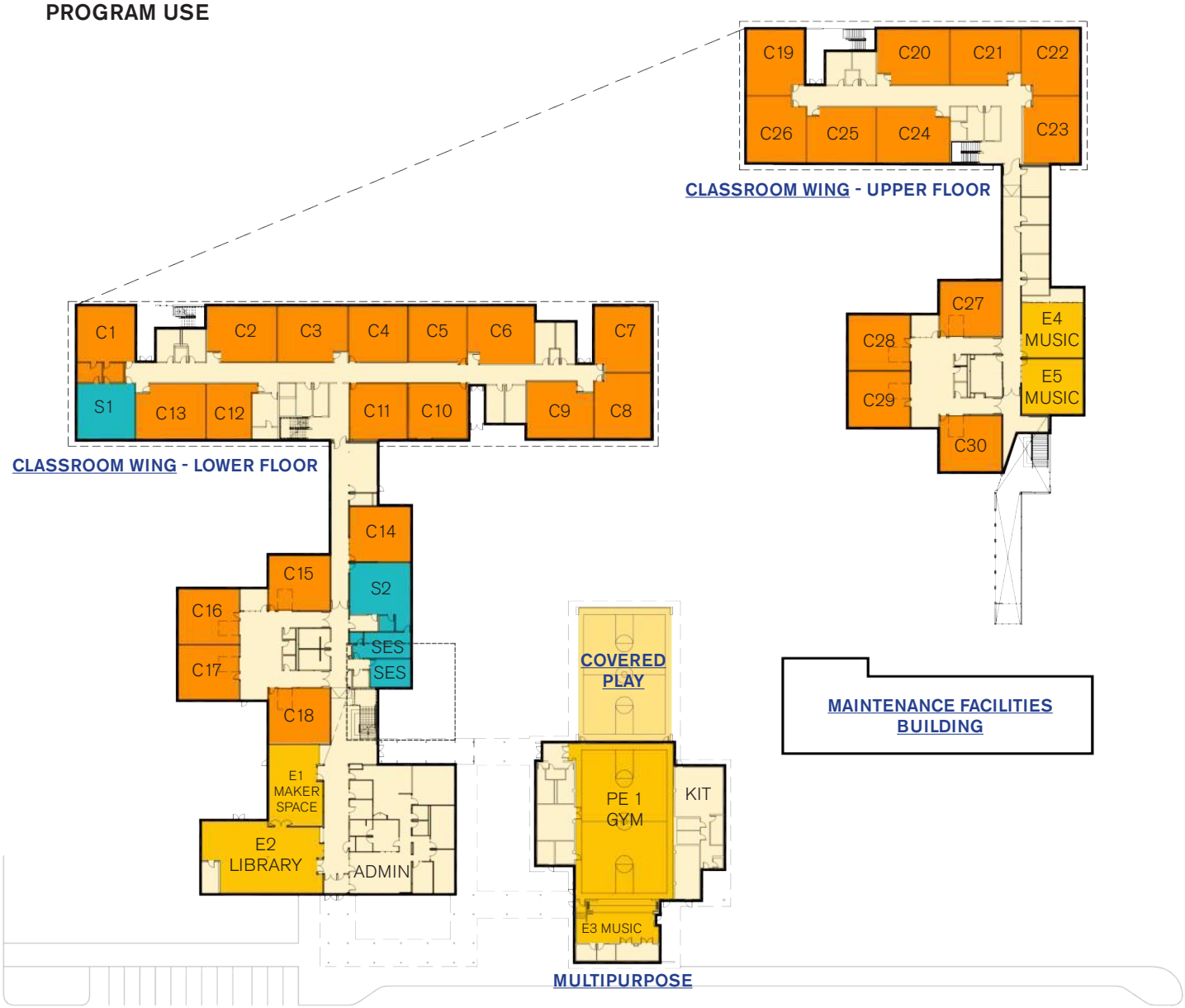
Area	Length		Width		Area	Subtr.	Factor	Totals
Gym Building	1989							**8,554 SF**
A1	44.67	x	32.00	=	1,429.44 s.f.	+	1	1,429
A2	16.00	x	66.00	=	1,056.00 s.f.	+	1	1,056
A3	78.00	x	54.00	=	4,212.00 s.f.	+	1	4,212
A4	52.00	x	12.00	=	624.00 s.f.	+	1	624
A5	20.00	x	64.00	=	1,280.00 s.f.	+	1	1,280
A6	7.33	x	2.33	=	17.08 s.f.	-	1	-17
A7	8.75	x	3.50	=	30.63 s.f.	-	1	-31
Covered Play	1989							**1,750 SF**
A8	50.00	x	70.00	=	3,500.00 s.f.	+	0.5	1,750
Original Classroom Building - First Floor (1989)								**18,822 SF**
B1	70.00	x	298.00	=	20,860.00 s.f.	+	1	20,860
B2	29.66	x	10.00	=	296.60 s.f.	-	1	-297
B3	12.00	x	26.00	=	312.00 s.f.	-	1	-312
B4	12.00	x	26.00	=	312.00 s.f.	-	1	-312
B5	29.66	x	10.00	=	296.60 s.f.	-	1	-297
B6	30.33	x	8.00	=	242.64 s.f.	-	1	-243
B7	8.00	x	21.00	=	168.00 s.f.	-	1	-168
B8	8.00	x	21.00	=	168.00 s.f.	-	1	-168
B9	30.33	x	8.00	=	242.64 s.f.	-	1	-243
Original Classroom Building - Second Floor (1989)								**10,829 SF**
C1	172.00	x	70.00	=	12,040.00 s.f.	+	1	12,040
C2	10.00	x	29.33	=	293.30 s.f.	-	1	-293
C3	12.00	x	26.00	=	312.00 s.f.	-	1	-312
C4	12.00	x	26.00	=	312.00 s.f.	-	1	-312
C5	10.00	x	29.33	=	293.30 s.f.	-	1	-293
Original Admin Building (1989)								**3,664 SF**
D1	54.00	x	56.00	=	3,024.00 s.f.	+	1	3,024
D2	14.00	x	37.33	=	522.62 s.f.	+	1	523
D3	7.00	x	14.00	=	98.00 s.f.	+	1	98
D4	9.00	x	4.00	=	36.00 s.f.	+	1	36
D5	3.33	x	5.00	=	16.65 s.f.	-	1	-17
Classroom Addition - First Floor (2019)								**15,823 SF**
E1	32.85	x	24.66	=	810.08 s.f.	+	1	810
E2	25.30	x	42.00	=	1,062.60 s.f.	+	1	1,063
E3	69.00	x	17.31	=	1,194.39 s.f.	+	1	1,194
E4	103.00	x	57.00	=	5,871.00 s.f.	+	1	5,871
E5	58.00	x	46.00	=	2,668.00 s.f.	+	1	2,668
E6	34.66	x	38.42	=	1,331.64 s.f.	+	1	1,332
E7	67.20	x	41.00	=	2,755.20 s.f.	+	1	2,755
E8	3.33	x	5.00	=	16.65 s.f.	+	1	17
E9	5.66	x	2.83/2	=	8.02 s.f.	+	1	8
E10	17.27	x	8.66/2	=	74.76 s.f.	+	1	75
E11	7.54	x	4.00	=	30.18 s.f.	+	1	30

AREA ANALYSIS

Classroom Addition - Second Floor (2019)								10,717 SF
F1	58.00	x	46.00	=	2,668.00 s.f.	+	1	2,668
F2	103.00	x	32.75	=	3,373.25 s.f.	+	1	3,373
F3	139.25	x	24.95	=	3,474.29 s.f.	+	1	3,474
F4	66.00	x	17.00	=	1,122.00 s.f.	+	1	1,122
F5	20.33	x	7.81/2	=	79.35 s.f.	+	1	79

TOTAL ALL BUILDINGS	70,158 SF

PROGRAM USE



FRANK WAGNER ELEMENTARY SCHOOL

- Core Instruction
- Special Education
- Special Education Support
- Elective / Specialist / PE
- Support
  - Restrooms
  - Hallways / Foyers
  - Administration/ Staff Rooms
  - Conference Rooms
  - Storage / Mech Spaces

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

FRANK WAGNER ELEMENTARY SCHOOL

Profile Name: Elementary School - Rural **Last Review:** 8/18/2021

Inventory Status: Recognized

Condition Rating: 96.84 %

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Site Improvement											
G2010	Roadways	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G2020	Parking Lots	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
G2030	Pedestrian Plazas and Walkways	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
G2050	Athletic, Recreational and Playfields Areas	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G2060	Site Development	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G2080	Landscaping	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
Liquid and Gas Site Utilities											
G3010	Water Utilities	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
G3020	Sanitary Sewerage Utilities	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
G3030	Storm Drainage Utilities	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
G3060	Site Fuel Distribution	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
Electrical Site Improvements											
G4010	Site Electric Distribution Systems	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
G4050	Site Lighting	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
Site Communications											
G5010	Site Communications Systems	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2021-2022 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

FRANK WAGNER ELEMENTARY SCHOOL - CLASSROOM WING

Profile Name:	Classroom Building - Multi-Story	**Currently BCA Certified:**	Yes
Inventory Status:	Recognized	**Last BCA Certify:**	8/18/2021
Reviewed By:	Consultant	**Last District Review:**	2/26/2021
Condition Rating:	82.08 %	**Last District Review:**	2/26/2021

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Foundations											
A1010	Standard Foundation	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Subgrade Enclosures											
A2010	Walls for Subgrade Enclosures	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Superstructure											
B1010	Floor Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B1020	Roof Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B1080	Stairs	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
B2020	Exterior Windows	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B2050	Exterior Doors and Grilles	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
B2070	Exterior Louvers and Vents	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☑	☐	☐	☐	☐	☐	100 %	☐	☑	☐
B3020	Roof Appurtenances	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B3060	Horizontal Openings	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B3080	Overhead Exterior Enclosures	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐
Interior Construction											
C1010	Interior Partitions	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1020	Interior Windows	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1030	Interior Doors	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
C1070	Suspended Ceiling Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C2020	Interior Fabrications	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C2030	Flooring	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
C2040	Stair Finishes	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C2050	Ceiling Finishes	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Conveying											
D1010	Vertical Conveying Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D2020	Sanitary Drainage	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D2030	Building Support Plumbing Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2021-2022 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

HVAC				
D3020	Heating Systems	☐ ☐ ☑ ☐ ☐ ☐	62 %	☑ ☐ ☐
D3050	Facility HVAC Distribution Systems	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D3060	Ventilation	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
Fire Protection				
D4030	Fire Protection Specialties	☐ ☑ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
Electrical				
D5010	Facility Power Generation	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D5020	Electrical Services and Distribution	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D5030	General Purpose Electrical Power	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D5040	Lighting	☐ ☐ ☑ ☐ ☐ ☐	62 %	☑ ☐ ☐
Communications				
D6010	Data Communications	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D6020	Voice Communications	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D6030	Audio-Video Communications	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D6060	Distributed Communications and Monitoring	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
Electronic Safety and Security				
D7010	Access Control and Intrusion Detection	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D7030	Electronic Surveillance	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D7050	Detection and Alarm	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
Integrated Automation				
D8010	Integrated Automation Facility Controls	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
Furnishings				
E2010	Fixed Furnishings	☐ ☐ ☑ ☐ ☐ ☐	62 %	☑ ☐ ☐
E2050	Movable Furnishings	☐ ☐ ☑ ☐ ☐ ☐	62 %	☑ ☐ ☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2021-2022 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

FRANK WAGNER ELEMENTARY SCHOOL - MULTIPURPOSE

Profile Name: Gymnasium
Inventory Status: Recognized
Reviewed By: Consultant
Condition Rating: 82.43 %

Currently BCA Certified: Yes
Last BCA Certify: 8/18/2021
Last District Review: 2/26/2021
Last District Review: 2/26/2021

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Foundations											
A1010	Standard Foundation	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Superstructure											
B1020	Roof Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐
B2020	Exterior Windows	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B2050	Exterior Doors and Grilles	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
B2070	Exterior Louvers and Vents	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☑	☐	☐	☐	☐	☐	100 %	☐	☑	☐
B3020	Roof Appurtenances	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B3060	Horizontal Openings	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B3080	Overhead Exterior Enclosures	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐
Interior Construction											
C1010	Interior Partitions	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1030	Interior Doors	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1040	Interior Grilles and Gates	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C2020	Interior Fabrications	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C2030	Flooring	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
C2050	Ceiling Finishes	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D2020	Sanitary Drainage	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D2030	Building Support Plumbing Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
HVAC											
D3020	Heating Systems	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
D3050	Facility HVAC Distribution Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D3060	Ventilation	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Fire Protection											
D4010	Fire Suppression	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D4030	Fire Protection Specialties	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2021-2022 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

Electrical					
D5010	Facility Power Generation	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D5020	Electrical Services and Distribution	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D5030	General Purpose Electrical Power	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D5040	Lighting	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
Communications					
D6010	Data Communications	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D6020	Voice Communications	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D6030	Audio-Video Communications	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D6060	Distributed Communications and Monitoring	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
Electronic Safety and Security					
D7010	Access Control and Intrusion Detection	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D7030	Electronic Surveillance	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D7050	Detection and Alarm	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
Integrated Automation					
D8010	Integrated Automation Facility Controls	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
Equipment					
E1030	Commercial Equipment	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
E1040	Institutional Equipment	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
E1070	Entertainment and Recreational Equipment	☐ ☐ ☑ ☐ ☐ ☐	62 %	☑ ☐ ☐
Furnishings					
E2010	Fixed Furnishings	☐ ☐ ☑ ☐ ☐ ☐	62 %	☑ ☐ ☐
E2050	Movable Furnishings	☐ ☐ ☑ ☐ ☐ ☐	62 %	☑ ☐ ☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2021-2022 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

FRANK WAGNER ELEMENTARY SCHOOL - MAIN BUILDING

Profile Name:	Classroom Building - Multi-Story	**Currently BCA Certified:**	Yes
Inventory Status:	Recognized	**Last BCA Certify:**	8/18/2021
Reviewed By:	Consultant	**Last District Review:**	2/26/2021
Condition Rating:	100.00 %	**Last District Review:**	2/26/2021

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Foundations											
A1010	Standard Foundation	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Superstructure											
B1010	Floor Construction	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B1020	Roof Construction	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B1080	Stairs	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B2020	Exterior Windows	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B2050	Exterior Doors and Grilles	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B2070	Exterior Louvers and Vents	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B3020	Roof Appurtenances	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B3060	Horizontal Openings	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B3080	Overhead Exterior Enclosures	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Interior Construction											
C1010	Interior Partitions	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1020	Interior Windows	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1030	Interior Doors	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1070	Suspended Ceiling Construction	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Interior Finishes											
C2010	Wall Finishes	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C2020	Interior Fabrications	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C2030	Flooring	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C2040	Stair Finishes	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C2050	Ceiling Finishes	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Conveying											
D1010	Vertical Conveying Systems	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
D2020	Sanitary Drainage	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
D2030	Building Support Plumbing Systems	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2021-2022 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

HVAC					
D3010	Facility Fuel Systems	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D3020	Heating Systems	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D3050	Facility HVAC Distribution Systems	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D3060	Ventilation	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
Fire Protection				
D4010	Fire Suppression	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D4030	Fire Protection Specialties	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
Electrical				
D5010	Facility Power Generation	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D5020	Electrical Services and Distribution	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D5030	General Purpose Electrical Power	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D5040	Lighting	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
Communications				
D6010	Data Communications	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D6020	Voice Communications	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D6030	Audio-Video Communications	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D6060	Distributed Communications and Monitoring	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
Electronic Safety and Security				
D7010	Access Control and Intrusion Detection	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D7030	Electronic Surveillance	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D7050	Detection and Alarm	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
Integrated Automation				
D8010	Integrated Automation Facility Controls	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
Furnishings				
E2010	Fixed Furnishings	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
E2050	Movable Furnishings	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Fryelands Elementary School
15286 Fryelands Boulevard
Monroe, WA 98272



Quick Facts:
Grade Level: K-5
Site Area: 7.09 Acres
Current Use: Educational Facility
Zone: PS
Tax Parcel No.: 00831900099800

Construction History & Square Footage:

2005 Original Building	52,505 sf
2005 Covered Play @ 50%	1,549 sf
Total SF	**54,074 sf**

Functional Permanent School Capacity:

Instructional Spaces	# Rooms	Class Size	Capacity
K-3	14	20	280
4-5	6	26	156
Special Ed (Self Contained)	1	8	8
Total Instructional Spaces:	**21**		
Total Permanent Functional Capacity:			**444**

Current Enrollment (October 2021): **374 Head Count**
Number of Portables: 0

BUILDING CONDITION SUMMARY

SITE DEVELOPMENT

General
The site is a relatively flat triangular shaped seven-acre parcel located within the City of Monroe. The site is adjoined on the North by a City Park which the District uses for playfields under an inter-local agreement. A service loop encircles the entire school. A parent drop-off zone and main parking is located at the front of the school serving the main entrance, kindergarten classrooms and the multi-purpose room. A large covered play area is provided off the back of the multi-purpose room near the bus-loading zone which students use to wait in inclement weather.

Transportation
Bus loading and unloading occurs in a designated loop at the south side of the school, with busses entering and leaving onto Fryelands Blvd.

Parent drop-off/pick-up occurs in a designated loop at the main entry. The length of curb-side loading/unloading is sufficient for a school this size and has mitigated vehicular congestion.

The main parking lot holds 66 standard parking spaces and 7 accessible parking spaces, which appropriately serves the typical school needs. One of the accessible stalls is designated for vans. During events, an additional 52 parking spaces are available at the adjacent city park, totaling 125 total available parking stalls. There are no designated spaces for vanpools, carpools, or alternative fuel vehicles.

Emergency Access
Emergency and fire vehicular access is available around the building complex perimeter.

Outdoor Surfaces
The asphalt paving and concrete surfaces are in good condition.

Sanitary Sewer
Sanitary sewer is connected to the City's sewer. It is assumed that this system is adequate for the school.

Accessibility
No site accessibility issues were observed.

Landscaping
Landscaping around the site is primarily grass, mature trees, and natural vegetation. The limited ornamental plantings are in good condition.

GENERAL BUILDING

Construction History
The school was completed in 2005 with funding secured by a 2003 bond issue. The facility is a two-story building designed to house K-5 grades and zoned to accommodate after hour and community use by centrally organizing the media center, administration and the multipurpose room directly off the main entry.

Safety/Security
The main entrance to the building leads directly to the main circulation of the school with little ability to control visitors by school administration. Due to the configuration of the main office, it is hard to supervise who is entering the building. Further investigation is needed to determine whether installing a secure vestibule at the main entrance that directs traffic through the main office is viable.

Building Envelope
The building exterior is a masonry veneer with painted fiber cement siding above. The building has a steel frame with metal stud walls and tube steel seismic bracing concealed within interior and exterior walls except for the Multipurpose Room, Kitchen area and Music Platform, which is comprised of reinforced concrete masonry.

Asphalt composition shingles on plywood over vented rigid insulation on 3/4" plywood supported on steel joists at 32" o.c.

The main entry storefront has historically had water intrusion issues, however, a project is planned for summer of 2022 to replace the system and correct the problem.

Further water intrusion was observed in the mechanical room next to Classroom 18. Further investigation is required to determine where the water is coming from, and whether it is an old or new problem.

Fiber cement siding is aging appropriately, however, vertical butt joints at the horizontal lap siding are due for re-caulking and all siding should be re-painted to prolong life. Noticeable deterioration of the finish can be observed due to UV exposure. Caulking and re-painting should be done within the next two years.

Sealant and backer road at CMU expansion joints are due for replacement in order to prevent water, air or insects from entering the building.

At time of re-roofing, consider installing diverters at roof-to-wall conditions to push water flowing down the roof into the gutter and away from the exterior wall.

Remove rust, prime, and paint all exterior exposed structural steel at entries and canopies to prolong life. Exterior doors and frames are painted hollow metal and are due for paint to be refreshed.

Interior Finishes & Equipment
The interior walls are typically painted gypsum board on metal studs except for the multipurpose area which is painted masonry. A medium density fiberboard (MDF) wainscot runs around the perimeter of all heavy traffic areas. Minor scuffs, tears, and dings are apparent where exposed gypsum occurs. Vinyl wallcovering is provided throughout as a tackable surface. Gym floor was refinished in 2016.

The VCT tile has minor gaps in a few areas. This separation is not posing a trip hazard but should be monitored to ensure it does not continue to deteriorate.

Asbestos Containing Materials
The building does not have any known asbestos containing materials.

General Observations
In general, most classrooms have been upgraded to utilize interactive display boards. In order to provide equity in classroom technology, continue with modernization in remaining classrooms.

MECHANICAL

Plumbing
A 3” domestic water service is provided from a new main outside the building to a main shutoff valve located in the Boiler Room. Premium efficient condensing type gas water heaters provide hot water for toilet room facilities, and sinks. Recirculating hot water lines are provided with time and temperature-controlled pumps. All above grade water and heating service is Type L copper. All below grade water piping is Type K copper. All storm waste and vent piping is cast iron. Insulation is provided on all water piping inside the building. All fixtures meet ADA requirements. Toilet room and janitorial plumbing fixtures are white vitreous china. Water closets and urinals are furnished with heavy duty manually operated flush valves with water conserving flow rates. Lavatories are furnished with metering water conserving faucets.

HVAC
Heating and ventilation is provided to each zone in the facility by hydronic heat pump and air handlers. Air handlers are located in isolated mechanical rooms above the second-floor corridor. Primary heating is provided by gas-fired boilers located in the Boiler Room. Heating water is distributed to each unit by Schedule 40 steel piping and Type L copper piping. Piping for the heat loop is not insulated. Air conditioning is provided as part of the heat pump system. An outdoor air-cooled fluid cooler provides heat rejection. Ventilation air is tempered by an electric coil and supplied to the heat pumps by a separate fan system and relieved from each zone.

Controls Systems
DDC temperature control system is provided incorporating energy conservation and building occupation control strategies.

Fire Sprinkler
The building is sprinklered throughout. A 6” fire service main is provided to the building riser in the fire sprinkler riser room. A complete wet pipe sprinkler system conforming to NFPA 13 is installed.

ELECTRICAL

Power
The electrical distribution is 480V/277V. Step down transformers are used to supply branch panels at 208V/120V. Surge suppression is provided at all 120 volt panels. Each computer lab has a branch panel to facilitate future changes.

Lighting
Interior lighting systems are fluorescent with T8 lamps and electronic ballasts. Parabolic fixtures are used in the computer areas. Lensed fixtures are used in other areas except for the Gymnasium where there are metal halide fixtures.

Lighting throughout the interior of the facility is a variety of temperatures, due to T8 lighting being replaced as necessary. Consider a modernization project up upgrade all lighting to LED and provide control of lighting temperature if so desired by the district.

Site lighting has been upgraded to LED.

Telephone & Data Systems
An integrated intercom/telephone system exists throughout the entire facility.

Electronic Safety & Security Systems
A complete security system is installed throughout the facility. An addressable fire alarm system meeting current code is provided.

SMALL CAPITAL AND MAJOR MAINTENANCE NEEDS

SAFETY
1. Investigate potential of installing a vestibule at the main entry.

CODE / LEGAL
1. None observed.

LIFE CYCLE REPAIR / REPLACEMENT
1. Complete main entry storefront replacement.
2. Determine source of water intrusion in mechanical room.
3. Caulk and paint fiber cement siding.
4. Replace aging expansion joints at CMU.
5. At time of re-roofing, consider adding diverters at roof-to-wall conditions to direct water into gutters and away from the exterior wall.
6. Paint exterior exposed structural steel and exterior doors and frames.
7. Monitor gap at VCT to ensure separation does not continue to deteriorate or pose a trip hazard.
8. Continue to monitor and replace heat pumps (40), boilers, and water heaters as required.

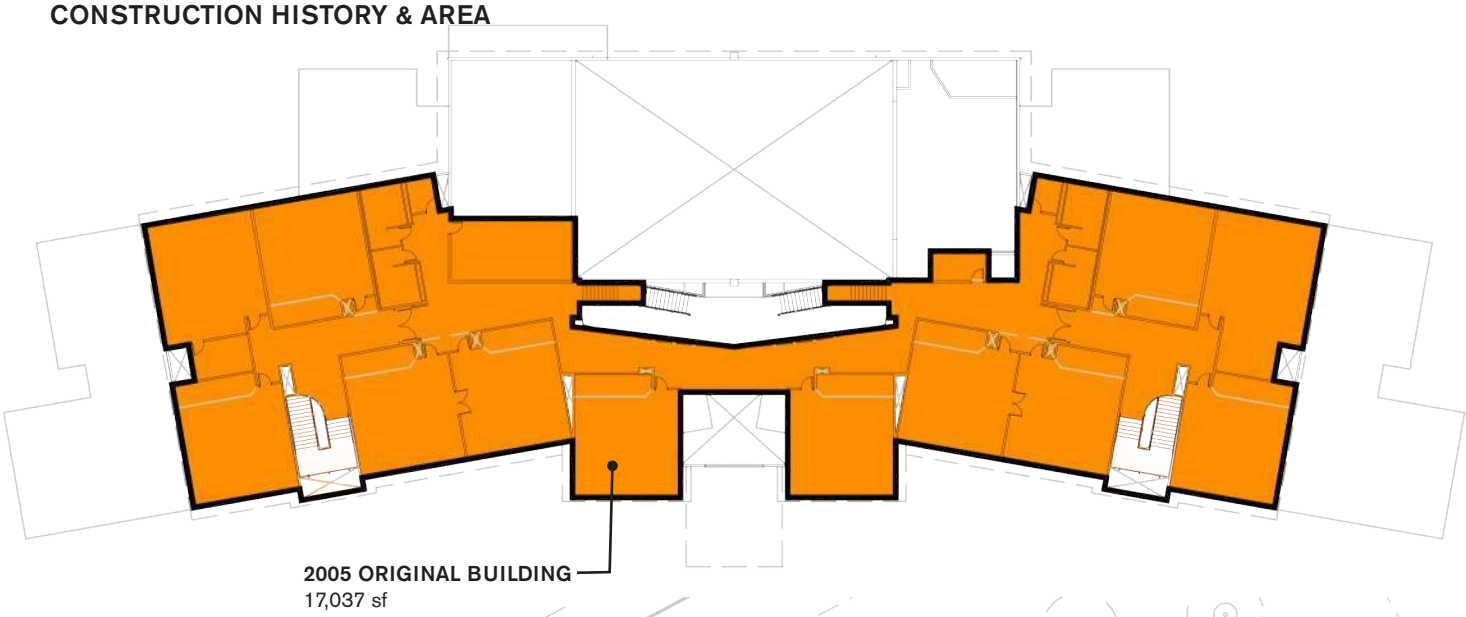
PROGRAM
1. Complete classroom technology upgrades in all classrooms.

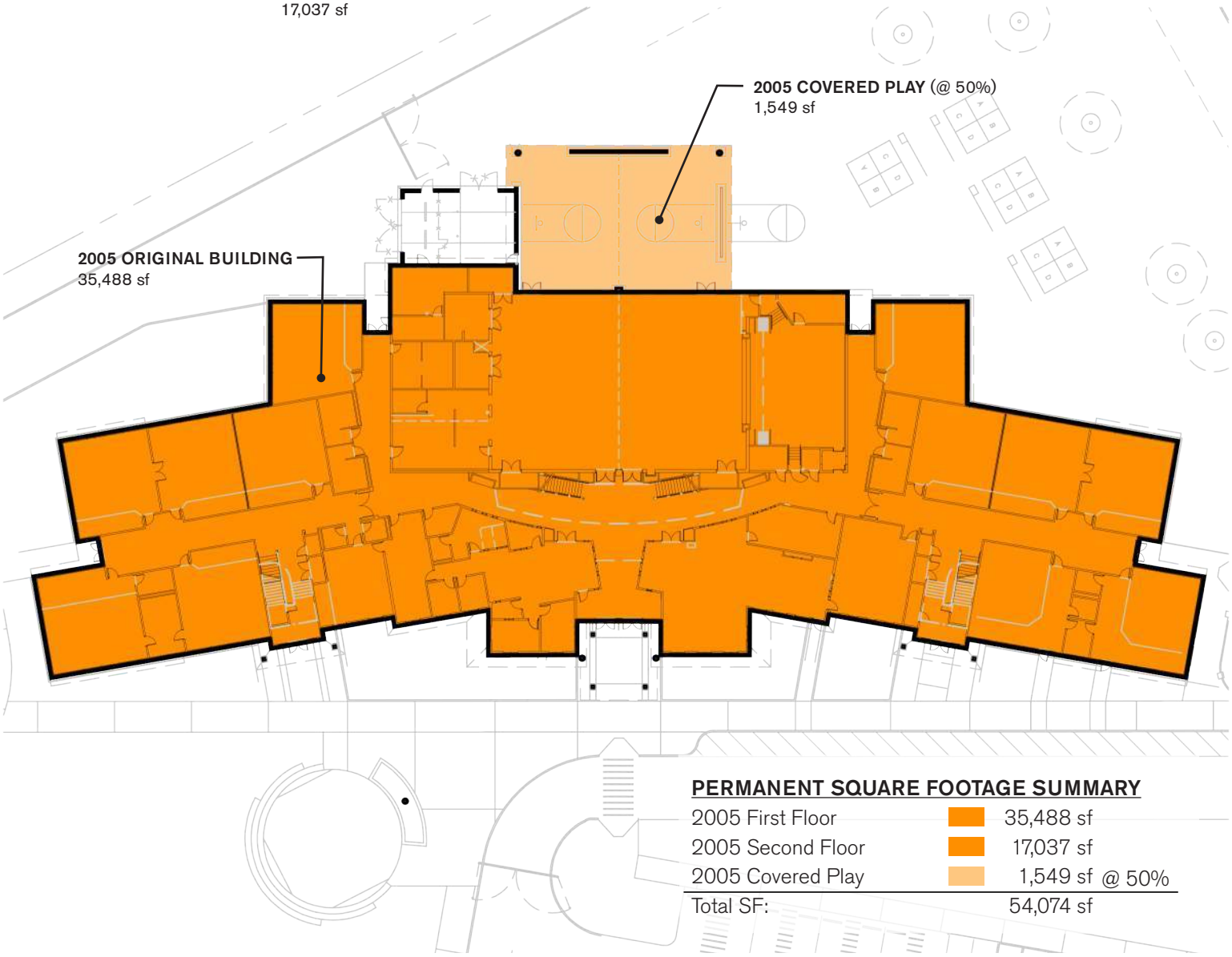
OTHER
1. Consider lighting retrofit building wide.

AERIAL IMAGE



CONSTRUCTION HISTORY & AREA

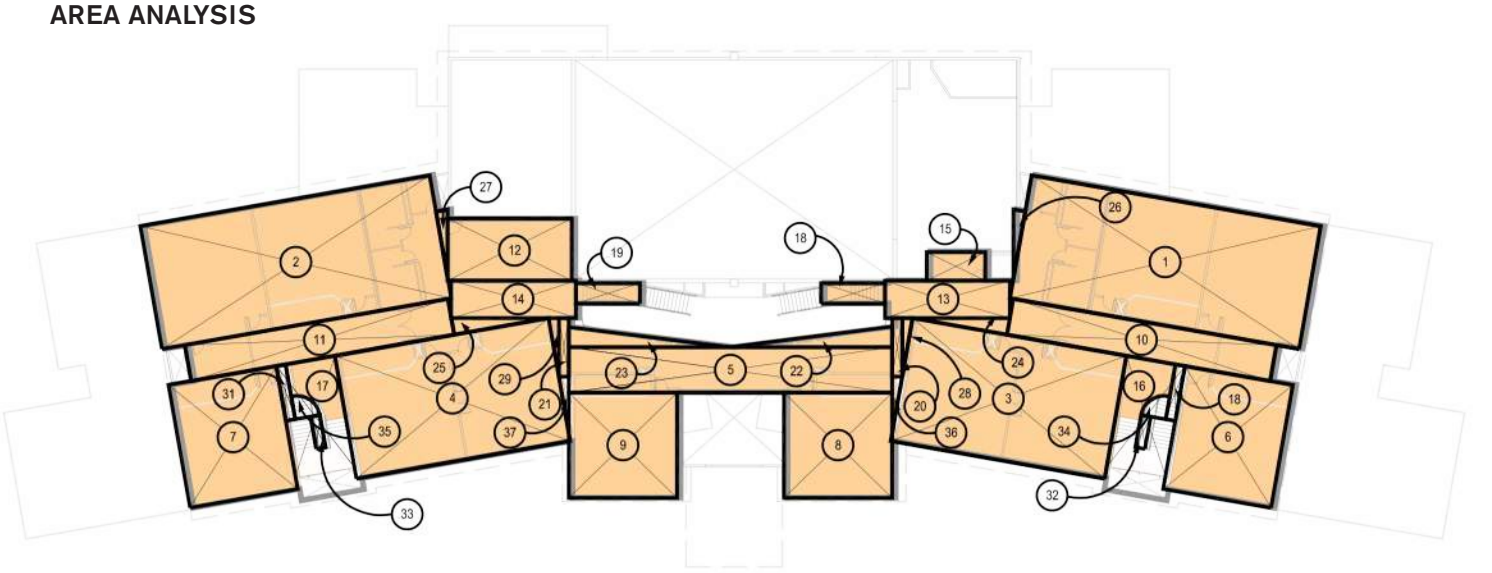


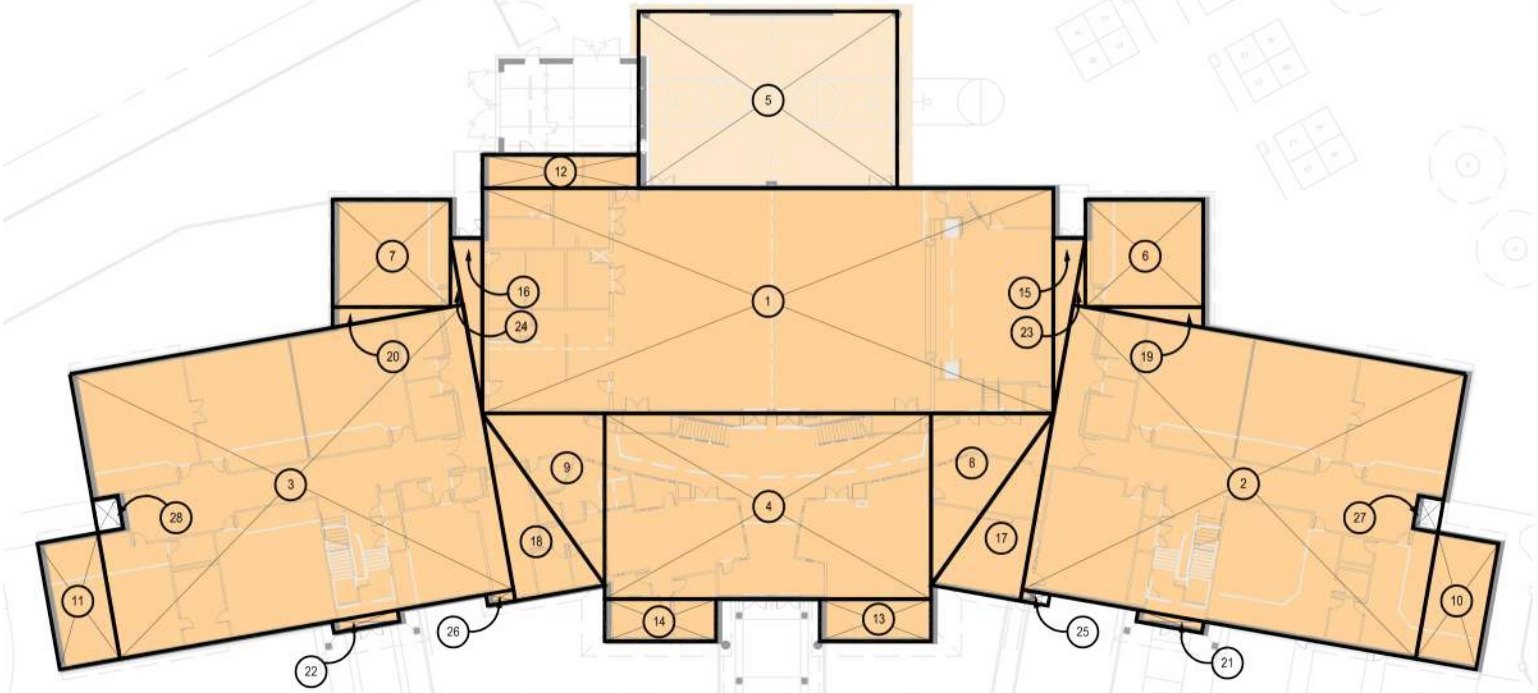


PERMANENT SQUARE FOOTAGE SUMMARY

2005 First Floor		35,488 sf
2005 Second Floor		17,037 sf
2005 Covered Play		1,549 sf @ 50%
Total SF:		54,074 sf

AREA ANALYSIS





AREA ANALYSIS

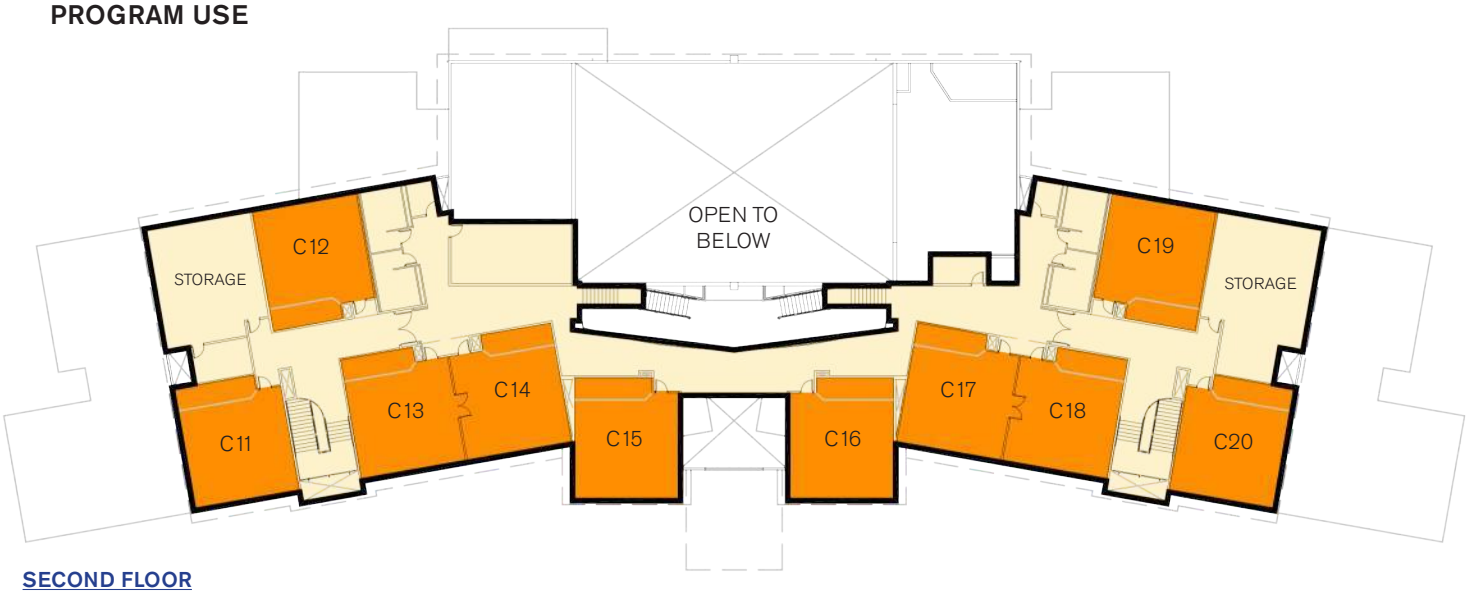
Area	Length		Width		Area	Add/ Subtr.	Factor	Totals
FIRST FLOOR								**37,037 SF**
1	148.67	x	58.67	=	8,722.47 s.f.	+	1	8,722
2	103.92	x	75.34	=	7,829.33 s.f.	+	1	7,829
3	103.92	x	75.34	=	7,829.33 s.f.	+	1	7,829
4	85.00	x	48.34	=	4,108.90 s.f.	+	1	4,109
5	67.34	x	46.00	=	3,097.64 s.f.	+	0.5	1,549
6	30.67	x	27.92	=	856.31 s.f.	+	1	856
7	30.67	x	27.92	=	856.31 s.f.	+	1	856
8	16.00	x	44.75	=	716.00 s.f.	+	1	716
9	16.00	x	44.75	=	716.00 s.f.	+	1	716
10	15.92	x	33.34	=	530.77 s.f.	+	1	531
11	15.92	x	33.34	=	530.77 s.f.	+	1	531
12	40.67	x	8.67	=	352.61 s.f.	+	1	353
13	29.00	x	11.00	=	319.00 s.f.	+	1	319
14	29.00	x	11.00	=	319.00 s.f.	+	1	319
15	4.17	x	45.67	=	190.44 s.f.	+	1	190
16	4.17	x	45.67	=	190.44 s.f.	+	1	190
17	11.79	x	49.58	=	584.55 s.f.	+	1	585
18	11.79	x	49.58	=	584.55 s.f.	+	1	585
19	15.34	x	5.34	=	81.92 s.f.	+	1	82
20	15.34	x	5.34	=	81.92 s.f.	+	1	82
21	17.34	x	3.00	=	52.02 s.f.	+	1	52
22	17.34	x	3.00	=	52.02 s.f.	+	1	52
23	1.58	x	17.58	=	27.78 s.f.	+	1	28
24	1.58	x	17.58	=	27.78 s.f.	+	1	28
25	7.25	x	3.00	=	21.75 s.f.	+	1	22
26	7.25	x	3.00	=	21.75 s.f.	+	1	22
27	6.67	x	8.67	=	57.83 s.f.	-	1	-58
28	6.67	x	8.67	=	57.83 s.f.	-	1	-58

AREA ANALYSIS (CONT.)

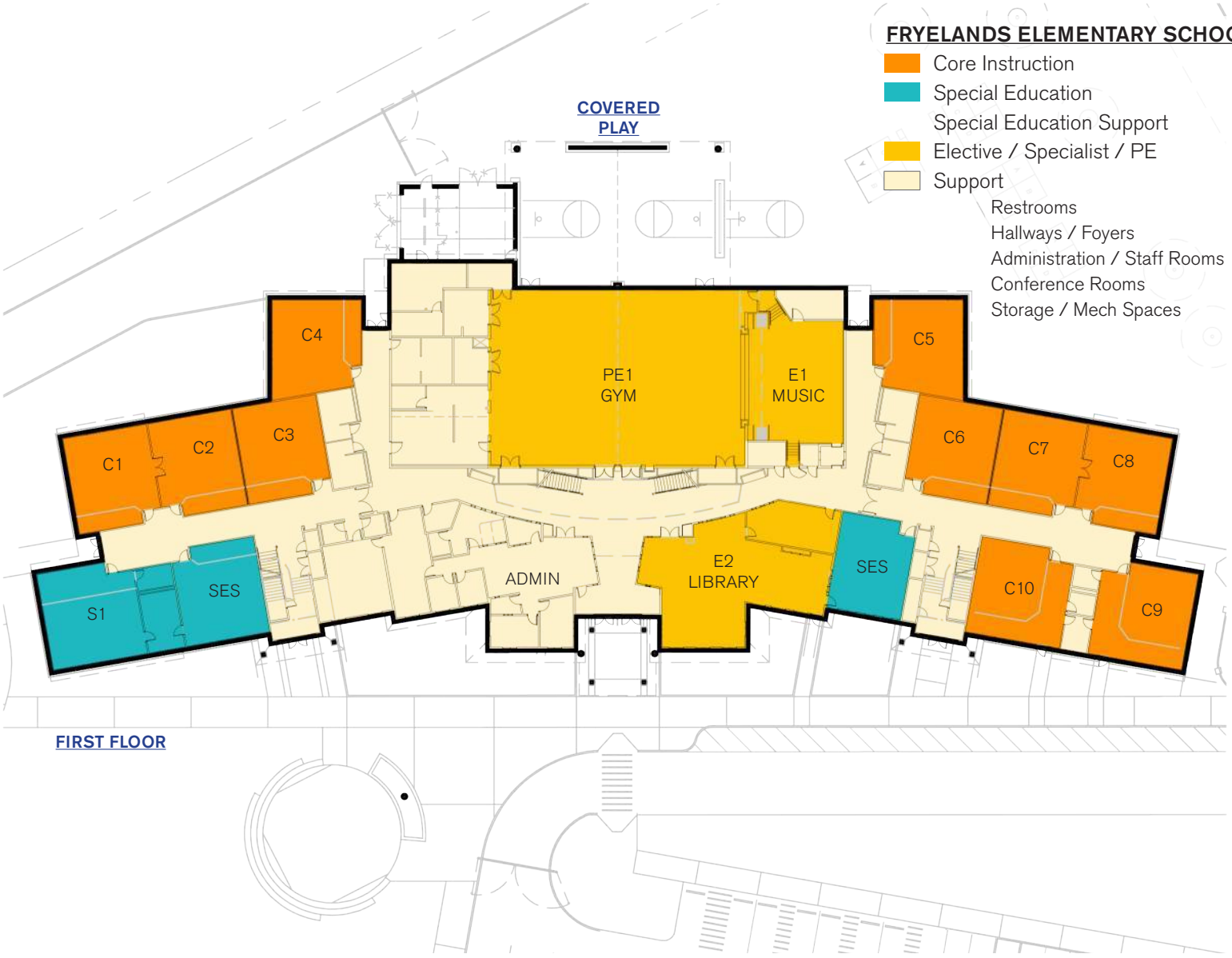
Area	Length		Width		Area	Add/ Subtr.	Factor	Totals
SECOND FLOOR								**17,037 SF**
1	76.42	x	32.50	=	2,483.65 s.f.	+	1	2,484
2	76.42	x	32.50	=	2,483.65 s.f.	+	1	2,484
3	56.50	x	32.92	=	1,859.98 s.f.	+	1	1,860
4	56.50	x	32.92	=	1,859.98 s.f.	+	1	1,860
5	84.20	x	11.83	=	996.09 s.f.	+	1	996
6	28.50	x	32.92	=	938.22 s.f.	+	1	938
7	28.50	x	32.92	=	938.22 s.f.	+	1	938
8	28.17	x	27.34	=	770.17 s.f.	+	1	770
9	28.17	x	27.34	=	770.17 s.f.	+	1	770
10	69.50	x	9.50	=	660.25 s.f.	+	1	660
11	69.50	x	9.50	=	660.25 s.f.	+	1	660
12	32.34	x	16.08	=	520.03 s.f.	+	1	520
13	34.67	x	9.75	=	338.03 s.f.	+	1	338
14	34.67	x	9.75	=	338.03 s.f.	+	1	338
15	15.34	x	7.32	=	112.29 s.f.	+	1	112
16	15.50	x	29.00	=	449.50 s.f.	+	1	450
17	15.50	x	29.00	=	449.50 s.f.	+	1	450
18	16.58	x	5.68	=	94.17 s.f.	+	1	94
19	16.58	x	5.68	=	94.17 s.f.	+	1	94
20	2.67	x	15.17	=	40.50 s.f.	+	1	41
21	2.67	x	15.17	=	40.50 s.f.	+	1	41
22	21.05	x	5.17	=	108.83 s.f.	+	1	109
23	21.05	x	5.17	=	108.83 s.f.	+	1	109
24	12.46	x	4.34	=	54.08 s.f.	+	1	54
25	12.46	x	4.34	=	54.08 s.f.	+	1	54
26	1.51	x	17.50	=	26.43 s.f.	+	1	26
27	1.51	x	17.50	=	26.43 s.f.	+	1	26
28	1.33	x	15.17	=	20.18 s.f.	-	1	-20
29	1.33	x	15.17	=	20.18 s.f.	-	1	-20
30	2.67	x	14.83	=	39.60 s.f.	-	1	-40
31	2.67	x	14.83	=	39.60 s.f.	-	1	-40
32	2.42	x	8.50	=	20.57 s.f.	-	1	-21
33	2.42	x	8.50	=	20.57 s.f.	-	1	-21
34	3.25	x	6.00	=	19.50 s.f.	-	1	-20
35	3.25	x	6.00	=	19.50 s.f.	-	1	-20
36	1.34	x	14.83	=	19.87 s.f.	-	1	-20
37	1.34	x	14.83	=	19.87 s.f.	-	1	-20

TOTAL ALL BUILDINGS	**54,074 SF**

PROGRAM USE



SECOND FLOOR



FIRST FLOOR

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

FRYELANDS ELEMENTARY SCHOOL

Profile Name: Elementary School - Rural **Last Review:** 3/30/2022

Inventory Status: Recognized

Condition Rating: 87.22 %

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Site Improvement											
G2010	Roadways	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G2020	Parking Lots	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G2030	Pedestrian Plazas and Walkways	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G2050	Athletic, Recreational and Playfields Areas	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
G2060	Site Development	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G2080	Landscaping	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Liquid and Gas Site Utilities											
G3010	Water Utilities	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G3020	Sanitary Sewerage Utilities	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G3030	Storm Drainage Utilities	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G3060	Site Fuel Distribution	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Electrical Site Improvements											
G4010	Site Electric Distribution Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G4050	Site Lighting	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
Site Communications											
G5010	Site Communications Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2021-2022 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

FRYELANDS ELEMENTARY SCHOOL - MAIN BUILDING

Profile Name: Elementary School - Multi-Story
Inventory Status: Recognized
Reviewed By: Consultant
Condition Rating: 85.55 %

Currently BCA Certified: Yes
Last BCA Certify: 8/13/2021
Last District Review: 2/26/2021
Last District Review: 2/26/2021

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Foundations											
A1010	Standard Foundation	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
A4040	Pits and Bases	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Superstructure											
B1010	Floor Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B1020	Roof Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B1080	Stairs	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
B2020	Exterior Windows	☐	☑	☐	☐	☐	☐	90 %	☐	☑	☐
B2050	Exterior Doors and Grilles	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
B2070	Exterior Louvers and Vents	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B3020	Roof Appurtenances	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B3060	Horizontal Openings	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B3080	Overhead Exterior Enclosures	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
Interior Construction											
C1010	Interior Partitions	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1020	Interior Windows	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1030	Interior Doors	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1040	Interior Grilles and Gates	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1060	Raised Floor Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1070	Suspended Ceiling Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C2020	Interior Fabrications	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C2030	Flooring	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C2040	Stair Finishes	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C2050	Ceiling Finishes	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Conveying											
D1010	Vertical Conveying Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2021-2022 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

Plumbing					
D2010	Domestic Water Distribution	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D2020	Sanitary Drainage	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D2030	Building Support Plumbing Systems	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
HVAC					
D3010	Facility Fuel Systems	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D3020	Heating Systems	☐ ☐ ☑ ☐ ☐ ☐	62 %	☑ ☐ ☐
D3030	Cooling Systems	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D3050	Facility HVAC Distribution Systems	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D3060	Ventilation	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
Fire Protection					
D4010	Fire Suppression	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D4030	Fire Protection Specialties	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
Electrical					
D5020	Electrical Services and Distribution	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D5030	General Purpose Electrical Power	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D5040	Lighting	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
Communications					
D6010	Data Communications	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D6020	Voice Communications	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D6030	Audio-Video Communications	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D6060	Distributed Communications and Monitoring	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
Electronic Safety and Security					
D7010	Access Control and Intrusion Detection	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D7030	Electronic Surveillance	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D7050	Detection and Alarm	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
Integrated Automation					
D8010	Integrated Automation Facility Controls	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
Equipment					
E1040	Institutional Equipment	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
E1070	Entertainment and Recreational Equipment	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
Furnishings					
E2010	Fixed Furnishings	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
E2050	Movable Furnishings	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐

Maltby Elementary School
9700 212th SE
Snohomish, WA 98296-7198



Quick Facts:
Grade Level: K-5
Site Area: 9.48 Acres
Current Use: Educational Facility
Zone: R-5
Tax Parcel No.: 27052500100300

Construction History & Square Footage:

1968 Building A	10,512 sf
1968 Building B	18,769 sf
1968 Building C	12,933 sf
1987 Covered Play @ 50%	1,750 sf
2005 Full Renovation	
2005 Building D	5,160 sf
2005 Building C Addition	1,106 sf
Total SF	**50,230 sf**

Functional Permanent School Capacity:

Instructional Spaces	# Rooms	Class Size	Capacity
K-3	16	20	320
4-5	8	26	208
Spec Ed (Self Contained)	1	8	8
Total Instructional Spaces:	**25**		
Total Permanent Functional Capacity:			**536**

Current Enrollment (October 2021): **324 Head Count**
Number of Portables: 0

BUILDING CONDITION SUMMARY

SITE DEVELOPMENT

General
The school is located on a fairly level site in a rural neighborhood surrounded by farms, houses, and vacant lots. Play fields are grass and play areas are asphalt except bark in the soft play equipment area.

Transportation
Bus loading and unloading occurs in a designated loop at the east side of the school, with busses entering and leaving onto 212th St SE.

Parent drop-off/pick-up occurs in a designated loop at the main entry. The length of curb-side loading/unloading is insufficient for a school this size and has regularly creates vehicular congestion during school drop-off and pick-up.

Between the two parking lots on site, the site is served by 72 standard parking spaces and 4 accessible parking spaces, which appropriately serves the typical school needs. One of the accessible stalls is designated for vans. There are no designated spaces for vanpools, carpools, or alternative fuel vehicles.

Emergency Access
Fire hydrants and equipment access is provided.

Outdoor Surfaces
Parking lots and drives are asphalt with extruded concrete curbs. The asphalt hard surface play area was resurfaced in 2016. The asphalt paving and concrete surfaces are in generally in good condition.

Some sealant at expansion joints in the concrete paving has deteriorated and is missing. When not sealed, these concrete expansion joints become an area where dirt and debris can collect, and water can run under slab causing heaving, cracking, and displacement in the concrete. All joints should be cleared of debris and aged sealant, and re-sealed.

Stormwater Management + Sanitary Sewer
The storm drain system is on site and part of the grass play field area contains the septic tank and drainfield. Septic holding tank access and controls are located in and under the soft surface play area.

Accessibility
No site accessibility issues were observed.

Landscaping
Landscaping includes shrubs and trees in well-maintained planting areas.

GENERAL BUILDING

Construction History
Maltby Elementary was constructed in 1968 as a campus style facility composed of three single story buildings connected by covered walks and breezeways. A detached covered playshed was added in 1987. The building was re-roofed in 1988. A classroom building was added in 2005 including expansion of the main office along with full modernization of the existing facility. Site improvements were made to parking, bus loading area and the main courtyard.

Safety/Security
The site is fenced with chain link fencing. Due to the layout of the school, a secure entry vestibule is not feasible without a major reconfiguration of the campus.

Due to the low roofs, students and/or community members are able to easily access the roof and roof-top equipment. The insulation and shrouds on the hydronic lines show signs of abuse.

Building Envelope
The structure is composed of brick masonry bearing walls, steel columns, glu-lam beams and wood T & G decking. Windows are aluminum. Fascias are laminated wood and soffits are exposed decking and glu-lams. Exterior walls are non-insulated giant brick.

The roof is low slope SBS modified built-up roofing over minimal rigid insulation and flashings. The roof structure is 2x6 T&G decking on glu-lam beams. Downspouts are galvanized and painted.

With the possible exception of the covered play, which was more recently re-roofed, the facility's roof is approaching the end of its useful life and should be planned for replacement including new gutters and downspouts.

Exterior hollow metal doors are in good condition, but are due for new paint.

Interior Finishes & Equipment
The interior partitions are wood framed with gypsum wallboard. Minor scuffs, tears, and dings are apparent where exposed gypsum occurs. The gym floor was refinished, and game line were added.

The flooring and casework throughout the school were replaced in 2005 (now 17 years old) and is in fair condition, although signs of wear and staining exist. Carpet in the music room is particularly stained and worn. Assess carpet throughout the school to determine extent of replacement as part of a future flooring project.

Asbestos Containing Materials
The building was abated of all known asbestos containing material in 2005.

General Observations
Wood casework in the kitchen is showing signs of abuse and continual exposure to water. Ceramic tile wall is broken and missing in places. Consider upgrading finishes and casework in the kitchen. Kitchen hood was upgraded recently.

This school lacks flexible and adaptable instructional space to accommodate current teaching models. There are no flexible shared learning spaces for small group activities or personalized learning.

Consider adding durable exterior lighting to the covered play area to extend its usefulness. Exterior basketball hoops are rusted and worn.

MECHANICAL

Plumbing
The domestic hot, cold, and hot water circulation system is Type L hard drawn copper with fiberglass insulation. All sinks, faucets, and trim in the classrooms were replaced with new equipment. Portions of the underslab soil, waste, and vent system were reused where appropriate, new piping was added where required.

A new hydronic heating system was installed in 2005 with boilers, base mounted circulating pumps, and connections to new fan coil units in each classroom. This hydronic heating system is controlled by the DDC system.

Maintenance has increased in recent years as the boiler and flex lines have aged and begun to leak and fail.

HVAC
Each classroom has a vertical fan coil unit in a closet that is equipped with an economizer damper arrangement to allow up to 100% outside air for free cooling, when atmospheric conditions allow. During the occupied mode, the DDC system controls the automatic dampers to confirm that minimum ventilation outside air quantities are delivered to the spaces. The economizer controls allow for modulation of outside air quantities to maintain temperature in the space, as well as control the heating coil valve to allow additional heat as required by each individual space. These units also can be set up for 100% recirculation, 0% outside air for morning warm up and unoccupied mode operation. The units are controlled thru the DDC system and monitored at the Monroe SD central maintenance office. The Gym air handling system utilizes the DDC system and CO_2 sensors to modulate the outside air damper to the minimum position to maintain the set point CO_2 levels in the space.

Fire Sprinkler
The building is sprinklered throughout. A 6” fire service main is provided to each building for separate fire sprinkler riser rooms. A complete wet pipe sprinkler system conforming to NFPA 13 is installed.

Exposed exterior sprinkler pipe has significant rust and should be monitored to ensure surface corrosion does not impact the integrity of the pipe.

ELECTRICAL

Power
The electrical service consists of 120, 277/480V distribution system for lighting and power. Step down transformation from 480V to 120/208V for convenience outlets and small motors is provided.

Lighting
Lighting is fluorescent except HID fixtures in the Gym and LED for exterior lighting (upgraded in 2021).

Telephone & Data Systems
An integrated intercom/telephone system exists throughout the entire facility.

Communication Systems
DDC temperature control system is provided incorporating energy conservation and building occupation control strategies. The DDC system is by Alerton Technologies, installed by ATS Automation, the district's energy management system vendor

Electronic Safety & Security Systems
An addressable fire alarm system meeting current codes is provided.

SMALL CAPITAL AND MAJOR MAINTENANCE NEEDS

SAFETY

1. Assess options to mitigate vehicular congestion during pick-up/drop-off hours.
2. Investigate potential of installing a vestibule at the main entry.
3. Septic system access & controls located in soft surface play area. Consider options to improve student safety.

CODE / LEGAL

1. None observed

LIFE CYCLE REPAIR / REPLACEMENT

1. Repair / replace expansion joints at concrete paving.
2. Monitor insulation and protective shrouds of the rooftop hydronic lines to determine when replacement is necessary.
3. Monitor roofing to determine when replacement is necessary.
4. Paint exterior hollow metal doors.
5. Consider replacement of carpet and rubber base.
6. Consider renovation of kitchen casework and finishes.
7. Monitor exterior fire sprinkler piping (dry system) to determine when replacement is warranted.
8. Continue to monitor and replace boilers as required.

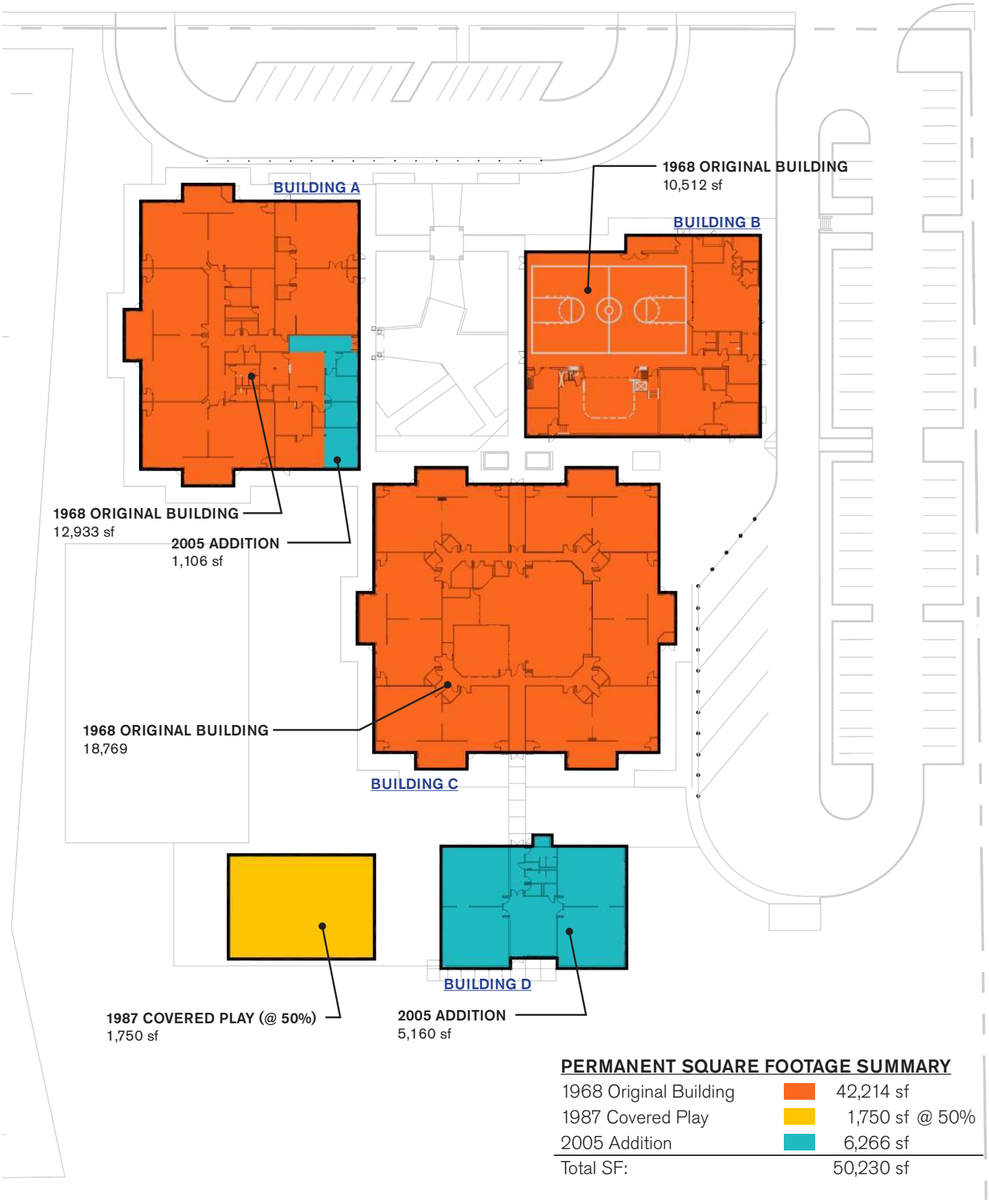
PROGRAM

1. Consider addition of durable exterior lighting to covered play.
2. This school lacks flexible and adaptable instructional space to accommodate current teaching models. There are no flexible shared learning spaces for small group activities or personalized learning.

AERIAL IMAGE



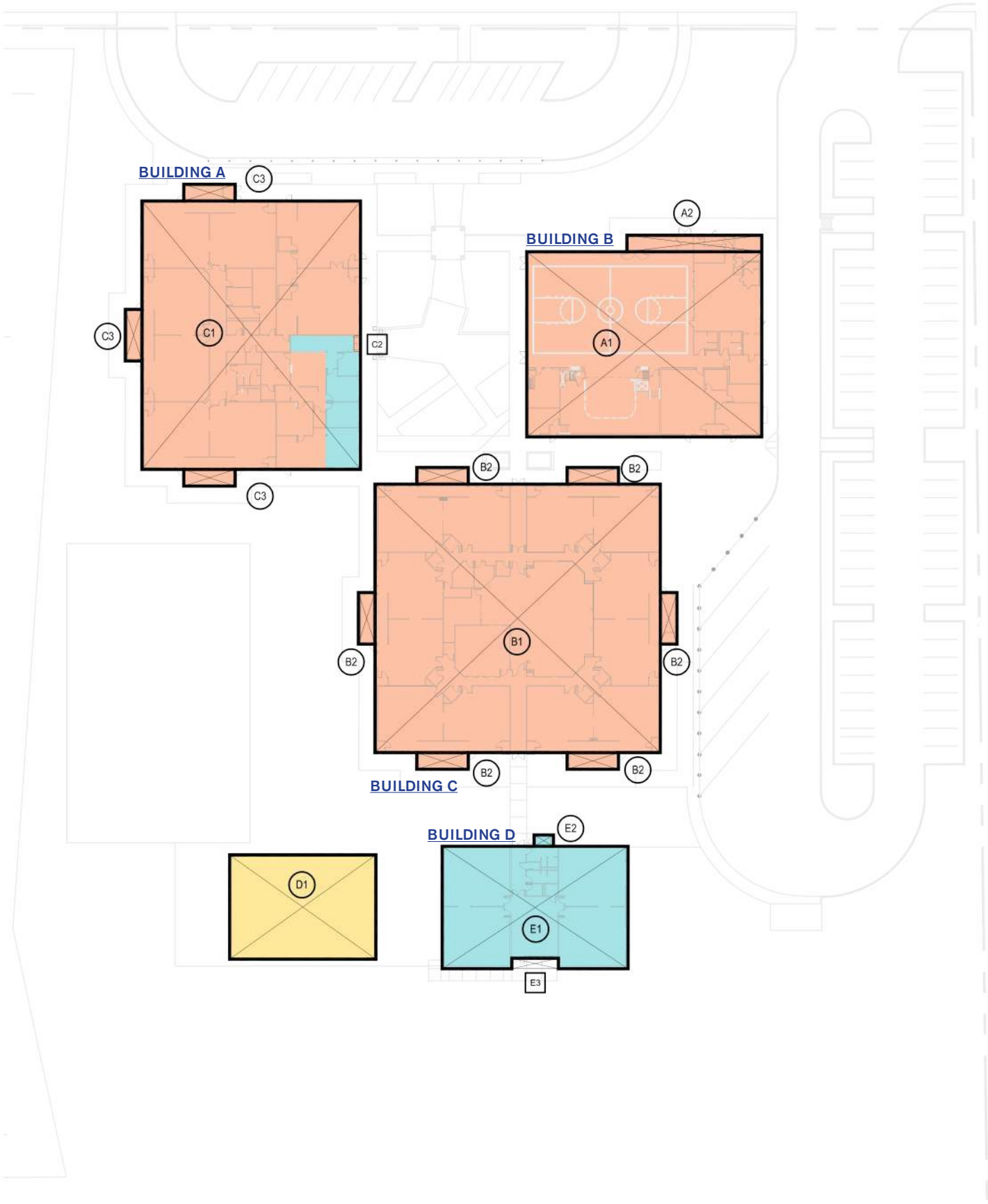
CONSTRUCTION HISTORY & AREA



PERMANENT SQUARE FOOTAGE SUMMARY

1968 Original Building	42,214 sf
1987 Covered Play	1,750 sf @ 50%
2005 Addition	6,266 sf
Total SF:	50,230 sf

AREA ANALYSIS

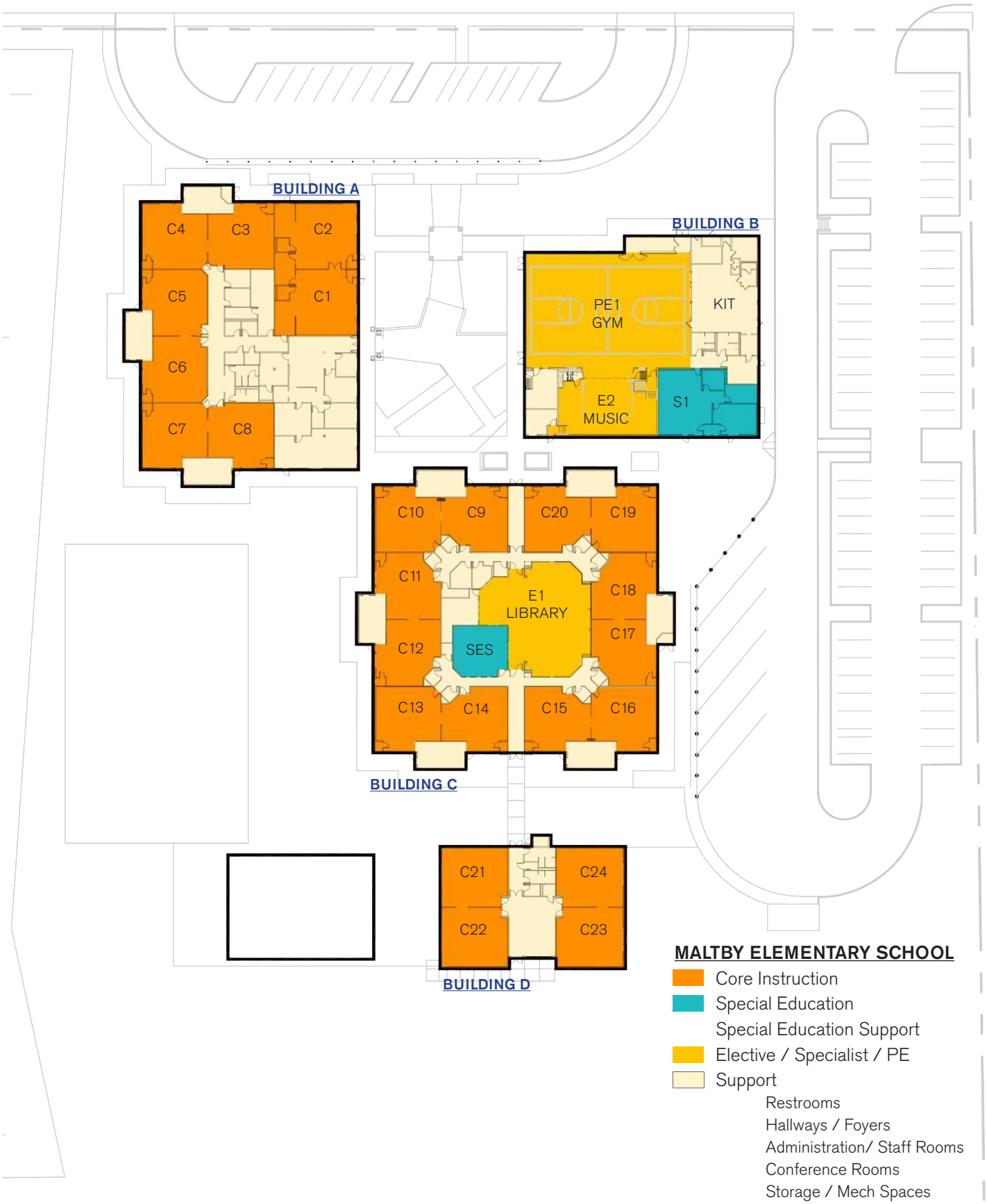


AREA ANALYSIS

Area	Length		Width		Area	Add/ Subtr.	Factor	Totals
Building A		1974						**10,512 SF**
A1	88.75	x	112.67	=	9,999.46 s.f.	+	1	9,999
A2	7.92	x	64.67	=	512.19 s.f.	+	1	512
Building B		1974						**18,769 SF**
B1	128.67	x	136.67	=	17,585.33 s.f.	+	1	17,585
B2	8.00	x	24.67 (6)	=	1,184.16 s.f.	+	1	1,184
Building C		1974/2005						**14,038 SF**
C1	128.67	x	104.67	=	13,467.89 s.f.	+	1	13,468
C2	3.00	x	7.33	=	21.99 s.f.	-	1	-22
C3	8.00	x	24.67 (3)	=	592.08 s.f.	-	1	592.08
Building D		1987						**1,750 SF**
D1	50.00	x	70.00	=	3,500.00 s.f.	+	0.5	1,750
Building E		2005						**5,160 SF**
E1	89.00	x	58.67	=	5,221.63 s.f.	+	1	5,222
E2	9.30	x	5.42	=	50.41 s.f.	+	1	50
E3	5.00	x	22.33	=	111.65 s.f.	-	1	-112

TOTAL ALL BUILDINGS	**50,230 SF**

PROGRAM USE


BUILDING A
C4
C3
C2
C5
C1
C6
C7
C8
BUILDING B
PE1
GYM
KIT
E2
MUSIC
S1
C10
C9
C20
C19
C11
E1
LIBRARY
C18
C12
SES
C17
C13
C14
C15
C16
BUILDING C
C21
C24
C22
C23
BUILDING D
MALTBY ELEMENTARY SCHOOL
Core Instruction
Special Education
Special Education Support
Elective / Specialist / PE
Support
Restrooms
Hallways / Foyers
Administration/ Staff Rooms
Conference Rooms
Storage / Mech Spaces

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

MALTBY ELEMENTARY SCHOOL

Profile Name: Elementary School - Rural **Last Review:** 3/5/2018

Inventory Status: Recognized

Condition Rating: 86.46 %

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Site Improvement											
G2010	Roadways	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G2020	Parking Lots	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G2030	Pedestrian Plazas and Walkways	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G2050	Athletic, Recreational and Playfields Areas	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G2060	Site Development	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐
G2080	Landscaping	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Liquid and Gas Site Utilities											
G3010	Water Utilities	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G3020	Sanitary Sewerage Utilities	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
G3030	Storm Drainage Utilities	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Electrical Site Improvements											
G4010	Site Electric Distribution Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G4050	Site Lighting	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
Site Communications											
G5010	Site Communications Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2022-2023 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

MALTBY ELEMENTARY SCHOOL - BUILDING A

Profile Name: Classroom Building - Slabs On Grade
Inventory Status: Recognized
Reviewed By: District
Condition Rating: 84.11 %

Currently BCA Certified: No
Last BCA Certify: 12/14/2015
Last District Review: 3/5/2018
Last District Review: 3/5/2018

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Foundations											
A1010	Standard Foundation	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Superstructure											
B1020	Roof Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B2020	Exterior Windows	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B2050	Exterior Doors and Grilles	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
B2070	Exterior Louvers and Vents	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
B3020	Roof Appurtenances	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
B3060	Horizontal Openings	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B3080	Overhead Exterior Enclosures	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Interior Construction											
C1010	Interior Partitions	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1020	Interior Windows	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1030	Interior Doors	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1070	Suspended Ceiling Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
C2020	Interior Fabrications	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C2030	Flooring	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
C2050	Ceiling Finishes	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D2020	Sanitary Drainage	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D2030	Building Support Plumbing Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
HVAC											
D3020	Heating Systems	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
D3050	Facility HVAC Distribution Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D3060	Ventilation	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2022-2023 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

Fire Protection					
D4010	Fire Suppression	☐ ☐ ☑ ☐ ☐ ☐	62 %	☐ ☑ ☐	
D4030	Fire Protection Specialties	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
Electrical					
D5010	Facility Power Generation	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D5020	Electrical Services and Distribution	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D5030	General Purpose Electrical Power	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D5040	Lighting	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
Communications					
D6010	Data Communications	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D6020	Voice Communications	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D6030	Audio-Video Communications	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D6060	Distributed Communications and Monitoring	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
Electronic Safety and Security					
D7010	Access Control and Intrusion Detection	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D7030	Electronic Surveillance	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D7050	Detection and Alarm	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
Integrated Automation					
D8010	Integrated Automation Facility Controls	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
Furnishings					
E2010	Fixed Furnishings	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
E2050	Movable Furnishings	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2022-2023 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

MALTBY ELEMENTARY SCHOOL - BUILDING B

Profile Name:	Classroom Building - Slabs On Grade	**Currently BCA Certified:**	No
Inventory Status:	Recognized	**Last BCA Certify:**	12/14/2015
Reviewed By:	District	**Last District Review:**	3/5/2018
Condition Rating:	83.34 %	**Last District Review:**	3/5/2018

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Foundations											
A1010	Standard Foundation	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Superstructure											
B1020	Roof Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B2020	Exterior Windows	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B2050	Exterior Doors and Grilles	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B2070	Exterior Louvers and Vents	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
B3020	Roof Appurtenances	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
B3060	Horizontal Openings	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B3080	Overhead Exterior Enclosures	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Interior Construction											
C1010	Interior Partitions	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1020	Interior Windows	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1030	Interior Doors	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1070	Suspended Ceiling Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
C2020	Interior Fabrications	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C2030	Flooring	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐
C2050	Ceiling Finishes	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D2020	Sanitary Drainage	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D2030	Building Support Plumbing Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
HVAC											
D3020	Heating Systems	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
D3050	Facility HVAC Distribution Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D3060	Ventilation	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2022-2023 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

Fire Protection					
D4010	Fire Suppression	☐ ☐ ☑ ☐ ☐ ☐	62 %	☐ ☑ ☐	
D4030	Fire Protection Specialties	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
Electrical					
D5010	Facility Power Generation	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D5020	Electrical Services and Distribution	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D5030	General Purpose Electrical Power	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D5040	Lighting	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
Communications					
D6010	Data Communications	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D6020	Voice Communications	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D6030	Audio-Video Communications	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D6060	Distributed Communications and Monitoring	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
Electronic Safety and Security					
D7010	Access Control and Intrusion Detection	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D7030	Electronic Surveillance	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D7050	Detection and Alarm	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
Integrated Automation					
D8010	Integrated Automation Facility Controls	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
Furnishings					
E2010	Fixed Furnishings	☐ ☐ ☑ ☐ ☐ ☐	62 %	☑ ☐ ☐	
E2050	Movable Furnishings	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2022-2023 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

MALTBY ELEMENTARY SCHOOL - BUILDING C

Profile Name:	Classroom Building - Slabs On Grade	**Currently BCA Certified:**	No
Inventory Status:	Recognized	**Last BCA Certify:**	12/14/2015
Reviewed By:	District	**Last District Review:**	3/5/2018
Condition Rating:	84.25 %	**Last District Review:**	3/5/2018

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Foundations											
A1010	Standard Foundation	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Superstructure											
B1020	Roof Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B2020	Exterior Windows	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B2050	Exterior Doors and Grilles	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B2070	Exterior Louvers and Vents	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
B3020	Roof Appurtenances	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
B3060	Horizontal Openings	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B3080	Overhead Exterior Enclosures	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Interior Construction											
C1010	Interior Partitions	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1020	Interior Windows	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1030	Interior Doors	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1070	Suspended Ceiling Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
C2020	Interior Fabrications	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C2030	Flooring	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
C2050	Ceiling Finishes	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D2020	Sanitary Drainage	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D2030	Building Support Plumbing Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
HVAC											
D3020	Heating Systems	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
D3050	Facility HVAC Distribution Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D3060	Ventilation	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2022-2023 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

Fire Protection					
D4010	Fire Suppression	☐ ☐ ☑ ☐ ☐ ☐	62 %	☐ ☑ ☐	
D4030	Fire Protection Specialties	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
Electrical					
D5010	Facility Power Generation	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D5020	Electrical Services and Distribution	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D5030	General Purpose Electrical Power	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D5040	Lighting	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
Communications					
D6010	Data Communications	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D6020	Voice Communications	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D6030	Audio-Video Communications	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D6060	Distributed Communications and Monitoring	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
Electronic Safety and Security					
D7010	Access Control and Intrusion Detection	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D7030	Electronic Surveillance	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D7050	Detection and Alarm	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
Integrated Automation					
D8010	Integrated Automation Facility Controls	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
Furnishings					
E2010	Fixed Furnishings	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
E2050	Movable Furnishings	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2022-2023 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

MALTBY ELEMENTARY SCHOOL - BUILDING D

Profile Name:	Classroom Building - Slabs On Grade	**Currently BCA Certified:**	No
Inventory Status:	Recognized	**Last BCA Certify:**	12/14/2015
Reviewed By:	District	**Last District Review:**	3/5/2018
Condition Rating:	82.97 %	**Last District Review:**	3/5/2018

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Foundations											
A1010	Standard Foundation	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Superstructure											
B1020	Roof Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B2020	Exterior Windows	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B2050	Exterior Doors and Grilles	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B2070	Exterior Louvers and Vents	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐
B3020	Roof Appurtenances	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
B3060	Horizontal Openings	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B3080	Overhead Exterior Enclosures	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Interior Construction											
C1010	Interior Partitions	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1020	Interior Windows	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1030	Interior Doors	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1070	Suspended Ceiling Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
C2020	Interior Fabrications	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C2030	Flooring	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
C2050	Ceiling Finishes	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐
Plumbing											
D2010	Domestic Water Distribution	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D2020	Sanitary Drainage	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D2030	Building Support Plumbing Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
HVAC											
D3020	Heating Systems	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
D3050	Facility HVAC Distribution Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D3060	Ventilation	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2022-2023 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

Fire Protection					
D4010	Fire Suppression	☐ ☐ ☑ ☐ ☐ ☐	62 %	☐ ☑ ☐	
D4030	Fire Protection Specialties	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
Electrical					
D5010	Facility Power Generation	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D5020	Electrical Services and Distribution	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D5030	General Purpose Electrical Power	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D5040	Lighting	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
Communications					
D6010	Data Communications	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D6020	Voice Communications	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D6030	Audio-Video Communications	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D6060	Distributed Communications and Monitoring	☐ ☑ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐	
Electronic Safety and Security					
D7010	Access Control and Intrusion Detection	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D7030	Electronic Surveillance	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D7050	Detection and Alarm	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
Integrated Automation					
D8010	Integrated Automation Facility Controls	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
Furnishings					
E2010	Fixed Furnishings	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
E2050	Movable Furnishings	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2022-2023 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

MALTBY ELEMENTARY SCHOOL - COVERED PLAYSHED

Profile Name:	Covered Play	**Currently BCA Certified:**	No
Inventory Status:	Recognized	**Last BCA Certify:**	12/14/2015
Reviewed By:	District	**Last District Review:**	3/5/2018
Condition Rating:	86.81 %	**Last District Review:**	3/5/2018

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Foundations											
A1010	Standard Foundation	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Superstructure											
B1020	Roof Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
B3020	Roof Appurtenances	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B3080	Overhead Exterior Enclosures	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐
C2050	Ceiling Finishes	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐
Electrical											
D5030	General Purpose Electrical Power	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Equipment											
E1040	Institutional Equipment	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐
E1070	Entertainment and Recreational Equipment	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐

Salem Woods Elementary School
12802 Wagner Road
Monroe, WA 98272-7712



Quick Facts:
Grade Level: K-5
Site Area: 13.87 Acres
Current Use: Educational Facility
Zone: R-5
Tax Parcel No.: 28072900300400 (10.09 acres)
28072900303200 (1.26 acres)
28072900301000 (2.52 acres)

Construction History & Square Footage:

1980 Original Building A	8,504 sf
1980 Covered Play @ 50%	1,440 sf
1980 Original Building B	Demo in 2019
1980 Original Building C	Demo in 2019
1980 Original Building D	Demo in 2019
1980 Original Building E	Demo in 2019
1987 Building E Addition	Demo in 2019
2018 Classroom Addition	42,141 sf
Total SF	**52,085 sf**

Functional Permanent School Capacity:

Instructional Spaces	# Rooms	Class Size	Capacity
K-3	16	20	320
4-5	6	26	156
Spec Ed (Self Contained)	1	8	8
Total Instructional Spaces:	**23**		
Total Permanent Functional Capacity:			**484**

Current Enrollment (October 2021): **426 Head Count**
Number of Portables: 3
Current Use of Portables: (1) Music; (2) Storage

BUILDING CONDITION SUMMARY

SITE DEVELOPMENT

General
The school is located on a fairly level site in a rural neighborhood. The site contains a grass playfield and a soft surface play area to the western portion of the site. The hard surface play area is shared with the bus loop, and is asphalt.

Transportation
Bus loading and unloading occurs in a designated loop at the west side of the site, with busses entering and exiting onto Wagner Road. 10 bus spaces are provided.

Parent drop-off/pick-up occurs in a designated loop at the main entry. The length of curb-side loading/unloading is sufficient for a school this size and has mitigated vehicular congestion.

The main parking lot holds 40 standard parking spaces and 4 accessible parking spaces, and a secondary lot provides an additional 38 spaces. The parking lot appropriately serves the typical school needs. One of the accessible stalls is designated for vans. There are no designated spaces for vanpools, carpools, or alternative fuel vehicles.

Emergency Access
The fire hydrants are serviced from a drafting station in the lake across the street; adequate fire flow is not available from the existing utilities provided to the site.

Emergency access is provided around the entire building.

Outdoor Surfaces
Parking lots and drives are asphalt with concrete curbs. The asphalt paving and concrete surfaces are in good condition.

Sanitary Sewer
The sewer system consists of a septic tank with two drain fields located under the play fields.

Accessibility
No site accessibility issues were observed.

Landscaping
Landscaping includes shrubs and trees in planting areas and planter boxes. The site contains an environmental instruction area on a raised deck to the south of the school, overlooking a rain garden.

GENERAL BUILDING

Construction History
The majority of Salem Woods Elementary was replaced in 2018 with two 2-story additions, connected by an enclosed corridor system. The only remaining piece of the original 1980 school is the gym building and the covered play.

Safety/Security
The site is partially fenced with chain link fencing.

Building Envelope
The 1980 gym building structure consists of single-story timber pole and steel tube column construction on spread footings. The exterior walls are painted beveled wood siding. The roof structure consists of glu-lam beams with sawn purlins and 1-1/8” plywood. Roofing is composition shingles.

The gym building was re-painted in 2021. Multiple instances of rot and damage were observed at the bases of the gym building peeler poles where the wood has wicked water. Further investigation is recommended to determine extent of the rot, and best course of action for each column.

The 2018 addition is clad in metal siding and composite resin panels. The roof is clad in composition shingles, but additional information on the building construction was unavailable at the time of the report.

Interior Finishes & Equipment
The 1980 Gym building has VCT flooring with painted gypsum board walls. The kitchen has quarry tile floors with ceramic tile walls. Restrooms have ceramic tiles walls and floors.

The 2018 addition finishes are generally in excellent condition. Interior finishes typically consist of LVT and carpet flooring, painted gypsum with plywood wainscot, ceramic tile walls and floors at the restrooms, exterior hollow metal doors and frames, and interior wood doors set into hollow metal frames. A large glulam feature staircase leads from the main entry to the second floor.

The Gym building VCT tile has varying degrees of gapping. This separation is not currently posing a trip hazard but should be monitored to ensure it does not continue to deteriorate. The stage draperies on the platform are extremely worn and stained.

Asbestos Containing Materials
The new addition is reported to have no asbestos containing materials.

The gymnasium building is not reported to contain any friable asbestos containing materials but does have asbestos tile mastic.

General Observations
Connex storage containers were observed to be extremely corroded. If container is still necessary for site storage, replace when feasible.

Community members have been found to drive across the front landscaping areas. If vandalism persists, consider installing permanent bollards.

Current code dictates that classrooms, bathrooms, and other permanent interior building spaces must be marked with an identification sign that complies with ADA sign content guidelines. Room signage is missing in areas of the original 1980 construction, and where it does exist, does not generally contain tactile characters.

MECHANICAL

Plumbing
1980 gym building: Plumbing consists of hot and cold piping and drain lines under slabs and in frame walls.

Information on the 2018 addition plumbing was unavailable at the time of report. Fixtures in the classrooms are stainless steel. Fixtures in toilet rooms and janitor areas are white vitreous china or enameled cast iron. Building fixtures appear to meet ADA requirements.

HVAC
The mechanical system serving the gym building consists of packaged air to air heat pumps. The equipment is clean and in fair condition but at the end of its useful life. Air distribution is through ceiling diffusers. The HVAC system should be investigated for conformance with current codes for air exchange.

Fire Sprinkler
The 2018 addition is sprinklered, but the 1980 gym building is not. The stage is the only portion of the gym building that is sprinklered.

A small pond is located across the street and a drafting station was constructed for additional fire flow capacity to the building in case of an emergency.

ELECTRICAL

Power
The electrical service consists of 120, 277/480V distribution system for lighting and power. Step down transformation from 480V to 120/208V for convenience outlets and small motors is provided.

Lighting
Lighting is LED in the new building with HID fixtures in the Gym.

Telephone & Data Systems
An integrated intercom/telephone system is provided.

Communication System
A master clock and clock system is provided throughout, with the gym building PA system tied into the new 2018 addition.

Cellular service was unreliable while on site. Consider reaching out to area providers to determine whether coverage could be improved, or signal boosted. In addition, the intercom system was not heard on the outside of the building.

Controls System
The building's energy management system was installed with the 2018 addition. The facility contains the original pneumatic energy control system.

Electronic Safety & Security Systems
An addressable fire alarm system is provided throughout with offsite monitoring. The 1980 gym building is tied into the 2018 addition system.

A security system is located in all circulation areas and is tied into an outside monitoring agency.

SMALL CAPITAL AND MAJOR MAINTENANCE NEEDS

SAFETY

1. Limited cellular service was available on site. Investigate options for boosting signal.

CODE / LEGAL

1. Consider adding ADA compliant signage to the gym building.
2. Stage is the only portion of the gymnasium building that is fire sprinklered. Although not required (grandfathered) current standard requires all schools to be fully sprinklered by state law.

LIFE CYCLE REPAIR / REPLACEMENT

1. Engage a structural engineer to do a full assessment of covered play peeler poles. Repair / replace peeler pole columns as necessary.
2. Monitor VCT in gymnasium to ensure separation does not continue to deteriorate or pose a trip hazard.
3. Consider replacing stage draperies.
4. Replace or remove connex storage containers.

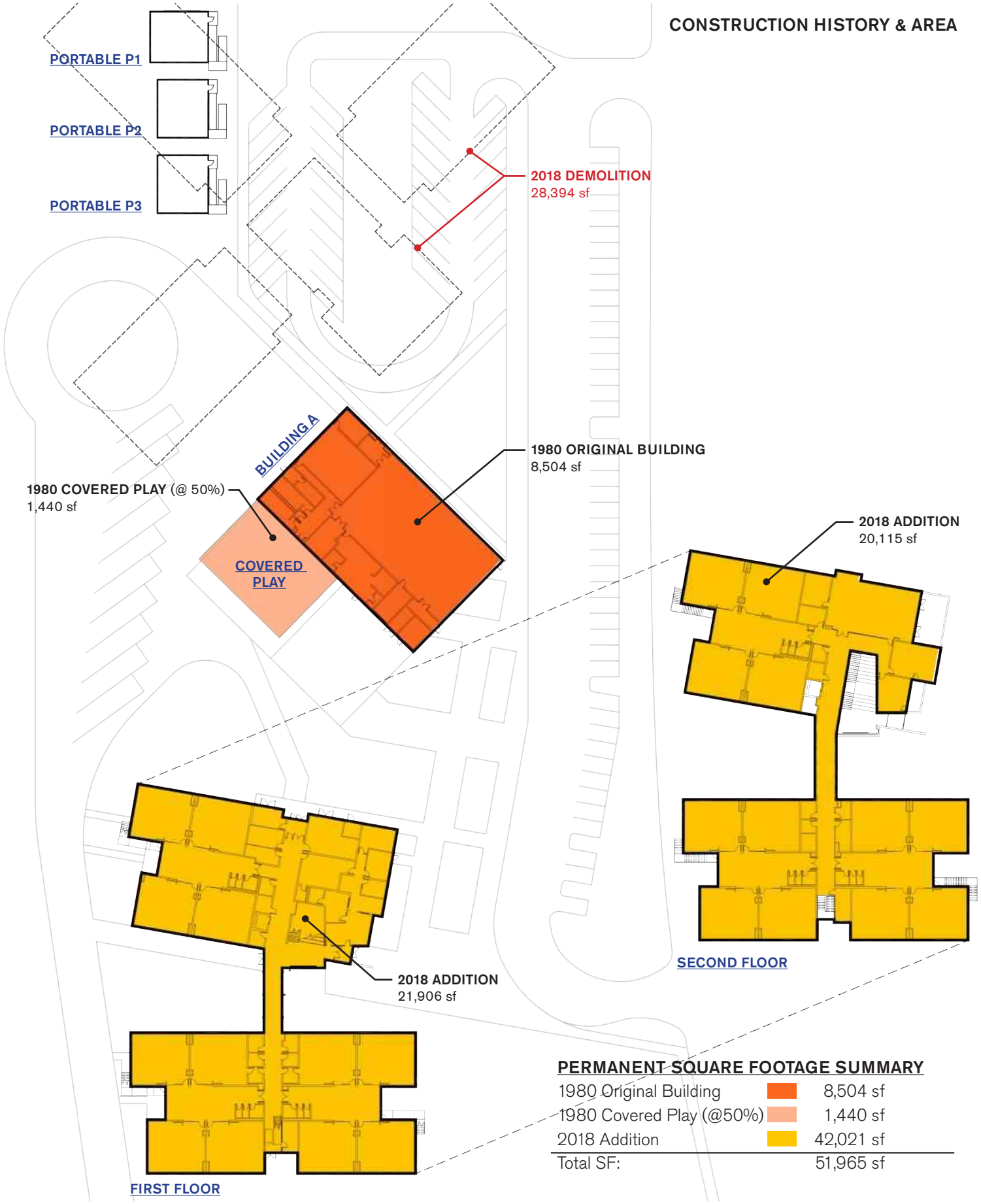
PROGRAM

1. Consider adding bollards to front landscaping area if problems with community members driving across the lawn persists.
2. Consider a replacement or modernization of the gym building (finishes and equipment) to bring the program up to the standard of the new addition.

AERIAL IMAGE



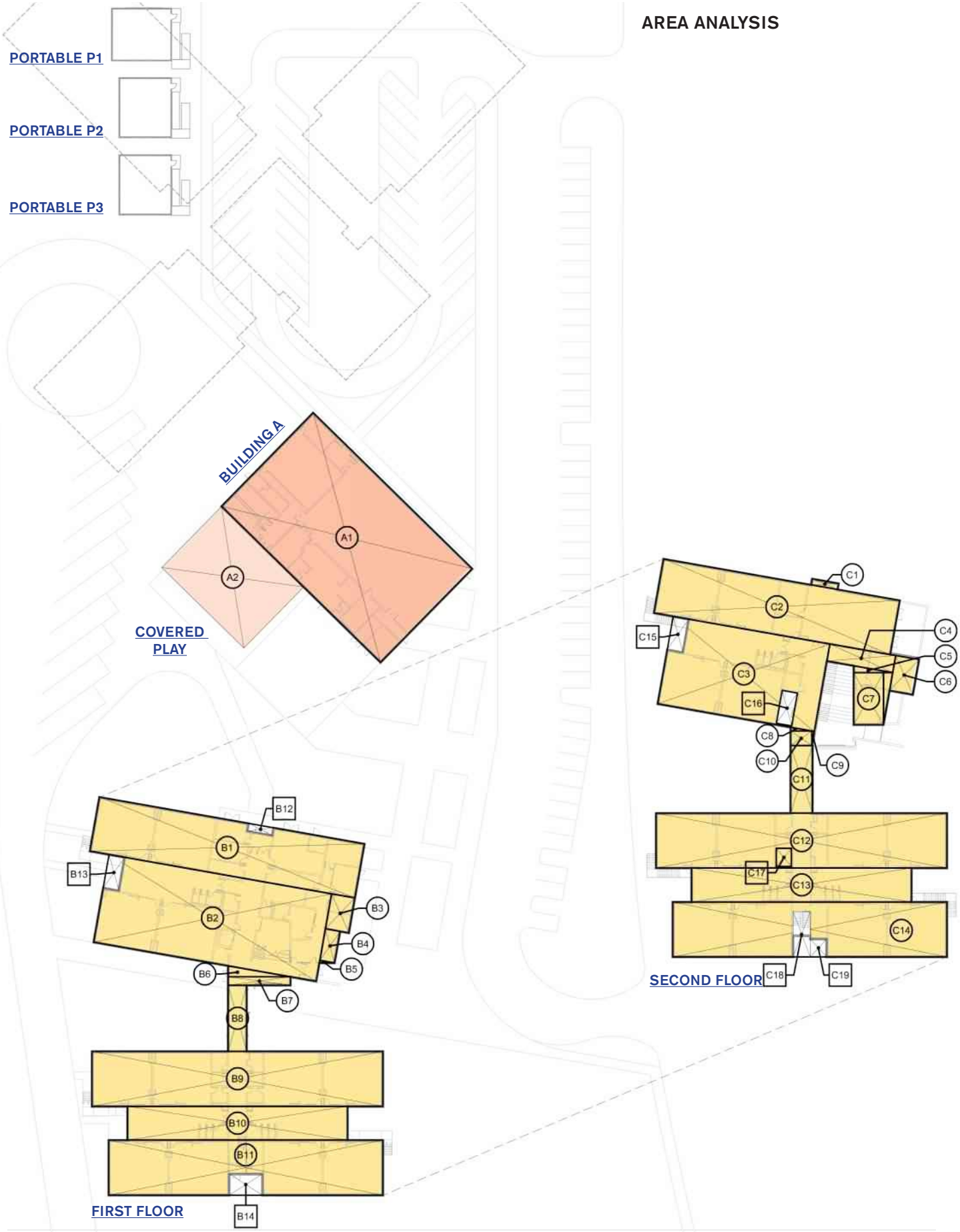
CONSTRUCTION HISTORY & AREA



PERMANENT SQUARE FOOTAGE SUMMARY

1980 Original Building	8,504 sf
1980 Covered Play (@50%)	1,440 sf
2018 Addition	42,021 sf
Total SF:	51,965 sf

AREA ANALYSIS



AREA ANALYSIS

Area	Length		Width		Area	Add/ Subtr.	Factor	Totals
Gym Building		1980						**8,504 SF**
A1	70.67	x	120.33	=	8,503.72 s.f.	+	1	8,504
Covered Play		1980						**1,440 SF**
A2	62.25	x	46.25	=	2,879.06 s.f.	+	0.5	1,440
Classroom Building Addition								
First Floor		2018						**21,906 SF**
B1	29.67	x	145.00	=	4,302.15 s.f.	+	1	4,302
B2	48.00	x	122.00	=	5,856.00 s.f.	+	1	5,856
B3	19.00	x	12.83	=	243.83 s.f.	+	1	244
B4	17.32	x	8.08	=	139.98 s.f.	+	1	140
B5	8.08	x	1.43/2	=	5.77 s.f.	+	1	6
B6	33.70	x	5.94/2	=	100.13 s.f.	+	1	100
B7	4.55	x	33.70	=	153.23 s.f.	+	1	153
B8	35.65	x	10.08	=	359.35 s.f.	+	1	359
B9	29.70	x	157.00	=	4,662.43 s.f.	+	1	4,662
B10	18.25	x	118.80	=	2,168.14 s.f.	+	1	2,168
B11	29.30	x	148.00	=	4,336.40 s.f.	+	1	4,336
B12	4.17	x	13.83	=	57.62 s.f.	-	1	-58
B13	18.25	x	8.58	=	156.65 s.f.	-	1	-157
B14	11.45	x	18.05	=	206.64 s.f.	-	1	-207
Second Floor		2018						**20,115 SF**
C1	3.33	x	14.50	=	48.29 s.f.	+	1	48
C2	29.67	x	129.50	=	3,842.27 s.f.	+	1	3,842
C3	48.00	x	86.00	=	4,128.00 s.f.	+	1	4,128
C4	9.33	x	36.08	=	336.63 s.f.	+	1	337
C5	21.00	x	3.70/2	=	38.85 s.f.	+	1	39
C6	19.17	x	13.00	=	249.16 s.f.	+	1	249
C7	28.14	x	16.05	=	451.65 s.f.	+	1	452
C8	11.57	x	2.05/2	=	11.87 s.f.	+	1	12
C9	7.65	x	1.35/2	=	5.16 s.f.	+	1	5
C10	7.77	x	11.57	=	89.84 s.f.	+	1	90
C11	36.50	x	11.92	=	434.93 s.f.	+	1	435
C12	29.70	x	157.00	=	4,662.43 s.f.	+	1	4,662
C13	18.25	x	118.80	=	2,168.14 s.f.	+	1	2,168
C14	29.30	x	148.00	=	4,336.40 s.f.	+	1	4,336
C15	18.25	x	8.58	=	156.64 s.f.	-	1	-157
C16	17.50	x	8.00	=	140.00 s.f.	-	1	-140
C17	9.80	x	8.20	=	80.33 s.f.	-	1	-80
C18	24.50	x	9.20	=	225.33 s.f.	-	1	-225
C19	9.72	x	8.85	=	86.00 s.f.	-	1	-86
					TOTAL ALL BUILDINGS			**51,965 SF**

PROGRAM USE


PORTABLE P1
PORTABLE P2
E3
MUSIC
PORTABLE P3
BUILDING A
E2
MUSIC
PE 1
GYM
KIT
COVERED
PLAY
C12
SES
E1
LIBRARY
C13
C14
SES
C1
C2
C3
C4
ADMIN
C15
C16
C17
C18
C19
C20
C21
C22
SECOND FLOOR
C5
C6
S1
C7
C8
C9
SES
C10
C11
FIRST FLOOR
SALEM WOODS ELEMENTARY SCHOOL
Core Instruction
Special Education
Special Education Support
Elective / Specialist / PE
Support
Restrooms
Hallways / Foyers
Administration/ Staff Rooms
Conference Rooms
Storage / Mech Spaces

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

SALEM WOODS ELEMENTARY SCHOOL

Profile Name: Elementary School - Rural **Last Review:** 8/13/2021

Inventory Status: Recognized

Condition Rating: 96.36 %

		Condition Rating						Component	Priority		
Sub-Assembly	**Component**	**E**	**G**	**F**	**P**	**U**	**N/A**	**Score**	**L**	**M**	**H**
Site Improvement											
G2010	Roadways	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
G2020	Parking Lots	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
G2030	Pedestrian Plazas and Walkways	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
G2050	Athletic, Recreational and Playfields Areas	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G2060	Site Development	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
G2080	Landscaping	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
Liquid and Gas Site Utilities											
G3010	Water Utilities	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G3020	Sanitary Sewerage Utilities	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G3030	Storm Drainage Utilities	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G3060	Site Fuel Distribution	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
Electrical Site Improvements											
G4010	Site Electric Distribution Systems	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
G4050	Site Lighting	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
Site Communications											
G5010	Site Communications Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2021-2022 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

SALEM WOODS ELEMENTARY SCHOOL - A BUILDING (MULTIPURPOSE)

Profile Name: Gymnasium
Inventory Status: Recognized
Reviewed By: Consultant
Condition Rating: 72.43 %

Currently BCA Certified: Yes
Last BCA Certify: 8/13/2021
Last District Review: 3/6/2018
Last District Review: 3/6/2018

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Foundations											
A1010	Standard Foundation	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
Superstructure											
B1020	Roof Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
B2020	Exterior Windows	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B2050	Exterior Doors and Grilles	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
B2070	Exterior Louvers and Vents	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
B3020	Roof Appurtenances	☐	☐	☐	☑	☐	☐	30 %	☐	☑	☐
B3060	Horizontal Openings	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B3080	Overhead Exterior Enclosures	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Interior Construction											
C1010	Interior Partitions	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
C1030	Interior Doors	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
C1040	Interior Grilles and Gates	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐
C2020	Interior Fabrications	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
C2030	Flooring	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐
C2050	Ceiling Finishes	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D2020	Sanitary Drainage	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D2030	Building Support Plumbing Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
HVAC											
D3010	Facility Fuel Systems	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
D3020	Heating Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D3050	Facility HVAC Distribution Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D3060	Ventilation	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2021-2022 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

Fire Protection					
D4010	Fire Suppression	☐ ☐ ☑ ☐ ☐ ☐	62 %	☑ ☐ ☐	
D4030	Fire Protection Specialties	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
Electrical					
D5010	Facility Power Generation	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D5020	Electrical Services and Distribution	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D5030	General Purpose Electrical Power	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D5040	Lighting	☐ ☐ ☐ ☑ ☐ ☐	30 %	☐ ☑ ☐	
Communications					
D6010	Data Communications	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D6020	Voice Communications	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D6030	Audio-Video Communications	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D6060	Distributed Communications and Monitoring	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
Electronic Safety and Security					
D7010	Access Control and Intrusion Detection	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D7030	Electronic Surveillance	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
D7050	Detection and Alarm	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
Integrated Automation					
D8010	Integrated Automation Facility Controls	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐	
Equipment					
E1030	Commercial Equipment	☐ ☐ ☐ ☑ ☐ ☐	30 %	☐ ☐ ☐	
E1040	Institutional Equipment	☐ ☐ ☑ ☐ ☐ ☐	62 %	☐ ☐ ☐	
E1070	Entertainment and Recreational Equipment	☐ ☐ ☑ ☐ ☐ ☐	62 %	☐ ☐ ☐	
Furnishings					
E2010	Fixed Furnishings	☐ ☐ ☑ ☐ ☐ ☐	62 %	☑ ☐ ☐	
E2050	Movable Furnishings	☐ ☐ ☑ ☐ ☐ ☐	62 %	☑ ☐ ☐	

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2021-2022 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

SALEM WOODS ELEMENTARY SCHOOL - NEW CLASSROOM AND ADMIN BUILDING

Profile Name: Elementary School - Multi-Story
Inventory Status: Recognized
Reviewed By: Consultant
Condition Rating: 100.00 %

Currently BCA Certified: Yes
Last BCA Certify: 8/13/2021
Last District Review:
Last District Review:

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Foundations											
A1010	Standard Foundation	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
A4040	Pits and Bases	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Superstructure											
B1010	Floor Construction	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B1020	Roof Construction	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B1080	Stairs	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B2020	Exterior Windows	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B2050	Exterior Doors and Grilles	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B2070	Exterior Louvers and Vents	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B3020	Roof Appurtenances	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B3060	Horizontal Openings	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B3080	Overhead Exterior Enclosures	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Interior Construction											
C1010	Interior Partitions	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1020	Interior Windows	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1030	Interior Doors	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1040	Interior Grilles and Gates	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1070	Suspended Ceiling Construction	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Interior Finishes											
C2010	Wall Finishes	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C2020	Interior Fabrications	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C2030	Flooring	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C2040	Stair Finishes	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C2050	Ceiling Finishes	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Conveying											
D1010	Vertical Conveying Systems	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2021-2022 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

Plumbing					
D2010	Domestic Water Distribution	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D2020	Sanitary Drainage	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D2030	Building Support Plumbing Systems	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
HVAC					
D3020	Heating Systems	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D3030	Cooling Systems	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D3050	Facility HVAC Distribution Systems	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D3060	Ventilation	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
Fire Protection					
D4010	Fire Suppression	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D4030	Fire Protection Specialties	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
Electrical					
D5020	Electrical Services and Distribution	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D5030	General Purpose Electrical Power	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D5040	Lighting	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
Communications					
D6010	Data Communications	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D6020	Voice Communications	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D6030	Audio-Video Communications	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D6060	Distributed Communications and Monitoring	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
Electronic Safety and Security					
D7010	Access Control and Intrusion Detection	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D7030	Electronic Surveillance	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D7050	Detection and Alarm	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
Integrated Automation					
D8010	Integrated Automation Facility Controls	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
Equipment					
E1030	Commercial Equipment	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
E1040	Institutional Equipment	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
E1070	Entertainment and Recreational Equipment	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
E1090	Other Equipment	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
Furnishings					
E2010	Fixed Furnishings	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
E2050	Movable Furnishings	☑ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Hidden River Middle School
9224 Paradise Lake Road
Snohomish, WA 98296-7145



Quick Facts:
Grade Level: 6-8
Site Area: 25.2 Acres
Current Use: Educational Facility
Zone: IP
Tax Parcel No.: 27052500102400

Construction History & Square Footage:

1999 Original Building	39,080 sf
2002 Covered Play x 50%	1,224 sf
2005 Gym/Music Addition	20,666 sf
2018 Classroom Addition	23,741 sf
Total SF	**84,710 sf**

Functional Permanent School Capacity:

Instructional Spaces	# Rooms	Class Size	Utilization Factor*	Capacity
General Classrooms (Grades 6-8)	13	28	80%	291
Science	4	28	80%	90
Spec Ed (Self Contained)	1	8		8
Fine Arts	3	28	80%	67
Gymnasium	2	28	80%	45
CTE	1	28	80%	22
Total Instructional Spaces:	**24**			
Total Permanent Functional Capacity:				**523**

Current Enrollment (October 2021): **317 Head Count**
Number of Portables: 1 double portable
Current Use of Portables: (1) Computer Lab; (1) Math Classroom

** The current Hidden River Middle School program operates on a six (6) period schedule with an early release on Friday. Each teacher requires a preparation period. The District's practice of having teachers use their classrooms without students for their preparation period requires the classroom to be vacant for one period a day. Therefore, a maximum utilization factor of 83% (5 divided by 6 = 83%) can be established. Recognizing that the current program desires a degree of innovation and flexibility in scheduling special programs, this utilization factor has been reduced to 80% for calculation of maximum enrollment capacity.*

BUILDING CONDITION SUMMARY

SITE DEVELOPMENT

General
The school is located on a large 25-acre rural site. The track and artificial-turf playfields are located to the south of the middle school.

Transportation
Bus loading and unloading occurs in a designated loop off a shared entrance from Paradise Lake Road.

Parent drop-off/pick-up occurs in a designated loop at the main entry. Parents enter the site in a shared driveway with the buses from Paradise Lake Road, but quickly split off into a dedicated parking lot. The length of curb-side loading/unloading is sufficient for a school this size.

Parking can accommodate 144 cars and eight busses, including 7 accessible stalls. There are no designated spaces for vanpools, carpools, or alternative fuel vehicles. A future addition is planned for up to another 61 parking spaces.

Emergency Access
Emergency and fire vehicular access is available around the building.

Outdoor Surfaces
The asphalt paving and concrete surfaces are in generally in good condition. Parking lot striping is due to be re-done. Extruded concrete curbs are crumbling and missing in places, while poured concrete curbs are in fair condition.

The pedestrian stair at the north end of the original 1999 construction has cracked and rebar is exposed at multiple stair treads, likely due to water freeze/thaw cycling.

Stormwater Management
On-site biofiltration swales and a detention pond accommodate storm drainage.

Sanitary Sewer
Sewer is tied into a mainline that services the highway 522 corridor.

Accessibility
No site accessibility issues were observed.

Landscaping
Landscaping around the site is primarily grass, mature trees, and natural vegetation. The limited ornamental plantings are in good condition.

GENERAL BUILDING

Construction History
Hidden River Middle School was constructed in 1999 as the first phase of a planned two-phase facility that was initially constructed to house 400 students. A covered playshed was added in 2002. A gymnasium, music and choir room addition was added in 2005. In 2019 a classroom addition was constructed which allowed for an upgraded capacity with specialty classrooms and labs.

Safety/Security
The main entry and administration area of the building was reconfigured during the 2019 addition ot integrate a secure entry vestibule. Location maps in the entry vestibule show outdated building layouts. Remove outdated signs and replace with current building layout.

2 keying systems exist within the building. Re-key to district standard and consolidate into one system.

Most classroom evacuation maps were replaced after 2019 addition. Complete replacement in remaining classrooms.

Building Envelope
The structure is a two-story wood framed building with CMU veneer and fiber cement exterior siding. The older portions of the facility were re-painted in 2021.

Remove rust, prime, and paint all exterior exposed structural steel to prolong life.

Fiber cement siding is aging appropriately, however, vertical butt joints at the horizontal lap siding are due for re-caulking to prolong life. More extreme degradation was noted on the south facing wall of the gym, and signs of rot were observed in the wood trim boards. Investigate cause of rot, and replace trim boards to correct issue. Areas of the soffit insect screen were observed to be slipping at the gym. Re-secure insect screen to ensure it does not become a hazard.

Sealant and backer road at CMU expansion joints are due for replacement in order to prevent water, air or insects from entering the building.

The roofing is 25-year composition shingles on plywood sheathing on pre-manufactured wood trusses. Moss has continually removed at roofing to extend life, but shingles are reaching the end of its useful life, and replacement should be planned for. At time of re-roofing, consider installing diverters at roof-to-wall conditions to push water flowing down the roof into the gutter and away from the exterior wall.

Interior Finishes & Equipment
Interior walls are typically wood studs with gypsum board finish. The corridors are finished with veneer plaster, the bathrooms with ceramic tile and the kitchen with FRP panels. Some of the classroom walls have vinyl wallcovering.

Horizontal blinds were observed to be functional in most areas, but damaged.

Original building carpet is aging appropriately but beginning to show age. Library carpet was particularly worn. Carpet at stage stairs in the 1999 multipurpose room is due for replacement.

Plastic laminate caps at the student circulation stairs in the classroom wing are cracked and delaminating.

Asbestos Containing Materials
The building does not have any asbestos containing materials.

General Observations
Now that students eat lunch in the commons of the new addition, consider use of the 1999 multipurpose room. The addition of courtliness to the floor and protective wall pads could provide the school with an auxiliary gym space. Acoustical treatments and upgrades to the platform could provide the district with another performance venue. Consider replacing drinking fountain with ADA compliant fixture.

All classrooms in the 1999 and 2005 construction have areas of casework that were designated for computer stations. Now that the district is moving to 1:1 student technology, assess function when the time comes for a classroom modernization.

The acoustics of the gymnasium are quite loud. Consider analysis to determine whether the space would benefit from acoustical treatments. Re-paint concrete floors in student locker rooms and coach’s offices. Re-caulk tile where it has split.

MECHANICAL

Plumbing
A 6” domestic water service is provided from a main outside the building to a main shutoff valve located in the Boiler Room. A 6” fire service main is provided to the building to a header in the Boiler Room.

Standard efficiency gas fired water heaters provide hot water for toilet room facilities, sinks and labs. Re-circulating hot water lines with time and temperature-controlled pumps provide quick hot water delivery at all fixtures.

Fixtures in toilet rooms, water coolers and in classrooms meet current ADA requirements. Water closets and urinals are furnished with heavy duty automatic operated flush valves with water conserving flow rates. Lavatories are furnished with metering, water conserving faucets.

HVAC
Heating and ventilation is provided to each zone in the facility by original 1999 & 2005 hydronic heat pump air handlers. Air handlers are located in the attic with easy access for safe access for maintenance and repair. A constant volume air handler with gas furnace sections serves the 1999 Multipurpose Room. Primary heating is provided by gas fired boilers located in the Boiler Room. Air conditioning is provided as part of the heat pump system. An outdoor air-cooled fluid cooler provides heat rejection.

Fire Sprinkler
A complete wet pipe sprinkler system is installed. Dry side wall heads protect the exterior canopy areas. The dry sprinkler system is reported to flood when the power goes out.

Sprinkler lines are deteriorating due to oxidation. The school is reported to have had 3 pipe leaks in the last 6 years from pitting. Further analysis should be conducted to determine extent and urgency for replacement.

ELECTRICAL

Power
208Y/120V. Surge suppression is provided at the main distribution panel and all 120-volt panels.

Lighting
Interior lighting systems are fluorescent with T8 lamps and electronic ballasts in the 1999 and 2005 construction, and LED in the 2018 addition. Exterior lighting was upgraded to LED in 2021. Upgrading the remaining areas to LED may provide the district with some energy saving.

Exit and emergency lights are provided in the corridors, media center, multipurpose room and other areas as required by code.

Telephone & Data Systems
A master clock system is provided and fully operational.

An integrated intercom/telephone system is provided and fully operational.

The Data Network System is provided. System meets the District middle school standards. TV distribution system with local origination is provided.

Communication Systems
Direct digital control is provided for all HVAC systems, exterior lighting, and landscape sprinklers.

Electronic Safety & Security Systems
An addressable fire alarm system meeting current jurisdiction requirements is provided, last upgraded during the 2018 addition.

A security system is installed throughout the facility and is in working order.

SMALL CAPITAL AND MAJOR MAINTENANCE NEEDS

SAFETY

1. Repair exterior student stair at north end of 1999 classroom wing.
2. Re-key all door hardware to district standard to consolidate.
3. Complete replacement of classroom evacuation maps.
4. Re-secure insect screening at gym soffits.

CODE / LEGAL

1. None observed

LIFE CYCLE REPAIR / REPLACEMENT

1. Re-paint parking lot striping.
2. Replace damaged concrete curbs as they become a nuisance.
3. Paint exterior exposed structural steel.
4. Caulk fiber cement siding.
5. Replace damaged wood trim at south wall of the gym.
6. Replace aging expansion joints at CMU.
7. Monitor roofing to determine when replacement is necessary. At time of re-roofing, consider adding diverters at roof-to-wall conditions to direct water into gutters and away from the exterior wall.
8. Replace damaged horizontal blinds or replace with roller window shades.
9. Consider replacement of carpet and rubber base.
10. Replace or repair plastic laminate stair caps.
11. Re-paint floors of locker rooms and coach's offices.
12. Caulk or replace grout where restroom tile has split.
13. Assess sprinkler system to determine extent and urgency of replacement need.

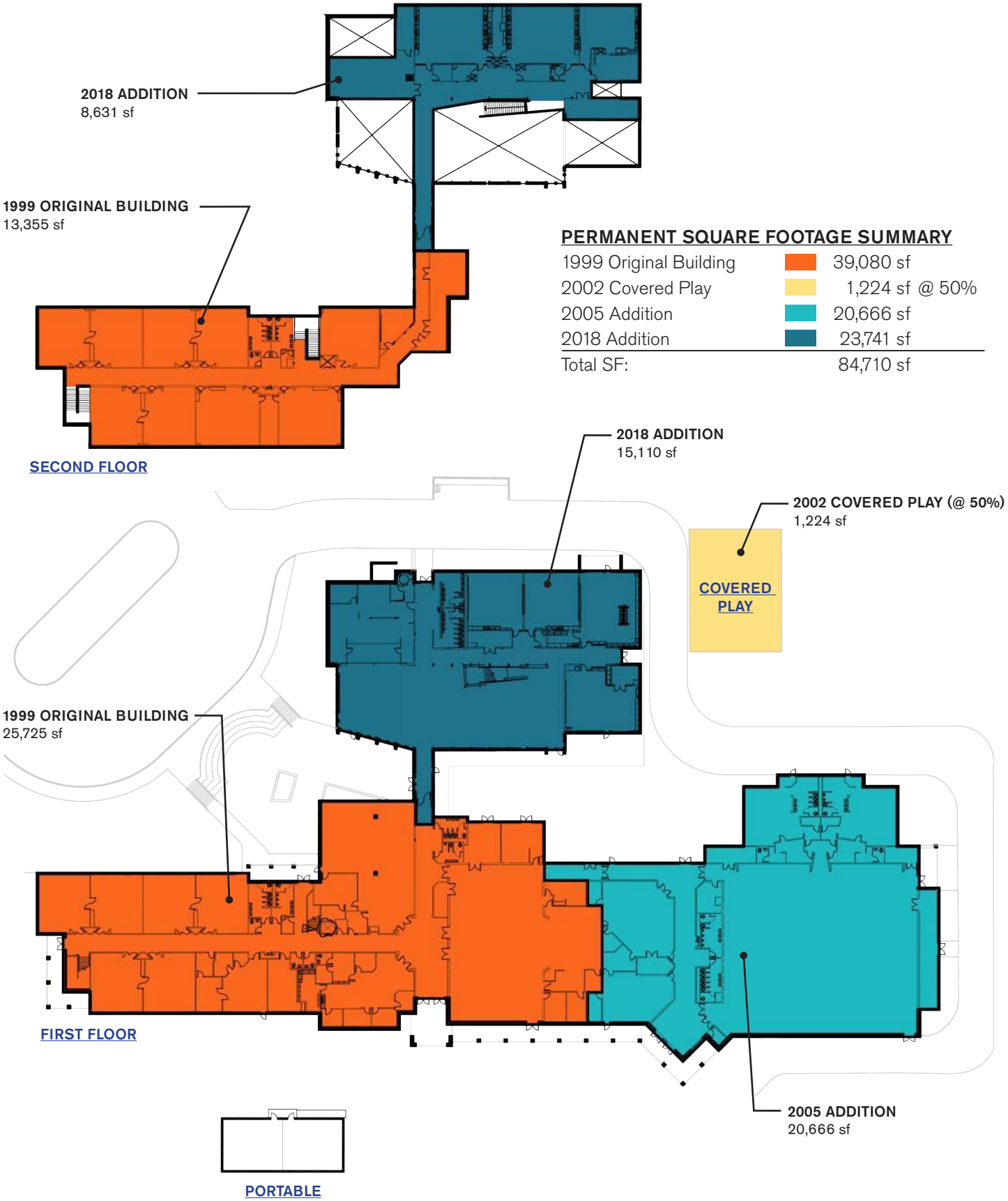
PROGRAM

1. Re-key building to be all on district standard.
2. Remove outdated location maps in vestibule(s) and replace with current.
3. Consider modernization of 1999 multipurpose room to better suit curriculum needs.
4. Consider adding acoustical treatments to the gymnasium.

AERIAL IMAGE



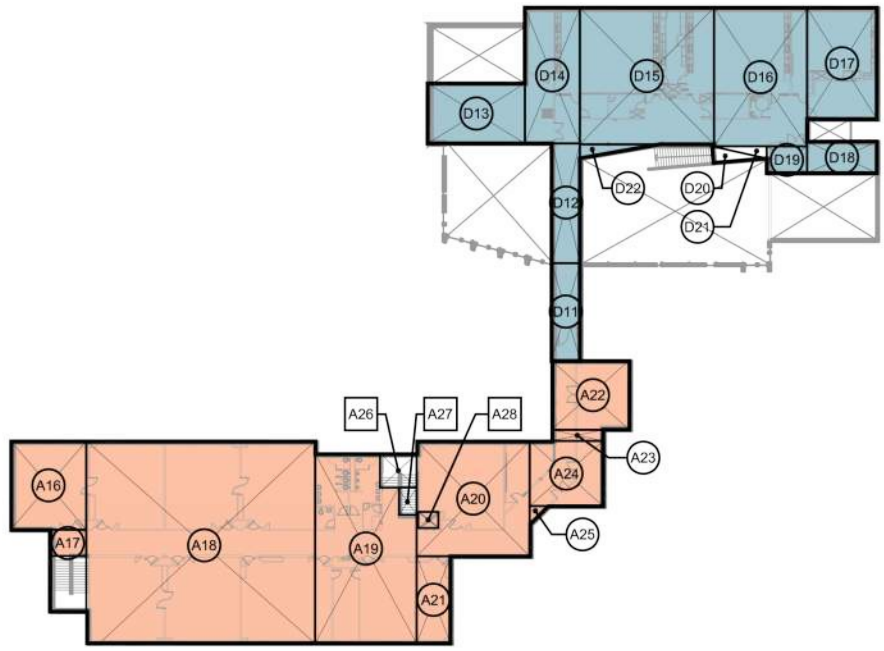
CONSTRUCTION HISTORY & AREA



PERMANENT SQUARE FOOTAGE SUMMARY

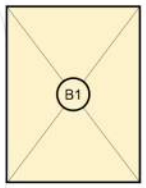
1999 Original Building	39,080 sf
2002 Covered Play	1,224 sf @ 50%
2005 Addition	20,666 sf
2018 Addition	23,741 sf
Total SF:	84,710 sf

CONSTRUCTION HISTORY & AREA

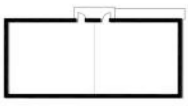


SECOND FLOOR

COVERED PLAY



FIRST FLOOR



PORTABLE

AREA ANALYSIS

Area	Length		Width		Area	Add/ Subtr.	Factor	Totals
Original Building								
First Floor		1999						**25,725 SF**
A1	112.50	x	32.67	=	3,675.38 s.f.	+	1	3,675
A2	98.58	x	30.67	=	3,023.45 s.f.	+	1	3,023
A3	84.50	x	11.33	=	957.39 s.f.	+	1	957
A4	37.25	x	70.42	=	2,623.15 s.f.	+	1	2,623
A5	51.33	x	113.00	=	5,800.29 s.f.	+	1	5,800
A6	42.67	x	8.42	=	359.28 s.f.	+	1	359
A7	16.50	x	62.67	=	1,034.06 s.f.	+	1	1,034
A8	8.92	x	31.42	=	280.27 s.f.	+	1	280
A9	74.67	x	76.42	=	5,706.28 s.f.	+	1	5,706
A10	46.00	x	7.75	=	356.50 s.f.	+	1	357
A11	31.42	x	59.33	=	1,864.15 s.f.	+	1	1,864
A12	18.67	x	2.42	=	45.18 s.f.	+	1	45
Second Floor		1999						**13,355 SF**
A16	28.00	x	32.67	=	914.76 s.f.	+	1	915
A17	13.67	x	9.67	=	132.19 s.f.	+	1	132
A18	84.50	x	74.67	=	6,309.62 s.f.	+	1	6,310
A19	37.67	x	70.00	=	2,636.90 s.f.	+	1	2,637
A20	41.75	x	42.50	=	1,774.38 s.f.	+	1	1,774
A21	12.33	x	32.17	=	396.66 s.f.	+	1	397
A22	25.42	x	28.50	=	724.47 s.f.	+	1	724
A23	18.75	x	4.42	=	82.88 s.f.	+	1	83
A24	27.00	x	24.00	=	648.00 s.f.	+	1	648
A25	6.60	x	6.50/2	=	21.45 s.f.	+	1	21
A26	13.83	x	12.50	=	172.88 s.f.	-	1	-173
A27	10.00	x	6.67	=	66.70 s.f.	-	1	-67
A28	6.00	x	7.83	=	46.98 s.f.	-	1	-47
Covered Play		2002						**1,224 SF**
B1	40.13	x	61.00	=	2,447.93 s.f.	+	0.5	1,224
First Classroom Addition								
First Floor		2005						**20,666 SF**
C1	30.25	x	9.33	=	282.23 s.f.	+	1	282
C2	7.75	x	13.33	=	103.31 s.f.	+	1	103
C3	23.66	x	85.75	=	2,028.85 s.f.	+	1	2,029
C4	7.83	x	17.08	=	133.74 s.f.	+	1	134
C5	13.92	x	27.10	=	377.23 s.f.	+	1	377
C6	31.25	x	78.00	=	2,437.50 s.f.	+	1	2,438
C7	9.33	x	10.33	=	96.38 s.f.	+	1	96
C8	7.33	x	46.00	=	337.18 s.f.	+	1	337
C9	99.58	x	13.91	=	1,385.16 s.f.	+	1	1,385
C10	114.00	x	87.00	=	9,918.00 s.f.	+	1	9,918
C11	82.00	x	31.50	=	2,583.00 s.f.	+	1	2,583
C12	46.00	x	6.25	=	287.50 s.f.	+	1	288
C13	10.50	x	64.50	=	677.25 s.f.	+	1	677

AREA ANALYSIS (CONT.)

C14	-	x	-	=	18.48 s.f.	+	1	18

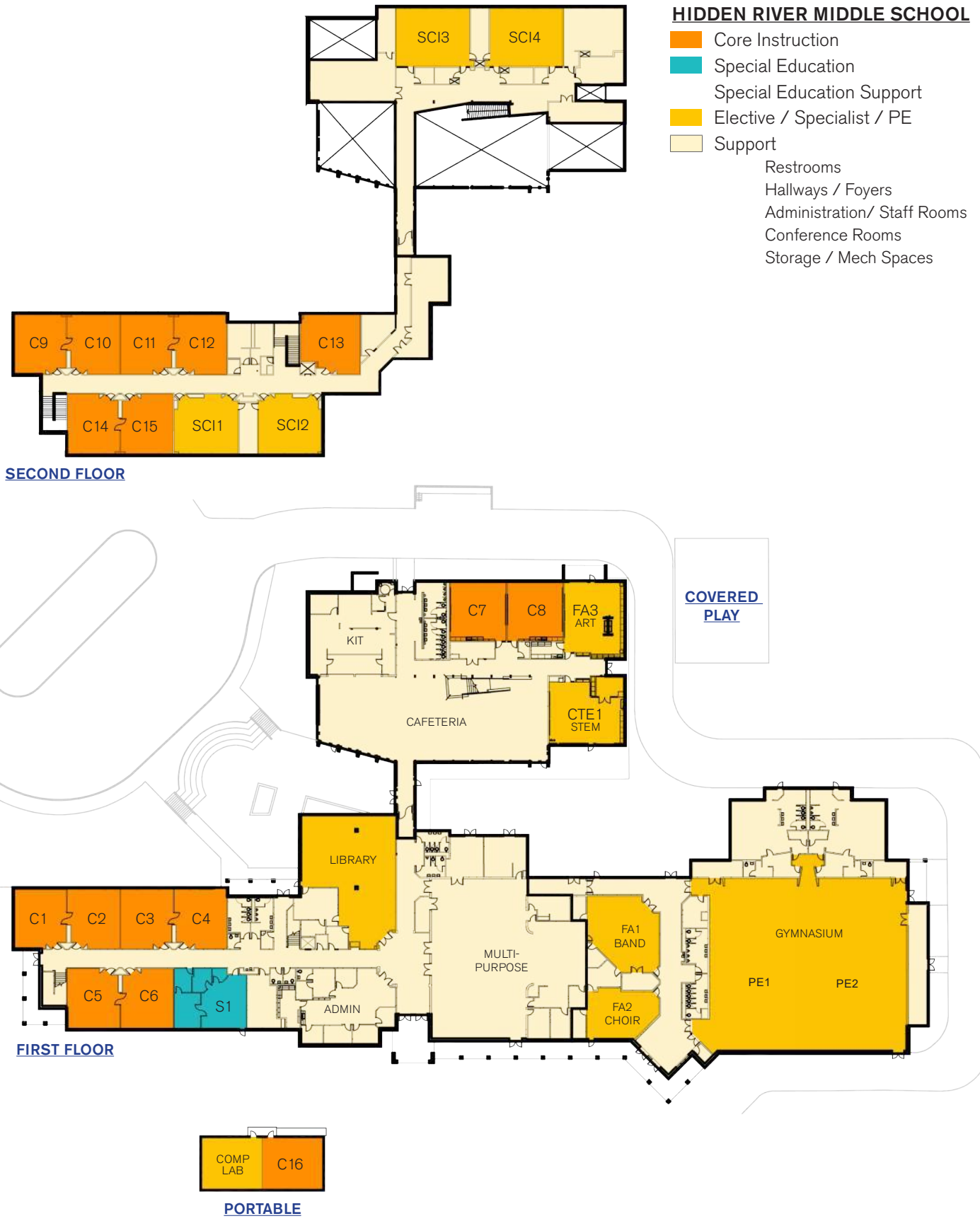
Second Classroom Addition

First Floor		2018						**15,110 SF**
D1	4.00	x	8.92	=	35.68 s.f.	+	1	36
D2	8.58	x	9.46	=	81.18 s.f.	+	1	81
D3	10.83	x	26.77	=	290.01 s.f.	+	1	290
D4	166.73	x	95.27	=	15,883.89 s.f.	+	1	15,884
D5	36.38	x	5.63	=	204.61 s.f.	-	1	-205
D6	9.17	x	6.00	=	55.00 s.f.	-	1	-55
D7	10.00	x	8.29	=	82.90 s.f.	-	1	-83
D8	39.98	x	9.02	=	360.64 s.f.	-	1	-361
D9	41.27	x	11.57/2	=	238.75 s.f.	-	1	-239
D10	5.35	x	44.65	=	238.85 s.f.	-	1	-239

Second Floor		2018						**8,631 SF**
D11	10.50	x	36.03	=	378.32 s.f.	+	1	378
D12	10.32	x	44.24	=	456.55 s.f.	+	1	457
D13	36.00	x	22.21	=	799.49 s.f.	+	1	799
D14	20.29	x	50.23	=	1,018.97 s.f.	+	1	1,019
D15	49.63	x	50.56	=	2,509.16 s.f.	+	1	2,509
D16	34.50	x	51.31	=	1,770.28 s.f.	+	1	1,770
D17	25.83	x	41.23	=	1,065.07 s.f.	+	1	1,065
D18	25.84	x	11.69	=	302.01 s.f.	+	1	302
D19	14.95	x	9.92	=	148.22 s.f.	+	1	148
D20	19.73	x	6.19/2	=	61.05 s.f.	+	1	61
D21	20.19	x	4.45/2	=	44.90 s.f.	+	1	45
D22	29.63	x	5.17/2	=	76.62 s.f.	+	1	77

TOTAL ALL BUILDINGS	**84,710 SF**

PROGRAM USE


HIDDEN RIVER MIDDLE SCHOOL
Core Instruction
Special Education
Special Education Support
Elective / Specialist / PE
Support
Restrooms
Hallways / Foyers
Administration/ Staff Rooms
Conference Rooms
Storage / Mech Spaces
SCI3
SCI4
C9
C10
C11
C12
C13
C14
C15
SCI1
SCI2
SECOND FLOOR
COVERED PLAY
C7
C8
FA3
ART
KIT
CAFETERIA
CTE1
STEM
LIBRARY
C1
C2
C3
C4
C5
C6
S1
ADMIN
MULTI-
PURPOSE
FA1
BAND
FA2
CHOIR
GYMNASIUM
PE1
PE2
FIRST FLOOR
COMP
LAB
C16
PORTABLE

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

HIDDEN RIVER MIDDLE SCHOOL

Profile Name: Middle/Junior High School - Rural **Last Review:** 8/20/2021

Inventory Status: Recognized

Condition Rating: 90.59 %

		Condition Rating						Component	Priority		
Sub-Assembly	**Component**	**E**	**G**	**F**	**P**	**U**	**N/A**	**Score**	**L**	**M**	**H**
Site Improvement											
G2010	Roadways	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
G2020	Parking Lots	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G2030	Pedestrian Plazas and Walkways	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐
G2050	Athletic, Recreational and Playfields Areas	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G2060	Site Development	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G2080	Landscaping	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Liquid and Gas Site Utilities											
G3010	Water Utilities	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
G3020	Sanitary Sewerage Utilities	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
G3030	Storm Drainage Utilities	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
Electrical Site Improvements											
G4010	Site Electric Distribution Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G4050	Site Lighting	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
Site Communications											
G5010	Site Communications Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2022-2023 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

HIDDEN RIVER MIDDLE SCHOOL - MAIN BUILDING

Profile Name: Middle/Junior High School - Multi-Story
Inventory Status: Recognized
Reviewed By: Consultant
Condition Rating: 90.12 %

Currently BCA Certified: Yes
Last BCA Certify: 8/20/2021
Last District Review: 3/6/2018
Last District Review: 3/6/2018

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Foundations											
A1010	Standard Foundation	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
A4040	Pits and Bases	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Superstructure											
B1010	Floor Construction	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
B1020	Roof Construction	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
B1080	Stairs	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B2020	Exterior Windows	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B2050	Exterior Doors and Grilles	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B2070	Exterior Louvers and Vents	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☐	☐	☑	☐	☐	☐	62 %	☐	☑	☐
B3020	Roof Appurtenances	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B3060	Horizontal Openings	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B3080	Overhead Exterior Enclosures	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Interior Construction											
C1010	Interior Partitions	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1020	Interior Windows	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1030	Interior Doors	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1040	Interior Grilles and Gates	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1070	Suspended Ceiling Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C2020	Interior Fabrications	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C2030	Flooring	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C2040	Stair Finishes	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C2050	Ceiling Finishes	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Conveying											
D1010	Vertical Conveying Systems	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2022-2023 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

Plumbing											
D2010	Domestic Water Distribution	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D2020	Sanitary Drainage	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D2030	Building Support Plumbing Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D2050	General Service Compressed-Air	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
HVAC											
D3010	Facility Fuel Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D3020	Heating Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D3030	Cooling Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D3050	Facility HVAC Distribution Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D3060	Ventilation	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Fire Protection											
D4010	Fire Suppression	☐	☐	☑	☐	☐	☐	62 %	☑	☐	☐
D4030	Fire Protection Specialties	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
Electrical											
D5010	Facility Power Generation	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D5020	Electrical Services and Distribution	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D5030	General Purpose Electrical Power	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D5040	Lighting	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Communications											
D6010	Data Communications	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
D6020	Voice Communications	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
D6030	Audio-Video Communications	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
D6060	Distributed Communications and Monitoring	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
Electronic Safety and Security											
D7010	Access Control and Intrusion Detection	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
D7030	Electronic Surveillance	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
D7050	Detection and Alarm	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Integrated Automation											
D8010	Integrated Automation Facility Controls	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
Equipment											
E1030	Commercial Equipment	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
E1040	Institutional Equipment	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
E1070	Entertainment and Recreational Equipment	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
E1090	Other Equipment	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Furnishings											
E2010	Fixed Furnishings	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
E2050	Movable Furnishings	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐

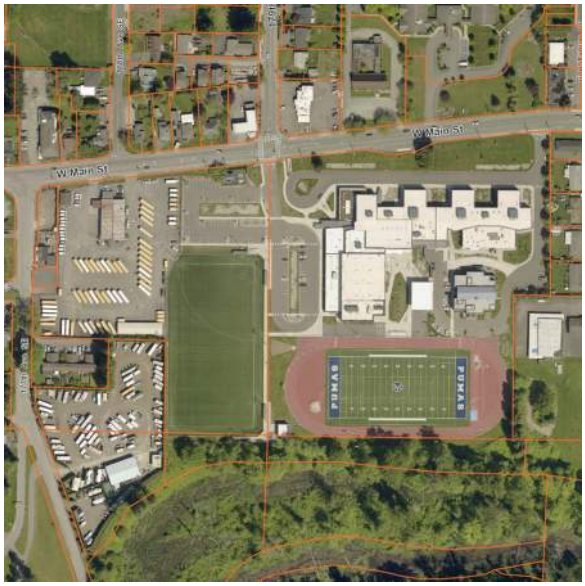
STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2022-2023 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

HIDDEN RIVER MIDDLE SCHOOL - COVERED PLAYSHED

Profile Name:	Covered Play	**Currently BCA Certified:**	Yes
Inventory Status:	Recognized	**Last BCA Certify:**	8/20/2021
Reviewed By:	Consultant	**Last District Review:**	3/5/2018
Condition Rating:	94.75 %	**Last District Review:**	3/5/2018

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Foundations											
A1010	Standard Foundation	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Superstructure											
B1020	Roof Construction	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B3020	Roof Appurtenances	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B3080	Overhead Exterior Enclosures	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Interior Finishes											
C2010	Wall Finishes	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
C2050	Ceiling Finishes	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Electrical											
D5030	General Purpose Electrical Power	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
D5040	Lighting	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Communications											
D6060	Distributed Communications and Monitoring	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Equipment											
E1040	Institutional Equipment	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
E1070	Entertainment and Recreational Equipment	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐

Park Place Middle School
1408 West Main Street
Monroe, WA 98272-2099



Quick Facts:
Grade Level: 6-8
Site Area: 19.4 Acres
Current Use: Educational Facility
Zone: IP
Tax Parcel No.: 27060100306500
27060200409400

Construction History & Square Footage:

1974 Original Building	13,895 sf
1980 Additions	Demo in 2019
2018 Replacement	112,647 sf
2018 Covered Play @ 50%	2,016 sf
Total SF	**128,558 sf**

Not part of District Inventory:

1990 Library Building	24,276 sf

Functional Permanent School Capacity:

Instructional Spaces	# Rooms	Class Size	Utilization Factor*	Capacity
General Classrooms (Grades 6-8)	19	28	80%	426
Science	6	28	80%	134
Spec Ed (Self Contained)	2	8		16
Fine Arts	2	28	80%	45
Gymnasium	4	28	80%	90
CTE	3	28	80%	67

Total Instructional Spaces: 36
Total Permanent Functional Capacity: 778

Current Enrollment (October 2021): 786 Head Count
Number of Portables: 0

** The current Park Place Middle School program operates on a six (6) period schedule with an early release on Friday. Each teacher requires a preparation period. The District's practice of having teachers use their classrooms without students for their preparation period requires the classroom to be vacant for one period a day. Therefore, a maximum utilization factor of 83% (5 divided by 6 = 83%) can be established. Recognizing that the current program desires a degree of innovation and flexibility in scheduling special programs, this utilization factor has been reduced to 80% for calculation of maximum enrollment capacity.*

BUILDING CONDITION SUMMARY – PARK PLACE MIDDLE SCHOOL

SITE DEVELOPMENT

General
Park Place Middle School is located on a 19.4-acre parcel Main Street near downtown Monroe. The site school shares its site with the district transportation building.

Site amenities include an artificial turf multi-use playfield is located to the west of the middle school site, and a track and artificial turf playfield is located to the south of the middle school. The site is bordered by a combination of commercial and residential properties.

Building F, the 1990 library building, has been removed from district inventory and is identified separately at the end of this report.

Transportation
Bus loading and unloading occurs in a dedicated bus loop on the north side of the middle school accessed from Main Street.

The main parking lot is on the west side of the site, and houses 113 parking stalls plus an additional 5 accessible parking stalls. Additional parking, found on the east side of the middle school, adds another 31 stalls and 2 accessible parking stalls. In total, 151 stalls are available for daily use which appropriately serves the typical school needs. There are no designated spaces for vanpools, carpools, or alternative fuel vehicles.

Additional event parking was integrated into the bus and parent drop-off areas, adding another 39 parallel parking spaces, and bringing the total parking count to 190.

Emergency Access
Emergency and fire vehicular access is available around the entire building perimeter.

Outdoor Surfaces
Parking and driveway areas are asphalt with extruded asphalt and concrete curbs. Walkways are concrete. The pavement and concrete surfaces are in good condition.

Stormwater Management
All foundation drains, roof drains, and yard drains are routed to onsite infiltration trenches and bioretention cells.

Sanitary Sewer
The school sewer line is connected to the City's sewer. It is assumed the system is adequate for the school.

Accessibility
No site accessibility issues were observed.

Landscaping
Landscaping is newly installed and in good condition.

GENERAL BUILDING

Construction History
The phased replacement of Park Place Middle School was completed in 2018. The 1974 gymnasium was fully modernized. The 1990 Library building remains on the campus but has been removed from the District's inventory.

Safety/Security
No safety or security concerns were observed.

Building Envelope
The exterior walls are metal studs or structural CMU with CMU veneer and horizontal metal panels. Roofing generally consists of a single-ply thermoplastic membrane roofing system on a 1/2" : 12" slope, except at the gym where the slope decreases to 1/4" : 12". One portion of roofing outside the library utilizes a green roof system. No concerns were noted.

Interior Finishes & Equipment
Interior finishes typically consist of polished concrete, carpet, and rubber flooring, painted gypsum with MDF wainscot, ceramic tile walls and floors in the restrooms, exterior hollow metal doors and frames, interior wood doors set in hollow metal frames and suspended acoustical ceilings. Interior finishes and equipment are generally in good condition.

Adjust sound doors at music to close completely.

Asbestos Containing Materials
The facility is reported to have no asbestos containing materials.

MECHANICAL

Plumbing
Existing plumbing systems for the underground and above ground piping mains dating to original construction in approximately 2018. Systems appear to be operating as designed with no visible signs of system failure.

No cracked or broken china fixtures were observed or reported. Multistation lavatories are in good working order. Stainless steel sinks and faucets are functioning well. Repair and replacement parts are readily available if required.

HVAC
The HVAC system is served by 4 rooftop air handling units. Air handlers 1 and 2 were new in 2018, while air handlers 3 and 4 were salvaged from the original construction. Air handlers 1, 3, and 4 serve the gyms and locker rooms. Air handler 2 serves the classroom building. Second floor fan coil units are located in 7 mechanical penthouses across the middle school.

Fire Sprinkler
The fire sprinkler system in the middle school building dates to 2018. Systems appear to be operating as designed with no visible signs of system failure.

ELECTRICAL

Lighting
Interior lighting systems LED. Exit and emergency lights are provided in the corridors, media center, multipurpose room and other areas as required by code. Interior building lighting is equipped with occupancy sensors that maintain light levels when audio or movement is detected. When no audio or movement is detected for 15 minutes, the lights will go out. Exterior lighting is equipped with daylight sensors that dim the lights when sunlight is detected.

Telephone & Data Systems
A master clock system is provided and fully operational. An integrated intercom/telephone system is provided and fully operational.

Communication Systems
Direct digital control is provided for all HVAC systems and lighting.

Electronic Safety & Security Systems
An addressable fire alarm system meeting current jurisdiction requirements is provided, last upgraded during the 2018 addition. A security system is installed throughout the facility and is in working order.

BUILDING CONDITION SUMMARY – BUILDING F

Building F, built in 1990, is not currently a part of the district inventory, and as such was not reviewed to the same level of detail as other district buildings. Formerly the site's library building, two-story building is served by a Thyssen Krupp FDP573 hydraulic elevator. The building is not sprinklered.

Exterior walls are brick masonry, with small single glazed aluminum sash windows and painted hollow metal doors and frames. The roofs are low slope SBS roofing. Flashings and downspouts are painted galvanized steel and sheet metal.

Interior walls consist of gyp-board on wood framing as well as exposed masonry which is predominately around the exterior. Most of the interior finishes shows excessive wear due to the high use in the past.

Heating and cooling is provided by two 24.75 ton cooling, multizone heat pump air handling units. Zones served include classroom spaces, offices, conference room, and lobby. The building is served by an outdated Alerton 3500 series control system.

The elevator machine room is served by a 100 CFM exhaust duct, which is not adequate to maintain the required space temperature for operation of the elevator. Previous analysis recommends replacing the system, or adding a supply diffuser to the lobby in order to provide a minimum of 204 CFM of 60 degree supply air to maintain a space temperature below 95 degrees Fahrenheit.

As program needs are determined, this facility should be re-evaluated to determine what renovations and modernizations should be undertaken. Security, technology, accessibility, mechanical systems, integration of a fire sprinkler system, and interior finishes and equipment will need to be analyzed.

SMALL CAPITAL AND MAJOR MAINTENANCE NEEDS

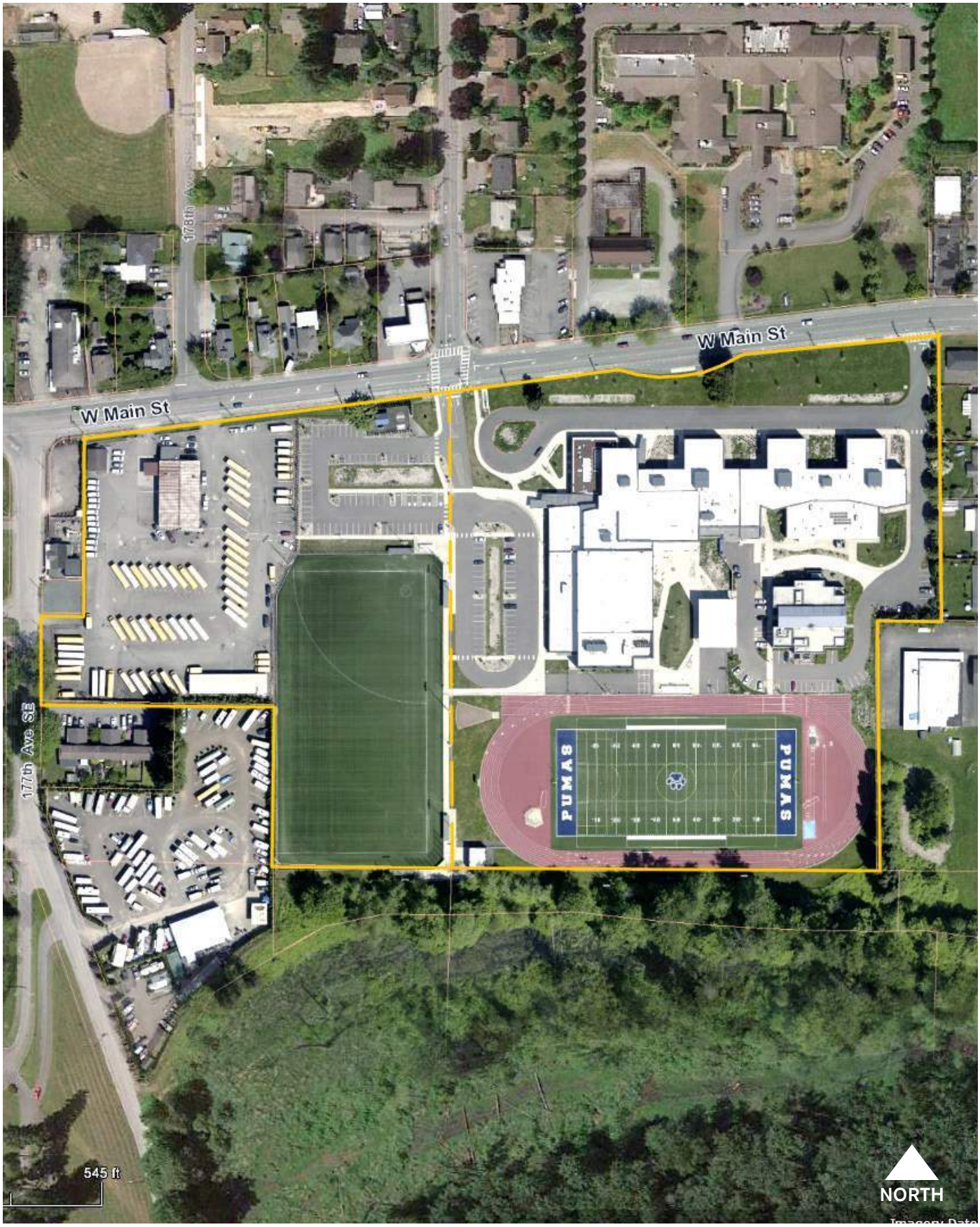
SAFETY
1. None observed

CODE / LEGAL
1. None observed

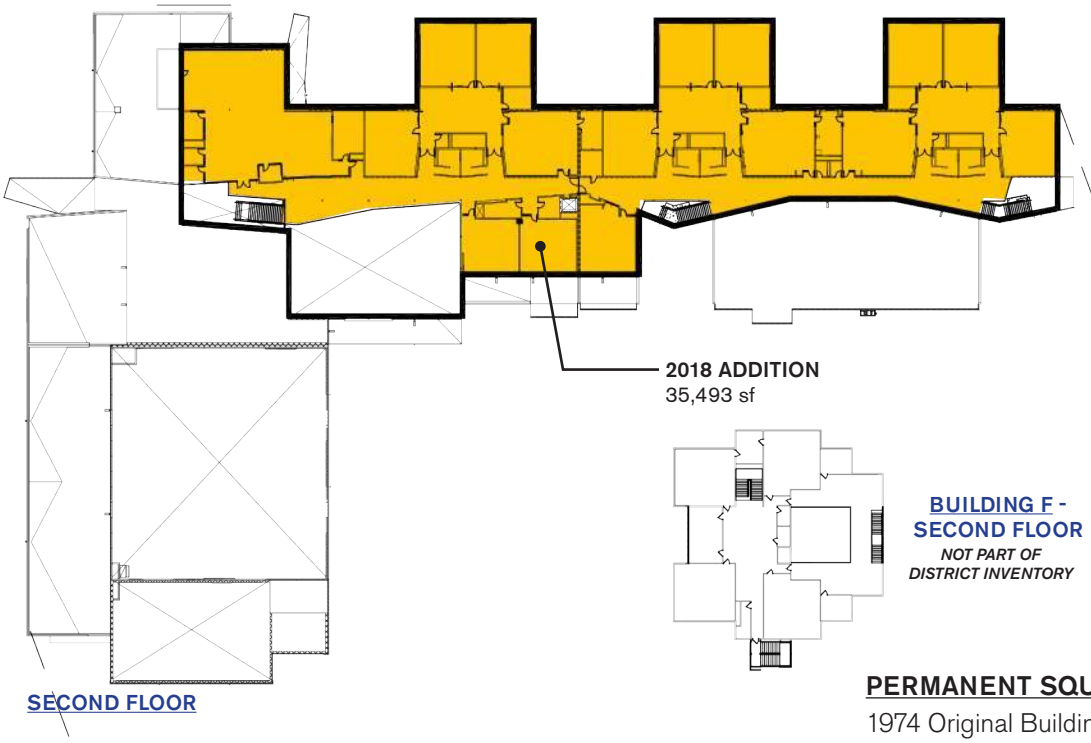
LIFE CYCLE REPAIR / REPLACEMENT
1. None observed

PROGRAM
1. Adjust sound doors at music to close completely.
2. Assess program needs of Building F to determine what renovations and modernizations will be required.

AERIAL IMAGE

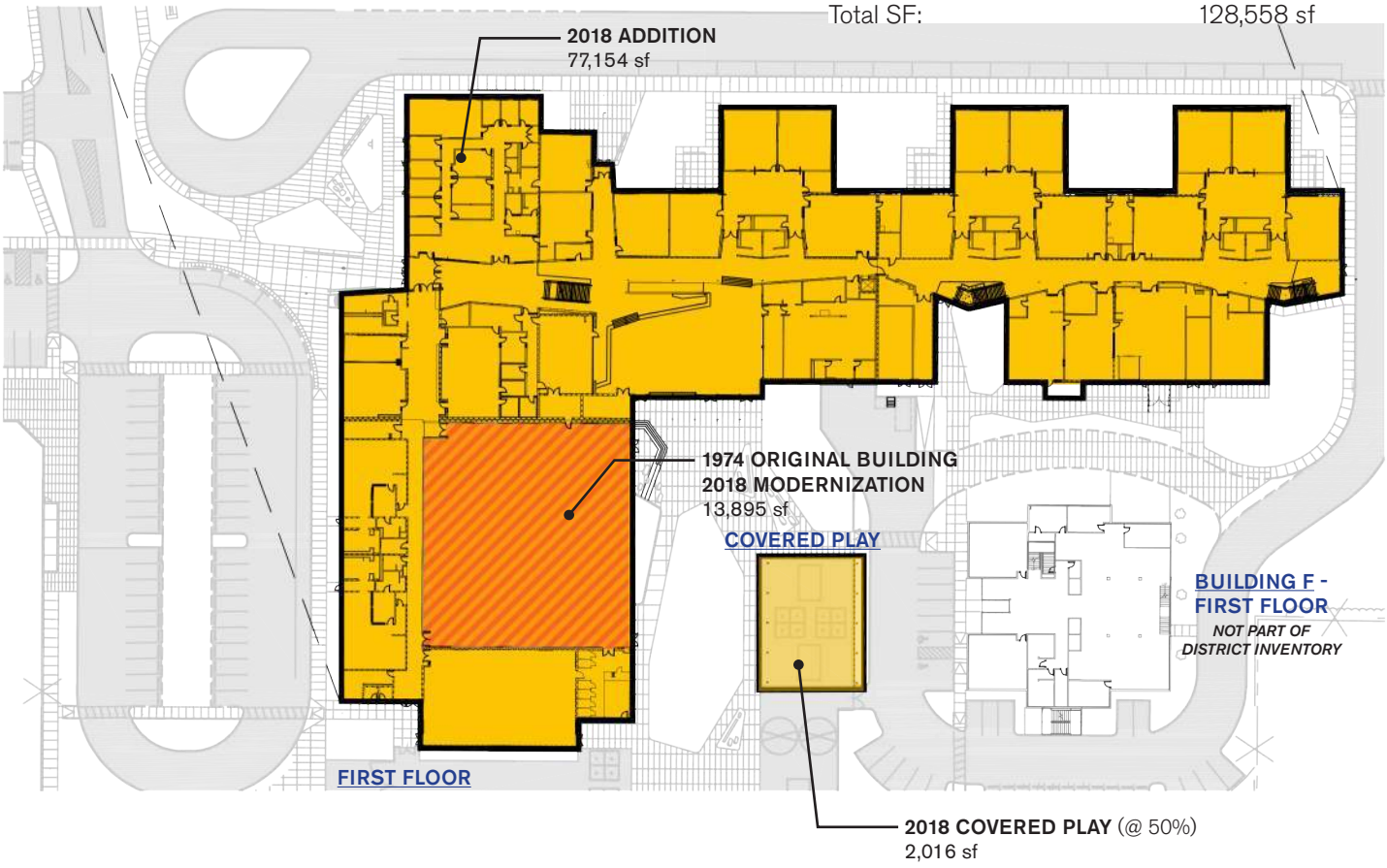


CONSTRUCTION HISTORY & AREA

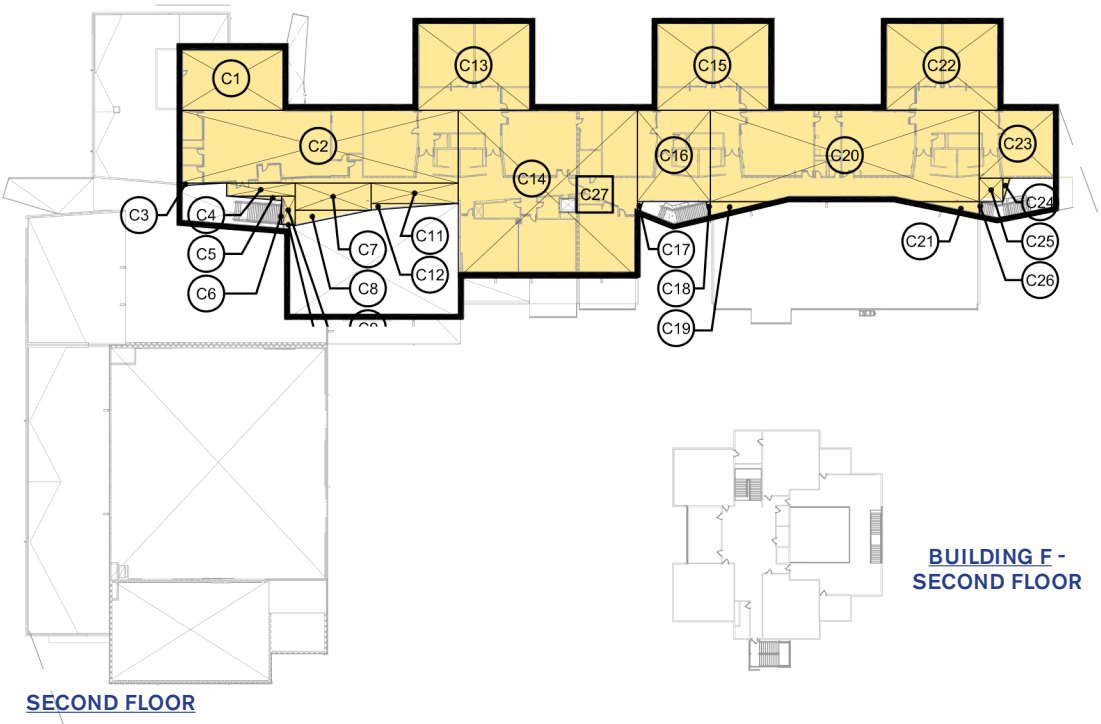


PERMANENT SQUARE FOOTAGE SUMMARY

1974 Original Building	13,895sf
2018 Addition	112,647 sf
2018 Covered Play (@ 50%)	2,016 sf
Total SF:	128,558 sf

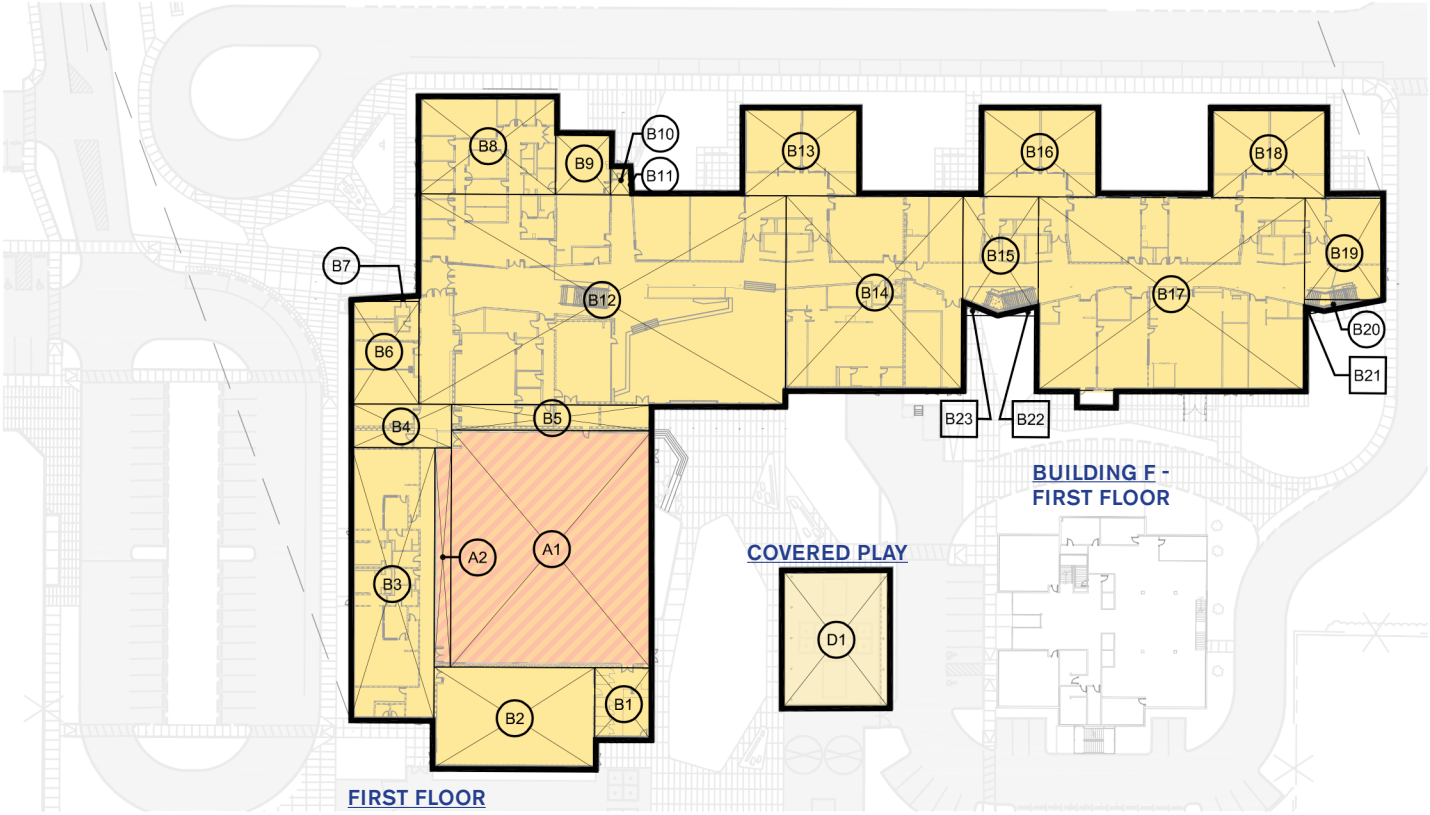


AREA ANALYSIS



SECOND FLOOR

BUILDING F - SECOND FLOOR



FIRST FLOOR

COVERED PLAY

BUILDING F - FIRST FLOOR

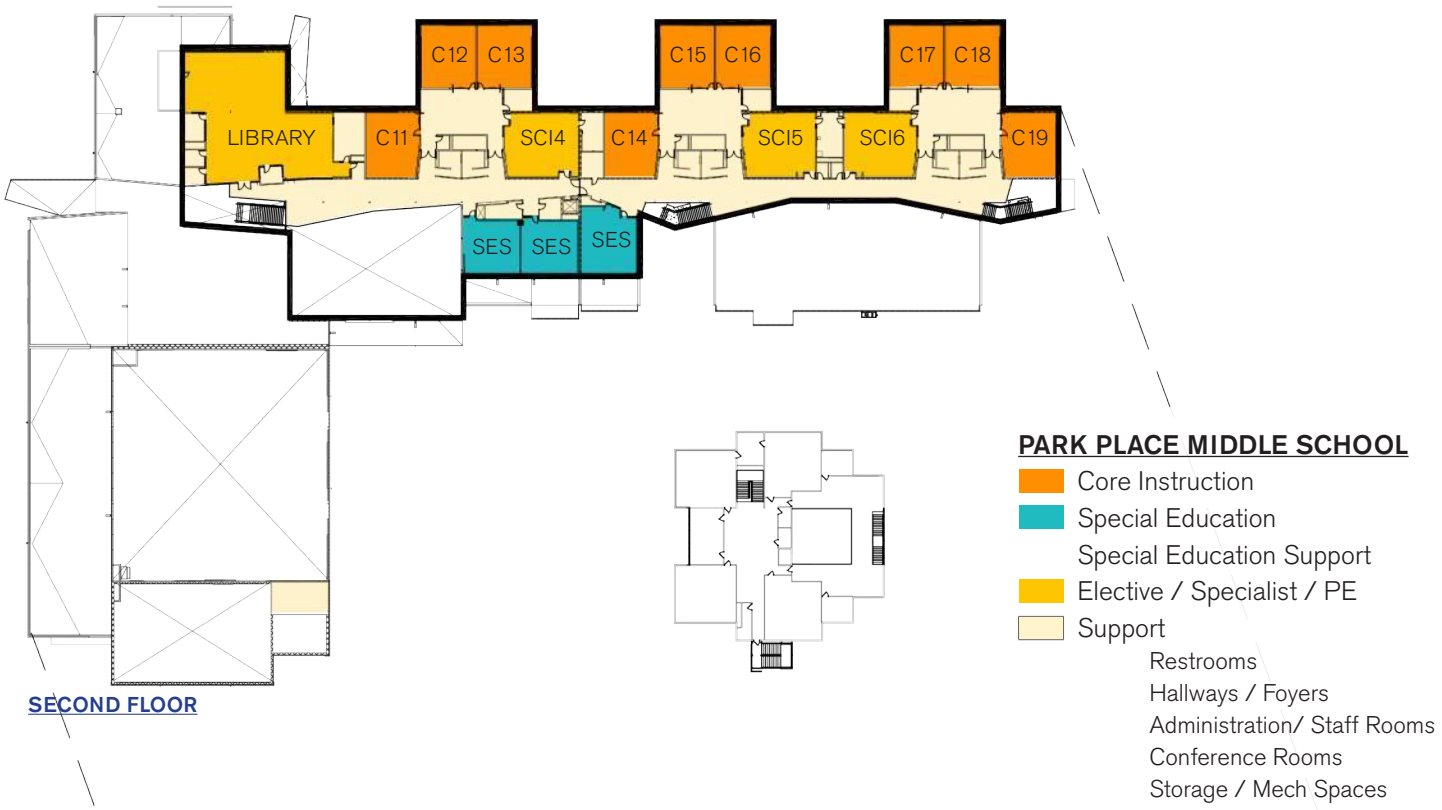
AREA ANALYSIS

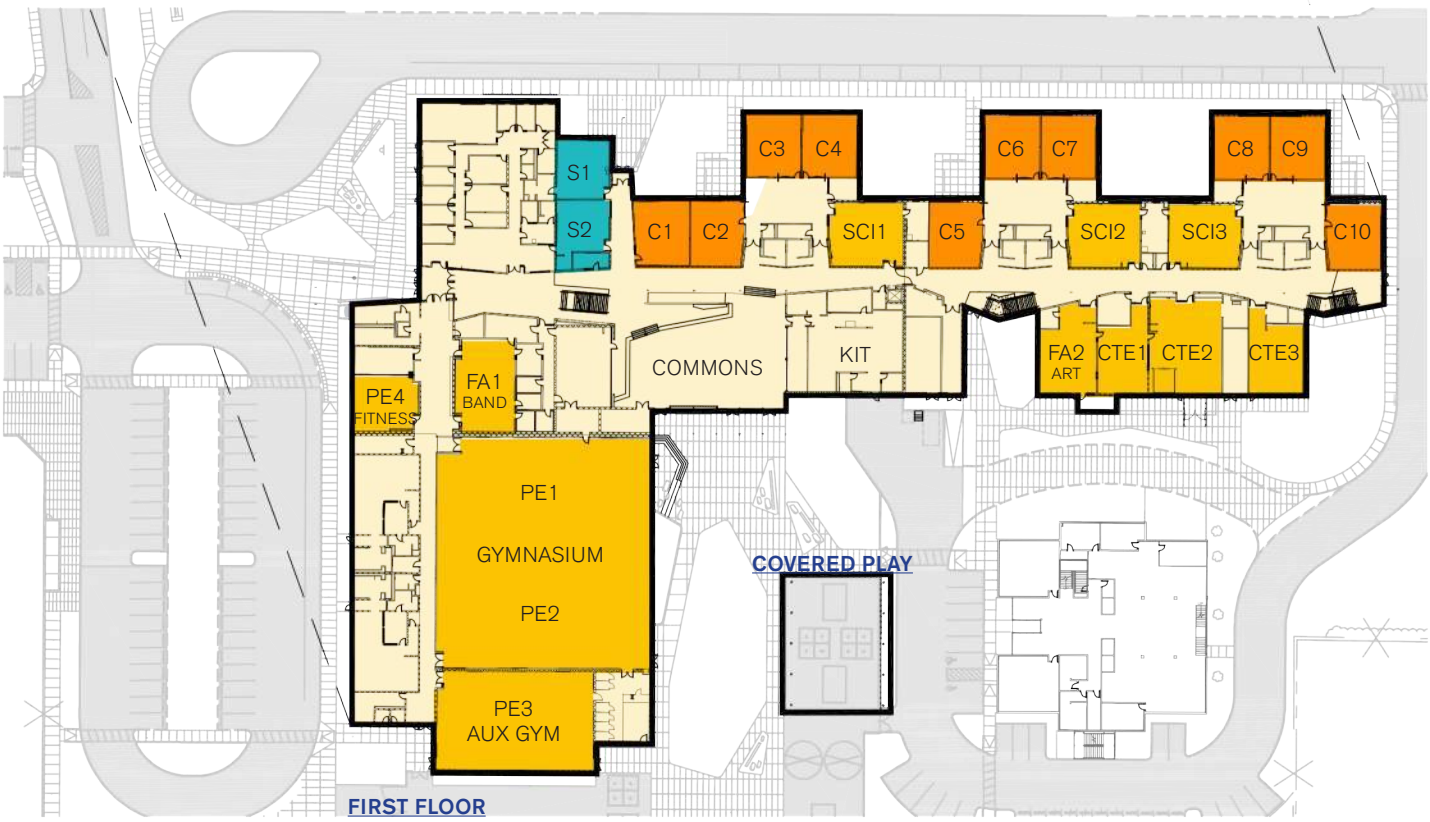
Area	Length		Width		Area	Add/ Subtr.	Factor	Totals
First Floor		**1974**						**13,895 SF**
A1	123.34	x	104.80	=	12,926.03 s.f.	+	1	12,926
A2	114.00	x	8.50	=	969.00 s.f.	+	1	969
First Floor		**2018**						**77,170 SF**
B1	37.00	x	29.00	=	1,073.00 s.f.	+	1	1,073
B2	52.52	x	83.66	=	4,393.82 s.f.	+	1	4,394
B3	141.29	x	43.30	=	6,117.86 s.f.	+	1	6,118
B4	22.71	x	51.83	=	1,177.13 s.f.	+	1	1,177
B5	13.33	x	104.80	=	1,396.98 s.f.	+	1	1,397
B6	53.33	x	34.66	=	1,848.42 s.f.	+	1	1,848
B7	34.66	x	2.23/2	=	38.65 s.f.	+	1	39
B8	50.00	x	70.66	=	3,533.00 s.f.	+	1	3,533
B9	31.33	x	28.66	=	897.92 s.f.	+	1	898
B10	13.86	x	10.08	=	139.71 s.f.	+	1	140
B11	13.86	x	0.72/2	=	4.98 s.f.	+	1	5
B12	109.33	x	190.00	=	20,772.70 s.f.	+	1	20,773
B13	45.00	x	59.33	=	2,669.85 s.f.	+	1	2,670
B14	100.66	x	92.08	=	9,268.77 s.f.	+	1	9,269
B15	61.92	x	39.33	=	2,435.31 s.f.	+	1	2,435
B16	45.00	x	59.33	=	2,669.85 s.f.	+	1	2,670
B17	100.50	x	138.62	=	13,931.31 s.f.	+	1	13,931
B18	45.00	x	59.33	=	2,669.85 s.f.	+	1	2,670
B19	52.83	x	40.00	=	2,113.20 s.f.	+	1	2,113
B20	39.33	x	7.75/2	=	152.40 s.f.	+	1	152
B21	9.63	x	4.00/2	=	19.25 s.f.	-	1	-19
B22	20.37	x	5.00/2	=	50.91 s.f.	-	1	-51
B23	17.64	x	7.33/2	=	64.63 s.f.	-	1	-65
Second Floor		**2018**						**35,493 SF**
C1	31.25	x	54.50	=	1,703.13 s.f.	+	1	1,703
C2	37.92	x	145.50	=	5,517.36 s.f.	+	1	5,517
C3	25.14	x	1.48/2	=	18.60 s.f.	+	1	19
C4	6.87	x	35.85	=	246.29 s.f.	+	1	246
C5	28.65	x	2.33/2	=	33.38 s.f.	+	1	33
C6	12.25	x	0.96/2	=	5.87 s.f.	+	1	6
C7	14.16	x	39.48	=	559.02 s.f.	+	1	559
C8	39.48	x	7.93/2	=	156.54 s.f.	+	1	157
C9	14.56	x	7.20	=	104.79 s.f.	+	1	105
C10	8.90	x	0.65/2	=	2.89 s.f.	+	1	3
C11	10.64	x	45.39	=	482.90 s.f.	+	1	483
C12	45.39	x	3.46/2	=	78.52 s.f.	+	1	79
C13	45.00	x	59.33	=	2,669.85 s.f.	+	1	2,670
C14	87.38	x	93.33	=	8,154.71 s.f.	+	1	8,155
C15	45.00	x	59.33	=	2,669.85 s.f.	+	1	2,670
C16	47.58	x	38.00	=	1,808.04 s.f.	+	1	1,808
C17	7.47	x	2.81/2	=	10.50 s.f.	+	1	10
C18	9.50	x	2.28/2	=	10.81 s.f.	+	1	11

AREA ANALYSIS (CONT.)

C19	40.08	x	9.50/2	=	190.38 s.f.	+	1	190
C20	47.58	x	140.00	=	6,661.20 s.f.	+	1	6,661
C21	44.96	x	9.17/2	=	206.07 s.f.	+	1	206
C22	45.00	x	59.33	=	2,669.85 s.f.	+	1	2,670
C23	35.33	x	40.00	=	1,413.20 s.f.	+	1	1,413
C24	12.33	x	3.42/2	=	19.40 s.f.	+	1	19
C25	12.33	x	12.39	=	152.77 s.f.	+	1	153
C26	7.07	x	1.44/2	=	5.08 s.f.	+	1	5
C27	8.33	x	7.00	=	58.31 s.f.	+	1	-58
Covered Play		**2018**						**2,016 SF**
D1	56.00	x	72.00	=	4,032.00 s.f.	+	0.5	2,016
					TOTAL ALL BUILDINGS			**128,574 SF**

PROGRAM USE


C12
C13
C15
C16
C17
C18
LIBRARY
C11
SCI4
C14
SCI5
SCI6
C19
SES
SES
SES
SECOND FLOOR
PARK PLACE MIDDLE SCHOOL
Core Instruction
Special Education
Special Education Support
Elective / Specialist / PE
Support
Restrooms
Hallways / Foyers
Administration/ Staff Rooms
Conference Rooms
Storage / Mech Spaces


S1
S2
C1
C2
C3
C4
SCI1
C5
C6
C7
SCI2
SCI3
C8
C9
C10
COMMONS
KIT
FA2
ART
CTE1
CTE2
CTE3
PE4
FITNESS
FA1
BAND
PE1
GYMNASIUM
PE2
PE3
AUX GYM
COVERED PLAY
FIRST FLOOR

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

PARK PLACE MIDDLE SCHOOL (NEW)

Profile Name: Middle/Junior High School - Rural **Last Review:** 8/20/2021

Inventory Status: Recognized

Condition Rating: 100.00 %

		Condition Rating						Component	Priority		
Sub-Assembly	**Component**	**E**	**G**	**F**	**P**	**U**	**N/A**	**Score**	**L**	**M**	**H**
Site Improvement											
G2010	Roadways	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
G2020	Parking Lots	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
G2030	Pedestrian Plazas and Walkways	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
G2050	Athletic, Recreational and Playfields Areas	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
G2060	Site Development	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
G2080	Landscaping	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Liquid and Gas Site Utilities											
G3010	Water Utilities	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
G3020	Sanitary Sewerage Utilities	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
G3030	Storm Drainage Utilities	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
G3060	Site Fuel Distribution	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Electrical Site Improvements											
G4010	Site Electric Distribution Systems	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
G4050	Site Lighting	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Site Communications											
G5010	Site Communications Systems	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2021-2022 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

PARK PLACE MIDDLE SCHOOL (NEW) - MAIN BUILDING

Profile Name:	Middle/Junior High School - Multi-Story	**Currently BCA Certified:**	Yes
Inventory Status:	Recognized	**Last BCA Certify:**	8/20/2021
Reviewed By:	Consultant	**Last District Review:**	2/26/2021
Condition Rating:	99.30 %	**Last District Review:**	2/26/2021

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Foundations											
A1010	Standard Foundation	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
A4040	Pits and Bases	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Superstructure											
B1010	Floor Construction	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B1020	Roof Construction	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
B1080	Stairs	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B2020	Exterior Windows	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B2050	Exterior Doors and Grilles	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B2070	Exterior Louvers and Vents	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B3020	Roof Appurtenances	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B3060	Horizontal Openings	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B3080	Overhead Exterior Enclosures	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Interior Construction											
C1010	Interior Partitions	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1020	Interior Windows	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1030	Interior Doors	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1040	Interior Grilles and Gates	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1070	Suspended Ceiling Construction	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Interior Finishes											
C2010	Wall Finishes	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C2020	Interior Fabrications	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C2030	Flooring	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C2040	Stair Finishes	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C2050	Ceiling Finishes	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Conveying											
D1010	Vertical Conveying Systems	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐

Plumbing					
D2010	Domestic Water Distribution	☑ ☐ ☐ ☐ ☐	☐	100 %	☐ ☐ ☐
D2020	Sanitary Drainage	☑ ☐ ☐ ☐ ☐	☐	100 %	☐ ☐ ☐
D2030	Building Support Plumbing Systems	☑ ☐ ☐ ☐ ☐	☐	100 %	☐ ☐ ☐
D2050	General Service Compressed-Air	☑ ☐ ☐ ☐ ☐	☐	100 %	☐ ☐ ☐
HVAC					
D3010	Facility Fuel Systems	☑ ☐ ☐ ☐ ☐	☐	100 %	☐ ☐ ☐
D3020	Heating Systems	☑ ☐ ☐ ☐ ☐	☐	100 %	☐ ☐ ☐
D3030	Cooling Systems	☑ ☐ ☐ ☐ ☐	☐	100 %	☐ ☐ ☐
D3050	Facility HVAC Distribution Systems	☐ ☑ ☐ ☐ ☐	☐	90 %	☐ ☐ ☐
D3060	Ventilation	☑ ☐ ☐ ☐ ☐	☐	100 %	☐ ☐ ☐
Fire Protection					
D4010	Fire Suppression	☑ ☐ ☐ ☐ ☐	☐	100 %	☐ ☐ ☐
D4030	Fire Protection Specialties	☑ ☐ ☐ ☐ ☐	☐	100 %	☐ ☐ ☐
Electrical					
D5010	Facility Power Generation	☑ ☐ ☐ ☐ ☐	☐	100 %	☐ ☐ ☐
D5020	Electrical Services and Distribution	☑ ☐ ☐ ☐ ☐	☐	100 %	☐ ☐ ☐
D5030	General Purpose Electrical Power	☑ ☐ ☐ ☐ ☐	☐	100 %	☐ ☐ ☐
D5040	Lighting	☑ ☐ ☐ ☐ ☐	☐	100 %	☐ ☐ ☐
Communications					
D6010	Data Communications	☑ ☐ ☐ ☐ ☐	☐	100 %	☐ ☐ ☐
D6020	Voice Communications	☑ ☐ ☐ ☐ ☐	☐	100 %	☐ ☐ ☐
D6030	Audio-Video Communications	☑ ☐ ☐ ☐ ☐	☐	100 %	☐ ☐ ☐
D6060	Distributed Communications and Monitoring	☑ ☐ ☐ ☐ ☐	☐	100 %	☐ ☐ ☐
Electronic Safety and Security					
D7010	Access Control and Intrusion Detection	☐ ☑ ☐ ☐ ☐	☐	90 %	☐ ☐ ☐
D7030	Electronic Surveillance	☑ ☐ ☐ ☐ ☐	☐	100 %	☐ ☐ ☐
D7050	Detection and Alarm	☑ ☐ ☐ ☐ ☐	☐	100 %	☐ ☐ ☐
Integrated Automation					
D8010	Integrated Automation Facility Controls	☑ ☐ ☐ ☐ ☐	☐	100 %	☐ ☐ ☐
Equipment					
E1030	Commercial Equipment	☑ ☐ ☐ ☐ ☐	☐	100 %	☐ ☐ ☐
E1040	Institutional Equipment	☑ ☐ ☐ ☐ ☐	☐	100 %	☐ ☐ ☐
E1070	Entertainment and Recreational Equipment	☑ ☐ ☐ ☐ ☐	☐	100 %	☐ ☐ ☐
E1090	Other Equipment	☑ ☐ ☐ ☐ ☐	☐	100 %	☐ ☐ ☐
Furnishings					
E2010	Fixed Furnishings	☑ ☐ ☐ ☐ ☐	☐	100 %	☐ ☐ ☐
E2050	Movable Furnishings	☑ ☐ ☐ ☐ ☐	☐	100 %	☐ ☐ ☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2021-2022 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

PARK PLACE MIDDLE SCHOOL (NEW) - COVERED PLAY

Profile Name:	Covered Play	**Currently BCA Certified:**	Yes
Inventory Status:	Recognized	**Last BCA Certify:**	8/20/2021
Reviewed By:	Consultant	**Last District Review:**	2/26/2021
Condition Rating:	100.00 %	**Last District Review:**	2/26/2021

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Foundations											
A1010	Standard Foundation	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Superstructure											
B1020	Roof Construction	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B3020	Roof Appurtenances	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B3080	Overhead Exterior Enclosures	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Interior Finishes											
C2010	Wall Finishes	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C2050	Ceiling Finishes	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Electrical											
D5030	General Purpose Electrical Power	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
D5040	Lighting	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Equipment											
E1070	Entertainment and Recreational Equipment	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐

Monroe High School
17001 Tester Road
Monroe, WA 98272-2819



Quick Facts:
Grade Level: 9-12
Site Area: 33 Acres
Current Use: Educational Facility
Zone: PS
Tax Parcel No.: 27061100201100

Construction History & Square Footage:

1999 Original Building	184,468 sf
1999 Ag Building Classroom	1,800 sf
2005 Classroom Addition	24,964 sf
Total SF	**211,232 sf**

Functional Permanent School Capacity:

Instructional Spaces	# Rooms	Class Size	Utilization Factor*	Capacity
General Classrooms (Grades 9-12)	40	28	85%	952
Science	8	28	85%	190
Spec Ed (Self Contained)	2	8		16
Fine Arts	4	28	85%	95
Gymnasium	5	28	85%	119
CTE	11	28	85%	262
Total Instructional Spaces:	**70**			
Total Permanent Functional Capacity:				**1,634**

Current Enrollment (October 2021): **1,597 MHS Head Count + 51 LILHS Head Count = 1,648**
Number of Portables: 5 (double portables)

Current Use of Portables: Leaders in Learning High School uses P3, P4, P5, P6, P7 and P8 to house their program. P1 and P2 are used by Monroe High School and house CTE classes. P9 and P10 (double portable moved from Hidden River MS in 2020) are used by Monroe High School as science classrooms.

** The current Monroe High School program operates on an eight (8) period schedule with an early release on Friday. Each teacher requires a preparation period. The District's practice of having teachers use their classrooms without students for their preparation period requires the classroom to be vacant for one period a day. Therefore, a maximum utilization factor of 87% (7 divided by 8 = 87%) can be established. Recognizing that the current program desires a degree of innovation and flexibility in scheduling special programs, this utilization factor has been reduced to 85% for calculation of maximum enrollment capacity.*

BUILDING CONDITION SUMMARY

SITE DEVELOPMENT

General
Monroe High School is located on a 33-acre parcel central to the district. Site amenities include a synthetic football/soccer field with running track which was redone in 2019, 8 tennis courts that were recently resurfaced, and newly-upgraded artificial turf baseball (1) and softball (2) fields. A 200 seat covered grandstand and press booth is located to the north of the football/soccer field and a 500 seat visitors bleacher is located to the south.

To the north of the main high school building are a greenhouse and a CTE outbuilding.

Transportation
Bus loading and unloading occurs at the north end of the school in a dedicated bus loop accessed from Tester Road.

A parent drop-off zone circles through the main parking lot. Total available parking on the site totals 742 stalls.

Emergency Access
Emergency and fire vehicular access is available around the entire building perimeter.

Outdoor Surfaces
Parking and driveway areas are asphalt with extruded asphalt and concrete curbs. Walkways are concrete. The pavement and concrete surfaces are in fair condition.

Stormwater Management
All storm water from the building roof and parking lots are retained in two separate filtration and detention ponds before leaving the site to maintain the current flow rate off the site. Water from the larger west pond flows directly to an existing culvert under Tester Road.

Sanitary Sewer
Sewer is tied into a mainline. It is assumed the system is adequate for the school.

Accessibility
No site accessibility issues were observed.

Landscaping
Landscaping around the site is primarily grass, mature trees, and natural vegetation. The limited ornamental plantings are in good condition.

GENERAL BUILDING

Construction History
The High School was constructed in 1999, including outbuildings such as the greenhouse, storage building, and what is now known as the Advanced Manufacturing Lab (AML). The facility was designed to allow for an additional classroom wing to be added in the future. This wing and the final build out of parking were constructed in 2005. Also in 2005 the original grass football field was replaced with synthetic turf and a partially covered grandstand, concession building with restrooms, and a ticket booth was constructed. In 2019 the AML building was renovated to support program changes.

Building Envelope
The building exterior is a masonry veneer with brick accents up to the second floor and then stucco above. The building has a steel frame with metal stud walls except for the gym, which is comprised of reinforced masonry.

Metal panel roofing at a 3/12 pitch over a 1 ½" deep composite steel deck spanning to open web steel K-joists.

Metal roofing valley over the commons has been reported to leak in the past, but the issue has been corrected.

Minor cracking was observed in south facing stucco, and discoloration in north facing stucco. Routinely inspect stucco and joints and caulk as necessary, taking care to not block weep paths. Consult with an industry professional about best method for cleaning & painting of stucco treatment.

Sealant and backer road at CMU expansion joints are due for replacement in order to prevent water, air or insects from entering the building.

A window seal was observed to have failed at the stair between the 2005 addition and the original 1999 building. Continue to monitor windows to determine when repair or replacement is required.

At time of re-roofing, replace gutters and install diverters at roof-to-wall conditions to push water flowing down the roof into the gutter and away from the exterior wall.

Remove rust, prime, and paint all exterior exposed structural steel at entries and canopies, including grandstand, to prolong life. Exterior doors and frames are painted hollow metal and are due for paint to be refreshed. Analysis of the aluminum storefront system in the commons is needed to determine whether repairs can prolong life, or full replacement is warranted.

Interior Finishes & Equipment
The interior walls are typically painted gypsum board on metal studs except for the gym and locker room areas, which are reinforced masonry. A medium density fiberboard (MDF) wainscot runs around the perimeter of all heavy traffic areas.

The gymnasium floor was sanded and refinished in 2018.

Glass fiber reinforced columns in the commons are chipped. Patch and repair, or consider protective treatment to extend life.

Horizontal blinds were observed to be functional in most areas, but damaged. Consider adding roller window shades to the commons and library to control glare.

Casework and carpet is aging as anticipated, but worn and damaged or stained in places. Casework hardware is missing and doors failing across the facility. Consider a future modernization project to replace aging casework and replace carpet. If a modernization effort is undertaken, accessible sinks should be integrated at classrooms and labs across the facility. Caulk bookcases at library where they meet exterior wall.

Acoustical curtains in the choral and band room are due to be laundered.

Stair treads at gymnasium access to auxiliary gym are pulling apart significantly at the seams. Monitor condition, and replace before condition poses a hazard.

Asbestos Containing Materials
The building does not have any known asbestos containing materials.

General Observations
The Advanced Technology Lab and Materials Technology Lab are not equipped to support the curriculum that is currently desired. Further study should be conducted to determine how CTE spaces in the school are able to support current program needs, and what opportunities would exist with a modernization.

It is reported that the school desires to integrate a culinary arts program. Consider a larger future renovation project to assess program needs and renovate a space to support a culinary arts curriculum.

It was observed that the choral and band programs have surpassed the storage available within the facility. Assess curriculum and consider a renovation project to address program needs.

MECHANICAL

Plumbing
Domestic water piping is all copper. Toilet room and janitorial plumbing fixtures are white vitreous china. Water closets and urinals are furnished with heavy duty manually operated flush valves with water conserving flow rates.

Reports of leaking fittings were noted where metals mixed. Repairs are conducted as required.

HVAC
Heating and ventilation is provided to each zone in the facility by hydronic heat pump air handlers. Air handlers are located in isolated mechanical rooms above the second floor classroom pods and in general attic spaces. Air conditioning is provided as part of the heat pump system. Primary heat is provided by gas fired boilers located in the Boiler Room.

Administration areas are conditioned by fan powered VAV boxes installed above the ceiling in each room served.

All HVAC is original to the building, and aging as anticipated. Water chiller is reported to have reached the end of its functional life and is in need of replacement.

Controls Systems
DDC temperature control systems are provided, but more functionality is desired. Consider upgrade when financially feasible.

Fire Sprinkler
The building is sprinklered throughout.

ELECTRICAL

Power
The electrical distribution is 480V/277V. Step down transformers are used to supply branch panels at 208V/120V. Surge suppression is provided at all 120 volt panels. Each computer lab has a branch panel to facilitate future changes. More capacity reported to be needed at the Kitchen.

Lighting
Interior lighting systems are fluorescent with T8 lamps and electronic ballasts. Parabolic fixtures are used in the computer areas. Lensed fixtures are used in other areas except for the Gymnasium where there are T-5 fixtures. Exterior lighting was upgraded to LED in 2021.

Telephone & Data Systems
An integrated intercom/telephone system exists throughout the entire facility. Clock system has reached the end of its useful life.

Electronic Safety & Security Systems
A complete security system is installed throughout the facility. The camera system is aging and would benefit from replacement when financially feasible.

An addressable fire alarm system meeting current code is provided. The fire system at the grandstand is not tied to rest of building. Assess feasibility of upgrading system and tying the two systems together.

SMALL CAPITAL AND MAJOR MAINTENANCE NEEDS

SAFETY

1. Inspect and replace gutter clips on metal roofing system
2. Upgrade security camera system.

CODE / LEGAL

1. Assess feasibility of upgrading fire system and tying main building and grandstand fire alarm systems together.

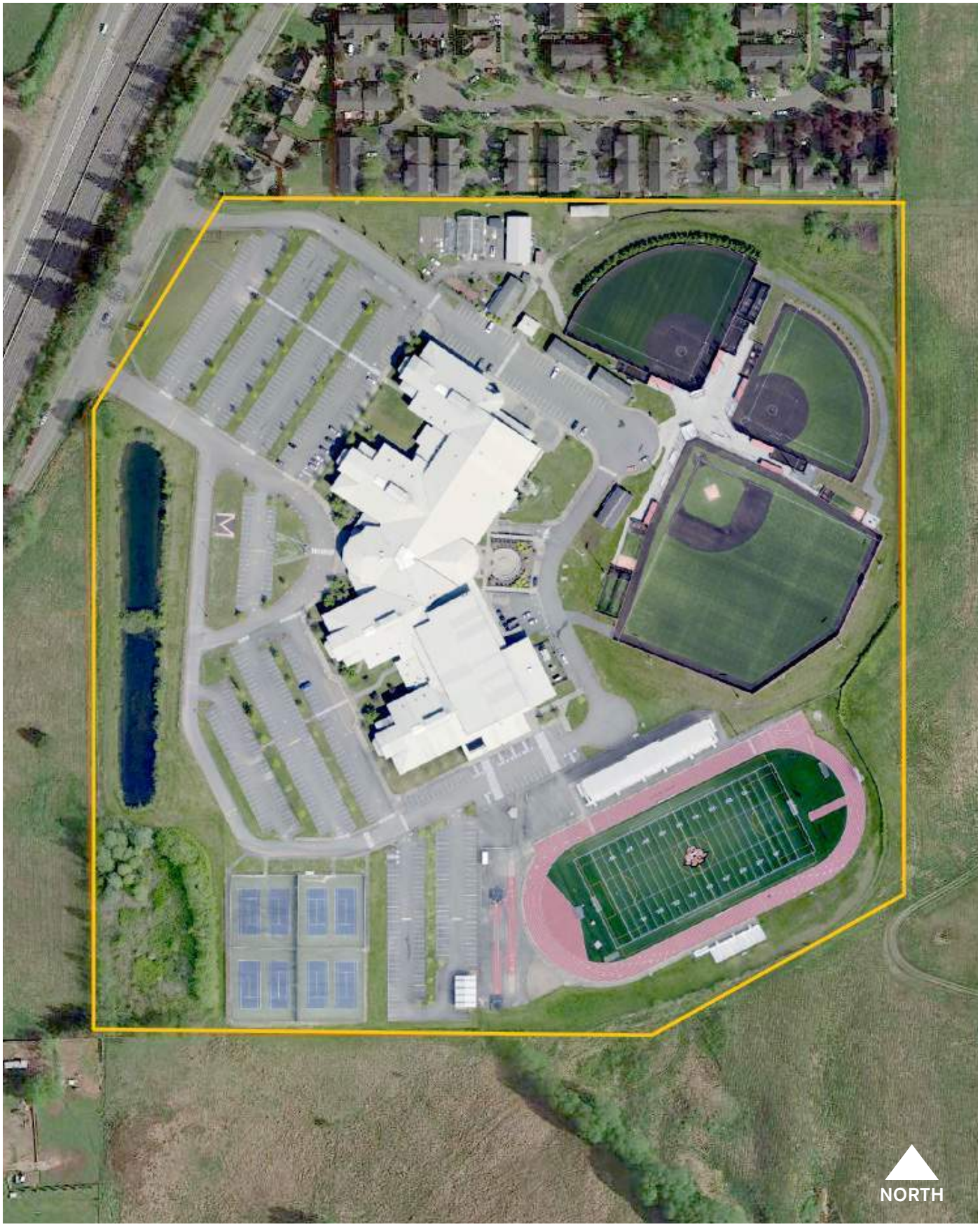
LIFE CYCLE REPAIR / REPLACEMENT

1. Inspect stucco and caulk cracks. Consult with industry professional about best method for cleaning & painting.
2. Review commons storefront to determine whether repairs or replacement is necessary.
3. Replace aging expansion joints at CMU.
4. Monitor windows and replace failed units.
5. Paint exterior exposed structural steel and exterior doors and frames.
6. Repair damage at glass fiber reinforced columns.
7. Replace damaged horizontal blinds or replace with roller window shades.
8. Re-caulk joint between library bookcases and exterior wall.
9. Launder acoustical curtains in choral and band rooms.
10. Monitor and replace stair treads at gymnasium stair before they pose a hazard.
11. Monitor plumbing and HVAC systems and replace as they reach the end of their useful life.
12. Clock system is past its useful life and should be planned for replacement.

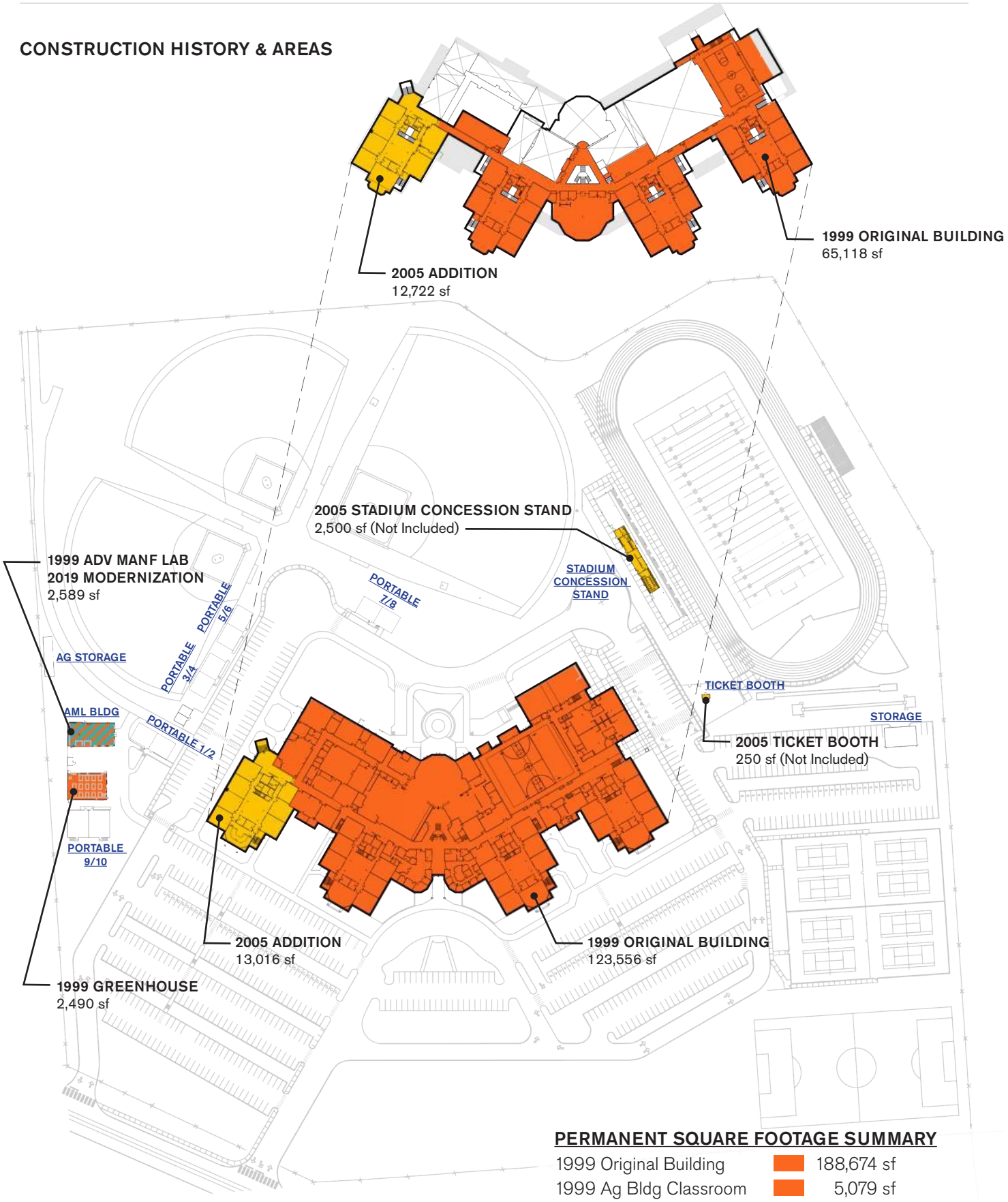
PROGRAM

1. Consider adding roller window shades to commons and library.
2. Consider replacement of carpet and casework.
3. Assess program needs of CTE program to determine best use of classrooms and necessary modernization.
4. Assess program needs of band & choral programs, including storage capacity.
5. Upgrade controls system to increase functionality.
6. Upgrade electrical system to support additional needed capacity, particularly in the kitchen.

AERIAL IMAGE



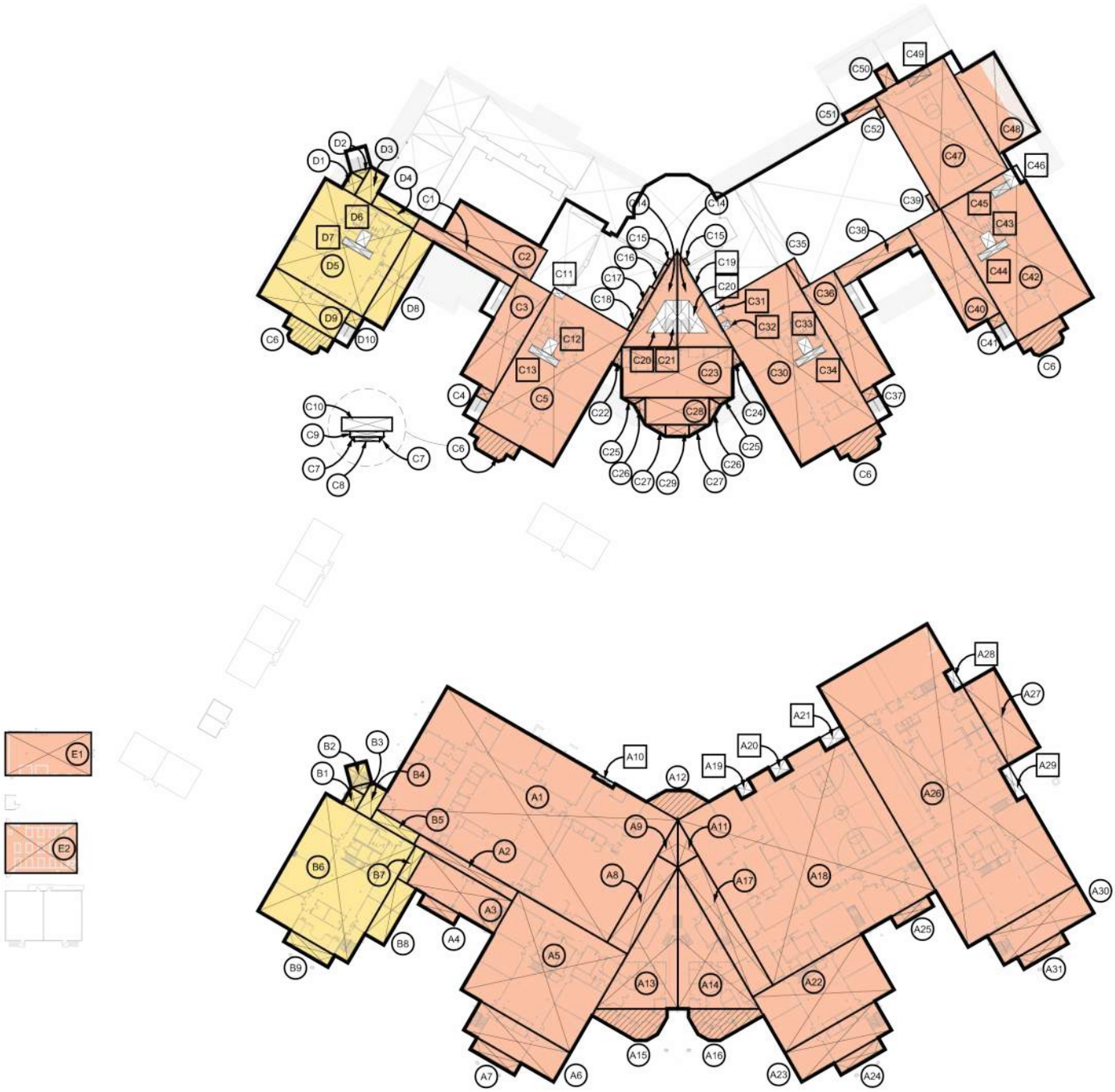
CONSTRUCTION HISTORY & AREAS



PERMANENT SQUARE FOOTAGE SUMMARY

1999 Original Building	188,674 sf
1999 Ag Bldg Classroom	5,079 sf
2005 Addition	25,738 sf
Total SF:	219,492 sf

AREA ANALYSIS



AREA ANALYSIS

Area	Length		Width		Area	Add/ Subtr.	Factor	Totals
First Floor		1999						**123,556 SF**
A1	222.33	x	118.17	=	26,272.74 s.f.	+	1	26,273
A2	95.08	x	9.83	=	934.64 s.f.	+	1	935
A3	83.75	x	31.33	=	2,623.89 s.f.	+	1	2,624
A4	34.00	x	10	=	340.00 s.f.	+	1	340
A5	105.33	x	95.17	=	10,024.26 s.f.	+	1	10,024
A6	86.67	x	28	=	2,426.76 s.f.	+	1	2,427
A7	42.67	x	11.33	=	483.45 s.f.	+	1	483
A8	19.58	x	84.17	=	1,648.05 s.f.	+	1	1,648
A9	19.58	x	34	=	665.72 s.f.	+	0.5	333
A10	18.67	x	4	=	74.68 s.f.	-	1	-75
A11	19.58	x	34	=	665.72 s.f.	+	0.5	333
A12	NA	x	NA	=	732.42 s.f.	+	1	732
A13	68.42	x	118.5	=	8,107.77 s.f.	+	0.5	4,054
A14	68.42	x	118.5	=	8,107.77 s.f.	+	0.5	4,054
A15	NA	x	NA	=	1,153.93 s.f.	+	1	1,154
A16	NA	x	NA	=	1,153.93 s.f.	+	1	1,154
A17	19.58	x	125.33	=	2,453.96 s.f.	+	1	2,454
A18	157.00	x	159.33	=	25,014.81 s.f.	+	1	25,015
A19	13.00	x	11.83		153.79 s.f.	-	1	-154
A20	16.33	x	11.83	=	193.18 s.f.	-	1	-193
A21	20.67	x	11.83	=	244.53 s.f.	-	1	-245
A22	105.33	x	54	=	5,687.82 s.f.	+	1	5,688
A23	86.67	x	28	=	2,426.76 s.f.	+	1	2,427
A24	42.67	x	11.33	=	483.45 s.f.	+	1	483
A25	35.33	x	10	=	353.30 s.f.	+	1	353
A26	105.33	x	250.92	=	26,429.40 s.f.	+	1	26,429
A27	30.00	x	76	=	2,280.00 s.f.	+	1	2,280
A28	8.00	x	17.33	=	138.64 s.f.	-	1	-139
A29	8.33	x	29.58	=	246.40 s.f.	-	1	-246
A30	86.67	x	28	=	2,426.76 s.f.	+	1	2,427
A31	42.67	x	11.33	=	483.45 s.f.	+	1	483
First Floor		2005						**13,016 SF**
B1	12.50	x	14.92	=	186.50 s.f.	+	1	187
B2	17.67	x	18.08	=	319.47 s.f.	+	1	319
B3	12.50	x	12.5	=	156.25 s.f.	+	0.5	78
B4	14.92	x	27.42	=	409.11 s.f.	+	1	409
B5	41.58	x	9.83	=	408.73 s.f.	+	1	409
B6	86.67	x	113.33	=	9,822.31 s.f.	+	1	9,822
B7	9.58	x	31.33	=	300.14 s.f.	+	1	300
B8	18.67	x	54	=	1,008.18 s.f.	+	1	1,008
B9	42.67	x	11.33	=	483.45 s.f.	+	1	483

AREA ANALYSIS (CONT.)

Area	Length		Width		Area	Add/ Subtr.	Factor	Totals
Second Floor	1999							**65,118 SF**
C1	95.33	x	12.25	=	1,167.79 s.f.	+	1	1,168
C2	83.83	x	29	=	2,431.07 s.f.	+	1	2,431
C3	31.33	x	96.33	=	3,018.02 s.f.	+	1	3,018
C4	12.67	x	9.33	=	118.21 s.f.	+	1	118
C5	73.50	x	129.58	=	9,524.13 s.f.	+	1	9,524
C6	NA	x	NA	=	701.32 s.f.	+	3	2,104
C7	3.33	x	3.33	=	11.09 s.f.	+	(.5)*2	
C8	21.50	x	3.33	=	71.60 s.f.	+	1	
C9	28.17	x	5	=	140.85 s.f.	+	1	
C10	42.17	x	11.33	=	477.79 s.f.	+	1	
C11	10.50	x	5.25	=	55.13 s.f.	-	1	-55
C12	9.33	x	12.17	=	113.55 s.f.	-	1	-114
C13	26.33	x	6.00	=	157.98 s.f.	-	1	-158
C14	46.42	x	80.42	=	3,733.10 s.f.	+	(.5)*2	3,733
C15	3.08	x	5.67	=	17.46 s.f.	+	2	35
C16	3.25	x	22.42	=	72.87 s.f.	+	1	73
C17	5.17	x	21.00	=	108.57 s.f.	+	1	109
C18	3.25	x	19.92	=	64.74 s.f.	+	1	65
C19	1.33	x	37.08	=	49.32 s.f.	-	1	-49
C20	15.58	x	27	=	420.66 s.f.	-	(.5)*2	-421
C21	19.83	x	27.00	=	535.41 s.f.	-	1	-535
C22	9.00	x	15.58	=	140.22 s.f.	+	0.5	70
C23	92.83	x	42.25	=	3,922.07 s.f.	+	1	3,922
C24	9.00	x	15.58	=	140.22 s.f.	+	0.5	70
C25	19.75	x	5.75	=	113.56 s.f.	+	(.5)*2	114
C26	19.42	x	11.33	=	220.03 s.f.	+	(.5)*2	220
C27	16.92	x	9.75	=	164.97 s.f.	+	(.5)*2	165
C28	53.33	x	22.58	=	1,204.19 s.f.	+	1	1,204
C29	9.75	x	19.50	=	190.13 s.f.	+	1	190
C30	73.50	x	153.33	=	11,269.76 s.f.	+	1	11,270
C31	8.83	x	9.83	=	86.80 s.f.	-	1	-87
C32	8.33	x	6.00	=	49.98 s.f.	-	1	-50
C33	9.33	x	12.25	=	114.29 s.f.	-	1	-114
C34	26.33	x	6.00	=	157.98 s.f.	-	1	-158
C35	8.25	x	25.50	=	210.38 s.f.	+	1	210
C36	31.33	x	99.83	=	3,127.67 s.f.	+	1	3,128
C37	12.67	x	9.50	=	120.37 s.f.	+	1	120
C38	71.83	x	15.92	=	1,143.53 s.f.	+	1	1,144
C39	4.42	x	15.50	=	68.51 s.f.	+	1	69
C40	31.33	x	99.83	=	3,127.67 s.f.	+	1	3,128
C41	12.67	x	9.50	=	120.37 s.f.	+	1	120
C42	73.50	x	127.83	=	9,395.51 s.f.	+	1	9,396
C43	9.33	x	12.25	=	114.29 s.f.	-	1	-114
C44	26.33	x	6.00	=	157.98 s.f.	-	1	-158
C45	15.00	x	7.08	=	106.20 s.f.	-	1	-106
C46	14.42	x	15.00	=	216.30 s.f.	-	1	-216
C47	66.42	x	109.08	=	7,245.09 s.f.	+	1	7,245
C48	38.33	x	76.00	=	2,913.08 s.f.	+	1	2,913
C49	19.75	x	7.58	=	149.71 s.f.	-	1	-150
C50	12.08	x	17.50	=	211.40 s.f.	+	1	211
C51	30.33	x	9.08	=	275.40 s.f.	+	1	275
C52	4.42	x	9.67	=	42.74 s.f.	+	1	43

AREA ANALYSIS (CONT.)

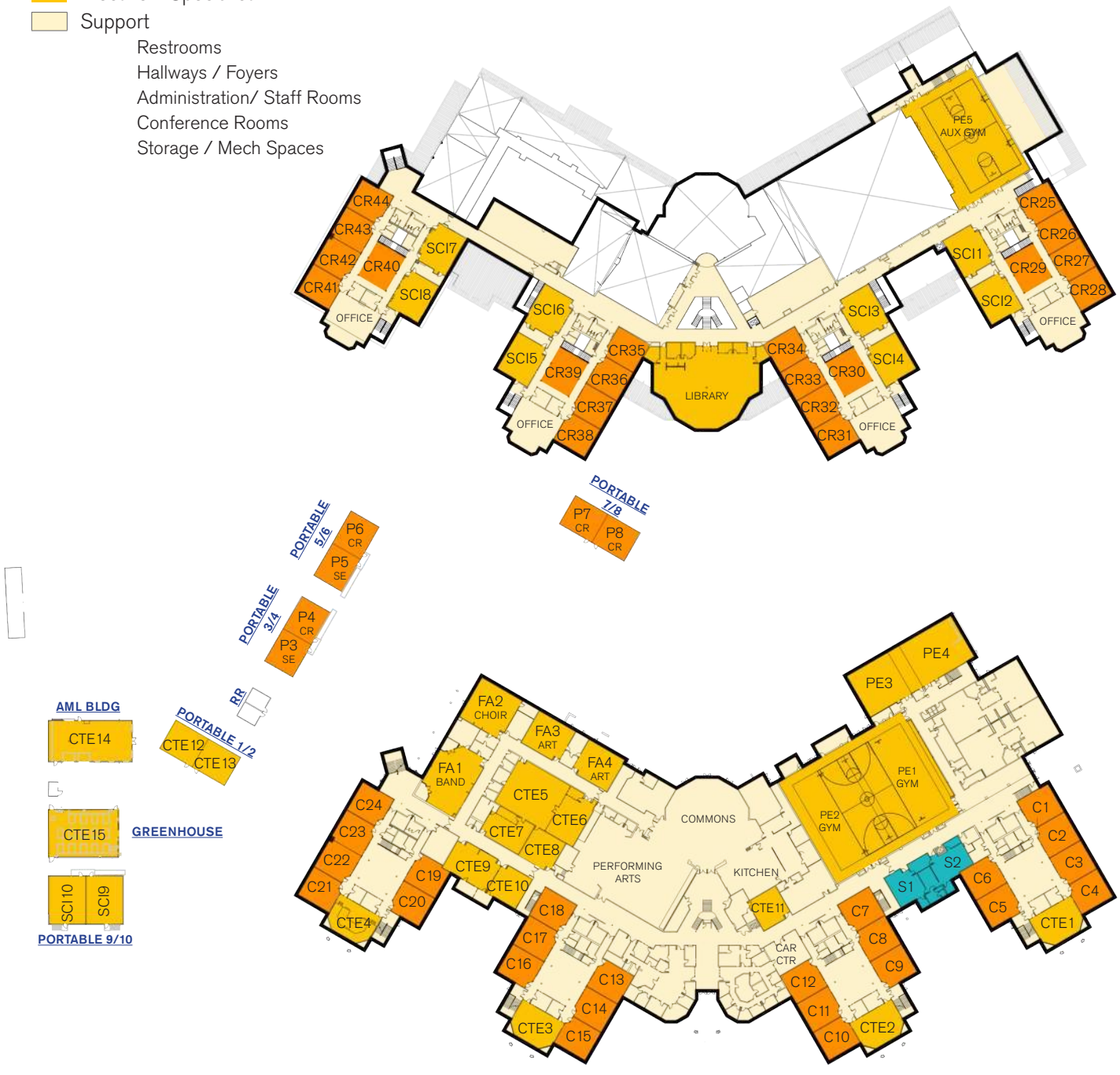
Area	Length		Width		Area	Add/ Subtr.	Factor	Totals
Second Floor	2005							**12,722 SF**
D1	12.17	x	19.66	=	239.26 s.f.	+	1	239
D2	11.50	x	11.50	=	132.25 s.f.	+	0.5	66
D3	15.92	x	27.42	=	436.53 s.f.	+	1	437
D4	40.67	x	11.50	=	467.71 s.f.	+	1	468
D5	84.67	x	84.83	=	7,182.56 s.f.	+	1	7,183
D6	9.33	x	12.17	=	113.55 s.f.	-	1	-114
D7	26.33	x	6.08	=	160.09 s.f.	-	1	-160
D8	20.25	x	84.00	=	1,701.00 s.f.	+	1	1,701
D9	73.50	x	28.00	=	2,058.00 s.f.	+	1	2,058
D10	12.67	x	11.33	=	143.55 s.f.	+	1	144
C6	NA	x	NA	=	701.32 s.f.	+	1	701
Ag Building	1999							**5,079 SF**
E1	71.92	x	36.00	=	2,589.12 s.f.	+	1	2,589
E2	60.00	x	41.50	=	2,490.00 s.f.	+	1	2,490

TOTAL BUILDING AREA	**219,492 SF**

PROGRAM USE

MONROE HIGH SCHOOL

- Core Instruction
- Special Education
- Special Education Support
- Elective / Specialist / PE
- Support
  - Restrooms
  - Hallways / Foyers
  - Administration/ Staff Rooms
  - Conference Rooms
  - Storage / Mech Spaces



STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

MONROE HIGH SCHOOL

Profile Name: High School - Rural **Last Review:** 8/25/2021

Inventory Status: Recognized

Condition Rating: 91.60 %

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Site Improvement											
G2010	Roadways	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G2020	Parking Lots	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G2030	Pedestrian Plazas and Walkways	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G2050	Athletic, Recreational and Playfields Areas	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
G2060	Site Development	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G2080	Landscaping	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Liquid and Gas Site Utilities											
G3010	Water Utilities	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G3020	Sanitary Sewerage Utilities	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G3030	Storm Drainage Utilities	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G3060	Site Fuel Distribution	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Electrical Site Improvements											
G4010	Site Electric Distribution Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
G4050	Site Lighting	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
Site Communications											
G5010	Site Communications Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2021-2022 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

MONROE HIGH SCHOOL - MAIN BUILDING

Profile Name: High School - Multi-Story
Inventory Status: Recognized
Reviewed By: Consultant
Condition Rating: 85.36 %

Currently BCA Certified: Yes
Last BCA Certify: 8/25/2021
Last District Review: 2/26/2021
Last District Review: 2/26/2021

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Foundations											
A1010	Standard Foundation	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
A4040	Pits and Bases	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Superstructure											
B1010	Floor Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B1020	Roof Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B1080	Stairs	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B2020	Exterior Windows	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B2050	Exterior Doors and Grilles	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B2070	Exterior Louvers and Vents	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☐	☑	☐	☐	☐	☐	90 %	☐	☑	☐
B3020	Roof Appurtenances	☐	☑	☐	☐	☐	☐	90 %	☐	☑	☐
B3060	Horizontal Openings	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
B3080	Overhead Exterior Enclosures	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Interior Construction											
C1010	Interior Partitions	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1020	Interior Windows	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1030	Interior Doors	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C1070	Suspended Ceiling Construction	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C2020	Interior Fabrications	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C2030	Flooring	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C2040	Stair Finishes	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
C2050	Ceiling Finishes	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐
Conveying											
D1010	Vertical Conveying Systems	☐	☑	☐	☐	☐	☐	90 %	☑	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2021-2022 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

Plumbing				
D2010	Domestic Water Distribution	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D2020	Sanitary Drainage	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D2030	Building Support Plumbing Systems	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D2050	General Service Compressed-Air	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
HVAC				
D3010	Facility Fuel Systems	☑ ☐ ☐ ☐ ☐ ☐	100 %	☑ ☐ ☐
D3020	Heating Systems	☐ ☐ ☑ ☐ ☐ ☐	62 %	☑ ☐ ☐
D3030	Cooling Systems	☐ ☐ ☑ ☐ ☐ ☐	62 %	☑ ☐ ☐
D3050	Facility HVAC Distribution Systems	☐ ☐ ☑ ☐ ☐ ☐	62 %	☑ ☐ ☐
D3060	Ventilation	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
Fire Protection				
D4010	Fire Suppression	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D4030	Fire Protection Specialties	☑ ☐ ☐ ☐ ☐ ☐	100 %	☑ ☐ ☐
Electrical				
D5010	Facility Power Generation	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D5020	Electrical Services and Distribution	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D5030	General Purpose Electrical Power	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D5040	Lighting	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
Communications				
D6010	Data Communications	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D6020	Voice Communications	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D6030	Audio-Video Communications	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D6060	Distributed Communications and Monitoring	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
Electronic Safety and Security				
D7010	Access Control and Intrusion Detection	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D7030	Electronic Surveillance	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
D7050	Detection and Alarm	☐ ☐ ☑ ☐ ☐ ☐	62 %	☑ ☐ ☐
Integrated Automation				
D8010	Integrated Automation Facility Controls	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
Equipment				
E1010	Vehicle and Pedestrian Equipment	☑ ☐ ☐ ☐ ☐ ☐	100 %	☑ ☐ ☐
E1030	Commercial Equipment	☑ ☐ ☐ ☐ ☐ ☐	100 %	☑ ☐ ☐
E1040	Institutional Equipment	☑ ☐ ☐ ☐ ☐ ☐	100 %	☑ ☐ ☐
E1070	Entertainment and Recreational Equipment	☑ ☐ ☐ ☐ ☐ ☐	100 %	☑ ☐ ☐
Furnishings				
E2010	Fixed Furnishings	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐
E2050	Movable Furnishings	☐ ☑ ☐ ☐ ☐ ☐	90 %	☑ ☐ ☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2021-2022 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

MONROE HIGH SCHOOL - AG BUILDING-CLASSROOM

Profile Name:	Greenhouse	**Currently BCA Certified:**	Yes
Inventory Status:	Recognized	**Last BCA Certify:**	8/25/2021
Reviewed By:	Consultant	**Last District Review:**	2/26/2021
Condition Rating:	100.00 %	**Last District Review:**	2/26/2021

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Foundations											
A1010	Standard Foundation	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
Superstructure											
B1020	Roof Construction	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
B2020	Exterior Windows	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
B2050	Exterior Doors and Grilles	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
B2070	Exterior Louvers and Vents	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
B3060	Horizontal Openings	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
HVAC											
D3020	Heating Systems	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
D3060	Ventilation	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
Fire Protection											
D4030	Fire Protection Specialties	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
Electrical											
D5030	General Purpose Electrical Power	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
D5040	Lighting	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
Communications											
D6060	Distributed Communications and Monitoring	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
Electronic Safety and Security											
D7050	Detection and Alarm	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
Equipment											
E1040	Institutional Equipment	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
Furnishings											
E2010	Fixed Furnishings	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐
E2050	Movable Furnishings	☑	☐	☐	☐	☐	☐	100 %	☑	☐	☐

Wagner Center
(Formerly Frank Wagner Elementary School East)
639 West Main Street
Monroe, WA 98272-2199



Quick Facts:
Grade Level: Not currently used
Site Area: 5.27 Acres
Current Use: Educational Facility
Zone: PS
Tax Parcel No.: 27060100407000

Construction History & Square Footage:

1938 Original Building	19,774 sf
1954 Annex Addition	4,975 sf
1980 Library Addition	2,751 sf
Total SF	**27,500 sf**

Functional Permanent School Capacity:
This school is not currently used for instruction.

BUILDING CONDITION SUMMARY

SITE DEVELOPMENT

General
The school is located on a level site near downtown Monroe shared by Frank Wagner Elementary School and a maintenance building. Shared play fields are grass and play areas are asphalt. The school shares its facility with the community auditorium. Originally constructed as a part of the school, it has since been delegated a community theater and no longer a part of the school districts educational inventory.

In general, this facility is currently not used for education purposes. The Monroe Public School Foundation and Parents HUB uses room 13 and the Indian Education program uses room 2. Frank Wagner Elementary uses the gym only.

Transportation
The site contains approximately 50 parking spaces which are shared with the district maintenance facility. This parking is not adequate to support a school program, however, the work done at Frank Wagner Elementary added additional parking spaces to the shared site. School needs should be assessed to determine whether parking is sufficient to support operation of all 3 buildings.

Outdoor Surfaces
An asphalt parking area for this school is located between it and Frank Wagner Elementary and is shared with the maintenance building.

Accessibility
Building accessibility is problematic across the facility, and a large modernization is needed to correct the issue. Door hardware, access to the building, and the play areas should all be assessed during this effort.

Landscaping
Landscaping is minimal and not conducive to children.

GENERAL BUILDING

Construction History
The former Frank Wagner Elementary School East which is a single story facility was originally built in 1938. In 1955 a detached classroom annex was constructed to create four additional classrooms. Then in 1980, the locker rooms were remodeled for use as the cafeteria, a new library and classroom was added, and various minor upgrades were made to the facility. The entire facility was re-roofed in 1988. HVAC upgrades and new ceilings were installed in 2008.

Building Envelope
The structure varies within the building area but generally consists of single-story construction on concrete spread footings, wood stud walls with brick veneer. The facility has large windows at the classroom areas and exterior exposed wood trim, typical of a building of this age.

The roof is a composite of low slope built up and mansard shingles with gutters and downspouts. The roof structure of the original building is composed of wood ceiling joists and sloped rafters. The annex consists of wood decking on steel trusses.

The roof is observed to have moss buildup which should be removed to prolong life of the roof. Downspouts at the annex are extremely rusted, with large holes in places. Roofing, gutters, and downspouts across the facility should be assessed and repaired or replaced.

Windows in the annex are single pane, and the clerestories have been boarded over.

Interior Finishes & Equipment
Interior walls are typically wood studs with painted plaster or gypsum board finish.

Interior finishes of the annex are generally in poor condition, with stained and extremely worn carpet and acoustical tile ceilings. There are numerous signs of water leaks at the ceiling but it was undetermined as to the age of the staining.

Asbestos Containing Materials
The building contains both friable and non-friable asbestos containing materials. These include pipe insulation, sprayed on acoustical materials, and cement asbestos board. Asbestos remediation was undergone in crawlspace in 2020.

General Observations
As program needs are determined, this facility should be re-evaluated to determine what renovations and modernizations should be undertaken. Security, technology, accessibility, and interior finishes and equipment will need to be analyzed in addition to building envelope repairs.

MECHANICAL

Plumbing
The plumbing fixtures are in poor condition. The piping is old and in poor condition. Several plumbing and handicap code deficiencies were noted. The student restroom in the main building was demolished in order to fix a water leak. The problem has been corrected, but fixtures will not be re-installed until program needs are determined.

HVAC
The school is heated by gas fired boilers. Air handler units and coils are used for the classroom heating devices. Individual unit heaters serve a few classrooms. The library has its own individual heat pump, ductwork and ceiling diffusers. The annex has exhaust fans in the corridor. The boiler room floor drains appear to be inadequate to handle drain water. The gym ventilation system is very poor as it utilizes passive ventilation.

Controls Systems
The boilers are controlled by time clocks and thermostats in the rooms operate the valves for the radiators.

Fire Sprinkler
This facility is not sprinkled.

ELECTRICAL

Power
The electrical service was replaced in 1980 and a new pad mounted transformer placed in the front of the school. Much of the existing wiring was replaced.

Lighting
The lighting is fluorescent.

Communication Systems
Bogen intercom system with handsets in each room. Original 1938 mechanical master clock system is still being used.

Electronic Safety & Security Systems
Security system includes motion sensors for detection and keypads at point of entry for arming/disarming.

Fire alarm system was upgraded to a new addressable system with battery back-up, pull stations, horns, strobes, etc. for the entire building.

SMALL CAPITAL AND MAJOR MAINTENANCE NEEDS

SAFETY

1. Replace damaged concrete walkways.
2. Replace exterior deteriorating and rotten wood columns.
3. Replace failing gutters and downspouts.
4. Add fire sprinklers to the building.

CODE / LEGAL

1. Analyze and correct building accessibility challenges such as access to the building, access to play areas, and door hardware.
2. Seismic retrofit of entire facility is needed.

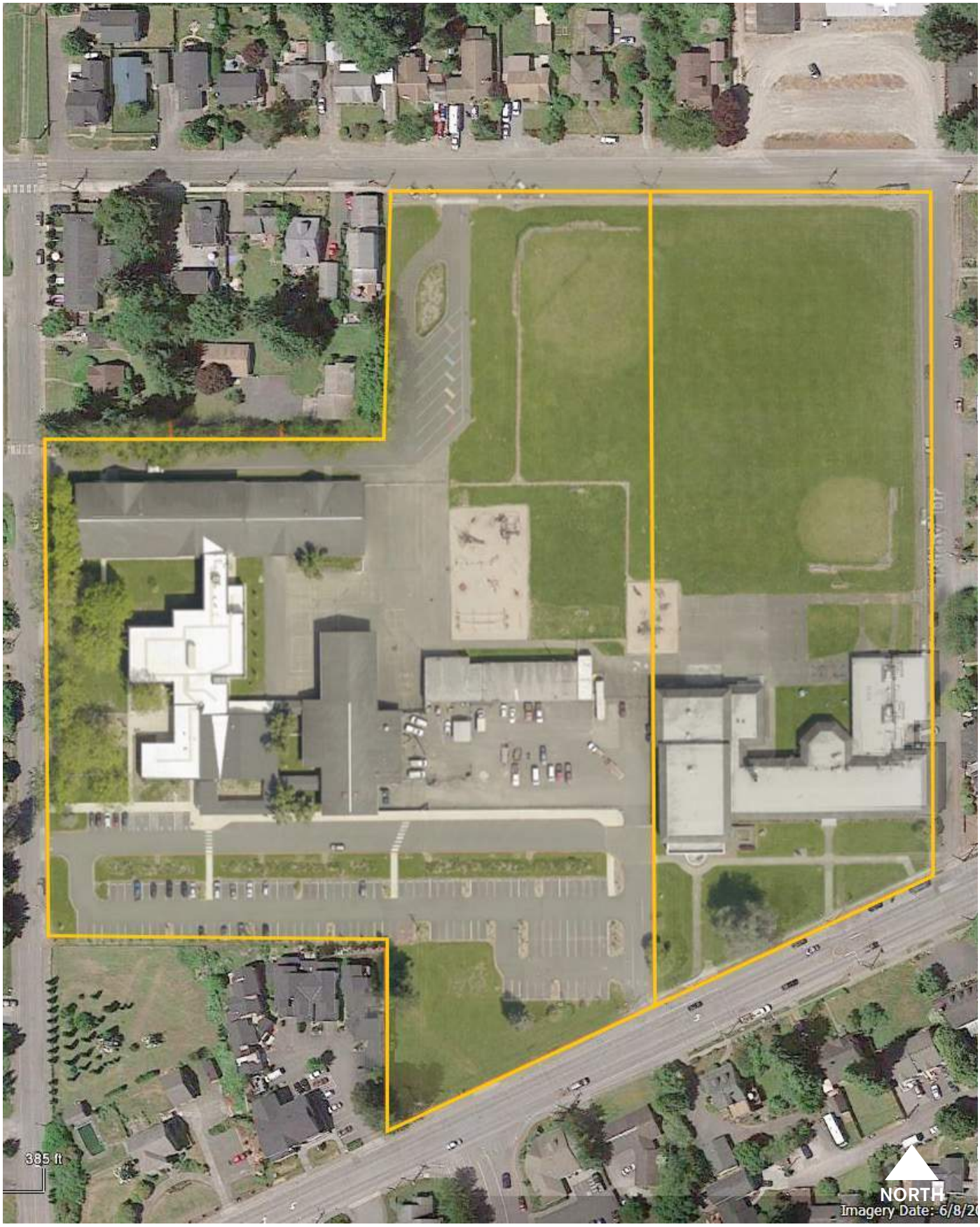
LIFE CYCLE REPAIR / REPLACEMENT

1. Re-roof facility, including full replacement of gutters and downspouts.
2. Asphalt drives and parking lots need resurfacing.
3. Repair deteriorating plaster walls and ceilings.
4. Replace corridor wood panel doors and relight glazing to conform to current code.
5. Replace heat pump compressors and refrigerant.
6. Replace failing windows.
7. Replace deteriorated wood casework and provide additional casework to meet programmatic needs.
8. Replace deteriorated restroom finishes.
9. Replace plumbing lines and fixtures.
10. Replace clock, intercom, emergency lighting and security systems.

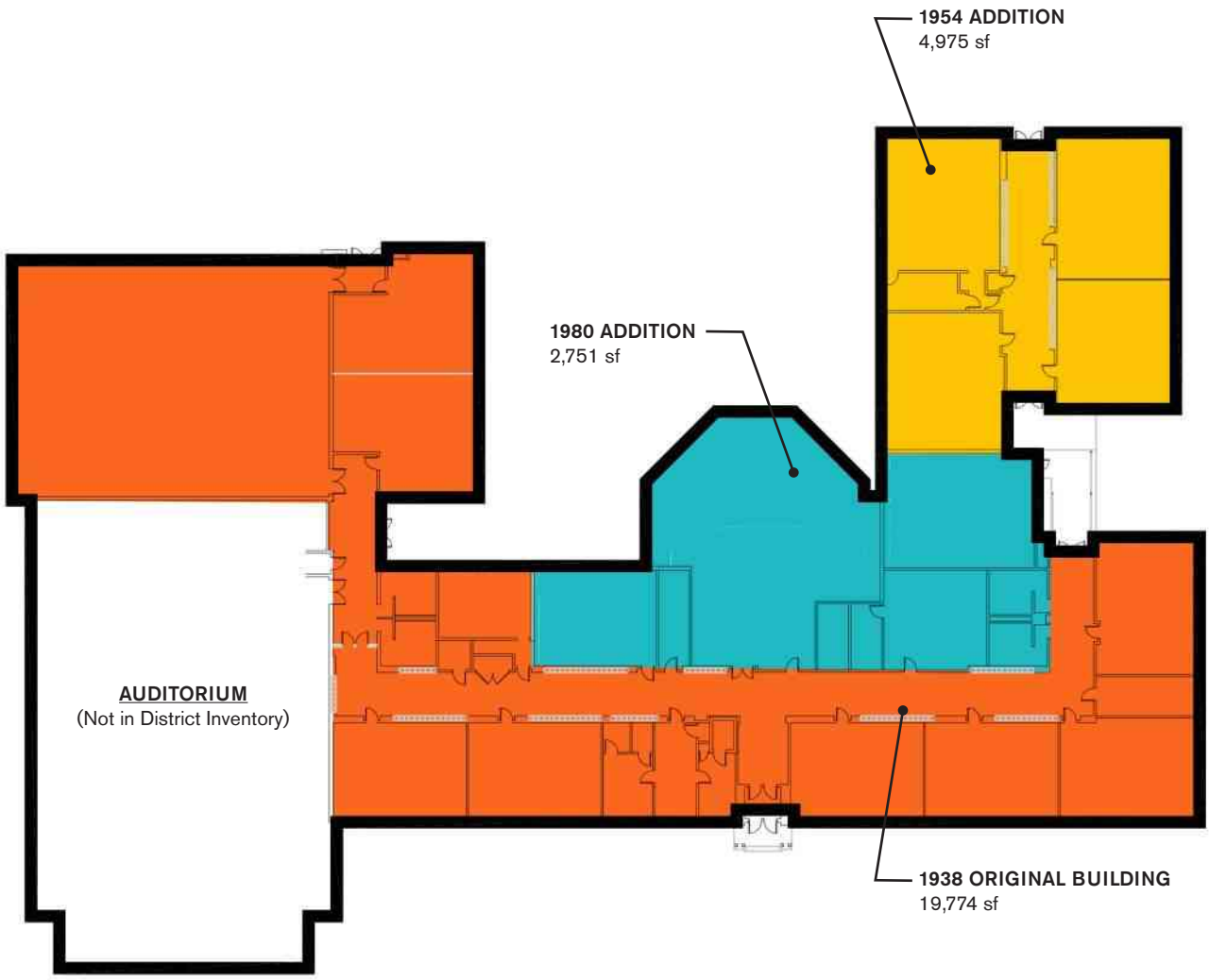
PROGRAM

1. Parking is inadequate.
2. Energy efficiency upgrades needed (sawdust insulation in ceilings).
3. Paint entire interior and exterior of facility.
4. Abate asbestos containing materials throughout building.
5. Upgrade and expand electrical distribution infrastructure.
6. Upgrade technology wiring to district standards.
7. Replace incandescent light fixtures with energy efficient fixtures.

AERIAL IMAGE



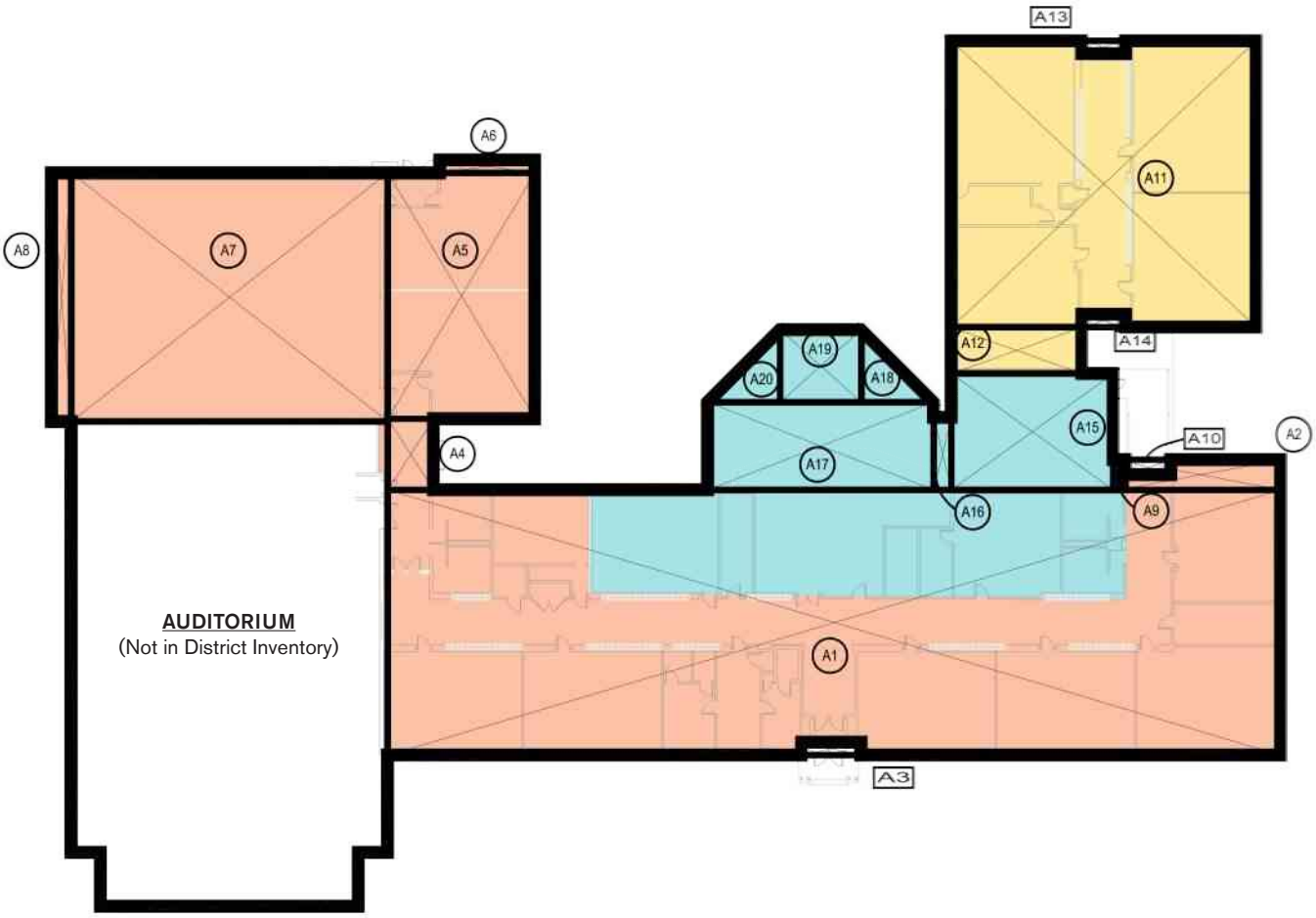
CONSTRUCTION HISTORY & AREA



PERMANENT SQUARE FOOTAGE SUMMARY

1938 Original Building		19,774 sf
1954 Addition		4,975 sf
1980 Addition		2,751 sf
Total SF:		27,500 sf

AREA ANALYSIS



AREA ANALYSIS

Area	Length		Width		Area	Add/ Subtr.	Factor	Totals
Building A		1938						**19,774 SF**
A1	207.42	x	61.58	=	12,772.72 s.f.	+	1	12,773
A2	7.00	x	37.46	=	262.22 s.f.	+	1	262
A3	13.75	x	3.00	=	-41.25 s.f.	-	1	-41
A4	10.63	x	16.50	=	175.31 s.f.	+	1	175
A5	34.21	x	60.08	=	2,055.35 s.f.	+	1	2,055
A6	3.00	x	22.08	=	66.25 s.f.	+	1	66
A7	73.5	x	57.75	=	4,244.63 s.f.	+	1	4,245
A8	4.58	x	57.75	=	264.69 s.f.	+	1	265
A9	1.50	x	7.00	=	10.50 s.f.	+	1	11
A10	10.50	x	3.50	=	-36.75 s.f.	-	1	-37
Building A1		1954						**4,975 SF**
A11	66.50	x	70.83	=	4,710.39 s.f.	+	1	4,710
A12	30.33	x	10.75	=	326.05 s.f.	+	1	326
A13	10.17	x	3.00	=	-30.50 s.f.	-	1	-31
A14	10.17	x	3.00	=	-30.50 s.f.	-	1	-31
Building A2		1980						**2,751 SF**
A15	27.00	x	37.58	=	1,014.75 s.f.	+	1	1,015
A16	4.08	x	16.83	=	68.73 s.f.	+	1	69
A17	20.33	x	52.50	=	1,067.33 s.f.	+	1	1,067
A18	16.83	x	8.42	=	141.65 s.f.	+	1	142
A19	18.83	x	16.83	=	316.91 s.f.	+	1	317
A20	16.83	x	8.42	=	141.62 s.f.	+	1	142
					TOTAL ALL BUILDINGS			**27,500 SF**

PROGRAM USE



LEADERS IN LEARNING

- Core Instruction
- Special Education
- Special Education Support
- Elective / Specialist / PE
- Support
  - Restrooms
  - Hallways / Foyers
  - Administration/ Staff Rooms
  - Conference Rooms
  - Storage / Mech Spaces

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

WAGNER CENTER (LEADERS IN LEARNING)

Profile Name: High School - Rural **Last Review:** 3/5/2018

Inventory Status: Recognized

Condition Rating: 71.13 %

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Site Improvement											
G2010	Roadways	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
G2020	Parking Lots	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
G2030	Pedestrian Plazas and Walkways	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
G2050	Athletic, Recreational and Playfields Areas	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
G2060	Site Development	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
G2080	Landscaping	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
Liquid and Gas Site Utilities											
G3010	Water Utilities	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
G3020	Sanitary Sewerage Utilities	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
G3030	Storm Drainage Utilities	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Electrical Site Improvements											
G4010	Site Electric Distribution Systems	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
G4050	Site Lighting	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Site Communications											
G5010	Site Communications Systems	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2022-2023 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

WAGNER CENTER (LEADERS IN LEARNING) - MAIN BUILDING

Profile Name: Administrative
Inventory Status: Recognized
Reviewed By: Consultant
Condition Rating: 66.44 %

Currently BCA Certified: Yes
Last BCA Certify: 8/18/2021
Last District Review: 3/12/2019
Last District Review: 3/12/2019

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Foundations											
A1010	Standard Foundation	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
Superstructure											
B1010	Floor Construction	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
B1020	Roof Construction	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
B2020	Exterior Windows	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
B2050	Exterior Doors and Grilles	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
B2070	Exterior Louvers and Vents	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
B3020	Roof Appurtenances	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
B3060	Horizontal Openings	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Interior Construction											
C1010	Interior Partitions	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
C1020	Interior Windows	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
C1030	Interior Doors	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
C1070	Suspended Ceiling Construction	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
C2020	Interior Fabrications	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
C2030	Flooring	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
C2050	Ceiling Finishes	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
D2020	Sanitary Drainage	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
D2030	Building Support Plumbing Systems	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
HVAC											
D3020	Heating Systems	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
D3050	Facility HVAC Distribution Systems	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
D3060	Ventilation	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
Fire Protection											
D4030	Fire Protection Specialties	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐

Electrical											
D5020	Electrical Services and Distribution	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
D5030	General Purpose Electrical Power	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
D5040	Lighting	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Communications											
D6010	Data Communications	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
D6020	Voice Communications	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
D6030	Audio-Video Communications	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
D6060	Distributed Communications and Monitoring	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
Electronic Safety and Security											
D7010	Access Control and Intrusion Detection	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
D7050	Detection and Alarm	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
Integrated Automation											
D8010	Integrated Automation Facility Controls	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
Furnishings											
E2010	Fixed Furnishings	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
E2050	Movable Furnishings	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐

Sky Valley Education Center
(Formerly Monroe Middle School)
351 Short Columbia
Monroe, WA 98272-1802



Quick Facts:

Grade Level: K-12
Site Area: 5.28 Acres + 15 Acres of fields across the street
Current Use: Educational Facility
Zone: PS
Tax Parcel No.: 27060100102300
27060100402600

Construction History & Square Footage:

1954 Original Bldg (Tech Ed)	10,560 sf
1964 Annex	7,008 sf
1967 Annex Addition	4,174 sf
1967 Physical Ed Bldg	24,192 sf
1967 Library Bldg	25,741 sf
1967 Office Bldg	2,640 sf
1980 Physical Ed Addition	9,485 sf
1990 Admin Addition	1,197 sf
Total SF	**84,997 sf**

Functional Permanent School Capacity:

The Sky Valley Education Center is an alternative K-12 facility serving multiple school districts. Students who attend Sky Valley are offered a variety of programs including the Parent Partnership Program which works in combination with Home Based Learning, an Excursion Program offering a once a week education field trips, Montessori, Environmental Science School, STEM Academy, and a variety of online course.

Given that students do not attend Sky Valley Education Center 5 days a week and that all spaces in the school are used concurrently our typical calculation of functional permanent school capacity invalid.

Current Enrollment (October 2021): **813 Head Count**
Number of Portables: 2
Current Use of Portables: Storage

BUILDING CONDITION SUMMARY

SITE DEVELOPMENT

General
The school is located on a 5.28-acre level site near downtown Monroe and is across the street from the Auxiliary Athletic Facilities, which it shares for PE fields. The facility is composed of five buildings connected by covered walks. There is very little space left for additions to the campus.

Transportation
Students arrive at the site primarily by car or walking. The main parking lot is on the south side of the site, and houses 95 parking stalls plus an additional 3 accessible parking stalls. The school reports the need for additional parking spaces. There are no designated spaces for vanpools, carpools, or alternative fuel vehicles.

Buses are only used for special events, but there is no designated bus loading/unloading area available on site.

Emergency Access
Emergency and fire vehicular access is available around 3 sides of the building perimeter.

Outdoor Surfaces
There is a blacktop area on site. Parking areas are asphalt with concrete curbs. Walkways are concrete. The main parking lot regularly floods during rain events.

The asphalt is in fair condition with instances of minor cracking and spalling which will continue to deteriorate at an accelerated rate. The concrete paving is in fair condition, with multiple instances of large cracks and raised sections likely due to tree routes.

Stormwater Management
The storm system is tied into the City's system but some of the storm water is reported to infiltrate back into the ground through french drains.

Sanitary Sewer
The sewer is connected to the City system.

Accessibility
Building accessibility is problematic across the facility, and a large modernization is needed to correct the issue. Door hardware, restroom facilities and amenities, and access to all buildings and classrooms (Building 2 and the Music classroom in particular) should be assessed during this effort.

Landscaping
Lawn areas and landscaping is minimal.

GENERAL BUILDING

Construction History
Sky Valley Education Center is located in the former Monroe Middle School, which was built as a replacement for the original Monroe High School, which was torn down at this site after a 1965 earthquake. The school was rebuilt at the original site and utilizes buildings that were part of the original school. The oldest building on the site is the Technology Education Building originally constructed in 1954. The Annex was constructed in 1964, with additions in 1967 and a small portion was modernized in 2003. The main classroom and Library building was constructed in 1967 along with the Physical Education Building and Office Building. An Auxiliary Gym and Lunchroom addition was added to the PE Building in 1980. The entire facility was re-roofed in 1989. An addition to the Office Building was added in 1990.

Safety/Security
Due to the open nature of this campus, this is the most challenging site to secure. The site is fenced where possible, but the many access points on campus (10 gates plus numerous exterior doors) allow visitors to arrive unannounced, and without filtering through the main administration area. Visual control of the exterior school property is impossible.

Inadequate site lighting creates a safety issue at night and during winter months. The campus is not equipped with security cameras. Lockdowns are reported to be a challenge for the school administration.

Building Envelope
Exterior walls are typically uninsulated brick masonry with some metal siding at the shop building. Fascias are painted wood and galvanized copings except for beveled wood siding at the gym. Exterior windows are single glazed steel and aluminum. Roofs are low slope SBS roofing. Roof drainage is to drains and gutters and then to downspouts.

Covered walkways throughout campus are reported to constantly leak. Further investigation is required to determine whether this water is the cause of roofs not draining, or due to condensation building and dripping.

Horizontal lap siding is missing in areas and vertical butt joints at the horizontal lap siding are due for re-caulking to prolong life.

The windows in Building 2 are single pane and should be replaced with double glazing. Windows at the Art Room in Building 4 are leaking and in need of repair or replacement.

The roof at Building 3 is leaking at penetrations and requires frequent patching. Roofing across the campus is approaching or at the end of its functional life and should be planned for replacement.

The downspouts at Building 5 have been disconnected from the storm drainage system in many places, likely due to the downspouts being blocked. Efflorescence is visible both inside and outside the library due to water not draining from the roof. Correct downspout and remove and replace calcified caulk at library storefront. Glazing has been replaced by acrylic in many places or is missing caulk.

Interior Finishes & Equipment
The interior walls are primarily a combination of reinforced masonry, reinforced concrete, reinforced brick and wood studs. Finishes include painted and integral colored masonry, plaster, and sheetrock.

The flooring in the classrooms of Building 5 is mixed. Classrooms 8 through 13 have polished concrete, while the remaining have new carpet. The kiln has been moved outside to improve the exhaust.

In Building 2 the cover plates of the floor boxes in Classroom 3 are missing. Toilet partitions are rusted. The classrooms do not have accessible sinks.

The gym floors (main and auxiliary) in Building 3 have surpassed their functional life. Replacement should be prioritized.

Casework and finishes are worn and in need of replacement across the facility. The casework in the art room is especially worn.

Asbestos Containing Materials
The building contains friable asbestos containing materials such as pipe insulation. The non-friable vinyl asbestos tile flooring has been removed.

General Observations
The wood shop in Building 4 has heat but has no exhaust system beyond the dust collector. There is no handrail on the stair leading to the electrical room above the wood shop.

The bleachers in the gym of Building 3 are only used for graduation ceremonies. A bleacher manufacturer conducts annual maintenance and repairs, but the system is aging.
Storage is minimal campus wide.

MECHANICAL

Plumbing
The domestic water piping system is galvanized steel, typically installed under slab on grade. The water is rusty indicating corrosion of the galvanized pipes. Many of the china plumbing fixtures are cracked or broken. All of the flush valves are manual flush. The domestic water heaters are of various ages.

The custodial closet in Building is equipped with a utility sink. Installation of a floor sink would improve functionality, especially since the building is only accessible by stairs.

The hot water that serves the locker rooms in Building 3 is reported to take a long time to arrive, limiting their functionality. Locker rooms are only used for special events.

The clay traps in the art room of Building 4 back up frequently despite routine maintenance.

HVAC
The heating system original to the building and is mostly electric with unit ventilators in each classroom; heating and ventilating units in the gymnasium, cafeteria, and shops; and wall heaters in the administration area. The shops have exhaust systems for sawdust collection, welding and the foundry. Electronic air filters are installed to remove fine dust from the shop air. None of the existing HVAC equipment is in compliance with current codes.

Controls Systems
The existing system is a “piece meal” collection of various manufacturers’ pneumatic controls. All of the controls have exceeded their anticipated useful life. There is no energy management system in use at this site.

Fire Sprinkler
The facility is not protected by a fire sprinkler system. Many of the existing buildings have combustible overhangs that exceed four feet which will require a dry sprinkler system.

ELECTRICAL

Power
The electrical distribution is 480V/277. Step down transformers are used to supply branch panels at 208V/120V.

Lighting
All light fixtures have been upgraded to LED bulbs.

Telephone & Data Systems
Clock/speaker system was replaced in 1990.

Electronic Safety & Security Systems
Motion detectors and door contacts are in place at the General Office, Computer Rooms, Shop, Library and one classroom which used to be a computer lab.

Two independent fire alarm systems exist within the facility. Both are antiquated and should be replaced. The Lens is missing from the exit sign in the art room.

Small Capital and Major Maintenance Needs

SAFETY

1. Improve storm drainage so parking lot does not flood.
2. Improve parking lot lighting.
3. Repair/replace existing deteriorated walkways.
4. Perform a seismic evaluation for conformance to current codes.
5. Assess campus to determine ways to improve campus security.
6. Add fire sprinklers to the campus.

CODE / LEGAL

1. Access ADA compliance campus wide.
2. Replace fire alarm system to comply with current codes.
3. Add smoke detectors and fire alarm system throughout the facility.

LIFE CYCLE REPAIR / REPLACEMENT

1. Asphalt and concrete surfaces are deteriorating.
2. Roofing should be carefully monitored as it is reaching the end of its expected serviceable life. At time of re-roofing replace all gutters and downspouts.
3. Replace deteriorated gym flooring.
4. Repair and caulk vertical joints at horizontal lap siding.
5. Replace failed window units including single-pane or acrylic units.
6. Replace heat pump compressors and refrigerant.
7. Replace deteriorated plumbing system with copper piping.
8. Replace clay traps in art room.
9. Add a minimum of one floor sink per building for custodial use.
10. Improve/replace heating and ventilation system in the balance of the facility.
11. Casework and interior finishes are generally extremely worn and due for replacement.
12. Perform maintenance and repairs on gymnasium bleachers.

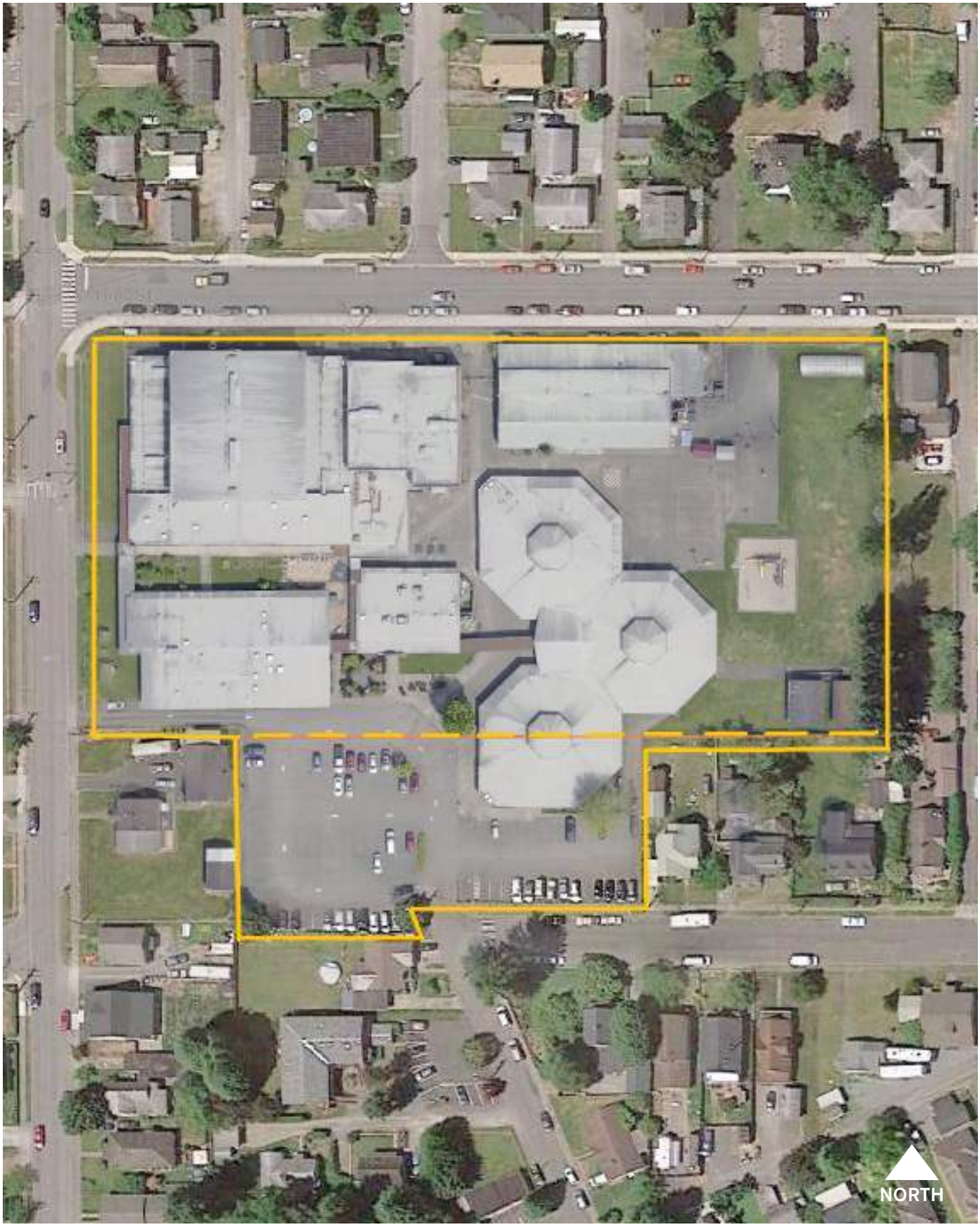
PROGRAM

1. Modernize classrooms, and assess program and storage needs campus-wide.
2. Install exhaust system in wood shop.
3. Facility does not have a covered play.
4. Upgrade and expand electrical and data systems

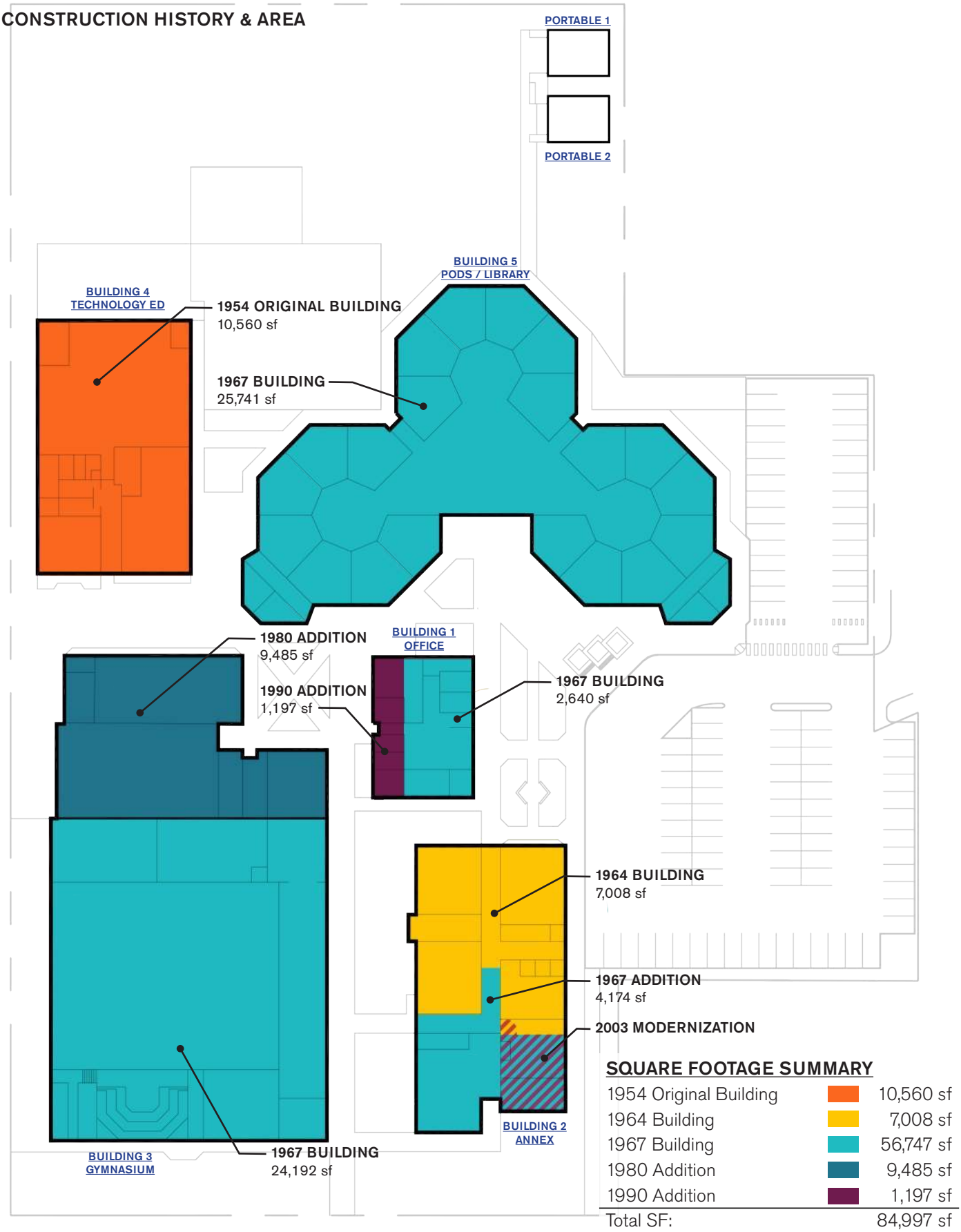
OTHER

1. Additional parking needed.
2. Replace windows and add insulation for improved energy savings.

AERIAL IMAGE



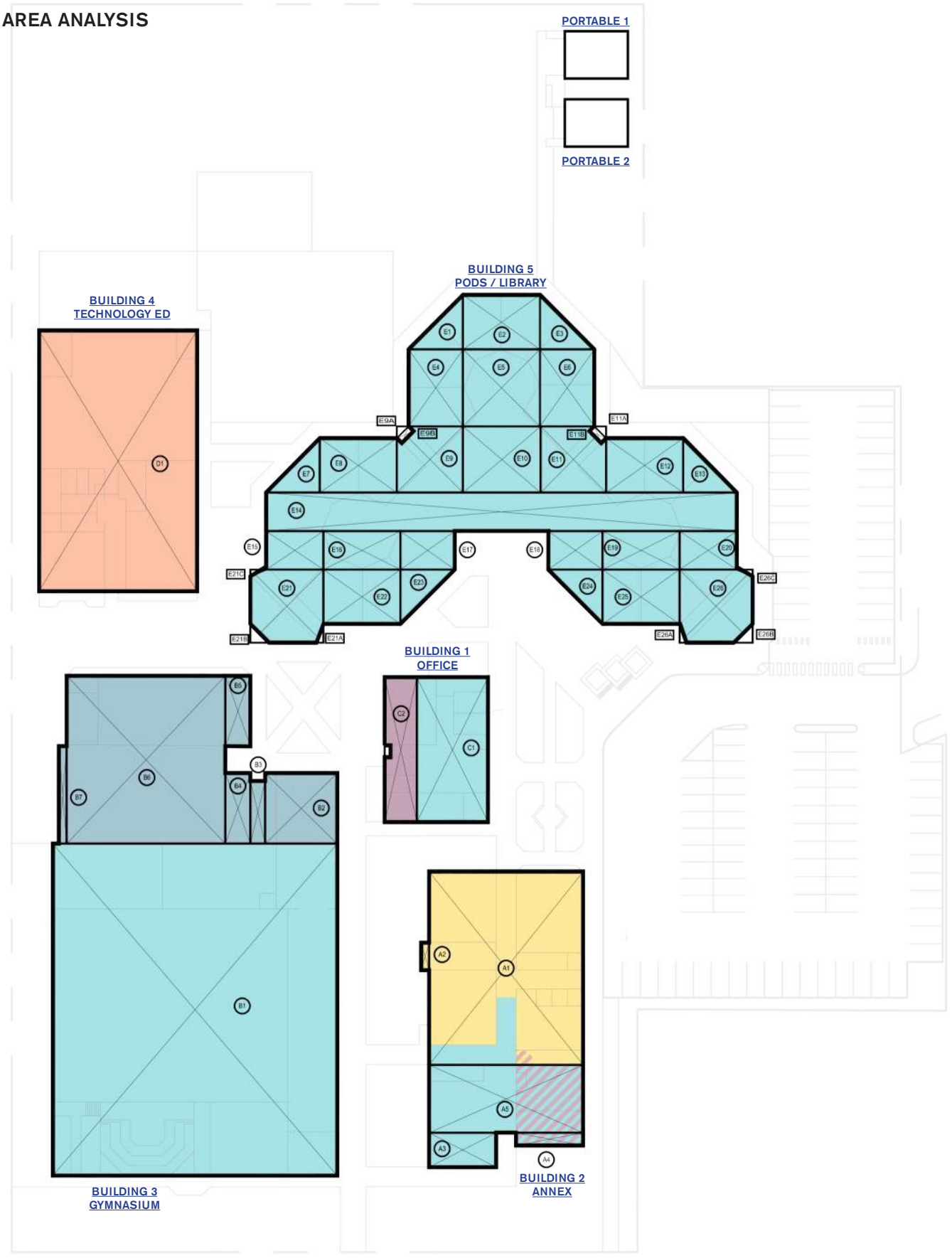
CONSTRUCTION HISTORY & AREA



SQUARE FOOTAGE SUMMARY

1954 Original Building	10,560 sf
1964 Building	7,008 sf
1967 Building	56,747 sf
1980 Addition	9,485 sf
1990 Addition	1,197 sf
Total SF:	84,997 sf

AREA ANALYSIS



AREA ANALYSIS

Area	Length		Width		Area	Add/ Subtr.	Factor	Totals
Building 1	1967 / 1990							**3,837 SF**
C1	36.00	x	73.33	=	2,639.88 s.f.	+	1	2,640
C2	16.33	x	73.33	=	1,197.48 s.f.	+	1	1,197
Building 2	1954 / 1967							**11,181 SF**
A1	78.00	x	97.84	=	7,631.52 s.f.	+	1	7,632
A2	4.00	x	14.00	=	56.00 s.f.	+	1	56
A3	34.00	x	17.50	=	595.00 s.f.	+	1	595
A4	34.00	x	6.50	=	221.00 s.f.	+	1	221
A5	78.00	x	34.33	=	2,677.74 s.f.	+	1	2,678
Building 3	1967 / 1980							**33,677 SF**
B1	144.00	x	168.00	=	24,192.00 s.f.	+	1	24,192
B2	36.50	x	35.75	=	1,304.88 s.f.	+	1	1,305
B3	7.50	x	31.75	=	238.13 s.f.	+	1	238
B4	12.67	x	35.75	=	452.95 s.f.	+	1	453
B5	12.67	x	36.58	=	463.47 s.f.	+	1	463
B6	80.33	x	85.00	=	6,828.05 s.f.	+	1	6,828
B7	4.00	x	49.33	=	197.32 s.f.	+	1	197
Building 4	1954							**10,560 SF**
D1	80.00	x	132.00	=	10,560.00 s.f.	+	1	10,560

AREA ANALYSIS (CONT.)

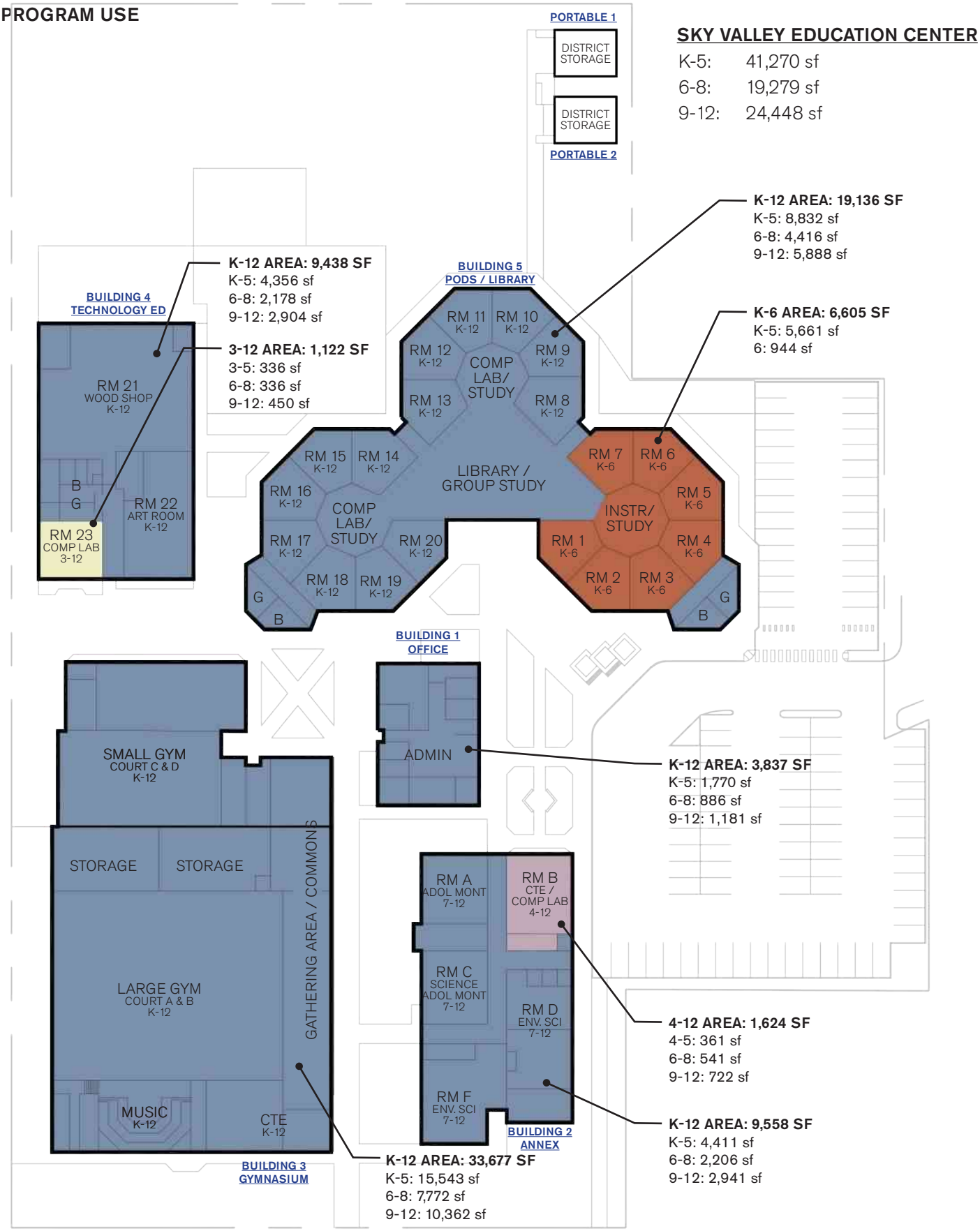
Area	Length		Width		Area	Add/ Subtr.	Factor	Totals
Building 5		1967						**25,741 SF**
E1	27.50	x	13.75	=	378.13 s.f.	+	1	378
E2	39.00	x	27.50	=	1,072.50 s.f.	+	1	1,073
E3	27.50	x	13.75	=	378.13 s.f.	+	1	378
E4	27.50	x	39.00	=	1,072.50 s.f.	+	1	1,073
E5	39.00	x	39.00	=	1,521.00 s.f.	+	1	1,521
E6	27.50	x	39.00	=	1,072.50 s.f.	+	1	1,073
E7	27.50	x	13.75	=	378.13 s.f.	+	1	378
E8	39.00	x	27.50	=	1,072.50 s.f.	+	1	1,073
E9	33.50	x	33.50	=	1,122.25 s.f.	+	1	1,122
E9A	6.00	x	3.00	=	18.00 s.f.	-	1	-18
E9B	8.00	x	3.50	=	28.00 s.f.	-	1	-28
E10	39.00	x	33.50	=	1,306.50 s.f.	+	1	1,307
E11	33.50	x	33.50	=	1,122.25 s.f.	+	1	1,122
E11A	6.00	x	3.00	=	18.00 s.f.	-	1	-18
E11B	8.00	x	3.50	=	28.00 s.f.	-	1	-28
E12	39.00	x	27.50	=	1,072.50 s.f.	+	1	1,073
E13	29.00	x	13.75	=	398.75 s.f.	+	1	399
E14	238.33	x	19.50	=	4,647.44 s.f.	+	1	4,647
E15	29.00	x	19.50	=	565.50 s.f.	+	1	566
E16	39.00	x	19.50	=	760.50 s.f.	+	1	761
E17	27.50	x	19.50	=	536.25 s.f.	+	1	536
E18	27.50	x	19.50	=	536.25 s.f.	+	1	536
E19	39.00	x	19.50	=	760.50 s.f.	+	1	761
E20	29.00	x	19.50	=	565.50 s.f.	+	1	566
E21	37.00	x	37.00	=	1,369.00 s.f.	+	1	1,369
E21A	3.50	x	4.00	=	14.00 s.f.	-	1	-14
E21B	9.50	x	4.75	=	45.13 s.f.	-	1	-45
E21C	8.00	x	1.75	=	14.00 s.f.	-	1	-14
E22	39.00	x	27.50	=	1,072.50 s.f.	+	1	1,073
E23	27.50	x	13.75	=	378.13 s.f.	+	1	378
E24	27.50	x	13.75	=	378.13 s.f.	+	1	378
E25	39.00	x	27.50	=	1,072.50 s.f.	+	1	1,073
E26	37.00	x	37.00	=	1,369.00 s.f.	+	1	1,369
E26A	3.50	x	4.00	=	14.00 s.f.	-	1	-14
E26B	9.5	x	4.75	=	45.13 s.f.	-	1	-45
E26C	8	x	1.75	=	14.00 s.f.	-	1	-14

TOTAL ALL BUILDINGS	**84,997 SF**

PROGRAM USE


PORTABLE 1
DISTRICT STORAGE
DISTRICT STORAGE
PORTABLE 2
SKY VALLEY EDUCATION CENTER
Core Instruction
Special Education
Special Education Support
Elective / Specialist / PE
Support
Restrooms
Hallways / Foyers
Administration/ Staff Rooms
Conference Rooms
Storage / Mech Spaces
BUILDING 4
TECHNOLOGY ED
RM 21
WOOD SHOP
K-12
B
G
RM 22
ART ROOM
K-12
RM 23
COMP LAB
3-12
BUILDING 5
PODS / LIBRARY
RM 11
K-12
RM 10
K-12
RM 12
K-12
RM 9
K-12
COMP LAB/ STUDY
RM 13
K-12
RM 8
K-12
RM 15
K-12
RM 14
K-12
LIBRARY / GROUP STUDY
RM 7
K-6
RM 6
K-6
RM 16
K-12
RM 5
K-6
COMP LAB/ STUDY
INSTR/ STUDY
RM 17
K-12
RM 20
K-12
RM 1
K-6
RM 4
K-6
RM 18
K-12
RM 19
K-12
RM 2
K-6
RM 3
K-6
G
B
G
B
BUILDING 1
OFFICE
ADMIN
SMALL GYM
COURT C & D
K-12
STORAGE
STORAGE
GATHERING AREA / COMMONS
LARGE GYM
COURT A & B
K-12
MUSIC
K-12
CTE
K-12
BUILDING 3
GYMNASIUM
RM A
ADOL MONT
7-12
RM B
CTE / COMP LAB
4-12
RM C
SCIENCE
ADOL MONT
7-12
RM D
ENV. SCI
7-12
RM F
ENV. SCI
7-12
BUILDING 2
ANNEX

PROGRAM USE


SKY VALLEY EDUCATION CENTER
K-5: 41,270 sf
6-8: 19,279 sf
9-12: 24,448 sf
PORTABLE 1
DISTRICT STORAGE
DISTRICT STORAGE
PORTABLE 2
K-12 AREA: 19,136 SF
K-5: 8,832 sf
6-8: 4,416 sf
9-12: 5,888 sf
K-6 AREA: 6,605 SF
K-5: 5,661 sf
6: 944 sf
K-12 AREA: 9,438 SF
K-5: 4,356 sf
6-8: 2,178 sf
9-12: 2,904 sf
3-12 AREA: 1,122 SF
3-5: 336 sf
6-8: 336 sf
9-12: 450 sf
BUILDING 4 TECHNOLOGY ED
BUILDING 5 PODS / LIBRARY
RM 21 WOOD SHOP K-12
RM 22 ART ROOM K-12
RM 23 COMP LAB 3-12
RM 11 K-12
RM 10 K-12
RM 12 K-12
RM 9 K-12
COMP LAB/ STUDY
RM 13 K-12
RM 8 K-12
RM 15 K-12
RM 14 K-12
LIBRARY / GROUP STUDY
RM 16 K-12
COMP LAB/ STUDY
RM 17 K-12
RM 20 K-12
RM 18 K-12
RM 19 K-12
RM 7 K-6
RM 6 K-6
RM 5 K-6
INSTR/ STUDY
RM 1 K-6
RM 4 K-6
RM 2 K-6
RM 3 K-6
BUILDING 1 OFFICE
ADMIN
K-12 AREA: 3,837 SF
K-5: 1,770 sf
6-8: 886 sf
9-12: 1,181 sf
SMALL GYM COURT C & D K-12
STORAGE
STORAGE
GATHERING AREA / COMMONS
LARGE GYM COURT A & B K-12
MUSIC K-12
CTE K-12
RM A ADOL MONT 7-12
RM B CTE / COMP LAB 4-12
RM C SCIENCE ADOL MONT 7-12
RM D ENV. SCI 7-12
RM F ENV. SCI 7-12
BUILDING 2 ANNEX
4-12 AREA: 1,624 SF
4-5: 361 sf
6-8: 541 sf
9-12: 722 sf
K-12 AREA: 9,558 SF
K-5: 4,411 sf
6-8: 2,206 sf
9-12: 2,941 sf
BUILDING 3 GYMNASIUM
K-12 AREA: 33,677 SF
K-5: 15,543 sf
6-8: 7,772 sf
9-12: 10,362 sf

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

SKY VALLEY EDUCATION CENTER1 (OLD MMS)

Profile Name: K-12 - Rural **Last Review:** 3/6/2018

Inventory Status: Recognized

Condition Rating: 65.14 %

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Site Improvement											
G2010	Roadways	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
G2020	Parking Lots	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
G2030	Pedestrian Plazas and Walkways	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
G2050	Athletic, Recreational and Playfields Areas	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
G2060	Site Development	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
G2080	Landscaping	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Liquid and Gas Site Utilities											
G3010	Water Utilities	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
G3020	Sanitary Sewerage Utilities	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
G3030	Storm Drainage Utilities	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
G3060	Site Fuel Distribution	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Electrical Site Improvements											
G4010	Site Electric Distribution Systems	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
G4050	Site Lighting	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Site Communications											
G5010	Site Communications Systems	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2022-2023 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

SKY VALLEY EDUCATION CENTER1 (OLD MMS) - BUILDING 1 - OFFICE

Profile Name: Administrative
Inventory Status: Recognized
Reviewed By: Consultant
Condition Rating: 47.67 %

Currently BCA Certified: Yes
Last BCA Certify: 8/25/2021
Last District Review:
Last District Review:

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Foundations											
A1010	Standard Foundation	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
Superstructure											
B1010	Floor Construction	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
B1020	Roof Construction	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
B2020	Exterior Windows	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
B2050	Exterior Doors and Grilles	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
B2070	Exterior Louvers and Vents	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
B3020	Roof Appurtenances	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
B3060	Horizontal Openings	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
B3080	Overhead Exterior Enclosures	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Interior Construction											
C1010	Interior Partitions	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
C1020	Interior Windows	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
C1030	Interior Doors	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
C1040	Interior Grilles and Gates	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
C1070	Suspended Ceiling Construction	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
C2020	Interior Fabrications	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
C2030	Flooring	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
C2050	Ceiling Finishes	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
D2020	Sanitary Drainage	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
D2030	Building Support Plumbing Systems	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
HVAC											
D3010	Facility Fuel Systems	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
D3020	Heating Systems	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
D3050	Facility HVAC Distribution Systems	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
D3060	Ventilation	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐

Fire Protection											
D4030	Fire Protection Specialties	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Electrical											
D5020	Electrical Services and Distribution	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
D5030	General Purpose Electrical Power	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
D5040	Lighting	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
Communications											
D6010	Data Communications	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
D6020	Voice Communications	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
D6030	Audio-Video Communications	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
D6060	Distributed Communications and Monitoring	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Electronic Safety and Security											
D7010	Access Control and Intrusion Detection	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
D7050	Detection and Alarm	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
Integrated Automation											
D8010	Integrated Automation Facility Controls	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
Furnishings											
E2010	Fixed Furnishings	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
E2050	Movable Furnishings	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2022-2023 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

SKY VALLEY EDUCATION CENTER1 (OLD MMS) - BUILDING 2 - ANNEX

Profile Name: Classroom Building - Slabs On Grade
Inventory Status: Recognized
Reviewed By: Consultant
Condition Rating: 47.64 %

Currently BCA Certified: Yes
Last BCA Certify: 8/25/2021
Last District Review:
Last District Review:

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Foundations											
A1010	Standard Foundation	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
Superstructure											
B1020	Roof Construction	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
B2020	Exterior Windows	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
B2050	Exterior Doors and Grilles	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
B2070	Exterior Louvers and Vents	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
B3020	Roof Appurtenances	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
B3060	Horizontal Openings	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
B3080	Overhead Exterior Enclosures	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Interior Construction											
C1010	Interior Partitions	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
C1020	Interior Windows	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
C1030	Interior Doors	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
C1070	Suspended Ceiling Construction	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
C2020	Interior Fabrications	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
C2030	Flooring	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
C2050	Ceiling Finishes	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
D2020	Sanitary Drainage	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
D2030	Building Support Plumbing Systems	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
HVAC											
D3010	Facility Fuel Systems	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
D3020	Heating Systems	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
D3050	Facility HVAC Distribution Systems	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
D3060	Ventilation	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐

Fire Protection											
D4030	Fire Protection Specialties	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Electrical											
D5020	Electrical Services and Distribution	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
D5030	General Purpose Electrical Power	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
D5040	Lighting	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
Communications											
D6010	Data Communications	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
D6020	Voice Communications	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
D6030	Audio-Video Communications	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
D6060	Distributed Communications and Monitoring	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Electronic Safety and Security											
D7010	Access Control and Intrusion Detection	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
D7050	Detection and Alarm	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
Integrated Automation											
D8010	Integrated Automation Facility Controls	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
Furnishings											
E2010	Fixed Furnishings	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
E2050	Movable Furnishings	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2022-2023 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

SKY VALLEY EDUCATION CENTER1 (OLD MMS) - BUILDING 3 - GYMNASIUM

Profile Name: Gymnasium
Inventory Status: Recognized
Reviewed By: Consultant
Condition Rating: 47.76 %

Currently BCA Certified: Yes
Last BCA Certify: 8/25/2021
Last District Review:
Last District Review:

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Foundations											
A1010	Standard Foundation	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
Superstructure											
B1020	Roof Construction	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
B2020	Exterior Windows	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
B2050	Exterior Doors and Grilles	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
B2070	Exterior Louvers and Vents	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
B3020	Roof Appurtenances	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
B3060	Horizontal Openings	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
B3080	Overhead Exterior Enclosures	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Interior Construction											
C1010	Interior Partitions	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
C1030	Interior Doors	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
C1040	Interior Grilles and Gates	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
C2020	Interior Fabrications	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
C2030	Flooring	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
C2050	Ceiling Finishes	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
D2020	Sanitary Drainage	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
D2030	Building Support Plumbing Systems	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
HVAC											
D3010	Facility Fuel Systems	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
D3020	Heating Systems	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
D3050	Facility HVAC Distribution Systems	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
D3060	Ventilation	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
Fire Protection											
D4030	Fire Protection Specialties	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐

Electrical											
D5020	Electrical Services and Distribution	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
D5030	General Purpose Electrical Power	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
D5040	Lighting	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
Communications											
D6010	Data Communications	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
D6020	Voice Communications	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
D6030	Audio-Video Communications	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
D6060	Distributed Communications and Monitoring	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Electronic Safety and Security											
D7010	Access Control and Intrusion Detection	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
D7050	Detection and Alarm	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
Integrated Automation											
D8010	Integrated Automation Facility Controls	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
Equipment											
E1030	Commercial Equipment	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
E1040	Institutional Equipment	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
E1070	Entertainment and Recreational Equipment	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
Furnishings											
E2010	Fixed Furnishings	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
E2050	Movable Furnishings	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2022-2023 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

SKY VALLEY EDUCATION CENTER1 (OLD MMS) - BUILDING 4 - TECHNOLOGY EDUCATION

Profile Name: Media Production Center
Inventory Status: Recognized
Reviewed By: Consultant
Condition Rating: 47.38 %

Currently BCA Certified: Yes
Last BCA Certify: 8/25/2021
Last District Review:
Last District Review:

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Foundations											
A1010	Standard Foundation	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
Superstructure											
B1020	Roof Construction	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
B2020	Exterior Windows	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
B2050	Exterior Doors and Grilles	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
B2070	Exterior Louvers and Vents	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
B3020	Roof Appurtenances	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
B3060	Horizontal Openings	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
B3080	Overhead Exterior Enclosures	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Interior Construction											
C1010	Interior Partitions	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
C1020	Interior Windows	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
C1030	Interior Doors	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
C1070	Suspended Ceiling Construction	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
C2020	Interior Fabrications	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
C2030	Flooring	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
C2050	Ceiling Finishes	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
D2020	Sanitary Drainage	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
D2030	Building Support Plumbing Systems	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
HVAC											
D3010	Facility Fuel Systems	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
D3020	Heating Systems	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
D3050	Facility HVAC Distribution Systems	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
D3060	Ventilation	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2022-2023 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

Fire Protection											
D4030	Fire Protection Specialties	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Electrical											
D5020	Electrical Services and Distribution	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
D5030	General Purpose Electrical Power	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
D5040	Lighting	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
Communications											
D6010	Data Communications	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
D6020	Voice Communications	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
D6030	Audio-Video Communications	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
D6060	Distributed Communications and Monitoring	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Electronic Safety and Security											
D7010	Access Control and Intrusion Detection	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
D7050	Detection and Alarm	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
Integrated Automation											
D8010	Integrated Automation Facility Controls	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
Equipment											
E1040	Institutional Equipment	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
E1070	Entertainment and Recreational Equipment	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Furnishings											
E2010	Fixed Furnishings	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
E2050	Movable Furnishings	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2022-2023 BUILDING CONDITION RATING SUMMARY
MONROE SCHOOL DISTRICT (31103)

SKY VALLEY EDUCATION CENTER1 (OLD MMS) - BUILDING 5 - PODS/LIBRARY

Profile Name: Library
Inventory Status: Recognized
Reviewed By: Consultant
Condition Rating: 45.05 %

Currently BCA Certified: Yes
Last BCA Certify: 8/25/2021
Last District Review:
Last District Review:

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Foundations											
A1010	Standard Foundation	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
Superstructure											
B1020	Roof Construction	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
B2020	Exterior Windows	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
B2050	Exterior Doors and Grilles	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
B2070	Exterior Louvers and Vents	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
B3020	Roof Appurtenances	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
B3060	Horizontal Openings	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
B3080	Overhead Exterior Enclosures	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Interior Construction											
C1010	Interior Partitions	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
C1020	Interior Windows	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
C1030	Interior Doors	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
C1070	Suspended Ceiling Construction	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
C2020	Interior Fabrications	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
C2030	Flooring	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
C2050	Ceiling Finishes	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
D2020	Sanitary Drainage	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
D2030	Building Support Plumbing Systems	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
HVAC											
D3010	Facility Fuel Systems	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
D3020	Heating Systems	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐
D3050	Facility HVAC Distribution Systems	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
D3060	Ventilation	☐	☐	☐	☑	☐	☐	30 %	☐	☐	☐

Fire Protection					
D4030	Fire Protection Specialties	☐ ☐ ☑ ☐ ☐	☐	62 %	☐ ☐ ☐
Electrical					
D5020	Electrical Services and Distribution	☐ ☐ ☐ ☑ ☐	☐	30 %	☐ ☐ ☐
D5030	General Purpose Electrical Power	☐ ☐ ☐ ☑ ☐	☐	30 %	☐ ☐ ☐
D5040	Lighting	☐ ☐ ☐ ☑ ☐	☐	30 %	☐ ☐ ☐
Communications					
D6010	Data Communications	☐ ☐ ☑ ☐ ☐	☐	62 %	☐ ☐ ☐
D6020	Voice Communications	☐ ☐ ☑ ☐ ☐	☐	62 %	☐ ☐ ☐
D6030	Audio-Video Communications	☐ ☐ ☑ ☐ ☐	☐	62 %	☐ ☐ ☐
D6060	Distributed Communications and Monitoring	☐ ☐ ☑ ☐ ☐	☐	62 %	☐ ☐ ☐
Electronic Safety and Security					
D7010	Access Control and Intrusion Detection	☐ ☑ ☐ ☐ ☐	☐	90 %	☐ ☐ ☐
D7050	Detection and Alarm	☐ ☐ ☐ ☑ ☐	☐	30 %	☐ ☐ ☐
Integrated Automation					
D8010	Integrated Automation Facility Controls	☐ ☐ ☐ ☑ ☐	☐	30 %	☐ ☐ ☐
Equipment					
E1040	Institutional Equipment	☐ ☐ ☑ ☐ ☐	☐	62 %	☐ ☐ ☐
Furnishings					
E2010	Fixed Furnishings	☐ ☐ ☐ ☑ ☐	☐	30 %	☐ ☐ ☐
E2050	Movable Furnishings	☐ ☐ ☑ ☐ ☐	☐	62 %	☐ ☐ ☐

2. LONG RANGE EDUCATIONAL AND FACILITIES PLAN

Long-Range Strategic Facility Plan

The district is currently in the planning stages for an anticipated bond proposal, and the identified potential future capital projects listed below are subject to further input from the Monroe community, and to the district's Board of Directors. The primary source of funding for these projects would be from the bond proceeds and supplemented by State School Construction Assistance funds and impact fees.

The District anticipates that it will undertake bond planning during the six-year planning period with the intent to identify a proposed bond measure to fund some of the projects described below. The anticipated bond project proposals are subject to the district's Board of Directors deciding, via resolution, to send the proposal to the voters for consideration.

1. **Continue to add capacity at the elementary school level.**
   Enrollment trends continue to project steep upward growth at the elementary school level. Additional permanent classrooms or modular classroom units are predicted to be needed to house the growing student population within 2-5 years.

2. **Continue renovation to Frank Wagner Elementary and Salem Woods Elementary.**
   a. *Frank Wagner Elementary*: Renovate the original 1989 classroom wing to bring up the standard of the new 2019 classrooms. Modernization may consider flooring, wall finishes, general refreshing of paint finishes, new casework, and updating of classroom technology. Modernize the 1989 gym building with new finishes and equipment.
   b. *Salem Woods Elementary*: Full modernization of the gym building, including finishes and equipment, to bring program up to the standard of the 2018 addition.

3. **Replace Maltby Elementary School.**
   Maltby Elementary School is 54 years old and was last updated 17 years ago. While the building has been carefully maintained, the facility is one of the oldest educational buildings in the districts inventory.

4. **Add capacity at Park Place Middle School.**
   While the district has room for additional student capacity at Hidden River Middle School, most of its middle school population lives in and around Park Place Middle School. One option to increase capacity without reducing athletic offerings or required parking counts may be to renovate and modernize Building F.

5. **Early Childhood Education Center**
   The district has identified value for the Monroe community in creating an early learning center that could provide pre-kindergarten, ECAP and/or other early learning programs. Possible facilities that could be renovated to accommodate this program include, but are not limited to:
   a. Renovation of the Wagner Center (Frank Wagner East) to support program needs.
   b. Renovation of the previous District Administration Building to support program needs.

6. **Replace Sky Valley Education Center**
   Due to the congestion of the current Sky Valley Education Center site, replacing the facility while maintaining operation of the current programs would be extremely difficult. One option for replacement would be to build a new facility directly to the west on 10+ acre parcel known as Memorial Stadium / Marshall Field. This new facility could also be combined with a new Early Childhood Education Center for the district.

MONROE SCHOOL DISTRICT

CAPITAL FACILITIES PLAN
2022–2027

Adopted: _____, 2022

CAPITAL FACILITIES PLAN
MONROE SCHOOL DISTRICT NO. 103

BOARD OF DIRECTORS

Jennifer Bumpus, President
Jeremiah Campbell, Vice President
Molly Barnes
Sarah Johnson
Chuck Whitfield

SUPERINTENDENT

Kim Whitworth, Acting Superintendent

For information regarding the Monroe School District Capital Facilities Plan, contact Victor Scarpelli, Executive Director of Support Services, 14692 179th Avenue SE, Monroe, WA 98272. Telephone: (360) 804-2570.

TABLE OF CONTENTS

Introduction.....1

Educational Program Standard.....4

Capital Facilities Inventory.....7

Student Enrollment Trends and Projections.....11

Projected Facility Needs.....15

Financing Plan.....16

School Impact Fees.....21

Appendix A.....Population and Enrollment Data

Appendix B.....School Impact Fee Calculations

Appendix C.....Student Generation Rates

CHAPTER 1 -- INTRODUCTION

Purpose of the Capital Facilities Plan

The Monroe School District (the "District") has prepared this Capital Facilities Plan ("CFP") to assess the facilities needed to accommodate projected student enrollment at acceptable levels of service, as well as a more detailed schedule and financing program for capital improvements, over the next six years (2022-2027). The CFP is intended to be shared with the City of Monroe and Snohomish County. In accordance with the Growth Management Act, adopted Snohomish County policies, and local ordinances governing school impacts, this CFP contains the following required elements:

- Future enrollment forecasts for each grade span (elementary schools, middle schools, and high schools).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites.
- The proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
- As applicable, a calculation of impact fees to be assessed and support data substantiating said fees.

In developing this CFP, the District followed the following guidelines set forth in Appendix F of Snohomish County's General Policy Plan:

- Districts should use information from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate their own data if it is derived through statistically reliable methodologies. Information must not be inconsistent with Office of Financial Management (OFM) population forecasts. Student generation rates must be independently calculated by each school district.
- The CFP must comply with the GMA.
- The methodology used to calculate impact fees must comply with Chapter 82.02 RCW. In the event that impact fees are not available due to action by the state, county or cities within the District, the District in a future CFP update must identify alternative funding sources to replace the intended impact fee funding.

Snohomish County's Countywide Planning Policies direct jurisdictions in Snohomish County to "ensure the availability of sufficient land and services for future K-20 school needs." Policy ED-11. The District appreciates any opportunity for cooperative planning efforts with its jurisdictions.

Overview of the Monroe School District

The Monroe School District is located in the southeastern portion of Snohomish County. The District covers approximately 82 square miles and encompasses the City of Monroe and portions of unincorporated Snohomish County.

The District currently serves a student population of 5,488 (October 1, 2021, adjusted enrollment) with five elementary school campuses, two middle schools, and one high school. Leaders in Learning, an individualized secondary program, is also offered as a standalone program at the Monroe High School campus. Sky Valley Education Center, an individualized program for students in grades K-12 that provides for an alternative learning environment, is housed in a former middle school facility. Sky Valley Education Center and Leaders in Learning student enrollment figures are included in both the District and OSPI figures. Elementary schools provide educational programs for students in kindergarten through grade five. Middle schools serve grades six through eight and the high school grades nine through twelve. Leaders in Learning serves grades nine through twelve.

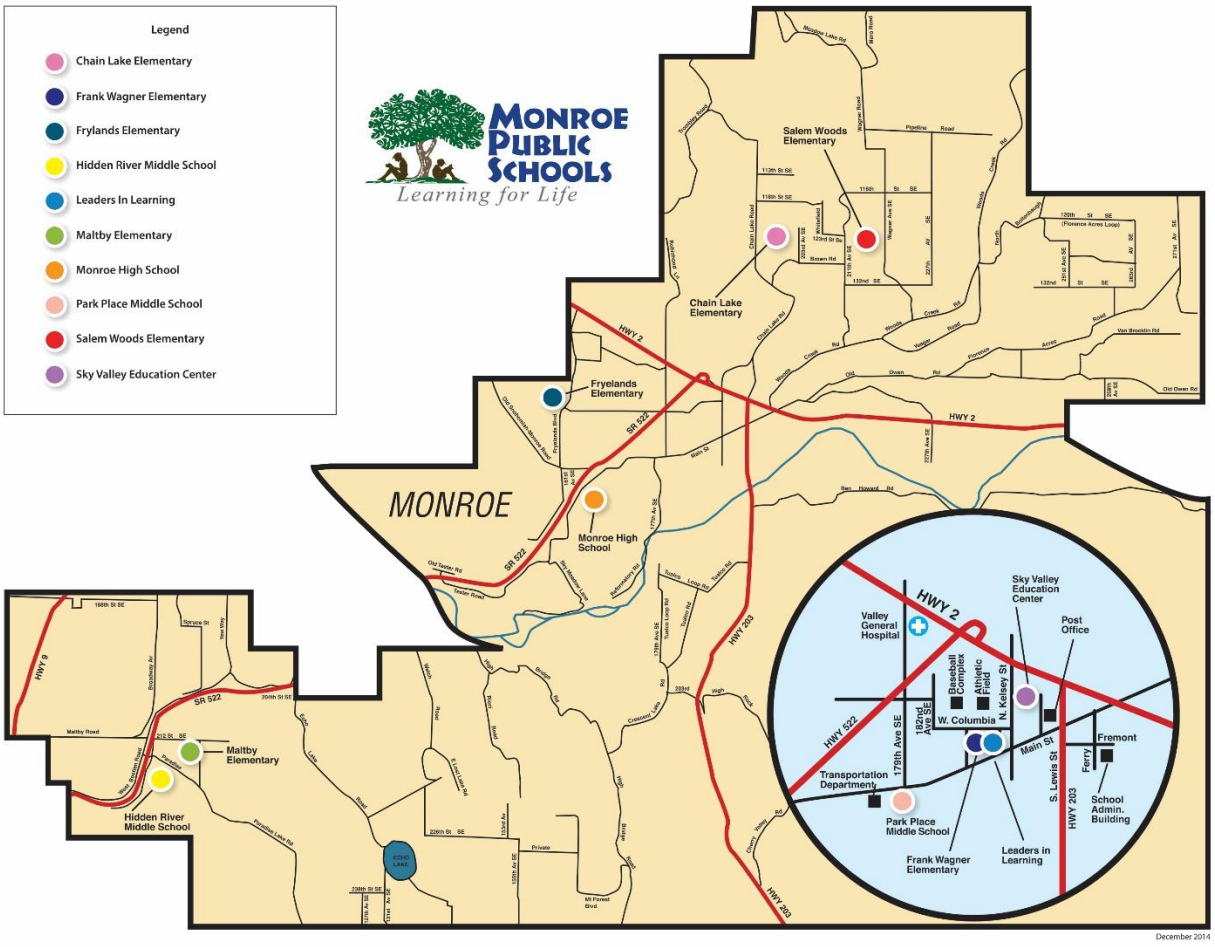
The District provides fiscal and administrative support for the Youth Re-Engagement program housed off-site at Everett Community College (EvCC) in Everett, Washington. It also provides a graduate retrieval program through Shoreline Community College (SCC). These programs do not use District facilities and are therefore the enrollment needs are not included when determining the District's facility needs. The District will discontinue the fiscal and administrative support relationships with EvCC and SCC at the end of the 2021-22 school year. The District previously operated WAVA High School, a virtual high school for students in grades 9-12. The District recently discontinued the WAVA program. The WAVA program did not use District facilities. The District has modified its past enrollment figures to exclude actual enrollment for the WAVA High School, the SCC graduate retrieval program, and EvCC U-3 program enrollment figures from the District's FTE enrollment figures.

Significant Issues Related To Facility Planning In the Monroe School District

The most significant issues facing the Monroe School District in terms of providing classroom capacity to accommodate projected demands are aging school facilities, the rate of student growth, the availability and affordability of suitable school sites, including perkable soil for septic systems, access to water and the geographic constraints associated with the increased student population. In addition, enrollment fluctuations due to the COVID-19 pandemic make it difficult to predict the rate at which enrollment may return to pre-pandemic levels as more students return to in-person learning.

The District is near completion of projects approved by the voters in April 2015. These projects helped address some issues with aging school facilities and capacity needs. The District is the planning stages for a proposed future bond measure. It is anticipated that a future bond proposal will address modernization and expansion of school facilities.

MAP – MONROE SCHOOL DISTRICT



CHAPTER 2 – EDUCATIONAL PROGRAM STANDARDS

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. The educational program standards which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classroom facilities (portables).

In addition to factors which affect the amount of space required, government mandates and community expectations affect how classroom space is used. Traditional educational programs offered by school districts are often supplemented by non-traditional or special programs such as special education, bilingual education, remediation programs, migrant education, alcohol and drug education, AIDS education, preschool, extended day kindergarten and daycare programs, computer labs, music programs, etc. These special or nontraditional educational programs have a significant impact on the available student capacity of school facilities.

The District's implementation, now complete, of required full-day kindergarten and reduced K-3 class size affected school capacity and educational program standards.

Special programs offered by the District at specific school sites include, but are not limited to:

- Special education pre-school
- Special education - resource, moderate and profound, behavioral and behavioral support
- ELL/ESL
- Title I LAP
- Drug and Alcohol Education
- Community Schools
- Vocational and Technical Education
- Technology Education
- Music
- Day Care - before and after school
- Computer Labs
- Birth to Three Programs
- Excel
- Adopt-A-Stream
- Outdoor Education
- Horticulture
- Multi-age classrooms
- Special Education 18 to 21 year old transitional program

Variations in student capacity among schools are often a result of what special or nontraditional programs are offered at specific schools. These special programs require classroom space which can reduce the permanent capacity of some of the buildings housing these programs. Some students, for example, leave their regular classroom for a short period of time to receive instruction

in these special programs. Newer schools within the District have been designed to accommodate most of these programs. However, older schools often require space modifications to accommodate special programs, and in some circumstances, these modifications may reduce the overall classroom capacities of the buildings.

District educational program standards will undoubtedly change in the future as a result of changes in the program year, special programs, class sizes, grade span configurations, and use of new technology, as well as other physical aspects of school facilities. The school capacity inventory will be reviewed periodically and adjusted for any changes to the educational program standards. These changes will also be reflected in future updates of this Capital Facilities Plan.

The District educational program standards which directly affect school capacity are outlined below for the elementary, middle, and high school grade levels.

EDUCATIONAL PROGRAM STANDARDS FOR ELEMENTARY SCHOOLS

- Class size for grades K-3 should not exceed 20 students.
- Class size for grades 4-5 should not exceed 26 students.
- All students will be provided music instruction in a separate classroom.
- Optimum design capacity for new elementary schools is 500-550 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

EDUCATIONAL PROGRAM STANDARDS FOR MIDDLE AND HIGH SCHOOLS

- Class size for middle school grades should not exceed 28 students.
- Class size for high school grades should not exceed 28 students.

As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a work space during planning periods, it is not possible to achieve 100% utilization of all regular teaching stations throughout the day.

Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows: Resource Rooms (i.e. computer labs, study rooms); Special Education Classrooms; and Program Specific Classrooms (i.e. music, drama, art, science, family and consumer science, physical education, technology education).

Desired design capacity for new middle schools is 800 to 850 students. However, actual capacity of individual schools may vary depending on the educational programs offered and/or geographic area served.

Desired design capacity for new comprehensive high schools is 1,600-1800 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

MINIMUM EDUCATIONAL SERVICE STANDARDS

The District will evaluate student housing levels based on the District as a whole system and not on a school by school or site by site basis. This may result in portable classrooms being used as interim housing, attendance boundary changes or other program changes to balance student housing across the system as a whole. A boundary change or a significant programmatic change would be made by the Board of Directors following appropriate public review and comment.

The District has set minimum educational service standards based on several criteria. The standards in the 2022 CFP are adjusted to reflect implementation of reduced K-3 class size and other elements of District program delivery. Exceeding these minimum standards will trigger significant changes in program delivery. If there are more than 24 students per classroom in a majority of K-3 classrooms, more than 26 students per classroom in the majority of 4-5 classrooms, or more than 30 students in a majority of grade 6-12 classrooms, the minimum standards have not been met. For purposes of this determination, the term "classroom" does not include special education classrooms or special program classrooms (i.e. computer labs, art rooms, chorus and band rooms, spaces used for physical education and other special program areas). Furthermore, the term "classroom" does not apply to special programs or activities that may occur in a regular classroom. The minimum educational standard is just that, a minimum, and not the desired or accepted operating standard.

In summary, the District's "minimum level of service" is that there are no more than 26 students in the majority of grade K-4 classrooms and no more than 30 students in the majority of grade 5-12 classrooms. For the school years of 2019-20 and 2020-21, the District's compliance with the minimum level of service was as follows:

2019-20 School Year						
LOS Standard	**MINIMUM LOS# Elementary**	**REPORTED LOS Elementary**	**MINIMUM LOS Middle**	**REPORTED LOS Middle**	**MINIMUM LOS High**	**REPORTED LOS High**
	27	20.33	30	19.73	30	21.13

* The District determines the reported service level by adding the number of students at each grade level and dividing that number by the number of teaching stations.

2020-21 School Year						
LOS Standard	**MINIMUM LOS# Elementary**	**REPORTED LOS Elementary**	**MINIMUM LOS Middle**	**REPORTED LOS Middle**	**MINIMUM LOS High**	**REPORTED LOS High**
	27	17.73	30	19.05	30	20.45

* The District determines the reported service level by adding the number of students at each grade level and dividing that number by the number of teaching stations.

CHAPTER 3 – CAPITAL FACILITIES INVENTORY

Under the Growth Management Act public entities are required to inventory capital facilities used to serve existing development. The purpose of the facilities inventory is to establish a baseline for determining what facilities will be required to accommodate future demand (student enrollment) at acceptable or established levels of service. This chapter provides an inventory of capital facilities owned and operated by the District including schools, relocatable classrooms (portables), undeveloped land and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards (see Chapter 2). A map showing locations of District facilities is provided on page 3.

SCHOOLS

The Monroe School District currently operates five elementary school campuses serving grades K-5 including a portion of Wagner Center, formerly Frank Wagner Elementary East as a part of the Frank Wagner Elementary complex, two middle schools serving grades 6-8 and one high school serving grades 9-12. Leaders in Learning, an individualized secondary program is offered in portables located on the Monroe High School campus. Sky Valley Education Center, a grades 1-12 individualized parent partnership program is housed in the old Monroe Middle School site. Pre-kindergarten students are served in programs at both Fryelands Elementary and Chain Lake Elementary Schools.

The U3 Program and a graduate retrieval program through Shoreline Community College do not require District housing.

School capacity is determined based on the number of teaching stations within each building and the space requirements of the District's adopted educational program. The District uses this capacity calculation to establish the District's baseline capacity and determine future capacity needs based on projected student enrollment. The District's school facility inventory is summarized in Tables 1, 2, and 3.

Table 1 - Elementary School Capacity Inventory

Elementary School	Site Size (acres)	Building Area (Sq. Ft.)	Teaching Stations	Program Student Capacity	Year Built or Last Remodel	Potential for Expansion
Chain Lake	14.4	46,207	21	440	1990	yes**
Frank Wagner	10.21	68,408	34	714	2018	yes
Fryelands	7.09	54,074	20	420	2005	no
Maltby	10	50,230	24	504	2005	no*
Salem Woods	13.78	50,545	25	524	2018	yes
SVEC (part) ***	6	40,905	14	280	1980	no
Totals	61.48	310,369	138	2,882		

* Septic system capacity limits expansion
** Holding tank capacity limits expansion potential
*** Sky Valley Ed Center capacities prorated by daily usage.

Table 2 - Middle School Capacity Inventory

Middle School	Site Size (acres)	Building Area (Sq. Ft.)	Teaching Stations	Program Student Capacity*	Year Built or Last Remodel	Potential for Expansion
Park Place Middle	19.4	135,684	41	953	2018	yes
Hidden River	20	84,341	25	581	2021	yes
SVEC (part) **		22,652	8	220	1980	no
Totals	39.4	242,677	74	1,754		

* Calculated at 83% room utilization
** Sky Valley Ed Center capacities prorated by daily usage.

Table 3 - High School Capacity Inventory

High School	Site Size (acres)	Building Area (Sq. Ft.)	Teaching Stations	Program Student Capacity*	Year Built or Remodel	Potential for Expansion
Monroe HS	33	209,432	72	1,815	2005	yes
Leaders In Learning	**	14,250	7	176	1980	yes
SVEC (part) ***		21,440	7	209	1980	no
Totals	33	245,122	86	2,200		

* Calculated at 90% room utilization
** Leaders in Learning located in a portion of the Wagner Center
*** Sky Valley Ed Center capacities prorated by daily usage.

RELOCATABLE CLASSROOM FACILITIES (PORTABLES)

Relocatable classroom facilities (portables) are used as interim classroom space to house students until construction of permanent classroom facilities takes place. Therefore, these facilities are not included in the school capacity calculations provided in Tables 1-3 above. The District uses 30 portables at various school sites throughout the District providing interim capacity and administrative support needs

.

Table 4 – Portable Classroom Inventory

	Number of Portables	Capacity	Building Area (Sq. Ft.)
Chain Lake Elementary	6	132	5,460
Salem Woods Elementary	3	66	2,688
Hidden River Middle	2	44	1,536
Sky Valley Ed. Ctr	2	0	1,536
Monroe High School	10*	186	7,560
Preschool/Head Start	3	40	2,679
Old District Office	2	0	2,504
Transportation	2	0	952
	30	468	24,915

* Two portables for Life Skills; four portables for Leaders in Learning.

The age and condition of some of the portables is such that they can no longer be moved to another site to relieve over-crowding. They simply would not be able to survive another move. The District continues to survey its portables to determine how many can be moved to another site without damaging the portable beyond use. However, several of the portables have been purchased during the last ten years. These portables can and will be moved from time to time to meet instructional needs and to provide interim student housing, as the need arises.

SUPPORT FACILITIES

In addition to schools, the District owns and operates additional facilities which provide operational support functions to the schools. An inventory of these facilities is provided in Table 5.

Table 5 - Inventory of Support Facilities

Facility Name	Site Size (Acres)	Building Area (sq ft)
Old District Admin Office and Warehouse	3.5	21,584
District Administration Office	2.48	31,151
Maintenance Shops	0.2	5,459
Transportation	3.4	6,612
Totals	9.58	64,806

LAND INVENTORY

The District owns one undeveloped parcel of 14.5 acres adjacent to Chain Lake Elementary. The District had intended to build a middle school at this site. However, there are substantial wetlands and buffer zone requirements. The site cannot be used for a middle school. There appears to be sufficient usable space to add a classroom addition to Chain Lake Elementary School.

The District purchased a 13.2 acre piece of property on the Old Owen corridor in 2007. The property will be used for a future elementary school.

The District owns approximately 13 acres located on West Columbia Street in the City of Monroe commonly known as Memorial Stadium/Marshall Fields. The District is considering using the site for future expansion or the potential surplus and sale of this Property.

The District owns other sites which are unsuitable for school buildings inasmuch as they do not have the acreage necessary to support even an elementary school. They are: (1) A 2.7 acre piece in the Lake Fontal area donated to the District in the early 1900's; and (2) 2.54 acres within a residential area of Monroe which is currently being used as the Park Place Softball Field. The District also owns a 35 acre parcel off of Echo Falls Road in Maltby that was deeded to the District by two families. It was originally used as an outdoor education site. The property is composed primarily of wetlands and beaver ponds, with approximately two acres of buildable land, and has limited access issue.

A 31.6 acre site deeded to the District by the BPA is located in the Sultan School District.

The District will need additional schools in the area north of Highway 2 to meet long-range needs associated an increasing population in this area. Sites for schools north of Highway 2 should be purchased while property may still be available. The District also may need to acquire property for elementary expansion needs.

CHAPTER 4 – STUDENT ENROLLMENT HISTORY AND PROJECTIONS

Facility needs are determined in part by evaluating recent trends in adjusted student enrollment. The District's October 2021 adjusted enrollment was 5,488. This figure does not include students participating in U-3 or CEO/LCN programs[1] because those programs do not use District facilities. It also does not include out of district special education students. Future enrollment in these programs is expected to remain steady over the next six years. Notably, the OSPI enrollment reports and cohort projections incorporate enrollment data for both students enrolled in programs using District facilities and not using District facilities. (See Appendix A.) For purposes of this CFP and determining facility needs and anticipated enrollment projections, the District uses enrollment data for only those in-District students enrolled in programs using District facilities.

RECENT TRENDS - STUDENT ENROLLMENT IN DISTRICT FACILITIES

In looking at recent trends and for purposes of comparing past enrollment to future projections, the District treated Kindergarten enrollment as a 1.0 FTE since the District has implemented full-day Kindergarten. This provides a one to one comparison from year to year. Again, the recent enrollment trends consider only those students enrolled in District facilities. Over the previous six years, the District's enrollment peaked in 2016-17 after several years of growth but has declined in the last three years, with the last two years of enrollment heavily affected by enrollment fluctuations due to the COVID-19 pandemic and uncertainties with regard to in-person learning. Table 6 shows the actual student enrollment in District facilities during the years 2014-2021.

Table 6- Total Student Enrollment
Monroe School District 2014-2021
(Adjusted FTE in District Facilities)

Enrollment by Grade Span	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Elementary (K-5)	2,893	2,922	2,930	2,889	2,857	2,806	2,447	2,411
Middle School (6-8)	1,462	1,450	1,457	1,422	1,464	1,460	1,410	1,298
High School (9-12)	1,942	1,938	1,934	1,941	1,815	1,817	1,759	1,779
TOTAL	**6,297**	**6,310**	**6,321**	**6,252**	**6,136**	**6,083**	**5,616**	**5,488**

[1] U3 and CEO/LCN programs are both off site credit retrieval programs to allow student to complete their high school education. These are provided by two separate community colleges in cooperation with the District. Students are enrolled through the District in cooperation with the college but do not attend at the Districts facilities.

PROJECTED STUDENT ENROLLMENT (2022-2027)

Enrollment in the District, after several years of an upward trend that peaked in the 2016-17 school year, marginally declined in the immediate years thereafter and then dropped further during the COVID-19 pandemic. K-12 enrollment in Snohomish County is growing but is concentrated currently in other areas. However, new housing development planned within the District boundaries, as well as some enrollment stabilization post-pandemic, is expected to bring new enrollment growth at the K-5 level over the six year planning period.

Two enrollment forecasts were conducted for the District: a modified cohort survival projection prepared by a professional demographer and an estimate based upon County population as provided by OFM ("ratio method").

Enrollment projections often rely on the cohort survival methodology as a base. That methodology compares enrollment at a particular grade in a specific year, to the enrollment at the previous grade from the prior year. For example, enrollment at the second grade is compared to the previous year's first grade enrollment. The ratio of these two numbers (second grade enrollment divided by first grade enrollment) creates a "cohort survival ratio" providing a summary measure of the in-and-out migration that has occurred over the course of a year. This ratio can be calculated for each grade level. Once these ratios have been established over a period of years they can be averaged and/or weighted to predict the enrollment at each grade. At the kindergarten level, enrollment is compared to the county births from five years prior to estimate a "birth-to-k" ratio. This ratio, averaged over several years, provides a method for predicting what proportion of the birth cohort will enroll at the kindergarten level.

Cohort survival is a purely mathematical method, which assumes that future enrollment patterns will be similar to past enrollment patterns. It makes no assumptions about what is causing enrollment gains or losses and can be easily applied to any enrollment history. This concept is particularly striking when considering the COVID-19 pandemic and its anomalous impact on school enrollments nationwide. As a result, cohort survival can produce large forecast errors because it does not consider possible changes in demographic trends. New housing, especially, can produce enrollment gains that might not otherwise be predicted from past trends. Or, alternatively, a district may lose market share to private or other public schools. It is also possible that a slowdown in population and housing growth will dampen enrollment gains.

The modified cohort survival methodology combines the cohort survival method with information about market share gains and losses from private schools, information about population growth from new housing construction, and information about regional trends, including the post-pandemic shift in student learning. The population/housing growth factor reflects projected changes in the housing market and/or in the assumptions about overall population growth within the District's boundary area. The enrollment derived from the cohort model is adjusted upward or downward to account for expected shifts in the market for new homes, to account for changes in the growth of regional school age populations, and to account for projected changes in the district population.

The modified cohort survival projection, with its analysis of historical patterns and District-specific demographic and market data, best reflects anticipated enrollment in the District. Those projections

show an expected total enrollment of 5,746, or increase of 4.7%, by 2027. Enrollment after 2027 is expected to continue to grow. See *Appendix A* for more detail.

OFM population-based enrollment projections were estimated for the District using OFM population forecasts for the County. The County provided the District with the estimated total population in the District by year. In 2020, the District's housed student enrollment constituted approximately 13.7% of the total population in the District. Assuming that between 2022 and 2027, the District's enrollment will continue to constitute 13.7% of the District's total population and using OFM/County data, OFM/County methodology projects a total enrollment of 6,006 students in District facilities in 2027.

Table 7- Projected Student Enrollment
2022-2027
(FTE in District Facilities)

Projection	Oct. 2021*	2022	2023	2024	2025	2026	2027	Change 2021-27	Percent Change 2021-27
OFM/County	**5,488**	**6,189**	**6,295**	**6,401**	**6,507**	**6,613**	**6,006**	**518**	**9.44%**
Modified Cohort/District	**5,488**	**5,555**	**5,586**	**5,714**	**5,680**	**5,665**	**5,746**	**258**	**4.7%**

*****Actual adjusted FTE in District facilities, October 2021

For the reasons discussed above, the District is using the modified cohort survival projections for purposes of planning for the District's facility needs during the six years of this plan period. Future updates to the Plan may revisit this issue.

PROJECTED STUDENT ENROLLMENT (POST-2027)

Student enrollment projections beyond 2027 are highly speculative. Using OFM/County data as a base, the District projects a 2044 student FTE population of 6,443. This is based on the OFM/County data showing that, for the year 2020, the District's enrollment constituted approximately 13.7% of total District population and an assumption that this percentage will remain constant through 2044. See discussion above. The total enrollment estimate was broken down by grade span to evaluate long-term needs for capital facilities.

Projected enrollment by grade span for the year 2044 is provided in Table 8. Again, these estimates are highly speculative and are used only for general planning purposes.

Table 8
Projected Student Enrollment
2035

Grade Span	FTE Enrollment – October 2021	Projected Enrollment 2044*
Elementary (K-5)	2,411	2,830
Middle School (6-8)	1,298	1,524
High School (9-12)	1,779	2,089
TOTAL (K-12)	**5,488**	**6,443**

*Assumes average percentage per grade span remains constant between 2021 and 2044.

Note: Snohomish County Planning and Development Service provided the underlying data for the 2044 projections.

CHAPTER 5 – PROJECTED FACILITY NEEDS

NEAR-TERM FACILITY NEEDS (THROUGH 2027)

Current enrollment at each grade level is identified in Table 6 which provides the actual enrollment in District facilities as of October 1, 2021. *Projected* available student capacity was derived by subtracting projected FTE student enrollment from existing October 2021 school capacity (Tables 1-3). It is not the District's policy to include portable classroom units when determining future capital facility needs; therefore interim capacity provided by portables is not included[2].

To determine future facility needs, existing school program capacity was compared to projected enrollment throughout the six-year forecast period. Without the consideration of portables, the District currently has capacity available at all grade levels (see Table 11). Table 9 assumes no new capacity construction through 2027. This factor is added in later (see Table 11).

Table 9 shows actual space needs and the portion of those needs that are "growth related" for the years 2022-2027.

Table 9
Available Student Capacity 2021-2027

Grade Span	2021 Enrollment	Existing Permanent Capacity^	2021 Surplus	2027 Enrollment	2027 Surplus/(Deficit)
K-5	2,411	2,882	471	2,935	(53)
6-8	1,298	1,745	447	1,203	542
9-12	1,779	2,200	421	1,608	592

^Existing as of Oct. 2021.

[2] Information on portables and interim capacity can be found in Table 4.

CHAPTER 6 – CAPITAL FACILITIES FINANCING PLAN

NEW SCHOOL CONSTRUCTION

In April 2015, the District's voters passed a $110.9 million bond issue for school construction to modernize and expand existing facilities and provide Districtwide improvements and major maintenance. The District is currently in the planning stages for an anticipated bond proposal to add capacity during the six years of this planning period, as further detailed herein. The identified future bond project proposals are subject to the District's Board of Directors deciding, via resolution, to send the proposal to the voters for consideration. The school construction projects are summarized in Table 10. The primary source of funding for these projects is from the bond proceeds and supplemented by State School Construction Assistance funds and impact fees.

Elementary Level Projects

Approved 2015 Bond Projects:

Salem Woods Elementary: Add new capacity for 132 students, with associated spaces additions at Salem Woods Elementary, along with modernization of the existing facility to bring it up to current building code and educational standards. Project complete in 2018.

Frank Wagner Elementary: Add new capacity for 308 students and construct a new library and computer lab. Project complete in 2018.

Anticipated Future Bond Projects:

Salem Woods Elementary Phase II: Add new capacity for 88 students. Project projected to be complete in 2027 (assuming bond approval).

Frank Wagner Elementary: Add new capacity for 88 students as a part of modernization project. Project projected to be complete in 2027 (assuming bond approval).

Chain Lake Elementary: Add new capacity for 88 students plus an additional special education classroom as a part of modernization project. Project projected to be complete by or soon after the 2027-28 school year (assuming bond approval).

New Elementary No. 6: Construct a new 550 student elementary school to serve projected student enrollment growth. This project is projected to be outside of the six-year planning period of this Capital Facilities Plan (assuming bond approval).

Wagner Center Early Learning Center: Convert a portion of the Wagner Center to an early learning center to provide for a pre-kindergarten, ECAP, and/or other early learning programs. This project is in early consideration (assuming bond approval).

Middle School Level Projects

Approved 2015 Bond Projects:

Hidden River Middle: Construct Phase 3 Addition to the building, providing housing for an additional 139 students (including general classrooms and specialized classrooms for science, art, career/technology) and expanding the kitchen to serve the additional student load. Project complete in 2021.

Park Place Middle School: Perform complete renovation plus some demolition and replacement of older buildings to bring it up to meet current building codes and educational standards. Project includes replacement classrooms, new commons, kitchen and auxiliary gym, remodel of existing gym, and capacity addition for 23 students. Project complete in 2018.

High School Level Projects

Approved 2015 Bond Projects:

Monroe High School: Convert a currently unusable outdoor physical education space to all weather space. The net effect will be the addition of three new teaching stations. Project complete in 2018.

District Level Projects

Approved 2015 Bond Projects:

Four million dollars is allocated for a variety of facility improvements and major maintenance at all schools.

Anticipated Future Bond Projects:

Park Place, Building F: Under consideration for modernization. Specific use tbd.

Other:

The District may consider moving Sky Valley Education Center to a new location.

Portable Classrooms

The District may need to add portable classrooms to address unanticipated enrollment increases.

FINANCING FOR PLANNED IMPROVEMENTS

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes.

The Monroe School District passed a capital improvements bond for $10.8 million in 1987. Revenues from this bond were used to construct Frank Wagner Elementary, Chain Lake Elementary, additions to Park Place Middle School (former Monroe High School), new roofs and insulation at three schools, a play shed at Maltby Elementary, and other smaller projects. A bond was passed in 1996 for $24 million. It was used for the construction of a new high school and Hidden River Middle School in the Maltby area, both of which opened in September 1999. It also funded several other projects. The District passed a successful bond issue in 2003 in the amount of $21,852,000. These funds were used for the construction of Fryelands Elementary, additions to Hidden River Middle School and Monroe High School, remodeling

of Maltby Elementary School, new athletic facilities and technology upgrades. The projects were completed in 2005/2006. In April 2015, the District's voters approved a $110.9 million bond measure to fund the improvements described above in this Chapter 6 (with the exception of portable facilities).

The District anticipates that it will enter into bond planning during the six year planning period and identify a proposed bond measure to fund some of the projects described above under "anticipated Future Bond Projects." The anticipated bond project proposals are subject to the District's Board of Directors deciding, via resolution, to send the proposal to the voters for consideration.

State School Construction Assistance

State School Construction Assistance funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds or the Superintendent of Public Instruction can prioritize projects for funding. School districts may qualify for State School Construction Assistance funds for specific capital projects based on a prioritization system. The District is eligible for State School Construction Assistance funds for certain projects at the 49.91% funding percentage level.

Impact Fees

Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued.

Six Year Financing Plan

The Six-Year Financing Plan shown in Table 10 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2022-2027. The financing components include bond funds, impact fees, and school construction assistance funds. Projects and portions of projects which remedy existing deficiencies are not appropriate for impact fee funding. Thus, impact fees will not be used to finance projects or portions of projects which do not add capacity or which remedy existing deficiencies. See Chapter 5.

Alternative Actions

In the event that planned construction projects are not funded as expected or do not fully address space needs for student growth, the Board could consider various courses of action, including, but not limited to:

- Alternative scheduling options;
- Changes in the instructional model;
- Grade configuration changes;
- Increased class sizes; or
- Modified school calendar.

Table 10 – Planned Construction Projects (Figures in Millions of Dollars)

Improvements Adding Permanent Capacity (*only projects estimated to be completed by 2027-26*)

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bond/ Local**	State Match	Impact Fees
Elementary School										
Proposed Salem Woods Expansion					$3.740	$3.000	$6.744	X	X	X
Proposed Frank Wagner Expansion					$3.185	$2.000	$5.185	X	X	X
Proposed Chain Lake Elementary Expansion					$7.750	$6.000	$11.750	X	X	X
Middle School										
High School										
Site Acquisition										
Portables							TBD			

*Some portion expended in previous years.
**Anticipated bond; subject to decision of Board of Directors and voter approval.

Improvements Not Adding Capacity (*only projects estimated to be completed by 2027-26*)

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bond/ Local**	State Match	Impact Fees
Elementary										
Proposed Salem Woods Modernization					$3.791	$2.000	$5.791	X	X	
Proposed Frank Wagner Modernization					$15.791	$12.000	$27.021	X	X	
Proposed Chain Lake Elementary Expansion					$14.628	$10.000	$24.628	X	X	
Middle School										
High School										
District-wide										
Improvements and Major Maintenance							$4.0	X		

**Anticipated bond; subject to decision of Board of Directors and voter approval. May also include other local voted or nonvoted capital funds.

CAPACITY ANALYSIS

Table 11 evaluates the District's capacity needs by comparing the District's existing capacity, planned improvements, and projected enrollment. Portable capacity is not included in this analysis but can be used to provide interim capacity.

Table 11
Capacity Analysis (2022-2027)

Elementary School Surplus/Deficiency

	2021	2022	2023	2024	2025	2026	2027
Existing Capacity	2,882	2,882	2,882	2,882	2,882	2,882	2,882
Added Capacity							176^^
Total Capacity	2,882	2,882	2,882	2,882	2,882	2,882	3,058
Enrollment	2,411*	2,508	2,608	2,699	2,760	2,854	2,935
Surplus (Deficiency)	471	374	274	183	122	28	123

*Actual adjusted enrollment in District facilities as of October 2021.
^^Capacity additions at Salem Woods and Frank Wagner (Future Bond). Anticipated capacity additions at Chain Lake are not included at this time though may come on line in 2027 or shortly thereafter.

Middle School Surplus/Deficiency

	2021	2022	2023	2024	2025	2026	2027
Existing Capacity	1,745	1,745	1,745	1,745	1,745	1,745	1,745
Added Capacity							
Total Capacity	1,745	1,745	1,745	1,745	1,745	1,745	1,745
Enrollment	1,298*	1,251	1,213	1,256	1,252	1,202	1,203
Surplus (Deficiency)	447	1,620	532	489	493	543	542

*Actual adjusted enrollment in District facilities as of October 2021.

High School Surplus/Deficiency

	2021	2022	20231	2024	2025	2026	2027
Existing Capacity	2,200	2,200	2,200	2,200	2,200	2,200	2,200
Added Capacity							
Total Capacity	2,200	2,200	2,200	2,200	2,200	2,200	2,200
Enrollment	1,779*	1,796	1,764	1,760	1,667	1,608	1,608
Surplus (Deficiency)	421	404	436	440	533	592	592

*Actual adjusted enrollment in District facilities as of October 2021.

See Chapter 4 for complete breakdown of enrollment projections.

See Table 9 for a comparison of additional capacity needs due to growth versus existing deficiencies.

CHAPTER 7 – SCHOOL IMPACT FEES

The Growth Management Act authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

SCHOOL IMPACT FEES IN SNOHOMISH COUNTY

The Snohomish County General Policy Plan ("GPP") which implements the GMA sets certain conditions for school districts wishing to assess impact fees:

- The District must provide support data including: an explanation of the calculation methodology, a description of key variables and their computation, and definitions and sources of data for all inputs into the fee calculation.
- Such data must be accurate, reliable and statistically valid.
- Data must accurately reflect projected costs in the Six-Year Financing Plan.
- Data in the proposed impact fee schedule must reflect expected student generation rates from the following residential unit types: single family; multi-family/studio or 1-bedroom; and multi-family/2-bedroom or more.

Snohomish County established a school impact fee program in November 1997, and amended the program in December 1999. This program requires school districts to prepare and adopt Capital Facilities Plans meeting the specifications of the GMA. Impact fees calculated in accordance with the formula, which are based on projected school facility costs necessitated by new growth and are contained in the District's CFP, become effective following County Council adoption of the District's CFP.

METHODOLOGY AND VARIABLES USED TO CALCULATE SCHOOL IMPACT FEES

Impact fees are calculated utilizing the formula in the Snohomish County Impact Fee Ordinance. The resulting figures are based on the District's cost per dwelling unit to, as applicable, purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable facilities that add interim capacity needed to serve new development.

A student factor (or student generation rate) is used to identify the average cost per dwelling unit by measuring the average number of students generated by each housing type (single family dwellings, multi-family dwellings of one bedroom or less, and multi-family dwellings of two bedrooms or more). The District obtained updated student factors in 2022. See Appendix B (including a description of the student factor methodology). The District, in its impact fee calculations, has removed the pre-kindergarten student generation rate from the elementary student generation rate.

The multi-family 2+ bedroom student factor analysis has fluctuated over the last several years. Beginning in 2016 and continuing in 2022, the District's student generation analysis identified a high

number of students being generated from multi-family 2+ bedroom units. This trend was particularly evident at the K-5 level where elementary students residing in new multi-family 2+ bedroom units notably exceeds the number of elementary students residing in new single family units. This year's analysis identified a limited number of new multi-family 2+ bedroom units constructed within the District during the study period and therefore may not provide for a reliable data set. As such, the District has chosen to calculate Multi-Family 2+ BR student generation rates using the countywide average* of the corresponding rates published in the 2020 capital facilities plans (the last County-adopted set of plans) of the other school districts in Snohomish County. These averages reflect recent development trends in Snohomish County which will likely influence any multi-family construction that occurs in the District in the near term. As a comparison to Snohomish County, King County has recognized countywide averages as a reasonable approach to calculating student generation rates when there is a lack of sufficient development data. See KCC 21A.06.1260.

The resulting average student generation rates are as follows:

Multi-Family 2+ BR Rates	**K-5**	**6-8**	**9-12**
	0.108	**0.058**	**0.078**

*Excluding certain anomalies of districts with high multi-family rates (Monroe, Mukilteo, and Lake Stevens).

The District plans to continue to closely monitor the student generation from multi-family 2+ bedroom units and will update the CFP accordingly.

As required by the GMA, credits are applied in the formula to account for State School Construction Assistance Funds (where expected) to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit toward a capital levy/bond funding the capacity improvement. The costs of projects that do not add capacity are not included in the impact fee calculations. Furthermore, because the impact fee formula calculates a "cost per dwelling unit", an identical fee is generated regardless of whether the total new capacity project costs are used in the calculation or whether the District only uses the percentage of the total new capacity project costs allocated to the Districts growth-related needs, as demonstrated in Table 9. Furthermore, impact fees will not be used to address existing deficiencies. See Table 10 for a complete identification of funding sources.

As required by the local ordinances, a 50% discount is applied to the calculated school impact fee. The District has applied an additional discretionary discount to the multi-family fee. This discretionary discount will be revisited in future updates to this CFP.

The following projects are included in the impact fee calculation:

- Future Bond capacity addition at Salem Woods Elementary School; and
- Future Bond capacity addition at Frank Wagner Elementary School.

Please see Table 10 and Table 12 for relevant cost data related to each capacity project and the variables used to calculate the impact fees.

Table 12: Impact Fee Variables

Student Generation Factors – Single Family

Elementary	.184
Middle	.074
Senior	.080
Total	**.341**

Student Generation Factors – Multi Family (1 Bdrm)

Elementary	.000
Middle	.000
Senior	.000
Total	**.000**

Student Generation Factors – Multi Family (2+ Bdrm)

Elementary	.108
Middle	.058
Senior	.078
Total	**.244**

Projected Student Capacity per Facility

Elementary (new addition – Salem Woods) - 88
Elementary (new addition – Frank Wagner) – 88

Required Site Acreage per Facility

Facility Construction/Cost Average

Salem Woods (Addition)	$6,743,852
Frank Wagner (Addition)	$5,185,102

Permanent Facility Square Footage

Elementary		310,369
Middle		242,677
Senior		245,122
Total	**97.57%**	**798,168**

Temporary Facility Square Footage

Elementary		10,827
Middle		1,536
Senior		7,560
Total	**2.43%**	**19,923**

Total Facility Square Footage

Elementary		321,196
Middle		244,213
Senior		255,862
Total	**100.00%**	**818,091**

Average Site Cost/Acre

N/A

Temporary Facility Capacity

Capacity
Cost

State Match Credit

Current State Match Percentage 49.91%

Construction Cost Allocation

Current CCA 246.83

District Average Assessed Value

Single Family Residence $584,150

District Average Assessed Value

Multi Family (1 Bedroom) $169,461
Multi Family (2+ Bedroom) $239,226

SPI Square Footage per Student

Elementary 90
Middle 108
High 130

District Debt Service Tax Rate for Bonds

Current/$1,000 $0.82044

General Obligation Bond Interest Rate

Current Bond Buyer Index 2.45%

Developer Provided Sites/Facilities

Value 0
Dwelling Units 0

PROPOSED MONROE SCHOOL DISTRICT IMPACT FEE SCHEDULE

Using the variables and formula described, impact fees proposed for the Monroe School District are summarized in Table 13. Refer to Appendix D for impact fee calculations.

Table 13
Monroe School District
Proposed Impact Fee Schedule*

Housing Type	Impact Fee Per Unit
Single-Family	$2,961
Multi-Family (2+bedrooms)	$0
Multi-Family (one bedroom/less)	$2,112

**Table 10 reflects a 50% adjustment to the calculated fee as required by local ordinances.*

Appendix A

District Modified Cohort Survival Enrollment Projections

Medium Range Projection (Recommended)

Projection (Medium Range)

					Projected Births					
Birth Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
County Births	9,877	9,754	9,669	9,323	9,443	9,459	9508	9556	9598	9632
Pct of Cohort	4.63%	4.98%	5.01%	4.98%	4.93%	4.99%	4.98%	4.98%	4.98%	4.98%
City of Monroe Births	346	302	300	289	293	293	295	296	298	299
	132.1%	160.7%	161.5%	160.7%	159.1%	161.0%	160.7%	160.7%	160.7%	160.7%

	Oct-22	Oct-23	Oct-24	Oct-25	Oct-26	Oct-27	Oct-28	Oct-29	Oct-30	Oct-31
K	457	486	484	464	466	472	474	476	478	480
1	430	481	514	509	484	491	497	498	501	503
2	368	428	480	507	501	483	486	491	493	495
3	408	367	431	476	501	502	480	482	488	489
4	435	412	374	432	475	508	505	482	484	490
5	409	435	416	372	428	478	506	502	479	482
6	402	405	435	408	364	425	470	498	494	472
7	400	401	408	431	404	365	422	467	495	491
8	449	407	412	412	434	413	370	427	473	501
9	464	454	416	415	413	442	416	373	431	477
10	496	463	458	413	410	415	439	413	370	428
11	389	448	422	411	369	372	373	395	371	333
12	447	398	463	429	416	379	379	380	402	378
Total	**5555**	**5586**	**5714**	**5680**	**5665**	**5746**	**5815**	**5884**	**5959**	**6018**
Change	67	31	128	-35	-14	81	69	69	75	59
% Change	1.2%	0.6%	2.3%	-0.6%	-0.3%	1.4%	1.2%	1.2%	1.3%	1.0%
Enrollment by Level										
K-5	2508	2608	2699	2760	2854	2935	2946	2931	2923	2939
6-8	1251	1213	1256	1252	1202	1203	1263	1393	1462	1464
9-12	1796	1764	1760	1667	1608	1608	1607	1560	1574	1615

Appendix B

2022 Student Generation Rate Study

Student Generation Rate Report

for the Monroe School District

Date: March 7, 2022

Student Generation Rate Report

Prepared for
Victor Scarpelli
Executive Director of Support Services – Monroe School District
14692 179th Ave SE, Monroe, WA 98272

Blueline Job No. 22-038
Prepared by: Chase Killebrew, AICP
Reviewed by: Eric Jensen

This report shows the estimated number of students for each grade that is typically generated by different dwelling unit types within the Monroe School District (MSD). These student generation rates (SGRs) assist in predicting future enrollment for the short term and long-term planning horizons as development and redevelopment change the mix of housing types in the district. SGRs are also used in the school impact fee formula to determine the per dwelling unit cost of needed new school capacity.

This document describes the methodology used to calculate SGRs for the MSD and provides the findings of those calculations. SGRs were calculated for two types of residential construction: single-family detached and multifamily. Manufactured homes are included in the single-family detached classification. Single-family attached units such as condominiums, townhomes, and multiplexes are included in the multifamily classification.

Electronic records were pulled from the Snohomish County Assessor's FTP Data Downloads webpage. The specific dataset titled *Improvement Records* was filtered to only contain residential development data from the past 5 years (2017 – 2021). This table was brought into ArcGIS. Using a shapefile of the MSD boundary, all the records attached to parcels located within MSD were selected, creating a new MSD-specific table. The table was divided by single-family versus multifamily development. Then the multifamily list was divided by number of bedrooms, where all units containing 1 bedroom or less are grouped and units containing 2 or more bedrooms are grouped. No multifamily units containing 1 bedroom or less were found in this data.

The School District provided Blueline with student records data including the addresses and grade levels of all P3-12 students attending the Monroe School District as of January 2022. This data containing 5,803 students was reformatted so the addresses matched the style of the MSD Improvement Records address data.

There were 889 records indicating construction of new single-family detached units. These were cross-referenced and matched with the student records data, and the matches were tallied by grade level. The same was done for the 18 multifamily (2+ bedroom) records. The tables showing the results are shown on the following page.

	SINGLE-FAMILY	MULTIFAMILY (0-1 BR)	MULTIFAMILY (2+ BR)	TOTAL
UNITS CONSTRUCTED IN MSD (2017 - 2021)	889	0	18	**907**

NUMBER OF STUDENTS ATTENDING MONROE SCHOOL DISTRICT	**5,803**

SUMMARY OF STUDENT GENERATION RATES FOR MONROE SCHOOL DISTRICT (2017 – 2021)

Single-family SGRs

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
P3	3	0.003
P4	0	0.000
K1	34	0.038
1	26	0.029
2	29	0.033
3	29	0.033
4	22	0.025
5	23	0.026
6	20	0.022
7	22	0.025
8	24	0.027
9	23	0.026
10	15	0.017
11	16	0.018
12	17	0.019
P3 - 5	166	0.187
6 - 8	66	0.074
9 - 12	71	0.080
P3 - 12	303	0.341

Multifamily (2+ BR) SGRs

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
P3	0	0.000
P4	0	0.000
K1	0	0.000
1	0	0.000
2	0	0.000
3	0	0.000
4	0	0.000
5	0	0.000
6	0	0.000
7	0	0.000
8	0	0.000
9	0	0.000
10	0	0.000
11	1	0.056
12	0	0.000
P3 - 5	0	0.000
6 - 8	0	0.000
9 - 12	1	0.056
P3 - 12	1	0.056

SGRs Summary Table

	P3 - 5	6 - 8	9 - 12	**P3 - 12**
SINGLE-FAMILY	0.187	0.074	0.080	**0.341**
MULTIFAMILY (0-1 BR)	0.000	0.000	0.000	**0.000**
MULTIFAMILY (2+ BR)	0.000	0.000	0.056	**0.056**

Appendix D

Impact Fee Calculation

School Impact Fee Calculation - Single Family Dwelling Unit

Monroe School District 2022 CFP

School Site Acquisition Cost:

	Site Size Acreage	Cost/ Acre	Facility Size	Site Cost/ Student	Student Factor	Cost/ SFDU
Elementary	10	$0	550	$0	0.1840	$0
Middle	20	$0	850	$0	0.0740	$0
Senior	40	$0	1600	$0	0.0800	$0
				TOTAL		$0

School Construction Cost:

	Sq. Ft. % Permanent	Facility Cost	Facility Size	Bldg. Cost/ Student	Student Factor	Cost/ SFDU
Elementary	97.57%	$11,928,954	176	$67,778	0.1840	$12,168
Middle	97.57%	$0	850	$0	0.0740	$0
Senior	97.57%	$0	1600	$0	0.0800	$0
				TOTAL		$12,168

Temporary Facility Cost:

	Sq. Ft. % Temporary	Facility Cost	Facility Size	Bldg. Cost/ Student	Student Factor	Cost/ SFDU
Elementary	2.43%	$0	25	$0	0.1840	$0
Middle	2.43%	$0	25	$0	0.0740	$0
Senior	2.43%	$0	25	$0	0.0800	$0
				TOTAL		$0

State School Construction Funding Assistance Credit:

	Const Cost Allocation	OSPI Sq. Ft./ Student	Funding Assistance	Credit/ Student	Student Factor	Cost/ SFDU
Elementary	246.83	90.0	49.91%	$11,087	0.1840	$2,040
Middle	246.83	108.0	0.00%	$0	0.0740	$0
Senior	246.83	130.0	0.00%	$0	0.0800	$0
				TOTAL		$2,040

School Impact Fee Calculation - Single Family Dwelling Unit

Monroe School District 2022 CFP

Tax Payment Credit Calculation:

Average SFR Assessed Value	$584,150
Current Capital Levy Rate/$1000	$0.82
Annual Tax Payment	$479.26
Years Amortized	10
Current Bond Interest Rate	2.45%
Present Value of Revenue Stream	$4,205

Impact Fee Summary - Single Family Dwelling Unit:

Site Acquisition Cost	$0
Permanent Facility Cost	$12,168
Temporary Facility Cost	$0
State SCFA Credit	($2,040)
Tax Payment Credit	($4,205)
Unfunded Need	$5,923
50% Required Adjustment	$2,961
Single Family Impact Fee	$2,961

School Impact Fee Calculation - Multi-Family 2+ Dwelling Unit

Monroe School District 2022 CFP

School Site Acquisition Cost:

	Site Size Acreage	Cost/ Acre	Facility Size	Site Cost/ Student	Student Factor	Cost/ MFDU
Elementary	10	$0	550	$0	0.1080	$0
Middle	20	$0	850	$0	0.0580	$0
Senior	40	$0	1600	$0	0.0780	$0
				TOTAL		$0

School Construction Cost:

	Sq. Ft. % Permanent	Facility Cost	Facility Size	Bldg. Cost/ Student	Student Factor	Cost/ MFDU
Elementary	97.57%	$11,928,954	176	$67,778	0.1080	$7,142
Middle	97.57%	$0	850	$0	0.0580	$0
Senior	97.57%	$0	1600	$0	0.0780	$0
				TOTAL		$7,142

Temporary Facility Cost:

	Sq. Ft. % Temporary	Facility Cost	Facility Size	Bldg. Cost/ Student	Student Factor	Cost/ MFDU
Elementary	2.43%	$0	25	$0	0.1080	$0
Middle	2.43%	$0	25	$0	0.0580	$0
Senior	2.43%	$0	25	$0	0.0780	$0
				TOTAL		$0

State School Construction Funding Assistance Credit:

	Const Cost Allocation	OSPI Sq. Ft./ Student	Funding Assistance	Credit/ Student	Student Factor	Cost/ MFDU
Elementary	246.83	90.0	49.91%	$11,087	0.1080	$1,197
Middle	246.83	108.0	0.00%	$0	0.0580	$0
Senior	246.83	130.0	0.00%	$0	0.0780	$0
				TOTAL		$1,197

School Impact Fee Calculation - Multi-Family 2+ Dwelling Unit

Monroe School District 2022 CFP

Tax Payment Credit Calculation:	
Average MFR Assessed Value	$239,226
Current Capital Levy Rate/$1000	$0.82
Annual Tax Payment	$196.17
Years Amortized	10
Current Bond Interest Rate	2.45%
Present Value of Revenue Stream	$1,721
Impact Fee Summary - Multi-Family Dwelling Unit:	
Site Acquisition Cost	$0
Permanent Facility Cost	$7,142
Temporary Facility Cost	$0
State SCFA Credit	($1,197)
Tax Payment Credit	($1,721)
Unfunded Need	$4,223
50% Required Adjustment	$2,112
Multi-Family Impact Fee	$2,112

Washington Office of Superintendent of
PUBLIC INSTRUCTION

ESD	CO	DIST

ENROLLMENT COUNT
20 – 22

School District MONROE

1. ENROLLMENT REPORT AS OF LATEST OCTOBER 1 COUNT

Enter the number of students with developmental disabilities (as reported on actual October headcount enrollment) who are assigned to a specially designated self-contained classroom for at least 100 minutes per school day. Enter pre-kindergarten students with disabilities at 50 percent of the actual headcount enrollment. References: WAC 392-343-035, RCW 48.01.035.

Grade	October Enrollment per above definition
Pre-Kindergarten	10
Kindergarten	8
1	6
2	6
3	11
4	2
5	8
6	3
7	8
8	7
9	6
10	6
11	4
12	25
Total	110

Dave Rader 6-6-22
SIGNATURE OF SUPERINTENDENT/DESIGNEE DATE

Return to: School Facilities and Organization
Office of Superintendent of Public Instruction
Old Capitol Building
PO BOX 47200
OLYMPIA WA 98504-7200

OSPI

Study and Survey Workbook - Chapter 2 - Tab 2 - Financial Status

This table provides an overview of the District's ability to obtain capital funds to provide the local share required for state funding assistance. Listed below is the assessed valuation of the District, outstanding bonded indebtedness, current bonding capacity, information on current bond status, and information on capital levies and other non-debt sources of funds for proposed capital projects.

District: Monroe School District	**Date:**	6/17/2022	
Financial Summary			
Bond Assessed Value and Year:	$8,834,359,920	Collection Year:	2022
Total General Obligation Debt Capacity:	$353,352,996	% of Assessed Valuation:	4.000%
Less: Outstanding Unlimited Tax General Obligation Bonds:	$0	*Enter as positive value*	
Less: Anticipated Bonds and Year:	$88,365,000	Collection Year:	2022
Less: *Other*	$0	*Enter as positive value*	
Less: *Other*	$0	*Enter as positive value*	
Plus: Cash and Investments in Debt Service Fund	$5	*Enter as positive value*	
Plus: *Other*	$0	*Enter as positive value*	
Plus: *Other*	$0	*Enter as positive value*	
Remaining Total Debt Capacity	$9,099,347,921		
Non-Voted General Obligation Debt Capacity:	$33,128,850	% of Assessed Valuation:	0.000%
Less: Outstanding Non-voter approved debt	$0	*Enter as positive value*	
Less: *Other*	$0	*Enter as positive value*	
Plus: *Other*	$0	*Enter as positive value*	
Remaining Non-Voted Debt Capacity	$33,128,850		

Notes: (e.g.: Basis of Bond Assessed Value, anticipated bond sales, exemptions)

1

2

3

4

5

Bond Status Narrative

Brief Narrative: For bonds referred to in statement above, provide information in the space below on anticipated bond sales and total estimated cost of projects to be funded. If District is currently in bond planning status, provide information on anticipated election date and estimated amount of bond if known. (Expand row height as needed.)

Capital Levy Narrative

Brief Narrative: In some cases, Districts will opt not to use bonded indebtedness to fund projects and will instead rely on capital levies. If that is the case for the applicant District, then in the space below provide information on the capital levy strategy. Include date that capital levy passed or date of upcoming levy election, how many years levied (typically 1-6 years), anticipated total levy rate. (Expand row height as needed.)

Other Non-Bond Sources

Brief Narrative: Provide information in the space below on other anticipated funding sources such as impact fees, non-voted debt financing, and existing capital fund balance. (Expand row height as needed.)

OSPI

Study and Survey Workbook - Chapter 2 - Tab 3 - Proposed Major Capital Projects

This table lists all proposed New facilities, Additions, New-In-Lieu of Modernization and Modernization projects, their estimated total project cost, and potential SCAP eligibility if estimated with OSPI SFO Regional Coordinator assistance . This list of projects must agree with the projects presented in the uploaded Capital Facilities Plan and/or Long Range Plan. Indicate if a project is New, New-In-Lieu, Modernization, or combined (New + Mod, Mod + New-In-Lieu, etc.). Add rows to table if needed.

If estimates of potential SCAP eligibility are entered, then provide a statement that District has consulted with OSPI SFO Regional Coordinator to estimate eligibility. If the District hasn't done an eligibility estimate with Regional Coordinator assistance, then enter TBD (for to be determined).

District:	Monroe School District	**Date:**	6/17/2022

List of Major Capital Projects	Construction Period 20XX - 20YY	Estimated Total Project Cost	Optional: Potential SCAP Eligibility
To be determined during community engagement efforts for a future capital bond in 2023/2024.		$0	$0
		$0	$0
		$0	$0
		$0	$0
		$0	$0
		$0	$0
		$0	$0
		$0	$0
		$0	$0
		$0	$0
		$0	$0

Confirmation of coordination with OSPI regarding SCAP eligibility

If the table above indicates potential SCAP eligibility, provide a statement in the space below that the District has coordinated with its Regional Coordinator and describe extent of coordination. (Expand row height as needed.)
Note: OSPI acceptance of the Study and Survey is not a confirmation of potential SCAP eligibility shown in this table. An estimate of SCAP eligibility is provided at D-4 for a specific project; estimates prior to D-4 are preliminary and subject to significant change.

OSPI

Study and Survey Workbook - Chapter 2 - Tab 4 - School Housing Emergency

A school housing emergency is defined in RCW 28A.525.166(5)(a) as an emergency resulting from the destruction of a school building by fire or other natural disaster, the condemnation of a school building by properly constituted authorities, a sudden excessive projected increase in school population, or other conditions similarly emergent in nature.

District:	*Monroe School District*	**Date:**	**6/10/2022**
Does your district have a school housing emergency? (Yes/No) = =>	NO		

If the answer is yes, then in the space below please describe the emergency. Provide financial information to demonstrate that the district is unable to address the situation without significant assistance, referring as appropriate to the financial information in Tab 2. Upload into ICOS supporting documentation providing evidence of the emergency (photographs, newspapers articles, reports, etc.). (Expand row height as needed.)

COST BENEFIT ANALYSIS FOR MODERNIZATION OR REPLACEMENT OF EXISTING SCHOOL FACILITIES

Introduction

The Capital Facilities Plan developed by the Monroe School District is a six-year rolling-plan that is intended to be reviewed and revised each year for the succeeding six years. It provides an intermediate time frame perspective for capital facility decisions.

The district is currently in the initial planning stages for an anticipated bond proposal, and any potential future capital projects are subject to further input from the Monroe community, and to the district's Board of Directors. The District anticipates that it will undertake bond planning during the six-year planning period with the intent to identify a proposed bond measure to fund some of the projects described below.

It is anticipated that the district will appoint a Capital Facilities Planning Committee comprised of an equal number of community members and district staff to review the current Capital Facilities Plan and investigate current conditions related to enrollment, facility conditions, and district programs. The committee will be charged with determining the most urgent capital facility needs and making a recommendation to the school board for a future bond based on a prioritized list of their findings.

The anticipated bond project proposals are subject to the district's Board of Directors deciding, via resolution, to send the proposal to the voters for consideration.

TIMELINE FOR COMPLETION OF MAJOR SCHOOL FACILITIES PROJECTS

The district is currently in the initial planning stages for an anticipated bond proposal, and any potential future capital projects are subject to further input from the Monroe community, and to the district's Board of Directors. The District anticipates that it will undertake bond planning during the six-year planning period with the intent to identify a proposed bond measure to fund some of the projects described below.

As part of this planning a timeline for completion of new construction and modernization projects will be developed.

The anticipated bond project proposals are subject to the district's Board of Directors deciding, via resolution, to send the proposal to the voters for consideration.

DEMOGRAPHICS

Demographic Data

Facility needs are determined in part by evaluating recent trends in adjusted student enrollment. The district's October 2021 adjusted enrollment was 5,488. This figure does not include students participating in U-3 or CEO/LCN programs because those programs do not use District facilities. It also does not include out of district special education students. Future enrollment in these programs is expected to remain steady over the next six years. Notably, the OSPI enrollment reports and cohort projections incorporate enrollment data for both students enrolled in programs using district facilities and not using district facilities. For purposes of this report and determining facility needs and anticipated enrollment projections, we have used enrollment data for only those in-district students enrolled in programs using district facilities.

Recent Trends: Student Enrollment in District Facilities

In looking at recent trends and for purposes of comparing past enrollment to future projections, the district treated Kindergarten enrollment as a 1.0 FTE since the district has implemented full-day Kindergarten. This provides a one to one comparison from year to year. Again, the recent enrollment trends consider only those students enrolled in district facilities. Over the previous six years, the district's enrollment peaked in 2016-17 after several years of growth but has declined in the last three years, with the last two years of enrollment heavily affected by enrollment fluctuations due to the COVID-19 pandemic and uncertainties with regard to in-person learning. Table 1 shows the actual student enrollment in District facilities during the years 2014-2021.

Table 1: Monroe School District Total Student Enrollment 2014-2021
(Adjusted FTE in District Facilities)

Grade Span	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Elementary (K-5)	2,893	2,922	2,930	2,889	2,857	2,806	2,447	2,411
Middle (6-8)	1,462	1,450	1,457	1,422	1,464	1,460	1,410	1,298
High (9-12)	1,942	1,938	1,934	1,941	1,815	1,817	1,759	1,779
Total	**6,297**	**6,310**	**6,321**	**6,252**	**6,136**	**6,083**	**5,616**	**5,488**

Projected Student Enrollment (2022-2027)

Enrollment in the district, after several years of an upward trend that peaked in the 2016-17 school year, marginally declined in the immediate years thereafter and then dropped further during the COVID-19 pandemic. K-12 enrollment in Snohomish County is growing but is concentrated currently in other areas. However, new housing development planned within the district boundaries, as well as some enrollment stabilization post-pandemic, is expected to bring new enrollment growth at the K-5 level over the six year planning period.

Two enrollment forecasts were conducted for the district: a modified cohort survival projection prepared by a professional demographer and an estimate based upon County population as provided by OFM ("ratio method").

Enrollment projections often rely on the cohort survival methodology as a base. That methodology compares enrollment at a particular grade in a specific year, to the enrollment at the previous grade from the prior year. For example, enrollment at the second grade is compared to the previous year's first grade enrollment. The ratio of these two numbers (second grade enrollment divided by first grade enrollment) creates a "cohort

survival ratio" providing a summary measure of the in-and-out migration that has occurred over the course of a year. This ratio can be calculated for each grade level. Once these ratios have been established over a period of years they can be averaged and/or weighted to predict the enrollment at each grade. At the kindergarten level, enrollment is compared to the county births from five years prior to estimate a "birth-to-k" ratio. This ratio, averaged over several years, provides a method for predicting what proportion of the birth cohort will enroll at the kindergarten level.

Cohort survival is a purely mathematical method, which assumes that future enrollment patterns will be similar to past enrollment patterns. It makes no assumptions about what is causing enrollment gains or losses and can be easily applied to any enrollment history. This concept is particularly striking when considering the COVID-19 pandemic and its anomalous impact on school enrollments nationwide. As a result, cohort survival can produce large forecast errors because it does not consider possible changes in demographic trends. New housing, especially, can produce enrollment gains that might not otherwise be predicted from past trends. Or, alternatively, a district may lose market share to private or other public schools. It is also possible that a slowdown in population and housing growth will dampen enrollment gains.

The modified cohort survival methodology combines the cohort survival method with information about market share gains and losses from private schools, information about population growth from new housing construction, and information about regional trends, including the post-pandemic shift in student learning. The population/housing growth factor reflects projected changes in the housing market and/or in the assumptions about overall population growth within the district's boundary area. The enrollment derived from the cohort model is adjusted upward or downward to account for expected shifts in the market for new homes, to account for changes in the growth of regional school age populations, and to account for projected changes in the district population.

The modified cohort survival projection, with its analysis of historical patterns and district-specific demographic and market data, best reflects anticipated enrollment in the district. Those projections show an expected total enrollment of 5,746, or increase of 4.7%, by 2027. Enrollment after 2027 is expected to continue to grow.

OFM population-based enrollment projections were estimated for the District using OFM population forecasts for the County. The County provided the district with the estimated total population in the district by year. In 2020, the District's housed student enrollment constituted approximately 13.7% of the total population in the district. Assuming that between 2022 and 2027, the District's enrollment will continue to constitute 13.7% of the District's total population and using OFM/County data, OFM/County methodology projects a total enrollment of 6,006 students in District facilities in 2027.

Table 2: Monroe School District Total Student Enrollment 2022-2027
(Adjusted FTE in District Facilities)

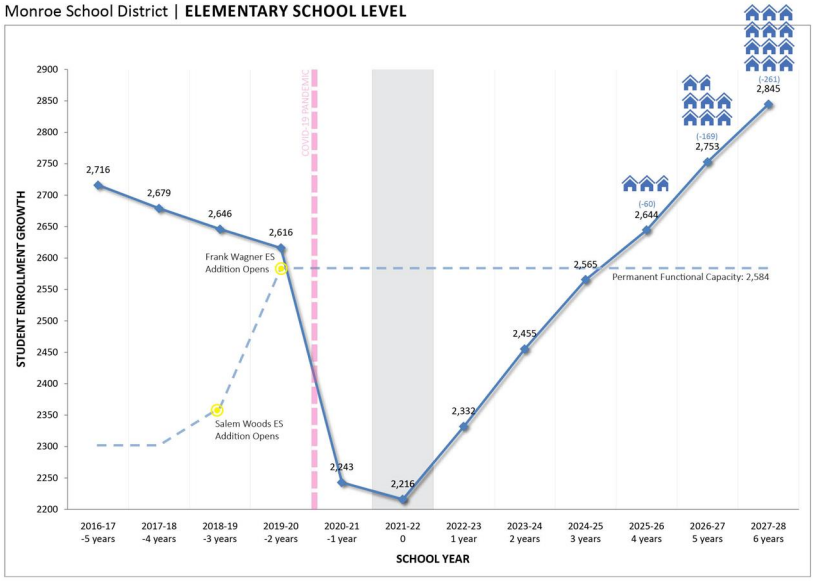
Projection	Oct 2021*	2022	2023	2024	2025	2026	2027	Change 2021-27	Percent Change 21-27
OFM / County	5,488	6,189	6,295	6,401	6,507	6,613	6,006	518	9.44%
Modified Cohort / District	5,488	5,555	5,586	5,714	5,680	5,665	5,746	258	4.7%

*Actual adjusted FTE in district facilities, October 2021

For the reasons discussed above, the District is using the modified cohort survival projections for purposes of planning for the district's facility needs during the six years of this plan period.

Further analysis was done to break down this population growth by grade span, to determine where anticipated growth will have the most impact.

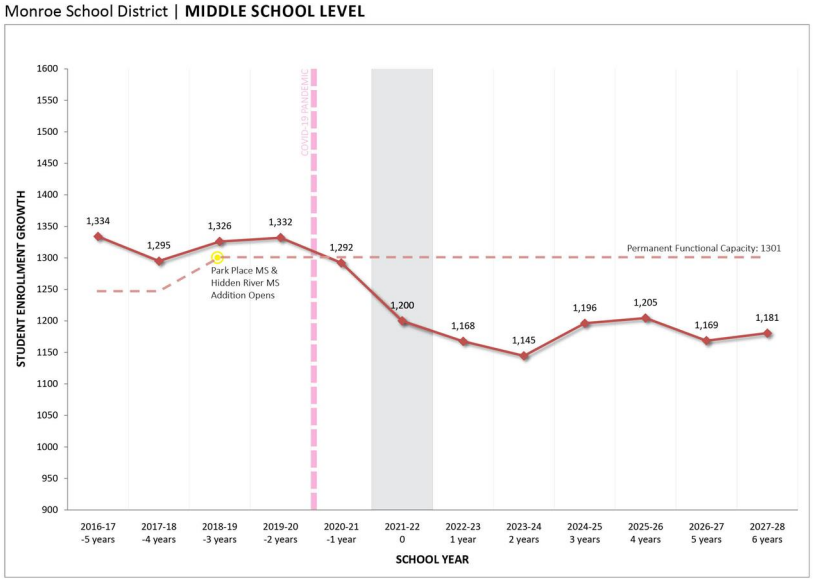
Monroe School District | **ELEMENTARY SCHOOL LEVEL**



= Additional classroom required (Based on average elementary class size of 22)

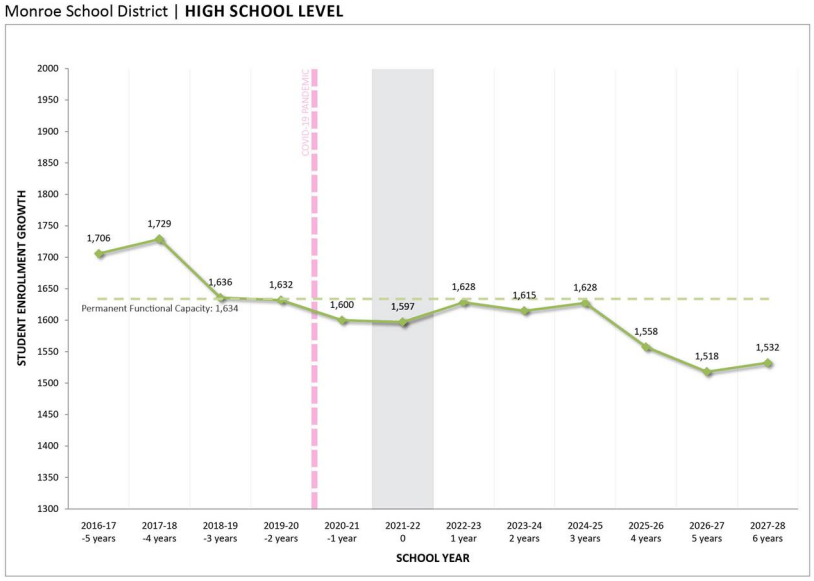
Analysis of the enrollment using the modified cohort survival projection at the Elementary School level shows a steep climb in projected enrollment over the next 6 years. In 3 years, this projected growth will cross the current available functional capacity at the district's five elementary schools. By year 6, the district is anticipated need almost 12 additional permanent classrooms to house this student growth.

Monroe School District | **MIDDLE SCHOOL LEVEL**



Analysis of the enrollment using the modified cohort survival projection at the middle school level shows that enrollment will level off during the next 6 years.

Monroe School District | **HIGH SCHOOL LEVEL**



Analysis of the enrollment using the modified cohort survival projection at the high school level shows that enrollment will level off initially and then dip slightly over the next 6 years.

PROJECTED STUDENT ENROLLMENT (POST-2027)

Student enrollment projections beyond 2027 are highly speculative. Using OFM/County data as a base, the district projects a 2044 student FTE population of 6,443. This is based on the OFM/County data showing that, for the year 2020, the district's enrollment constituted approximately 13.7% of total district population and an assumption that this percentage will remain constant through 2044. See discussion above. The total enrollment estimate was broken down by grade span to evaluate long-term needs for capital facilities.

Projected enrollment by grade span for the year 2044 is provided in Table 3. Again, these estimates are highly speculative and are used only for general planning purposes.

Table 3: Monroe School District Projected Student Enrollment 2035

Grade Span	FTE Enrollment October 2021	Project Enrollment 2044*
Elementary (K-5)	2,411	2,830
Middle (6-8)	1,298	1,524
High (9-12)	1,779	2,089
Total	**5,488**	**6,443**

*Assumes average percentage per grade span remains constant between 2021 and 2044.

Note: Snohomish County Planning and Development Service provided the underlying data for the 2044 projections.

Monroe Public Schools

Enrollment Trends and Projections

Prepared by
William L. (“Les”) Kendrick Ph.D.
Educational Data Solutions, LLC

March 2022

Introduction

Enrollment in the Monroe School District declined dramatically in the 2020-21 school year due to the onset of the pandemic. Enrollment over the past year declined further as the effects of the pandemic lingered. The District is not alone in this regard. K-12 public school enrollment in the broader Puget Sound has declined by almost 23,000 students over the past two years. Although enrollment declines were not as severe in 2021 (and some areas and districts saw enrollment gains), enrollment in October 2021 is still well below where it was in October 2019 before the pandemic began. So, what does the future look like?

The purpose of the present report is to provide an updated enrollment forecast for the Monroe School District. The last update was completed in November 2019. That update did not anticipate the pandemic and its effect on enrollment. Prior to the pandemic, the District had been experiencing several years of declining enrollment. Although we expect enrollment trends to improve once we are past the worst effects of Covid, there are several reasons to think that future enrollment growth may not be as great as we were anticipating in our last update.

First, births have been declining in Snohomish County and the region over the past four years. As a result, we expect less K-12 enrollment growth overall in the Puget Sound in the coming years than we were predicting a few years ago when births were higher.

Enrollment and Demographic Trends
Monroe Public Schools and the Region

Second, we do not believe that all of the students who are currently out of the public schools will return. Many Districts in the region started virtual schools in order to address the concerns of parents and students who were uncomfortable with in-person schooling. Despite these efforts, enrollment in the Puget Sound area is still below where it was in October 2019. This suggests that some families may have moved or may be pursuing other educational options for their children (home schooling or other virtual school options) outside of the public schools.

Finally, the District was experiencing enrollment declines prior to the onset of the pandemic. Some of this was due to a slow recovery in the outlying areas of the Puget Sound after the bursting of the housing bubble between 2007 and 2011. Some of it was also due to the fact that new home development in the District has not kept pace with development and growth in some surrounding areas. Although we expect some improvement in the District's enrollment trends due to new housing development, development trends in the District still lag the trends we see in some surrounding areas.

Enrollment and Demographic Trends

Monroe Public Schools and the Region

All these trends point to lower enrollment gains and even potential enrollment losses in the District in the coming years. But there is one trend from this past year which is notable. Most of the enrollment gains that we saw over the past year were in the far outer reaches of the Puget Sound. In King County, there were net gains in enrollment in Auburn, Snoqualmie, Tahoma, and Enumclaw; all the other districts in the county saw their enrollment decline. In addition, there were enrollment gains in areas of Pierce County with large amounts of new housing, and gains in many of the outlying regions of Snohomish County that are some distance from the major urban job centers. Although we have only one year of data, there are indications in these trends that families that are new to the area or moving around are opting to live in areas that are farther away from the urban job centers.

Some of this may reflect the lack of affordable housing in the cities and close-in suburbs. Some of it may also reflect that fact that many parents no longer need to commute daily and can spend some days working from home. As a result of these trends, we may see parents making different choices about where to live and educate their children.

Enrollment in Monroe Public Schools

So how does all this impact Monroe? It is possible that the district could benefit from change in parent choices about where to live. In addition, the District still has the potential to add 1,000 to 1,500 housing units to its housing stock over the next decade which will bring new families into the District.

At this point we believe Monroe will see some recovery in enrollment as we get past the worst of the pandemic. We also believe that new housing development will bring new families into the District. But most of the models we have created show modest enrollment gains in the coming years, even when we factor in new population and housing growth. And in years where housing development slows, the District may continue to see losses in enrollment.

In order to get a handle on future enrollment we have created several different models of future enrollment. A description of these models and their results are shown starting on page 28. Our final recommended forecast considers the size of each year's birth cohort and exiting 12th grade class, the way students roll up through grades (cohort progression averages), and the effect of new housing development. The results of this recommended model are relatively close to the average of the other models shown on page 29. In addition to this recommended forecast, we created low and high alternatives that show what might happen if K-12 population growth in the region and the District were to be about one percent lower or higher on an annual basis.

Enrollment in Monroe Public Schools

The following sections provide information about enrollment trends in the District and the region both before and after the onset of the pandemic. We also provide some brief discussion of the demographic trends that are expected to impact enrollment in the future (births, population, and housing). The final section provides detailed projections by grade level for the District.

Highlights

Enrollment Trends

Birth Trends

Population Trends

Housing Trends

Pandemic Enrollment Trends

- **Enrollment in all four counties of the Puget Sound is still below where it was in October 2019.**

- **King County continued to see a decline in enrollment this year. Kitsap, Pierce, and Snohomish saw net gains this year.**

- **Enrollment gains over the past year are concentrated in outlying suburban areas. In King County we saw the largest net gains in Snoqualmie Valley (North Bend, Snoqualmie), Auburn, and Tahoma (Maple Valley).**

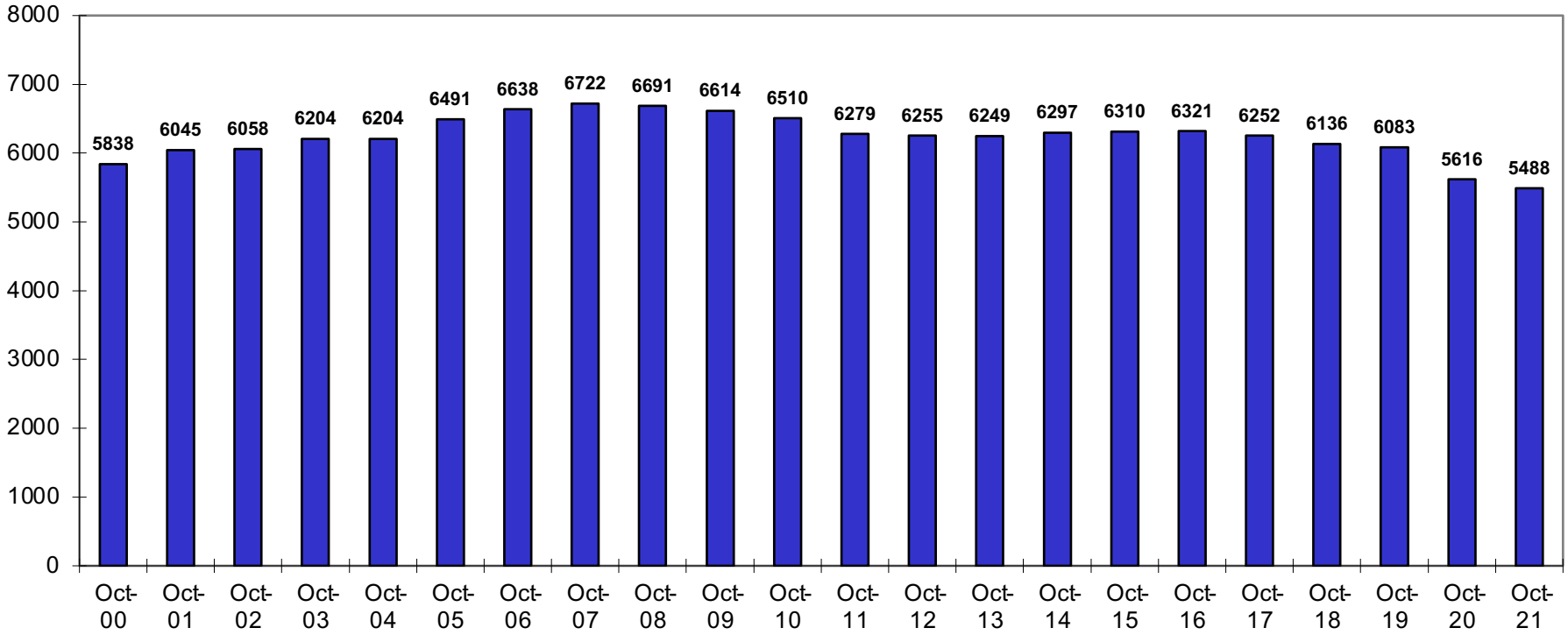
- **In Snohomish we saw more growth in ”farther out suburb areas”, for example -- Arlington, Granite Falls, Lake Stevens, Lakewood, Marysville, and Snohomish. The one exception to this was Everett which saw a net gain of 99 students.**

District Enrollment Trend

October Headcount

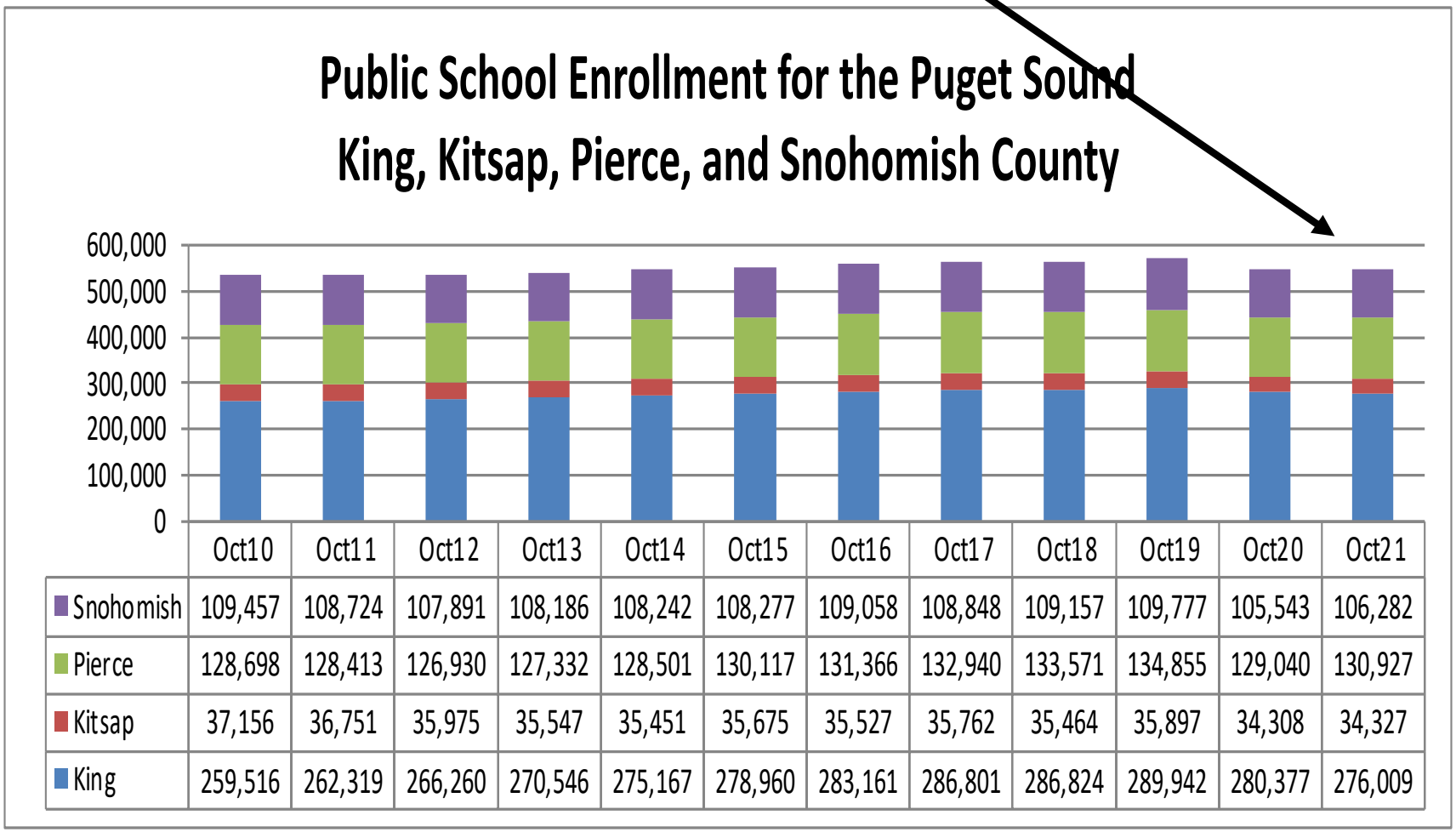
State P223 Reports

Note: Historical data does NOT include students enrolled in Running Start Only, WAVA students, students enrolled in Community College or Out of District Special Ed.



Puget Sound Enrollment Trends (Four County Region)

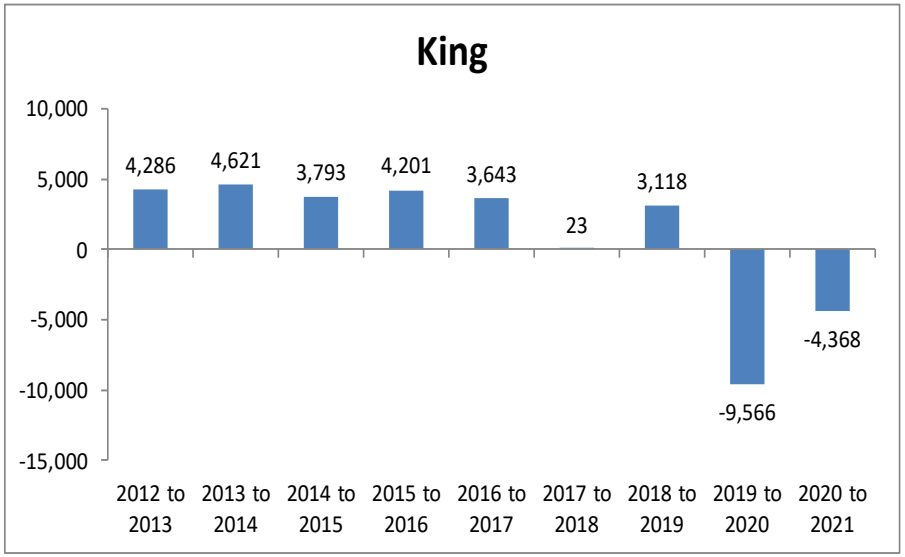
There has been a net loss of almost 23,000 students in two years in the four-county region.

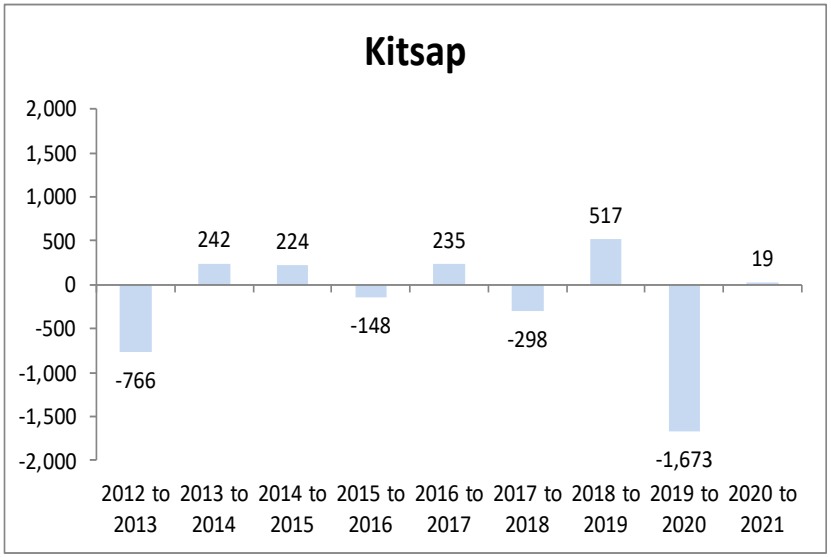


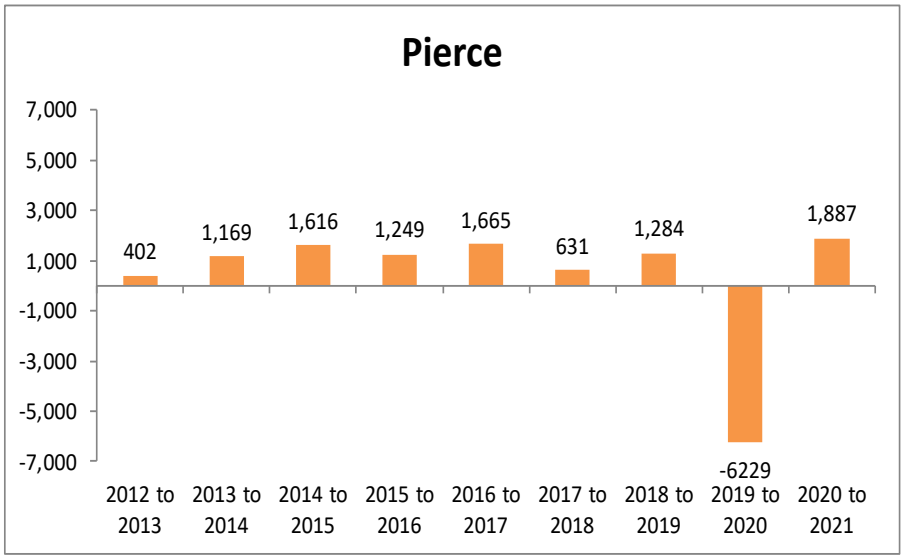
	Oct10	Oct11	Oct12	Oct13	Oct14	Oct15	Oct16	Oct17	Oct18	Oct19	Oct20	Oct21
Snohomish	109,457	108,724	107,891	108,186	108,242	108,277	109,058	108,848	109,157	109,777	105,543	106,282
Pierce	128,698	128,413	126,930	127,332	128,501	130,117	131,366	132,940	133,571	134,855	129,040	130,927
Kitsap	37,156	36,751	35,975	35,547	35,451	35,675	35,527	35,762	35,464	35,897	34,308	34,327
King	259,516	262,319	266,260	270,546	275,167	278,960	283,161	286,801	286,824	289,942	280,377	276,009

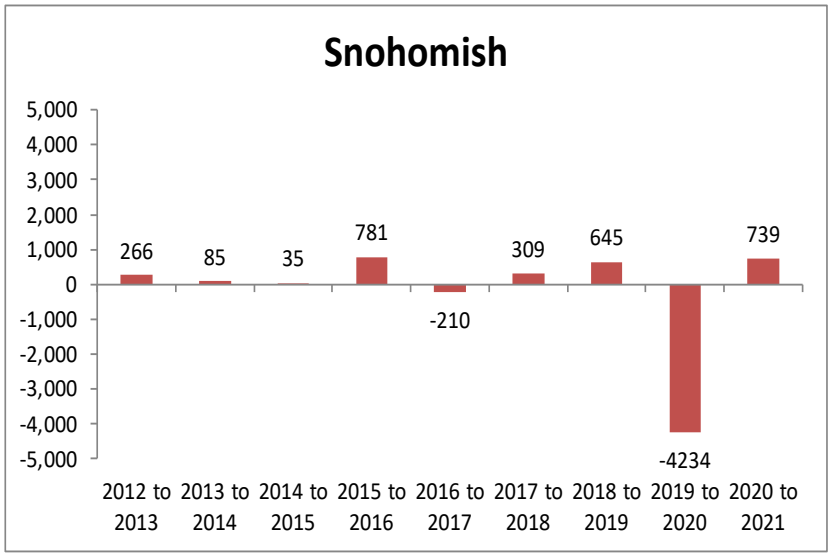
Annual Net Change in Enrollment by County Since 2012

(Numbers may have changed since the original reporting date)



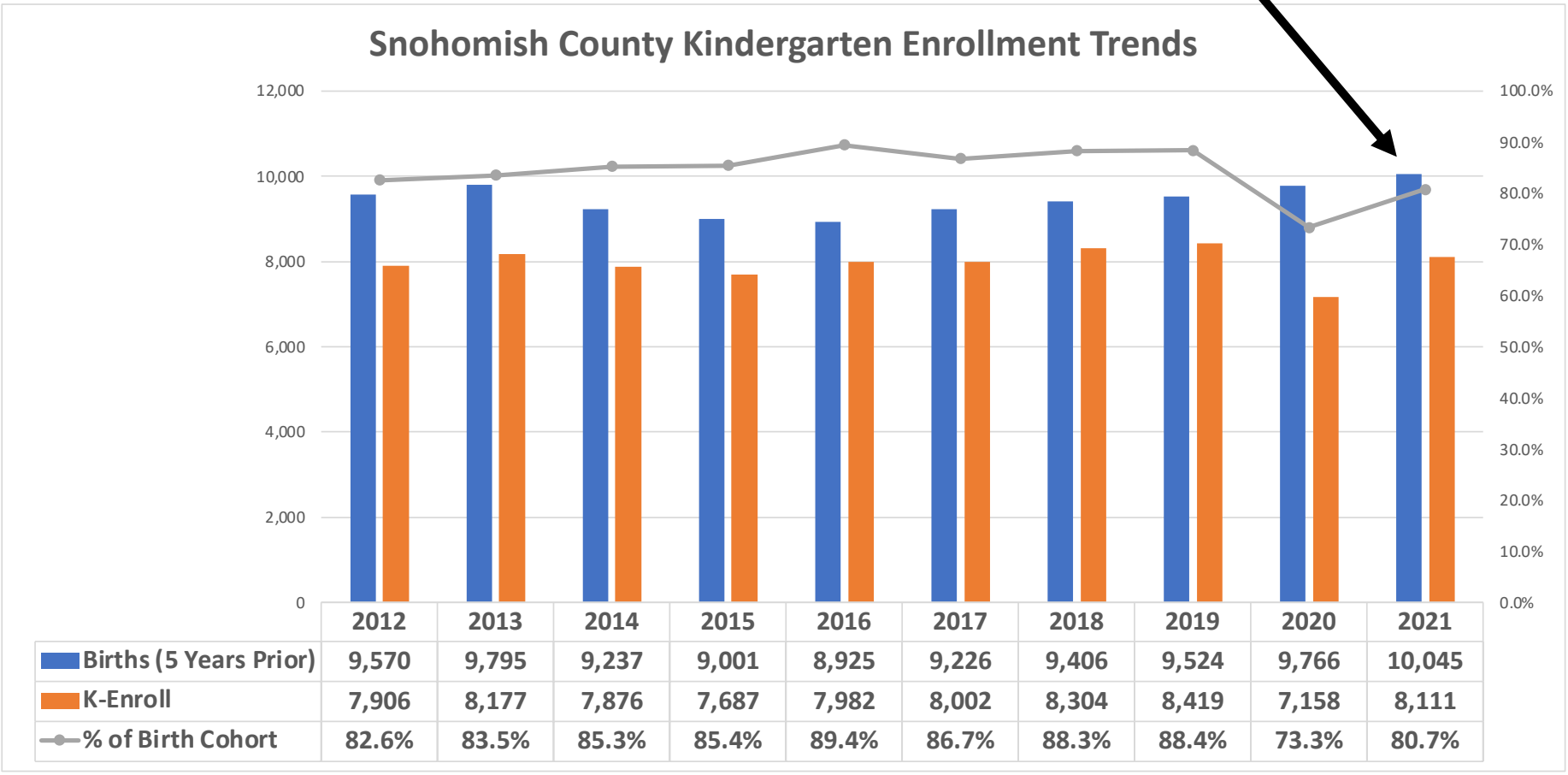






Kindergarten Trends in the County

The trends in Monroe are similar to what's happening throughout the County. Kindergarten enrollment in the County is still well below where it should be. Before the pandemic kindergarten enrollment in the county was 88% of the births (from five years prior). In 2021 it's up a bit from 2020 but still only at 81%



	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Births (5 Years Prior)	9,570	9,795	9,237	9,001	8,925	9,226	9,406	9,524	9,766	10,045
K-Enroll	7,906	8,177	7,876	7,687	7,982	8,002	8,304	8,419	7,158	8,111
% of Birth Cohort	82.6%	83.5%	85.3%	85.4%	89.4%	86.7%	88.3%	88.4%	73.3%	80.7%

Snohomish County Public School Districts P223

Change in Enrollment Oct 2020 and Oct 2021

Note: Monroe's enrollment in this table includes Out of District Special Ed and Community College Students

Snohomish	Oct 2019	Oct 2020	**Oct 2021**	**Change Oct20 to Oct21**	% Change
Arlington	5,671	5,276	5,344	68	1.3%
Darrington	424	397	407	10	2.5%
Edmonds	20,494	20,013	19,917	-96	-0.5%
Everett	20,170	19,539	19,633	94	0.5%
Granite Falls	1,997	2,018	2,117	99	4.9%
Index	31	28	24	-4	-14.3%
Lake Stevens	9,255	8,882	9,345	463	5.2%
Lakewood	2,514	2,477	2,586	109	4.4%
Marysville	10,201	9,825	9,901	76	0.8%
Monroe	6,577	6,066	5,881	-185	-3.0%
Mukilteo (Includes Skills Center)	16,034	15,445	15,355	-90	-0.6%
Snohomish	9,746	9,179	9,257	78	0.8%
Stanwood	4,682	4,521	4,560	39	0.9%
Sultan	1,981	1,877	1,955	78	4.2%
Total	**109,777**	**105,543**	**106,282**	**739**	0.7%
Change		-4,234	739		

Births

Trends and a Forecast

Birth Trends

- The number of births in Snohomish County in 2019 was 9,323 (CDC). This is the fourth straight year that births in the County have declined. This is a national trend as well.

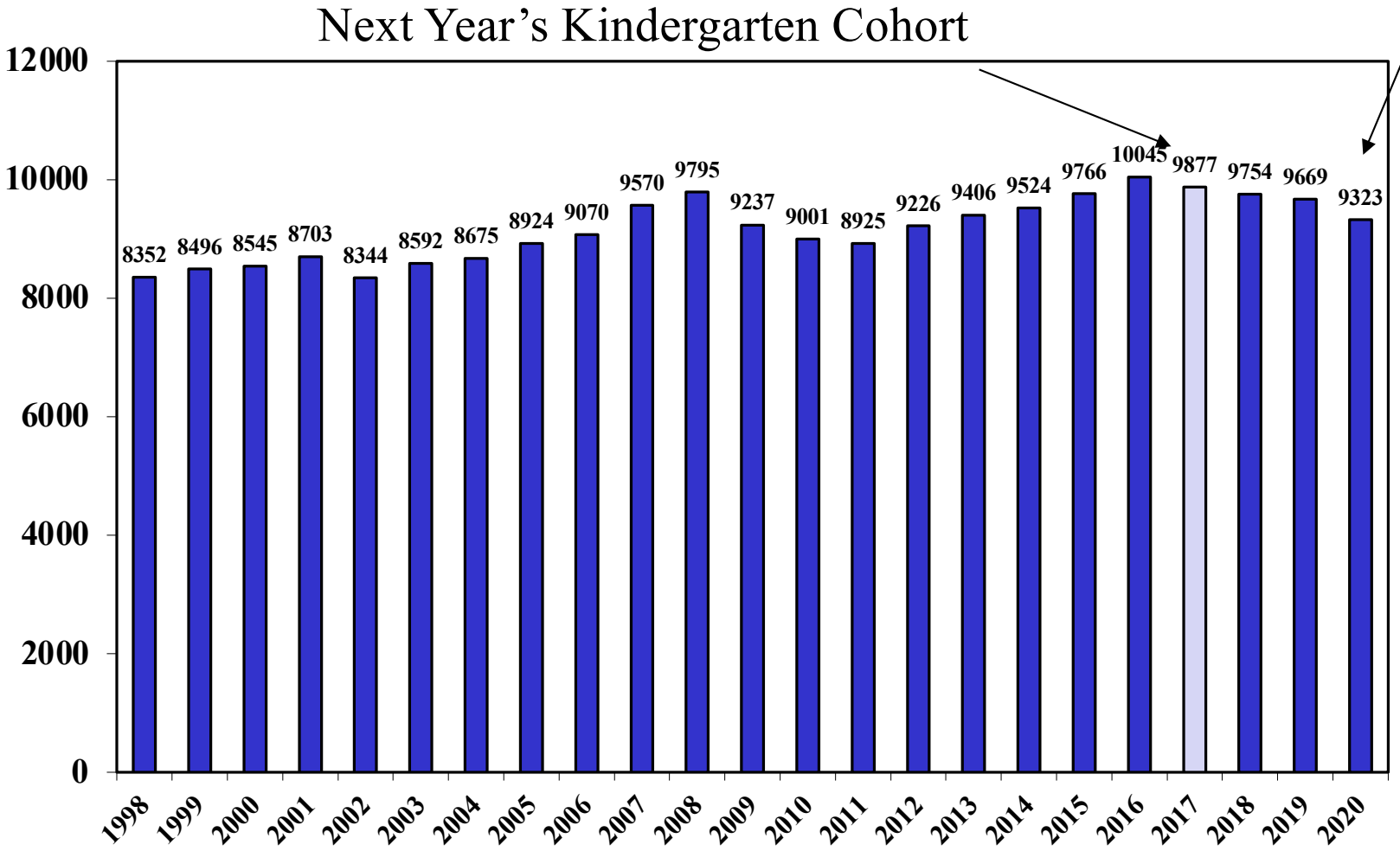
- Births in King County have also declined over the past four years. The decline in King County is due to women have fewer children (lower fertility rates). Fertility rates are higher in Snohomish County but still below the replacement rate of about two children per female.

- Given recent trends, our current long-range projection of births is lower than in past years. This in turn means that we are predicting less growth in the K-12 population in the County compared to the forecasts from a few years ago.

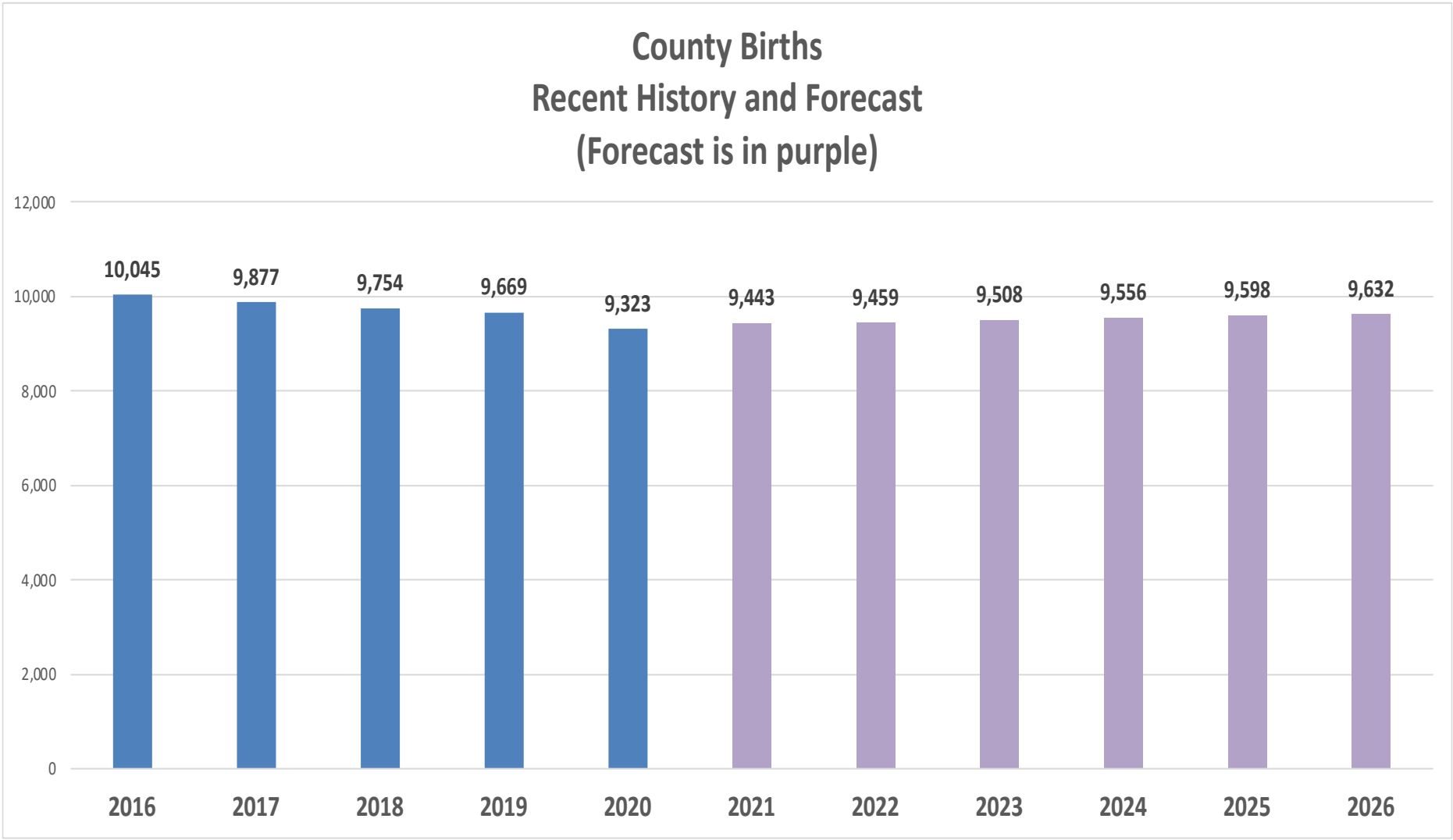
- We expect the District's share of the County kindergarten population to remain a little below where it was prior to the onset of the pandemic but eventually increase as new housing is added to the District's housing stock.

Snohomish County Births

Births are trending down.

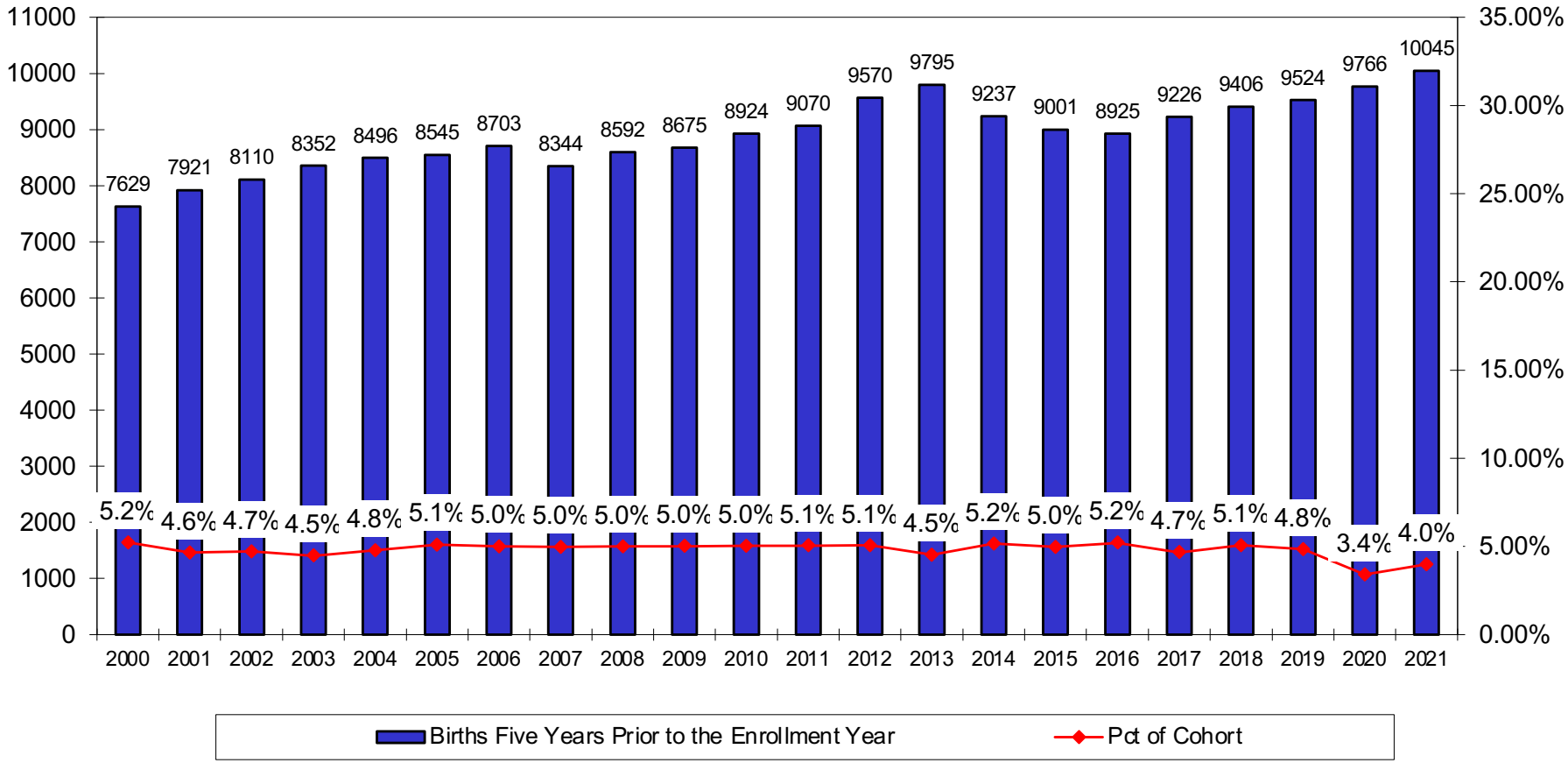


County Birth Forecast



Monroe Public Schools

Kindergarten Enrollment as a Percent of Snohomish County Births



Population Trends

- In 2020, the population of Snohomish County grew at a lowest rate since 2014.

- Population growth appears to be better in 2021, as more people are migrating from King County to other areas in the Puget Sound (State data).

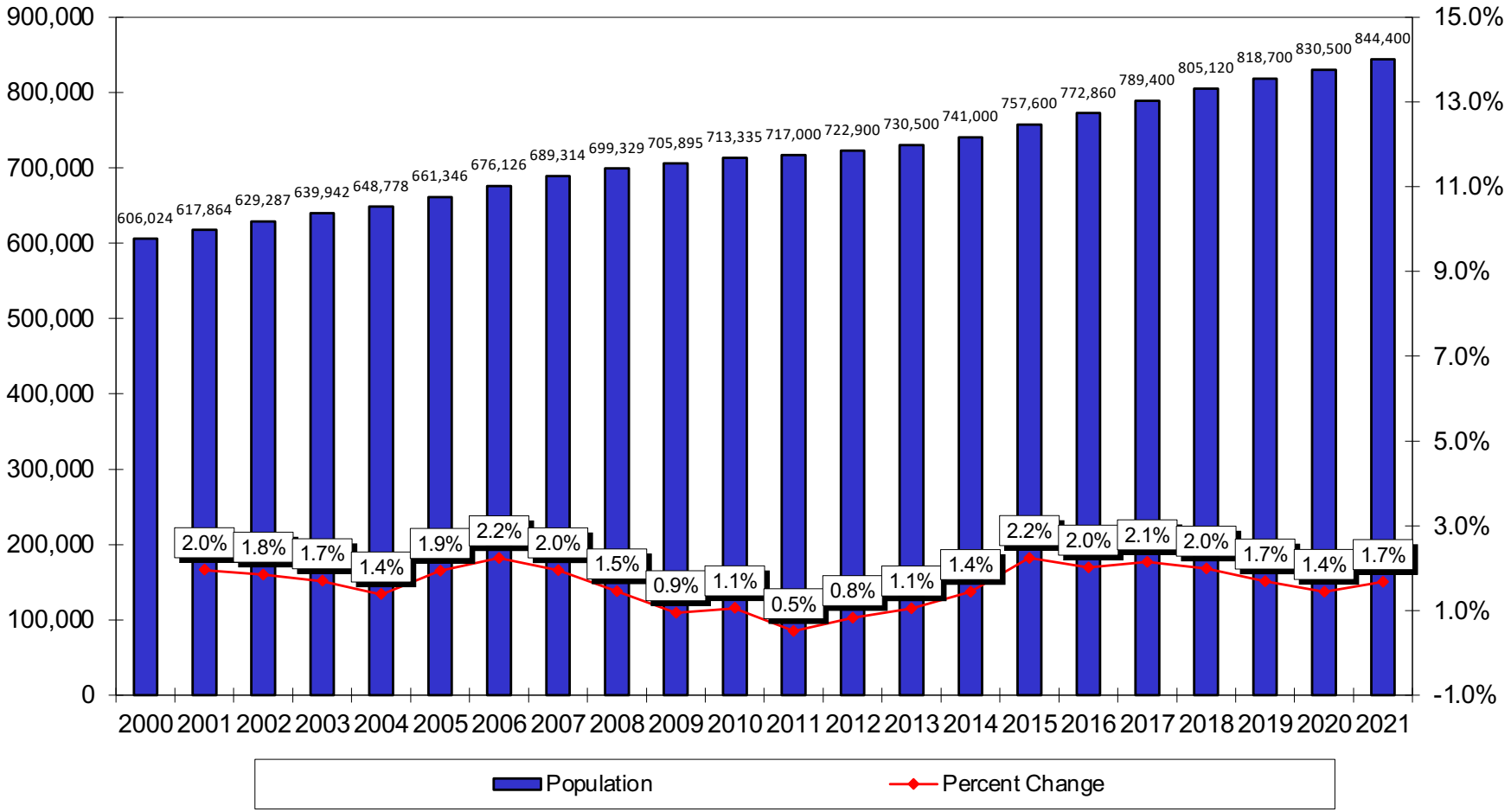
- We expect the population of the Monroe School District to grow at a slightly lower rate than the overall County between now and 2030. This means the District's share of the County population will continue to decline over time as surrounding districts grow at a faster rate.

- As a result of this trend, we are predicting that the District's share of the County K-12 population will decline as well, in line with the decline in the District's share of the overall County population. Enrollment is still likely to grow some, however, because we expect the K-12 County population to increase over the next decade.

- We are, however, predicting about 3,000 fewer students will be enrolled in Snohomish County public schools in 2030, in comparison to our forecast from a few years ago. This is mostly due to fewer births.

Snohomish County Population

Source: Office of Financial Management of the State of Washington
THE 2020 POPULATION IS AN ESTIMATE NOT THE CENSUS COUNT
CENSUS 2020 Snohomish County Population = 827,957



Population History and Forecast

	Census Data			Projected
	2000	2010	2020	2030
Snohomish County	606,024	713,735	827,927	935,558
Change		107,711	114,192	107,631
% Change		17.8%	16.0%	13.0%
		1.8%	1.6%	1.3%
Monroe School District	32,211	37,706	40,986	44,917
Change		5,495	3,280	3,931
% Change		17.1%	8.7%	9.6%
		1.7%	0.9%	1.0%
District % of County Population	**5.3%**	**5.3%**	**5.0%**	**4.8%**

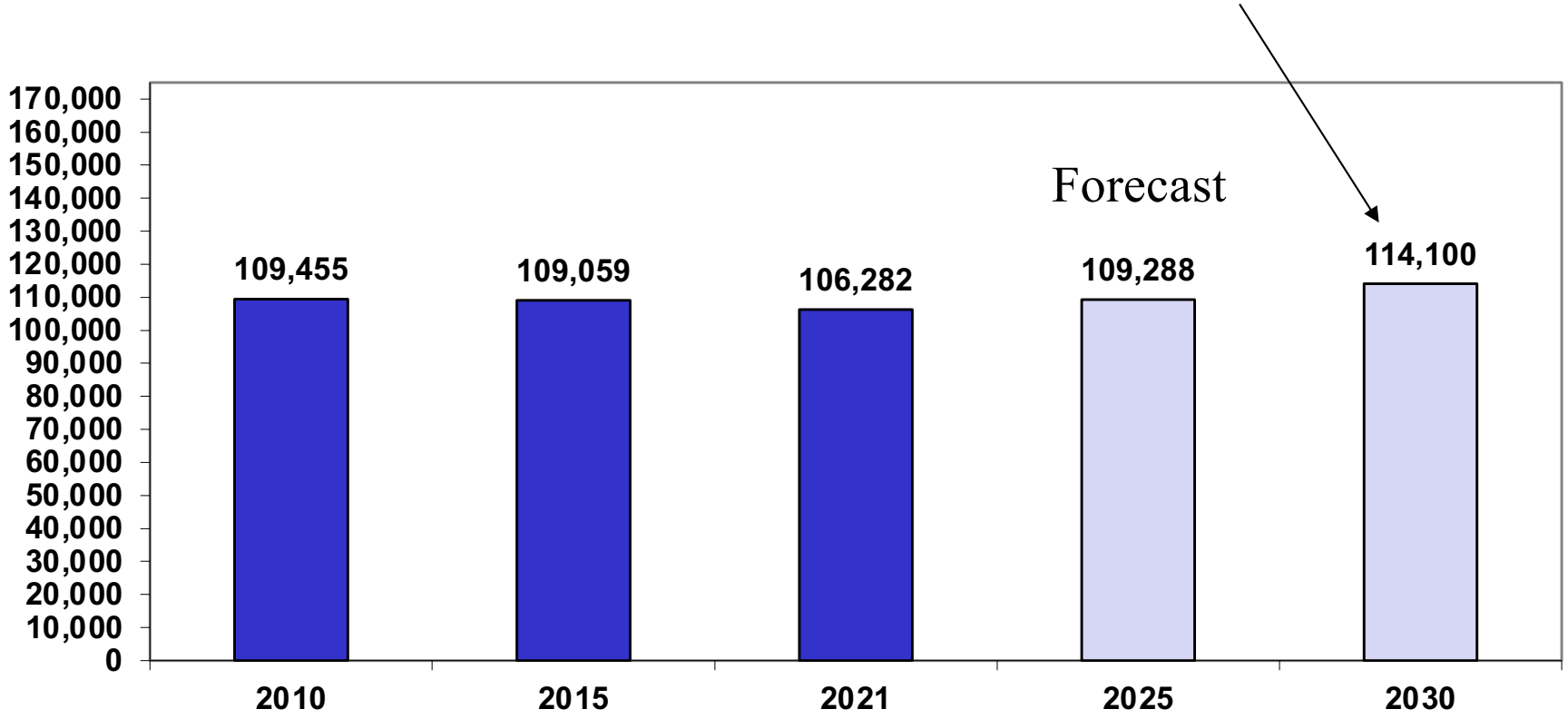
The Snohomish County Projection applies the projected growth rate from the Medium Range Growth Management Forecat from the State to the 2020 Census count to create a 2030 projection.

The 2030 projection for the school district is based on the Puget Sound Regional Council's forecast of growth for the City of Monroe and for neighborhoods in and around the District. This is our preferred population forecast until additional population data is released by the Census in 2022.

Projected K-12 Snohomish County Public School Enrollment

Based on Births, Birth Forecasts, and Projected Growth in the School Age Population
Using the Medium Range County Population Forecast from the State of Washington

About 3,000 fewer students than we were projecting a few years ago.



Housing Trends

- According to Census data there were 1,226 housing units added to the District's housing stock between the 2010 and 2020.

- Home sales in the District showed a distinct upward trend from 2014 to 2017 as the District and the region recovered from the bursting of the housing bubble that started in 2007.

- Sales have been rising slightly over the past three years and are higher in 2021 than they were in 2020. Demand for homes is still high in the region.

- There are approximately 830 housing units that are currently planned for future construction in the District. There are approximately 430 units that have been permitted within the last couple of years. Some of these are already occupied according to data from Zonda research.

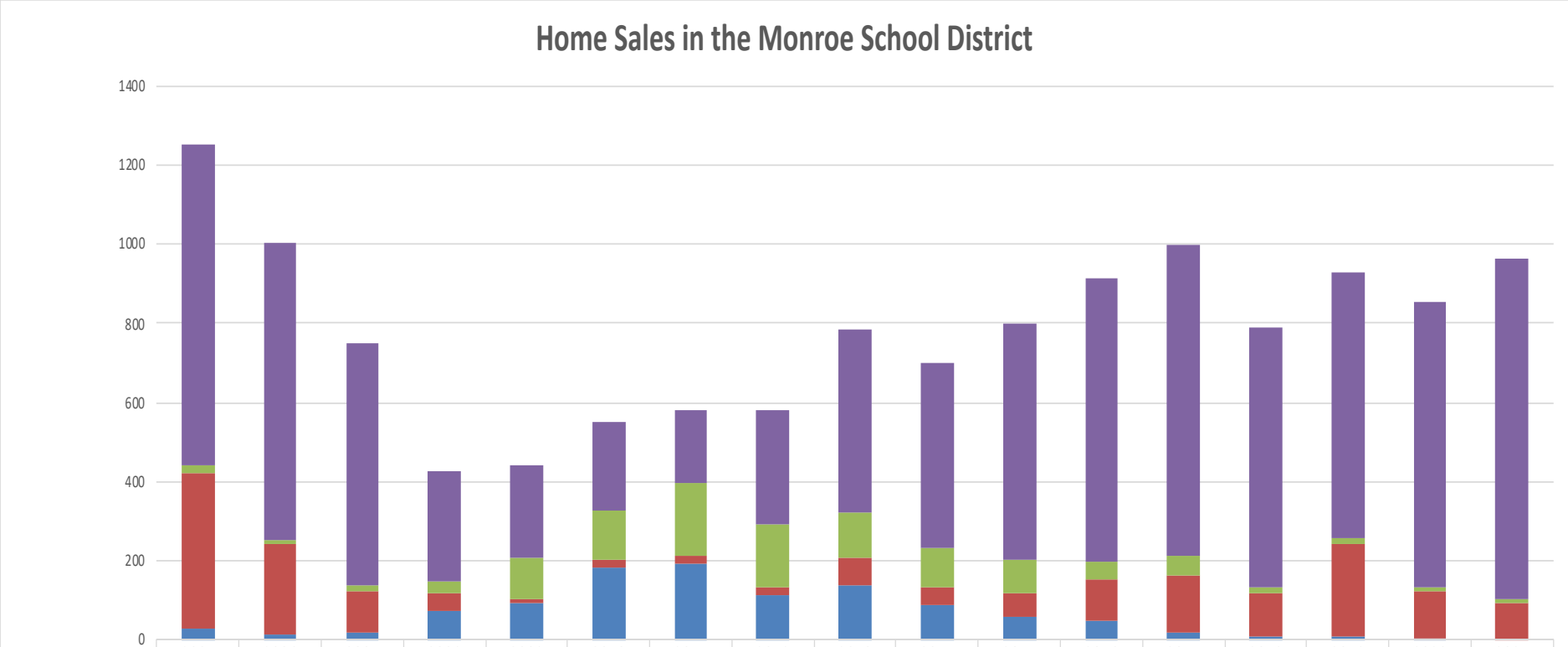
- Between 2022 and 2031 we are predicting that an additional 1,500 units will be added to the District's housing stock. This is based on the pipeline data and estimates of how many units might be needed to accommodate future population growth (using estimates of average household size). Most of these units are expected to be single-family homes or townhomes.

Total Home Sales:
New and Existing Homes in the Monroe Public Schools

Source: Metro-Study Assessor's Data 2005-2021

The Numbers For a Given Year Are Subject to Change Based on Updates by County Personnel

The Trend is More Important than the Specific Numbers for Each Year

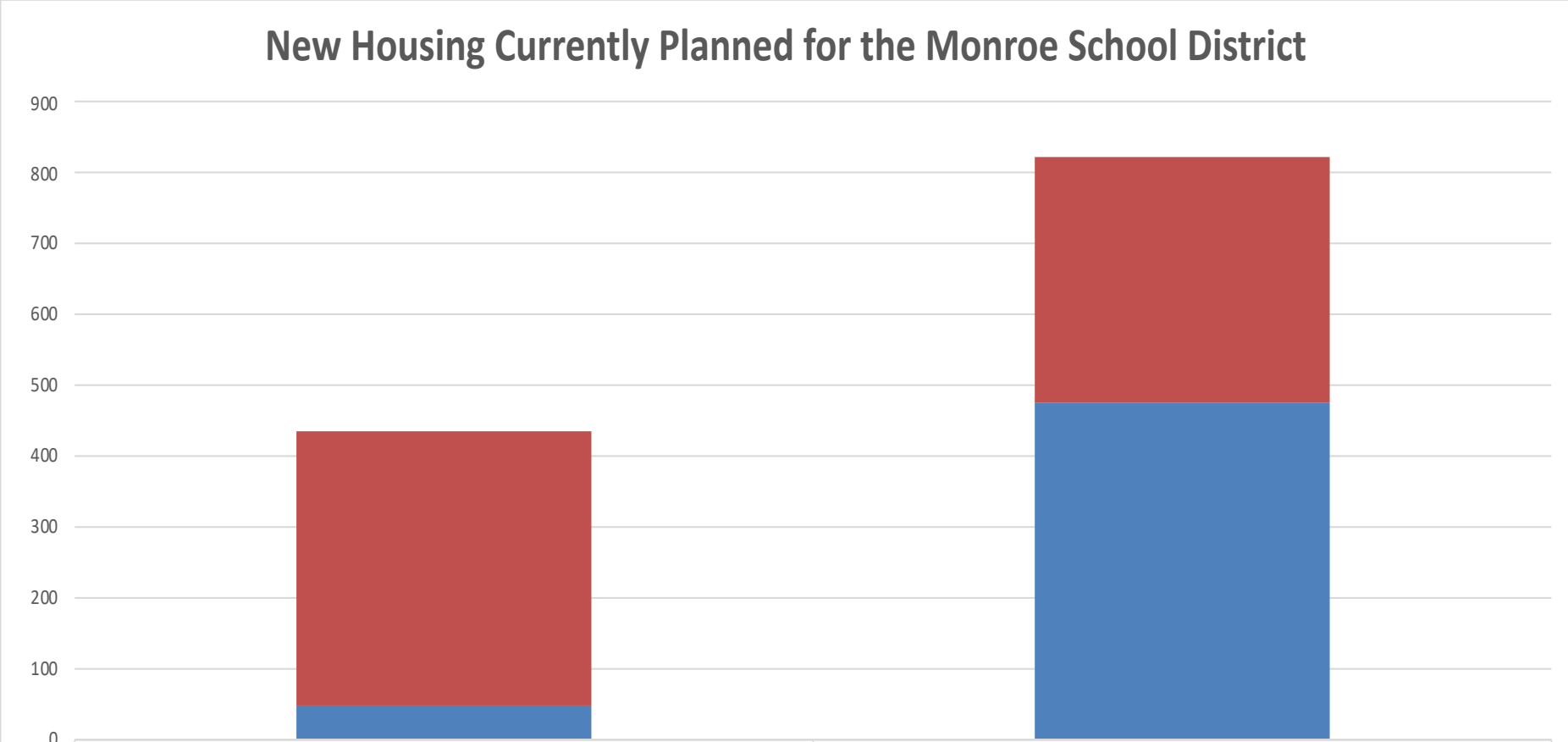


	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Existing Homes	811	753	611	276	231	223	183	286	461	469	597	714	785	657	669	721	861
Bank REO	19	9	13	32	104	125	187	160	115	99	81	46	50	15	17	13	7
New Housing	391	230	106	45	11	19	17	20	69	46	61	103	146	112	232	118	95
Foreclosure	30	13	19	73	93	183	194	113	138	87	59	51	18	7	10	3	0

New Housing for the District

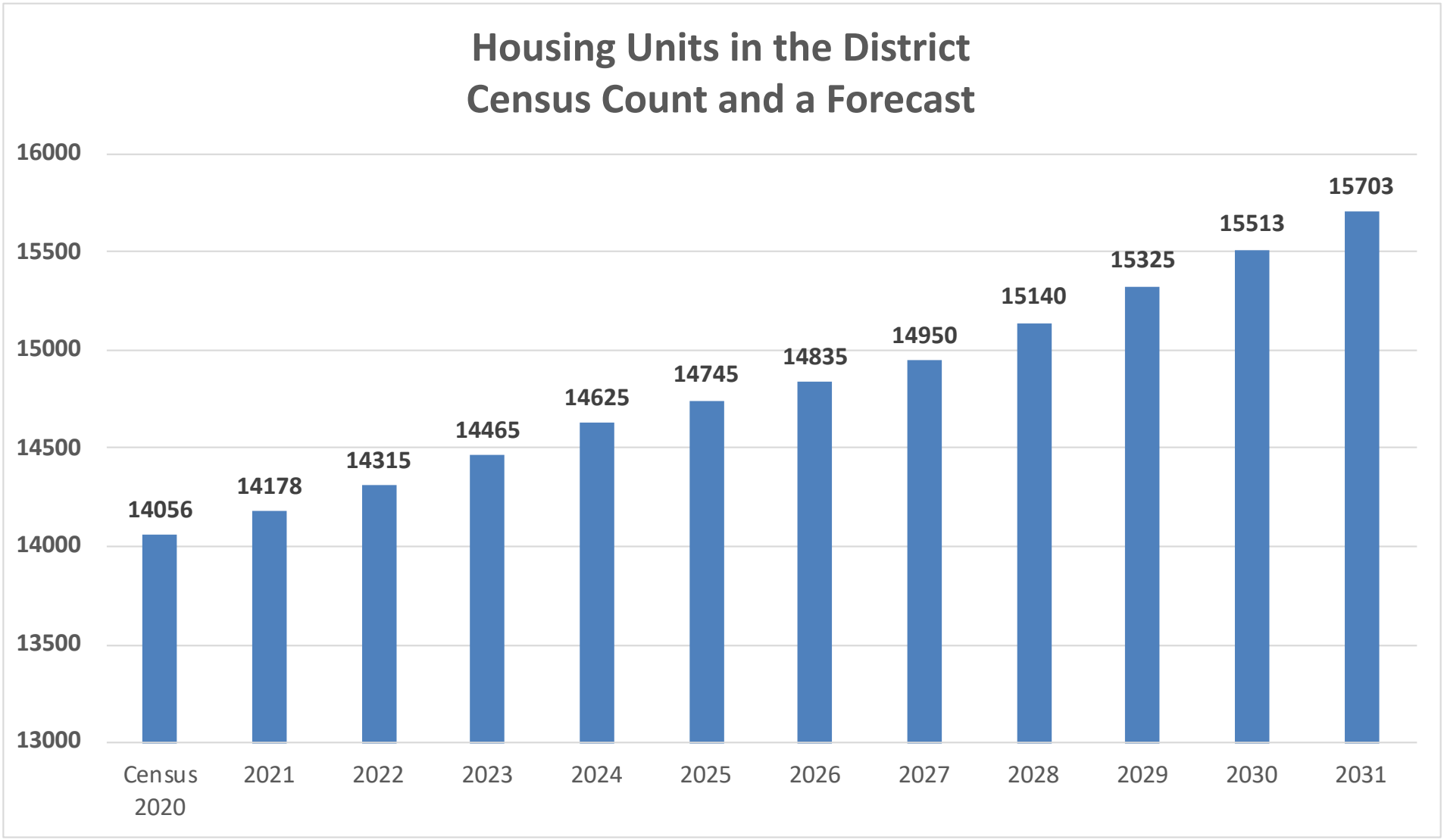
Source: New Home Trends

(Note: Some of the units included here are already occupied)



	Recorded/Permitted	Pipeline
SF	387	350
MF	47	474

Housing Forecast for the Monroe School District



Enrollment Projections

Some Different Models

Methodology for the Main Forecast

District Forecast by Grade

Alternative Models of Enrollment

Our recommended forecast is a cohort model that extrapolates the recent trends into the future and then adjusts them for predicted changes in new housing development over the next decade. Before we created this model, we created some other models to help us see where enrollment is likely to land in the future. Our final forecast is close to the average of these various estimates. The following provides a description of the different models we used for this exercise.

- **Population Based Forecast:** This is similar to a cohort forecast, except the numbers are adjusted for projected changes in population over time. This is a population-based forecast that assumes there is relationship between population growth in the District and enrollment.

- **Housing Yield Forecast**: This model considers the number of students per house we expect in the District over time. The number of students per house is multiplied by the number of units we expect in each year of the forecast (as we add projected new units to the existing units that are already built). We did two models. One model assumes that the number of students per house will continue to decline, consistent with recent trends. The other model assumes that the number of students per house will remain constant at about 40 students for every 100 homes (this is a Pre-Covid estimate that includes ALL homes in the District).

- **Six-Year Cohort Model:** This model shows what might happen if enrollment growth trended in a manner that is similar to the average growth of the six-year period between 2014 and 2019, prior to the onset of the pandemic.

The results of these alternative models are shown on the following page.

Alternative Models

Based on Different Models

Alternative Forecasts

	Forecast											
	2020	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**
6 Year Cohort (2014-2019 Pre-Covid)	5,616	5,488	5,558	5,584	5,662	5,672	5,722	5,783	5,883	5,982	6,087	6,237
Students Per House (Trending Down Like Recent Years)	5,616	5,488	5,726	5,926	5,908	5,889	5,868	5,826	5,813	5,819	5,824	5,829
Students Per House (Constant: 40 students Per 100 Homes)	5,616	5,488	5,726	5,786	5,850	5,898	5,934	5,980	5,962	6,036	6,111	6,187
Population Based Forecast (Using PSRC Growth Projections)	5,616	5,488	5,726	5,931	5,922	5,896	5,857	5,826	5,733	5,728	5,722	5,714
Average	**5,616**	**5,488**	**5,684**	**5,807**	**5,836**	**5,839**	**5,845**	**5,854**	**5,848**	**5,891**	**5,936**	**5,992**
Our Recommended Medium Range Forecast	**5,616**	**5,488**	**5,555**	**5,586**	**5,714**	**5,680**	**5,665**	**5,746**	**5,829**	**5,912**	**5,999**	**6,069**
Difference Between the Average and Our Recommended Foreast			**(129)**	**(221)**	**(121)**	**(159)**	**(180)**	**(108)**	**(19)**	**21**	**63**	**77**

Methodology for our Main Forecast

The main recommended forecast in this report is based on birth counts, birth forecasts, grade level enrollment trends (cohort progression rates), and projected growth in new housing for each year of the forecast. The following provides a brief description of the methodology used to create the forecast.

Births and Birth Forecasts

Both county and city births were used to project kindergarten. The number of county births is known through 2020 which means we can predict kindergarten enrollment based on actual births out to 2025. Beyond that point, births were projected based on the most recent fertility rates for the county and the forecast of the number of women likely to reach their childbearing years over time using the medium range county forecast from the State of Washington. Births in the city of Monroe are also known through 2019. Beyond 2019, births in the city were predicted based on the historical correlation between city and county births.

Methodology for the Forecast

Projecting Kindergarten Enrollment

Kindergarten enrollment was projected using a linear projection model that considers the number of City and County births and the number of new houses we expect to be added to the District's housing stock in each year of the forecast. In general, we expect the District's share of next year's birth cohort to be a little below the averages we saw prior to the pandemic. Beyond that point the percentage varies based on variations in the birth and housing numbers from year to year.

Projecting Grades 1-12

The forecast at grades 1-12 was based on grade level cohort rates which predict the net gain and/or loss in enrollment as students progress from one grade to the next. For this forecast we used the average net change at each grade for the period between 2010 and 2019, prior to the pandemic. This gives us a reasonable estimate of the average change the District sees at each grade as students roll up. These numbers were then adjusted based on our housing forecast to account for variation in new housing development that we expect from year to year using the last student generation rates that we had for the District.

Methodology for the Forecast

Our model shows the District enrollment growing at a slightly lower rate than the overall County enrollment over the course of the forecast, although we are predicting that growth will pick up some in the latter part of the decade. We believe there will be an increase in housing development during that time period consistent with our preferred population forecast.

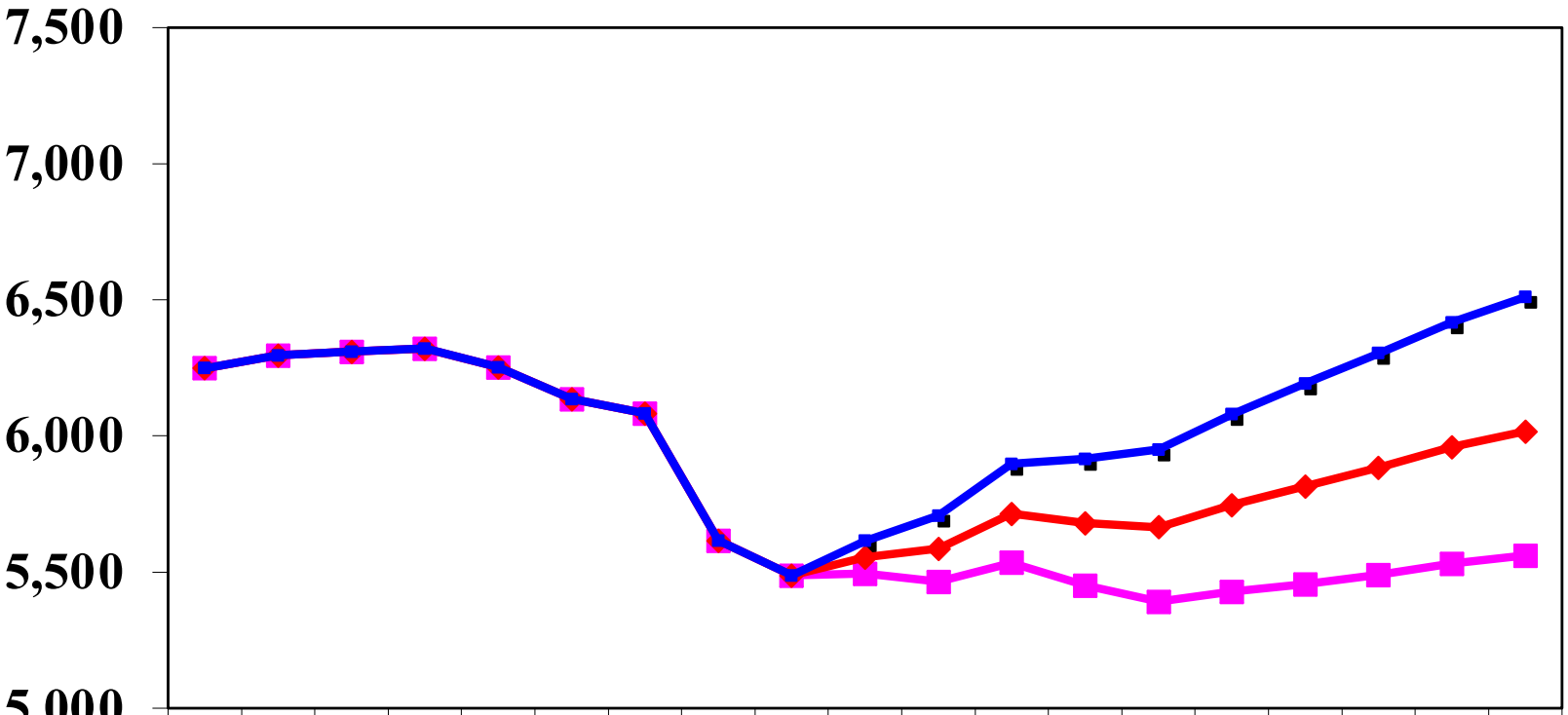
The low and high options show what might happen if K-12 enrollment growth were to be about one percent lower or higher on an annual basis than what we have assumed in our main forecast.

We recommend that the District use the Medium Range forecast for planning but consider what changes might be required if enrollment were to trend closer to the low or high estimates.

Forecasts beyond six years should be used with caution since demographic conditions could change. We recommend these forecasts be updated periodically to take advantage of new information.

Low, Medium, and High Range Forecasts 2022-2031

Based on kindergarten trends, grade-to-grade growth, and an adjustment for projected future changes in population growth and housing.



	Oct13	Oct14	Oct15	Oct16	Oct17	Oct18	Oct19	Oct20	Oct21	Oct22	Oct23	Oct24	Oct25	Oct26	Oct27	Oct28	Oct29	Oct30	Oct31
Low Growth	6249	6297	6310	6321	6252	6136	6083	5616	5488	5495	5465	5535	5451	5392	5428	5456	5489	5530	5561
Medium (Recommended)	6249	6297	6310	6321	6252	6136	6083	5616	5488	5555	5586	5714	5680	5665	5746	5815	5884	5959	6018
High Growth	6249	6297	6310	6321	6252	6136	6083	5616	5488	5615	5708	5897	5916	5950	6080	6194	6304	6418	6510

Enrollment History for the Monroe School District

Monroe School District Enrollment History

(Exludes Full-Time Running Start, WAVA, Community College Programs, and Out of District Special Ed.)

Snohomish County Births

Birth Year	2008	2009	2010	2011	2012	2013	2014	2015	2016
County Births	9795	9237	9001	8925	9226	9406	9524	9766	10045
K % of County Births	4.53%	5.17%	4.98%	5.20%	4.66%	5.07%	4.84%	3.41%	3.98%
City of Monroe Births	348	303	300	290	290	288	286	298	273
K % of City Births	127.6%	157.8%	149.3%	160.0%	148.3%	165.6%	161.2%	111.7%	146.5%

P223 Enrollment from the District

	Oct-13	Oct-14	Oct-15	Oct-16	Oct-17	Oct-18	Oct-19	Oct-20	Oct-21
K	444	478	448	464	430	477	461	333	400
1	498	467	515	469	473	462	503	419	365
2	441	506	479	512	464	459	466	447	404
3	482	479	510	495	501	455	432	407	431
4	463	493	479	518	502	491	454	421	406
5	489	470	491	472	519	513	490	420	405
6	473	477	484	471	473	516	494	451	399
7	488	484	492	475	471	460	505	463	440
8	536	501	474	511	478	488	461	496	459
9	498	531	502	477	504	484	505	459	494
10	463	492	529	507	482	505	479	486	435
11	478	428	459	491	444	408	423	397	440
12	496	491	448	459	511	418	410	417	410
Total	**6249**	**6297**	**6310**	**6321**	**6252**	**6136**	**6083**	**5616**	**5488**
Change	-6	48	13	11	-69	-116	-53	-467	-128
% Change	0	0.8%	0.2%	0.2%	-1.1%	-1.9%	-0.9%	-7.7%	-2.3%
Enrollment by Level									
K-5	2817	2893	2922	2930	2889	2857	2806	2447	2411
6-8	1497	1462	1450	1457	1422	1464	1460	1410	1298
9-12	1935	1942	1938	1934	1941	1815	1817	1759	1779

Medium Range Projection (Recommended)

Projection (Medium Range)

					Projected Births					
Birth Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
County Births	9,877	9,754	9,669	9,323	9,443	9,459	9508	9556	9598	9632
Pct of Cohort	4.63%	4.98%	5.01%	4.98%	4.93%	4.99%	4.98%	4.98%	4.98%	4.98%
City of Monroe Births	346	302	300	289	293	293	295	296	298	299
	132.1%	160.7%	161.5%	160.7%	159.1%	161.0%	160.7%	160.7%	160.7%	160.7%

	Oct-22	Oct-23	Oct-24	Oct-25	Oct-26	Oct-27	Oct-28	Oct-29	Oct-30	Oct-31
K	457	486	484	464	466	472	474	476	478	480
1	430	481	514	509	484	491	497	498	501	503
2	368	428	480	507	501	483	486	491	493	495
3	408	367	431	476	501	502	480	482	488	489
4	435	412	374	432	475	508	505	482	484	490
5	409	435	416	372	428	478	506	502	479	482
6	402	405	435	408	364	425	470	498	494	472
7	400	401	408	431	404	365	422	467	495	491
8	449	407	412	412	434	413	370	427	473	501
9	464	454	416	415	413	442	416	373	431	477
10	496	463	458	413	410	415	439	413	370	428
11	389	448	422	411	369	372	373	395	371	333
12	447	398	463	429	416	379	379	380	402	378
Total	**5555**	**5586**	**5714**	**5680**	**5665**	**5746**	**5815**	**5884**	**5959**	**6018**
Change	67	31	128	-35	-14	81	69	69	75	59
% Change	1.2%	0.6%	2.3%	-0.6%	-0.3%	1.4%	1.2%	1.2%	1.3%	1.0%
Enrollment by Level										
K-5	2508	2608	2699	2760	2854	2935	2946	2931	2923	2939
6-8	1251	1213	1256	1252	1202	1203	1263	1393	1462	1464
9-12	1796	1764	1760	1667	1608	1608	1607	1560	1574	1615

Low Range Projection

Projection (Low Range)

					Projected Births					
Birth Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
County Births	9,877	9,754	9,669	9,323	9,443	9,459	9508	9556	9598	9632
Pct of Cohort	4.53%	4.88%	4.91%	4.88%	4.83%	4.89%	4.88%	4.88%	4.88%	4.88%
City of Monroe Births	346	302	300	289	293	293	295	296	298	299
	129.4%	157.5%	158.2%	157.5%	155.9%	157.8%	157.5%	157.5%	157.5%	157.5%

	Oct-22	**Oct-23**	**Oct-24**	**Oct-25**	**Oct-26**	**Oct-27**	**Oct-28**	**Oct-29**	**Oct-30**	**Oct-31**
K	448	476	474	455	456	463	464	466	469	470
1	426	462	493	489	464	471	477	478	481	483
2	365	419	457	482	477	460	462	467	469	471
3	404	360	418	448	471	473	451	454	459	460
4	431	404	363	415	443	473	470	449	451	456
5	405	427	403	357	407	441	466	463	442	444
6	398	397	422	392	346	400	430	454	451	431
7	396	393	396	414	384	344	394	423	447	444
8	444	399	400	396	413	389	345	394	424	448
9	459	445	404	398	393	416	388	344	393	422
10	491	454	445	396	390	391	409	381	338	387
11	386	439	410	395	351	350	348	364	339	301
12	442	390	449	412	396	357	353	350	367	342
Total	**5495**	**5465**	**5535**	**5451**	**5392**	**5428**	**5456**	**5489**	**5530**	**5561**
Change	7	-30	70	-84	-59	36	29	33	41	30
% Change	0.1%	-0.5%	1.3%	-1.5%	-1.1%	0.7%	0.5%	0.6%	0.8%	0.5%
Enrollment by Level										
K-5	2478	2547	2609	2646	2719	2781	2791	2778	2770	2786
6-8	1238	1189	1218	1203	1144	1133	1168	1272	1322	1323
9-12	1778	1729	1707	1602	1530	1514	1498	1440	1438	1452

High Range Projection

Projection (High Range)

					Projected Births					
Birth Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
County Births	9,877	9,754	9,669	9,323	9,443	9,459	9508	9556	9598	9632
Pct of Cohort	4.72%	5.08%	5.11%	5.08%	5.03%	5.09%	5.08%	5.08%	5.08%	5.08%
City of Monroe Births	346	302	300	289	293	293	295	296	298	299
	134.7%	163.9%	164.7%	163.9%	162.3%	164.2%	163.9%	163.9%	163.9%	163.9%

	Oct-22	Oct-23	Oct-24	Oct-25	Oct-26	Oct-27	Oct-28	Oct-29	Oct-30	Oct-31
K	466	496	494	474	475	482	483	486	488	489
1	434	500	534	530	503	511	517	518	521	523
2	372	436	505	533	527	508	510	516	518	521
3	412	375	444	505	532	533	509	512	518	519
4	440	420	386	449	510	545	541	516	519	525
5	413	444	428	387	449	517	547	544	519	522
6	406	413	448	425	383	451	514	544	540	516
7	404	410	421	449	425	388	453	516	546	543
8	453	415	425	429	457	438	397	463	528	558
9	468	463	429	431	435	469	446	403	471	537
10	501	473	472	429	431	440	471	448	405	473
11	393	457	435	428	388	395	400	427	406	367
12	451	406	477	447	437	403	406	411	439	418
Total	**5615**	**5708**	**5897**	**5916**	**5950**	**6080**	**6194**	**6304**	**6418**	**6510**
Change	127	93	190	18	34	130	114	111	113	93
% Change	2.3%	1.7%	3.3%	0.3%	0.6%	2.2%	1.9%	1.8%	1.8%	1.4%
Enrollment by Level										
K-5	2537	2671	2791	2877	2995	3095	3107	3092	3082	3099
6-8	1263	1238	1294	1303	1264	1277	1364	1523	1614	1617
9-12	1814	1799	1813	1735	1691	1707	1723	1689	1721	1795

Consultant Background and Experience

Dr. Kendrick was the demographer for the Seattle Public schools from 1990 to 1997. In that capacity he provided enrollment projections to facilitate staffing and facilities planning and helped with the management of the student assignment system He also provided analysis of the relationship between demographics and test scores.

Since 1997 he has worked as a consultant providing demographic analysis and enrollment projections for local school districts. Over the past 20 years his clients have included the following Districts: Auburn, Bainbridge Island, Bellingham, Bellevue, Bethel, Bremerton, Central Kitsap, Edmonds, Enumclaw, Everett, Federal Way, Marysville, Mercer Island, Monroe, North Kitsap, Olympia, Puyallup, Renton, Seattle, South Kitsap, Shoreline, Snoqualmie Valley, Sumner, and Tukwila. He also does annual enrollment projection work for the Highline, Mukilteo, Northshore, and Tacoma School Districts. He has worked in all four counties of the Puget Sound and is familiar with the different trends and patterns across the region.

RACIAL BALANCE OR IMBALANCE

Monroe School District does not discriminate based on sex, race, creed, religion, color, age, national origin, sexual orientation, gender expression or identity, veteran or military status, disability, or the use of a trained dog guide or service animal in any programs or activities, and provides equal access to a variety of youth groups.

As of February 23, 2021, minority students comprised 38.28% of elementary students and 37.49% of the secondary students enrolled in Monroe School District.

Monroe School District recognizes that there is a high percentage of Hispanic and Latino enrollment at Frank Wagner Elementary. The primary cause is location of low income housing. The school is located in town where nearly all of the district's low cost housing options are found.

The district has established a Dual Language program to encourage more non-Hispanic students to attend Frank Wagner Elementary. This program promotes high academic achievement in two languages and integrates equal number of native English speaking and native Spanish speaking students in the same classroom.

Furthermore, the district has adopted a "Choice Transfer" policy for intra-district transfers. Parents may request that their children attend any school within the district, regardless of the school's attendance boundaries.

The percentage of minorities and their distribution on the Monroe School District are such that the problem of racial imbalance as defined in WAC 392-342-025 is not present in the district.

The district's Long-Range Facilities Plan will not adversely impact the racial balance within the district.

District-Wide Minority Population (as of February 23, 2021)

Ethnic Description	Number of Students	Percentage of District Enrollment
American Indian / Alaskan Native	36	0.74%
Asian	150	3.10%
Black / African American	60	1.24%
Hispanic / Latino of any race(s)	1,395	28.83%
Native Hawaiian / Other Pacific Islander	18	0.37%
Two or More Races	314	6.49%
White	2,865	59.22%
Total	4,838	100%

Individual Building Minority Population (as of February 23, 2021)

Building	Total Minority Population	Total Enrollment	Percentage of School Enrollment	Percentage of District Enrollment
Chain Lake Elementary (K-5)	141	402	35.07%	2.91%
Frank Wagner Elementary (K-5)	370	561	65.95%	7.65%
Fryelands Elementary (K-5)	156	374	41.71%	3.22%
Maltby Elementary (K-5)	82	324	25.31%	1.69%
Salem Woods Elementary (K-5)	94	426	22.07%	1.94%
Total Elementary	843	2,087	40.39%	17.42%
Hidden River Middle School (6-8)	120	317	37.85%	2.48%
Park Place Middle School (6-8)	352	786	44.78%	7.28%
Monroe High School (9-12)	638	1,597	39.95%	13.19%
Leaders in Learning (9-12)	20	51	39.22%	0.41%
Total Secondary	1,130	2,751	41.08%	23.36%
Total Enrollment	1,973	4,838	-	40.78%

RACIAL BALANCE

Monroe School District

School	Gender				American Indian / Alaskan Native		Asian		Black / African American		Hispanic / Latino of any race(s)		Native Hawaiian / Other Pacific Islander		Two or More Races		White		Total School Enrollment
	Female	Gender X	Male	Total	# of Students	% of Total School Enrollment	# of Students	% of Total School Enrollment	# of Students	% of Total School Enrollment	# of Students	% of Total School Enrollment	# of Students	% of Total School Enrollment	# of Students	% of Total School Enrollment	# of Students	% of Total School Enrollment	
Chain Lake Elementary	219	0	183	402	3	0.75%	46	11.44%	5	1.24%	45	11.19%	6	1.49%	36	8.96%	261	64.93%	402
Frank Wagner Elementary	276	1	284	561	2	0.36%	6	1.07%	10	1.78%	330	58.82%	1	0.18%	21	3.74%	191	34.05%	561
Fryelands Elementary	178	0	196	374	0	0.00%	5	1.34%	2	0.53%	106	28.34%	1	0.27%	42	11.23%	218	58.29%	374
Maltby Elementary	144	1	179	324	0	0.00%	5	1.54%	2	0.62%	52	16.05%	1	0.31%	22	6.79%	242	74.69%	324
Salem Woods Elementary	205	1	220	426	2	0.47%	9	2.11%	7	1.64%	50	11.74%	0	0.00%	26	6.10%	332	77.93%	426
Total Elementary	**1,022**	**3**	**1,062**	**2,087**	**7**	**0.34%**	**71**	**3.40%**	**26**	**1.25%**	**583**	**27.93%**	**9**	**0.43%**	**147**	**7.04%**	**1,244**	**59.61%**	**2,087**
Hidden River Middle School	161	1	155	317	1	0.32%	12	3.79%	3	0.95%	83	26.18%	0	0.00%	21	6.62%	197	62.15%	317
Park Place Middle School	395	9	382	786	8	1.02%	19	2.42%	14	1.78%	259	32.95%	0	0.00%	52	6.62%	434	55.22%	786
Total Middle School	**556**	**10**	**537**	**1,103**	**9**	**0.82%**	**31**	**2.81%**	**17**	**1.54%**	**342**	**31.01%**	**0**	**0.00%**	**73**	**6.62%**	**631**	**57.21%**	**1,103**
Monroe High School	745	8	844	1,597	19	1.19%	46	2.88%	16	1.00%	455	28.49%	9	0.56%	93	5.82%	959	60.05%	1,597
Leaders in Learning	21	0	30	51	1	1.96%	2	3.92%	1	1.96%	15	29.41%	0	0.00%	1	1.96%	31	60.78%	51
Total High School	**766**	**8**	**874**	**1,648**	**20**	**1.21%**	**48**	**2.91%**	**17**	**1.03%**	**470**	**28.52%**	**9**	**0.55%**	**94**	**5.70%**	**990**	**60.07%**	**1,648**
Sky Valley Education Center	406	1	406	813	0	0.00%	12	1.48%	6	0.74%	95	11.69%	1	0.12%	58	7.13%	641	78.84%	813
Youth Re-engagement	112	1	86	199	1	0.50%	4	2.01%	11	5.53%	33	16.58%	1	0.50%	4	2.01%	145	72.86%	199
Out of District Special Ed	3	0	13	16	0	0.00%	1	6.25%	0	0.00%	0	0.00%	0	0.00%	2	12.50%	13	81.25%	16
Monroe Special Ed Preschool	4	0	25	29	0	0.00%	0	0.00%	0	0.00%	5	17.24%	0	0.00%	0	0.00%	24	82.76%	29
Shoreline-Monroe High School	79	2	118	199	2	1.01%	8	4.02%	17	8.54%	38	19.10%	0	0.00%	16	8.04%	118	59.30%	199
Total Others	**604**	**4**	**648**	**1,256**	**3**	**0.24%**	**25**	**1.99%**	**34**	**2.71%**	**171**	**13.61%**	**2**	**0.16%**	**80**	**6.37%**	**941**	**74.92%**	**1,256**
District Totals	**2,344**	**21**	**2,473**	**4,838**	**36**	**0.74%**	**150**	**3.10%**	**60**	**1.24%**	**1395**	**28.83%**	**18**	**0.37%**	**314**	**6.49%**	**2,865**	**59.22%**	**4,838**

*Chart created using OSPI Report Card Enrollment 2021-22 School Year, Last Updated February 10, 2022

INVENTORY OF UNUSED OR UNDERUTILIZED SCHOOL FACILITIES IN NEIGHBORING DISTRICTS

Introduction

Monroe Public Schools conducted a survey of neighboring school districts to determine if accessible unused or underutilized school facilities were available for use. Each neighboring district was sent a letter requesting if school facilities were currently vacant or scheduled to be vacant within the next six years.

Emails were sent to the following districts:

Northshore School District	Dri Ralph, Executive Director of Capital Projects & Operations dralph@nsd.org **Response**: 6/9/2022 No available space
Riverview School District	Meisha Robertson, Director of Business & Operations robertsonm@rsd407.org **Response**: Awaiting Reply. No space expected.
Snohomish School District	Dave Sage, Executive Director of Operations dave.sage@sno.wednet.edu **Response**: 6/6/2022 No available space
Sultan School District	Charlie Weaver, Director of Operations charlie.weaver@sultan.k12.wa.us **Response**: 6/6/2022 No available space

MONROE SCHOOL DISTRICT

Piplic, Devlin <piplicd@monroe.wednet.edu>

RE: Suitable Facilities Available

1 message

Dri Ralph <dralph@nsd.org> Thu, Jun 9, 2022 at 11:59 AM
To: "Piplic, Devlin" <piplicd@monroe.wednet.edu>, District Superintendent <superintendent@nsd.org>
Cc: Duggan Harman <dharman@nsd.org>

Greetings Devlin,

All your best with the study and survey.

No, NSD district does not have available facilities.

Dri Ralph

Executive Director of Capital Projects and Operations

Northshore School District

direct: 425.408.7864

to send large files, use link below:

https://mailfile.nsd.org/filedrop/dralph@nsd.org

From: Piplic, Devlin <piplicd@monroe.wednet.edu>
Sent: Monday, June 6, 2022 7:27 AM
To: District Superintendent <superintendent@nsd.org>
Cc: Dri Ralph <dralph@nsd.org>; Duggan Harman <dharman@nsd.org>
Subject: Suitable Facilities Available

CAUTION: THINK BEFORE YOU CLICK! This email originated from outside of Northshore School District (not @nsd.org). If you do NOT recognize the sender, do not click links or open attachments. For more information, view our video on how to detect spam and phishing emails.

Dr. Michelle Reid,

The Monroe School District is preparing an update to our OSPI Study and Survey and developing a long-range facilities plan. A requirement of the Study and Survey involves an inventory of suitable school facilities meeting the district's needs and which are currently vacant or are scheduled to be vacant within the next six years.

Does your district have or will have suitable facilities available to accommodate students from Monroe School District? Please respond with No, this district does not have available facilities or Yes, this district has available facilities. If yes, please explain what space exists, size, condition, and location.

Thank you for your time and consideration as our District is completing our Study and Survey.

Sincerely,

Devlin Piplic

--

Devlin Piplic
Director of Facilities
14692 179th Avenue SE, Monroe, WA 98272
Monroe, WA 98272
Office: 360.804.2679



Any dissemination or use of this information by a person other than the intended recipient is unauthorized and may be illegal. If you have received this e-mail in error, please immediately notify us by return e-mail. All email to and from this domain is archived as a public record in compliance with federal and state requirements. As such they may be both discoverable in a legal action and available through a public records request.

MONROE SCHOOL DISTRICT

Piplic, Devlin <piplicd@monroe.wednet.edu>

RE: Suitable Facilities Available

1 message

Sage, Dave <Dave.Sage@sno.wednet.edu>
To: "Piplic, Devlin" <piplicd@monroe.wednet.edu>

Mon, Jun 6, 2022 at 4:26 PM

Devlin-

The way I read this is you are asking about facilities that the Monroe School District could acquire? We are not talking about capacity for variance students, correct?

We will not have any vacant available facilities.

Dave

From: Piplic, Devlin <piplicd@monroe.wednet.edu>
Sent: Monday, June 6, 2022 7:19 AM
To: Sage, Dave <Dave.Sage@sno.wednet.edu>
Subject: Suitable Facilities Available

[External Email]

Dave,

The Monroe School District is preparing an update to our OSPI Study and Survey and developing a long-range facilities plan. A requirement of the Study and Survey involves an inventory of suitable school facilities meeting the district's needs and which are currently vacant or are scheduled to be vacant within the next six years.

Does your district have or will have suitable facilities available to accommodate students from Monroe School District? Please respond with No, this district does not have available facilities or Yes, this district has available facilities. If yes, please explain what space exists, size, condition, and location.

Sincerely,

Devlin Piplic

--

Devlin Piplic
Director of Facilities
14692 179th Avenue SE, Monroe, WA 98272
Monroe, WA 98272
Office: 360.804.2679



MONROE SCHOOL DISTRICT

Piplic, Devlin <piplicd@monroe.wednet.edu>

RE: Suitable Facilities Available

1 message

Charlie Weaver <charlie.weaver@sultan.k12.wa.us>
To: "Piplic, Devlin" <piplicd@monroe.wednet.edu>

Mon, Jun 6, 2022 at 7:20 AM

No, this district does not have available facilities.

"I cannot do all that my country needs, but my country needs all that I can do!"

Charlie Weaver

Director of Operations

(Maintenance, Facilities and District Safety)

charlie.weaver@sultan.k12.wa.us

(360)793-9820 x1140

Cell (425)879-3043

Information contained in this e-mail is confidential and intended for the addressee only. If you received this message in error and are not the intended recipient, please delete this message and do not further disclose the information.

The Sultan School District does not discriminate on the basis of race, creed, religion, color, national origin, age, honorably-discharged veteran or military status, sex, sexual orientation including gender expression or identity, marital status, the presence of any sensory, mental or physical disability or the use of a trained dog guide or service animal by a person with a disability in its programs and activities and provides equal access to the Boy Scouts and other designated youth groups. Inquiries regarding non-discrimination may be directed to: Dan Baller, Title IX Affirmative Action/Civil Rights Compliance Officer and Paul Douglas, ADA, Section 504 Coordinator. Both are located at 514 4th Street, Sultan, WA and may be contacted at (360) 793-9800.

From: Piplic, Devlin <piplicd@monroe.wednet.edu>
Sent: Monday, June 6, 2022 7:18 AM
To: Charlie Weaver <charlie.weaver@sultan.k12.wa.us>
Subject: Suitable Facilities Available

CAUTION: This email originated from outside the Sultan School District. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Charlie,

The Monroe School District is preparing an update to our OSPI Study and Survey and developing a long-range facilities plan. A requirement of the Study and Survey involves an inventory of suitable school facilities meeting the district's needs and which are currently vacant or are scheduled to be vacant within the next six years.

Does your district have or will have suitable facilities available to accommodate students from Monroe School District? Please respond with No, this district does not have available facilities or Yes, this district has available facilities. If yes, please explain what space exists, size, condition, and location.

Sincerely,

Devlin Piplic

--

Devlin Piplic
Director of Facilities
14692 179th Avenue SE, Monroe, WA 98272
Monroe, WA 98272
Office: 360.804.2679



Any dissemination or use of this information by a person other than the intended recipient is unauthorized and may be illegal. If you have received this e-mail in error, please immediately notify us by return e-mail. All email to and from this domain is archived as a public record in compliance with federal and state requirements. As such they may be both discoverable in a legal action and available through a public records request.