EDUCATIONAL FACILITIES STATE STUDY & SURVEY

Selah School District #119
316 West Naches Avenue
Selah, WA 98942

In compliance with
WAC 392-341-025

September 11, 2025

NAC
ARCHITECTURE

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SCHOOL DISTRICT
Cultivating life-long learners
316 West Naches Avenue • Selah, Washington 98942-1328
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RESOLUTION NO. 2025-18

A BOARD RESOLUTION APPROVING THE 2025 SCHOOL FACILITY STUDY AND SURVEY

WHEREAS, Selah School District No. 119, Yakima County, Washington ("the District"), is a duty incorporated first class school district operating under and by virtue of the constitution and laws of the State of Washington;and

WHEREAS, the District, in order to receive state financial assistance for construction or modernization of school facilities is required to prepare a School Facilities "Study and Survey" (WAC 392-341-025); and

WHEREAS, the School Facilities "Study and Survey" has been completed in accordance with WAC 392-341-025;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Selah School District No. 119 that the School Facilities "Study and Survey" is accepted as the District's long range school facility improvement plan.

Adopted this 11th day of September 2025 in Selah, Washington.

SELAH SCHOOL DISTRICT NO 119

President and Director

Vice President and Director

Director

Director

Director

ATTEST:

Kevin McKay
Secretary to the Board of Directors

EXECUTIVE SUMMARY

Introduction

This Study and Survey report has been undertaken by the Selah School District (SSD; "District") to evaluate, on a district-wide and individual school building basis, the needs of the school district and the potential need for new and/or modernized school buildings and sites. This report responds to the requirements of WAC -392-341-025 in anticipation of SSD being eligible for state assistance in the construction of new and/or modernized school buildings.

The findings, comments, and conclusions contained in this report are a result of visual inspections by professional consultants, and survey of District personnel. Data were collected and reviewed on enrollment projections/trends, education program requirements, quality and quantity of existing facilities, and funding options. A comprehensive detailed study and analysis of educational adequacy and the physical condition of each District facility was completed.

The format of this report complies with revised requirements of the State of Washington's June 2021 modified WAC-392-341-025, as well as its condition assessment and reporting requirements on the State's Information & Condition of Schools (ICOS) website.

Key Contributors & Preparers

- Kevin McKay, Superintendent, Selah School District
- Chris Scacco, Associate Superintendent for District Operations, Selah School District
- Frank Reno, Director of Facilities, Selah School District
- Brent Harding, NAC Architecture (consultant preparer)

Basic Goals of the Study and Survey Report

- To ensure that the school buildings can support the SSD's educational programs and goals over the next six years.
- To ensure that, at various points in time, the student capacities of the school buildings are matched to the expected number and location of students.
- To ensure students are housed in school buildings that are educationally sound and environmentally safe.
- To record physical plant problems and identify solutions which will continue to maintain and extend the useful life of the existing physical plant.
- To record existing facility safety/security deficiencies/inequities and identify facility solutions that will improve the safety and well-being of students and staff utilizing best practices and current/ future technologies.

Facilities Planning Committee

Providing schools and spaces where students can feel safe, be engaged, and develop their skills and talents is crucial to serving our diverse community. SSD, utilizing and applying its Strategic Plan, takes a proactive approach to its facilities needs with a vigilant and forward-looking perspective.

Accordingly, in 2023 the Board authorized the convening of an advisory Facilities Committee to assist in the development of a Long-Range Facility Plan forecasting facility needs for the next 20 years. The committee convened its first workshop in September 2023 and concluded its work in May 2024 resulting in the May 2024 *Selah School District Long-Range Facilities Plan* included herein. The committee utilized the following Guiding Principles:

- Protect our community's investment.
- Provide a safe and high-quality learning environment for all students in all buildings.
- Honor the work of those before us.

See Section 3 for presentation materials utilized in the planning, including its process and conclusions.

Study & Survey Summary

Intensive analysis was performed by SSD, beginning in earnest in July 2024 and completed in August 2025. SSD engaged with planning and other consultants in long-range facility planning efforts, which included demographic, facilities, and educational and funding analysis. Existing building conditions were evaluated by NAC Architecture in consultation with Frank Reno and other District staff, and results have been entered in OSPI's ICOS database.

Inventory & Area Analysis (Section 1):
Building condition assessment for all educational facilities was performed by NAC Architecture and then entered in ICOS March 2025. SSD has methodically modernized and replaced aging facilities, including expansion to address contemporary teaching methodologies and curriculum. Nevertheless, SSD has multiple facilities and limited resources, which results in a broad range of building conditions from excellent to poor, and thus an inherent necessity to cyclically update facilities as financial resources allow.

Since enrollment is not currently increasing SSD's most acute need is modernization and/or replacement of aging facilities at the 3-5 and 9-12 grade spans, although Selah High School has experienced crowding and insufficient teaching spaces for a decade or more, thus expansion is needed.

The overall average physical condition of Selah School District schools/sites is Good/Good (aggregate scores of 80.30 for buildings and 77.56 for sites) since about half of the inventory is new or relatively new.

Demographic (Section 2A):
Between 2006 to 2014 SSD enrollment declined 1.7% (0.2% annual). Between 2014 to 2019 (prior to the Covid-19 pandemic SSD enrollment increased 7.1% (1.4% annual). Between 2019 to 2024 (during the pandemic) SSD enrollment decreased 3.3% (0.7% annual). The net effect of that total 18-year span from 2006 to 2024 was a headcount enrollment increase from 3,546 to 3,613 students, an increase of 67 students or 1.9% (0.1% annual). A temporary peak of 3,736 students was reached in 2019, which represented an increase of 190 students or 5.4% (0.4% annual) from 2006.

The 2019 OSPI cohort table predicted district-wide enrollment to grow from 3,736 in 2019 to 3,930 in 2024 which is 5.2% (1.0% annual). Due to the pandemic actual enrollment dropped to 3,603 in 2020, a decrease of 133 students or 3.6% from 2019. By 2023 enrollment rebounded to 3,691, an increase of 88 students or 2.4% (0.8% annual), but dropped back to 3,613 in 2024 to be essentially flat with 2020. Since 2020, K-5 enrollment decreased 74 students or 4.6% (1.2% annual), 6-8 enrollment increased 42 students

or 4.9% (1.2% annual), and 9-12 enrollment increased 10 students or 0.3% (0.1% annual). This suggests a bulge passing through the middle school that will pass through the high school in over the next few years, but then perhaps decline again as the reduced enrollment at the current elementary school grades eventually reach high school. Nevertheless, there is anticipation of modest increased in-migration and birth rates in the Yakima region that causes this study to anticipate the current modest short-term enrollment declines to reverse in three to six years and return to enrollment growth between 0.4% to 1.0% annually.

Capital Funding (Section 2B):
SSD has adequate capacity for the proposed projects but has funding secured so will not incur additional debt:

Remaining Non-voted Debt Capacity:	$11,739,497
Remaining Total Debt (Bond) Capacity:	$102,025,142
Capital Levy (none anticipated):	$0
Capital Bond (none anticipated):	$0
District Capital Funds (June 2025):	$3,552,379
Donated Funds from Patron Estate:	$4,040,000
State Assistance (estimated – Selah HS CTE Addition)	$873,000
Total funds available:	$8,465,379
Projected Project Costs:	$8,101,000
Local Share of Project Costs:	$7,228,000

School Housing Emergency (Section 2C):
SSD does not have a critical housing emergency, nor does it have schools damaged by catastrophes or natural disasters.

Racial Considerations (Section 2D):
SSD demographic distribution does not have racial imbalances.

Potential Projects & Timelines (Sections 2E/2F/2G):

- Selah High School CTE Addition: New approximately 4,600 square-foot building addition – partial New-in-Lieu ($4,919,000 less $873,000 State Assistance = $4,046,000).

- Selah High School Turf Field: Upgrade of existing grass field to artificial turf ($3,182,000 less $0 State Assistance = $3,182,000).

- Annual Capital Projects: Miscellaneous district-wide improvements budgeted annually as needed and feasible.

SECTION 1

INVENTORY & AREA ANALYSIS OF EXISTING SCHOOL FACILITIES

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1 | INVENTORY & AREA ANALYSIS OF EXISTING SCHOOL FACILITIES

Following this narrative are:

- 1.1.1: SUMMARY OF BUILDING INVENTORY (Inventory Analysis).
- 1.1.2: SUMMARY OF CONDITION (summary of ICOS building and site scores)
- 1.1.3: CONDITION MATRIX (color chart of conditions by facility systems)
- 1.2: OSPI *Facility Inventory (Report 3)*
- 1.3: OSPI *Inventory of Sites and Buildings*

See Section 3 for:

- 3.1: Site Plan and Floor Plan drawings for each building
- 3.2: OSPI *Detailed Condition Assessment by Building*
- 3.3: OSPI *Site Condition Rating Summaries*

As part of this study Site Plans and Floor Plans (with area analysis) found on ICOS have been evaluated for accuracy. Additional and/or replacement drawings have been posted to ICOS where needed.

NAC Architecture has coordinated with OSPI to update ICOS information where required to be representative of current building inventory.

The OSPI *Detailed Condition Assessment by Building* and *Site Condition Rating Summaries* summarize building condition assessment for all educational facilities, as well as the Transportation Cooperative, as performed by NAC Architecture and then entered in ICOS in March 2025.

The 2012 construction bond resulted in:

- Selah High School Addition – classroom and gym addition (completed fall 2014)
- Selah High School Corridor Paint & Flooring – (completed fall 2014)
- Selah Middle School – Selah Junior High replacement (completed fall 2015)
- Selah High School Kitchen Remodel – modernized & improved functionality (completed fall 2015)
- John Campbell Primary Sunset Renovation – convert office to classrooms (completed fall 2015)
- Selah Administration Building Remodel – demolish aging buildings and convert classroom building at Lince site for district administration (completed winter 2015/2016)
- John Campbell Primary Secure Parking – parking expansion (completed fall 2017)
- Security Vestibules at Selah Intermediate and Selah High schools (completed fall 2018)
- Snow Melt at Selah Intermediate School – safety upgrade at entry stairs (completed fall 2018)

The 2018 construction bond resulted in:

- Lince Kindergarten – new school to partially replace old John Campbell Primary (opened fall 2020)
- John Campbell Primary – new school to replace old facility (opened winter 2021/2022)
- Lince Early Learning Center – modernization of classroom building (opened fall 2022)
- Transportation Cooperative – new expanded facility (opened fall 2023)

Selah Intermediate School (constructed new in 1999) is in generally serviceable condition, less than 30 years of age, and thus not age-eligible for State Assistance funding, but is a potential candidate for modernization under a future bond initiative. Except its 2015 addition, Selah High School (constructed new in 1988) is aging substantively, has numerous functional and programmatic deficiencies, is

undersized, is greater than 30 years of age, and thus age-eligible for State Assistance funding. It is therefore a highly probable candidate for modernization and expansion under a future bond initiative due to age.

Building Condition: Following is a summary of building condition data from ICOS. Potential ratings in the ICOS system are Excellent (100%), Good (90%), Fair (62%), Poor (30%) and Unsatisfactory (0%). Excellent and Good ratings indicate new or very well-maintained conditions, well suited for use, and with significant remaining longevity. Fair indicates significant wear and tear from age, moderate remaining longevity, and thus increasing maintenance costs are to be expected. Poor and Unacceptable indicate extremely degraded condition, limited remaining longevity, suggesting the need for major renovation or that replacement is imminent.

The overall average physical condition of Selah School District schools/sites is Good/Good (aggregate scores of 80.30 for buildings and 77.56 for sites) since about half of the inventory is new or relatively new. See also 1.1.2 *Summary of Condition*. Current ICOS scores:

Lince Kindergarten:
Building: Excellent to Excellent with 100.00% Excellent overall.
Site: Good to Excellent with 98.50% Excellent overall.

John Campbell Primary:
Building: Excellent to Excellent with 100.00% Excellent overall.
Site: Good to Excellent with 98.50% Excellent overall.

Selah Intermediate School:
Building: Fair to Good with 76.48% Fair overall.
Site: Fair to Fair with 71.33% Fair overall.

Selah Middle School:
Building: Fair to Good with 87.61% Good overall.
Site: Fair to Good with 85.80% Fair overall.

Selah High School:
Building: Poor to Good with 61.53% Fair overall.
Site: Fair to Fair with 52.32% Fair overall.

Transportation Cooperative (non-recognized, thus not included in aggregate scores):
Building: Excellent to Excellent with 100.00% Excellent overall.
Wash Canopy: Excellent to Excellent with 100.00% Excellent overall.
Site: Excellent to Excellent with 100.00% Excellent overall.

All SSD facilities have elements that show signs of normal wear and tear consistent with their relative ages (see *Detailed Condition Assessment by Building* in Section 3) but are generally serviceable with normal ongoing maintenance costs to be anticipated. Exceptions that currently require or will soon require excessive maintenance investment are Selah High School and to a lesser degree Selah Intermediate School. These aging facilities will likely require comprehensive modernization or replacement due to wear and tear on interior and exterior materials and systems; accessibility, seismic, thermal/energy and other

deficiencies with respect to current building, energy, and safety codes; and operational deficiencies (congestion, poor line of site, inadequately outfitted spaces, etc.).

Seismic Assessment: While not reflected in the ICOS condition scoring a rudimentary Seismic Assessment was conducted under a separate grant from OSPI in parallel with this Study & Survey. Varying minor structural deficiencies for each building were documented on ICOS but no life-threatening conditions were revealed. The purpose of the assessment is to enable OSPI to establish the level of "risk" of substantive damage that may occur in a significant seismic event. OSPI also establishes a "hazard" level for each site. The hazard level for all Selah schools is considered low, which means there is a low likelihood of a significant seismic event occurring (Selah is in a moderate-risk seismic zone and known geotechnical conditions at the specific sites are considered very low to low risk). All Selah School District buildings are considered low risk (chance of sustaining substantive damage in a seismic event), except:

- Selah High School – 1986 portion of structure – moderate risk.

1.1.1: SUMMARY OF BUILDING INVENTORY

Selah School District
July 3, 2025

School Building	New/ Modernization	Board Acceptance	Area in SF	Notes
Grades PK-5				
Lince Kindergarten (PK)	New-in-Lieu/New	12/9/2021	47,933	15,001 SCAP
John Campbell Primary (1-2)	New-in-Lieu/New	8/24/2023	83,159	49,466 SCAP
Selah Intermediate (3-5)	New	8/12/1999	97,120	
		Total PK-5 Area:	**228,212**	
Grades 6-8				
Selah MS (6-8)	New-in-Lieu	2/25/2016	115,271	115,271 SCAP
		Total 6-8 Area:	**115,271**	
Grades 9-12				
Selah HS (9-12)	New	10/26/1988	138,939	108,840 SCAP
2014 Addition (9-12)	New	1/22/2015	23,713	13,808 SCAP
		Total 9-12 Area:	**162,652**	
		Grand Total PK-12 Area:	**506,135**	
Non-Recognized Inventory				
Selah Transportation Cooperative		7/25/2024	14,784	14,784 SCAP
Wash Canopy		7/25/2024	1,190	215 SCAP
Bus Canopy 1		1976	3,608	Local (year per OSPI - actual unknown)
Bus Canopy 2		1976	6,120	Local (year per OSPI - actual unknown)
Old Office		1976	1,397	Local (year per OSPI - actual unknown)
Storage		1976	1,745	Local (year per OSPI - actual unknown)
		Total Non-Recognized Area:	**28,844**	

1.1.2: SUMMARY OF CONDITION

Selah School District

April 3, 2025

School Building	Area in SF	ICOS Building Score	Score x Building Area	Site Acres	ICOS Site Score	Score x Acres
Grades PK-5						
Lince Kindergarten (PK)	47,933	100.00	4,793,300	13.00	98.50	1,281
John Campbell Primary (1-2)	83,159	100.00	8,315,900	14.00	98.50	1,379
Selah Intermediate (3-5)	97,120	76.48	7,427,738	16.97	71.33	1,210
PK-5 Aggregate Scores	228,212	**89.99**	20,536,938	43.97	**88.01**	3,870
Grades 6-8						
Selah MS (6-8)	115,271	87.61	10,098,892	30.00	85.80	2,574
6-8 Aggregate Scores	115,271	**87.61**	10,098,892	30.00	**85.80**	2,574
Grades 9-12						
Selah HS (9-12)	162,652	61.53	10,007,978	28.00	52.32	1,465
9-12 Aggregate Scores	162,652	**61.53**	10,007,978	28.00	**52.32**	1,465
K-12 AGGREGATE SCORE	506,135	**80.30**	40,643,807	101.97	**77.56**	7,909
		Building Score			**Site Score**	

Non-Recognized Inventory

Selah Transportation Coop	14,784	100.00	1,478,400	2.50	100.00	250
Wash Canopy	1,190	100.00	119,000			

1.1.3: CONDITION MATRIX

Selah School District
August 8, 2025

	Excellent	Good	Fair	Poor	Unsatisfactory
ICOS Score	100	90	62	30	0
Composite Score	> 95	95 - 75	75 - 45	45 - 20	< 20

School/Site/Building	Site - Asphalt & Concrete	Site: Landscape & Playfields	Site: Utilities	Site: Lighting	Structure	Exterior Walls	Exterior Doors & Windows	Roofing	Interior Doors & Windows	Wall Finishes	Flooring Finishes	Ceiling Finishes	Plumbing	HVAC Heating	HVAC Cooling	Fire Sprinkler System	Electrical Power System	Lighting	Communication Systems	Security Systems	HVAC & Lighting Controls	Food Service Equipment	Educational Equipment	Cabinets	Furniture	Building Composite Score	Site Composite Score
Grades PK-5																											
Lince Kindergarten (PK)																										100.00	98.50
John Campbell Primary (1-2)																										100.00	98.50
Selah Intermediate (3-5)																										76.48	71.33
Grades 6-8																											
Selah MS (6-8)																										87.61	85.80
Grades 9-12																											
Selah HS (9-12)																										61.53	52.32
Non-Recognized																											
Selah Transportation Coop																										100.00	100.00
Wash Canopy																										100.00	

1.2

OSPI SITE INVENTORY (REPORT 3)

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Site Inventory (Report 3)

SELAH

SITE		GRADE SPAN	DIRECT INSTRUCTIONAL SPACES	PERMANENT BUILDINGS	PORTABLE BUILDINGS	GROSS SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT
John Campbell Primary School		1-2	0	1	0	83,159	83,159	83,159
	1-2 Total:		0	1	0	83,159	83,159	83,159
Lince		K-5	17	1	1	119,100	47,933	47,933
	K-5 Total:		17	1	1	119,100	47,933	47,933
Selah Intermediate School		3-5	48	1	2	100,704	100,704	97,120
	3-5 Total:		48	1	2	100,704	100,704	97,120
Selah Middle School		6-8	42	1	0	117,129	115,271	115,271
	6-8 Total:		42	1	0	117,129	115,271	115,271
Selah High School		9-12	48	1	3	174,631	171,166	162,652
	9-12 Total:		48	1	3	174,631	171,166	162,652
Selah Transportation Coop		-	0	0	0	28,844	0	0
	- Total:		0	0	0	28,844	0	0
	Totals		**155**	**5**	**6**	**623,567**	**518,233**	**506,135**
	Total # Sites	6						

1.3

OSPI INVENTORY OF SITES AND BUILDINGS

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Inventory of Sites and Buildings

SELAH

SITE	BUILDING	YEAR BUILT	DIRECT INSTRUCTIONAL SPACES	GROSS SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	BCA SCORE
John Campbell Primary School	Main Building	2020	0	83,159	83,159	83,159	100.00%
	Sub-Total		0	83,159	83,159	83,159	
Lince	ELC	1976	13	18,864	0	0	60.76%
	District Administration	1925	0	16,171	0	0	90.00%
	District Tech	1976	0	3,981	0	0	Not Required
	District Maint/Records	1976	3	4,431	0	0	67.32%
	District Storage (Old Boiler)	1961	0	1,079	0	0	Not Required
	District Maintenance	1964	0	3,650	0	0	Not Required
	District Maint/Storage (Old Gym)	1964	2	20,469	0	0	56.49%
	West Portable	2016	0	1,792	0	0	Not Required
	Lince Kindergarten	2020	0	47,933	47,933	47,933	100.00%
	District Facilities Office	1970	0	730	0	0	Not Required
	Sub-Total		18	119,100	47,933	47,933	
Selah High School	North 40 Portable 2	2014	2	1,792	1,792	0	Not Required
	North 40 Portable 1	2014	2	1,792	1,792	0	Not Required
	Athletic Storage	1986	0	656	0	0	Not Required
	Greenhouse	1986	0	1,140	0	0	Not Required
	Press Box	1986	0	470	0	0	Not Required

SITE	BUILDING	YEAR BUILT	DIRECT INSTRUCTIONAL SPACES	GROSS SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	BCA SCORE
Selah High School	Concessions	1986	0	1,199	0	0	Not Required
	Main Building	1986	45	165,802	165,802	162,652	61.53%
	Portable 1	1995	1	1,780	1,780	0	Not Required
	Sub-Total		50	174,631	171,166	162,652	
Selah Intermediate School	Portable 1	1973	2	1,792	1,792	0	Not Required
	Main Building	1998	50	97,120	97,120	97,120	76.48%
	Portable 2	1995	1	1,792	1,792	0	Not Required
	Sub-Total		53	100,704	100,704	97,120	
Selah Middle School	Selah Middle School	2015	44	115,271	115,271	115,271	87.61%
	Track Storage	1995	0	720	0	0	Not Required
	Consessions	1992	0	1,138	0	0	Not Required
	Sub-Total		44	117,129	115,271	115,271	
Selah Transportation Coop	Main Building	2023	0	14,784	0	0	100.00%
	Bus Canopy 1	1976	0	3,608	0	0	Not Required
	Bus Canopy 2	1976	0	6,120	0	0	Not Required
	Wash Canopy	2023	0	1,190	0	0	100.00%
	Old Office	1976	0	1,397	0	0	Not Required

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Inventory of Sites and Buildings

SELAH

SITE	BUILDING	YEAR BUILT	DIRECT INSTRUCTIONAL SPACES	GROSS SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	BCA SCORE
Selah Transportation Coop	Storage	1976	0	1,745	0	0	Not Required
	Sub-Total		0	28,844	0	0	
	GRAND TOTAL		165	623,567	518,233	506,135	

SECTION 2

LONG-RANGE EDUCATIONAL & FACILITIES PLAN

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2 | LONG-RANGE EDUCATIONAL & FACILITIES PLAN

Following this narrative is:

- 2.1: SUMMARY OF STATE ASSISTANCE ELIGIBILITY – CURRENT STATUS

See Section 3 for:

- 3.5: Long-Range Planning (Related Presentation Materials & Committee Report)

Needs-Driven Improvements:

There are three main needs-driven influences on a long-range educational and facilities plan:

1. **GROWTH** (additional student housing capacity needed, both near-term and long-term).
2. **BUILDING CONDITION** (deterioration or decline of existing facilities sufficient to compel modernization or replacement).
3. **OBSOLESCENCE/UPGRADED STANDARDS** (facilities not able to accommodate changing program needs with spaces too small, changes in student/teacher ratios, or lack of special needs rooms, as examples; facilities not meeting current regulatory standards).

GROWTH:

See Section 2A, Demographic Data for additional discussion of enrollment. Growth analysis is effectively a comparison between current/projected enrollment and capacity.

Enrollment: OSPI evaluates growth over 6-year periods (looking backward at trends and then projecting forward). Accordingly, Study & Survey enrollment forecasts are typically generated using the Cohort Projection methodology. This methodology looks backward 5 years to establish growth rates, then projects those rates forward to the future 6 years. OSPI's cohort tables use actual annual October 1 headcounts for the historical data points. Per OSPI procedures, this establishes the target for near-term planning and commitment of State Assistance funding (if eligible). (Note: analysis can look forward and backward longer or shorter than 6 years depending on availability of data.)

Growth was a moderate driver for SSD in the decade or so prior to the Covid pandemic having averaged approximately 0.4% annual growth from 2006 to 2019. In that time frame district-wide enrollment grew 5.4% from 3,546 to 3,736 students. But within that time frame there was first a 3.2% contraction from 2006 to 2011 (reduction from 3,546 to 3,433 students). This was followed by modest 1.6% growth from 2011 to 2014 (increase from 3,433 to 3,487 students) then a substantive 7.1% growth from 2014 to 2019 (increase from 3,487 to 3,736 students). The pandemic resulted in a 3.3% contraction from 2019 to 2024 (reduction from 3,736 to 3,613 students), although the enrollment trend has been an up and down roller coaster during that time, so it is difficult to assess the long-term implications. Mathematically, the OSPI cohort tables suggest a substantive 9.5% decline from 2024 to 2029 (reduction from 3,613 to 3,270 students) with a dramatic 18.1% decline in grades K-5 (reduction from 1,532 to 1,255 students), significant 8.4% decline in grades 6-8 (reduction from 891 to 816 students), and modest 0.8% growth in grades 9-12 (increase from 1,190 to 1,199). This grades 9-12 growth is a short-term

bubble, and enrollment would drop substantively beyond 2029 as the younger grades matriculate through.

The mathematical method linear cohort modeling does not take into consideration difficult to predict implications of short-term anomalies like pandemics (it tends to over-react to them), nor outside factors that drive regional demographic shifts. There are reasons to believe that population growth will return to the Yakima region within the next decade. It is likely that enrollment contraction will continue over the next 3 to 6 years, but the recent leveling of birth rates that had been in decline, and the recent shift to renewed in-migration in contrast to prior out-migration suggest that enrollment will level and then shift to growth. Also, Selah remains an attractive location to raise children as well as for commercial business growth and agricultural job opportunities.

Accordingly, Section 2A Conclusions suggest a low and high range of likely enrollment growth outcomes over the next decade on the premise that recent declines will slow incrementally over the next three to five years and be followed by returned incrementally to enrollment growth.

> The most likely outcome is suggested to be the lower end of the growth range. Under this scenario, enrollment continues to decline through 2028 at a 0.4% annual rate, then is essentially stagnant in 2029, and resumes growth in 2030 at the same long-term annual rate of 0.4%. This results in a 2.6% contraction from 2024 to 2030 (reduction from 3,613 to 3,522 students…with a low of 3,505 students in 2028) followed by 2.4% growth from 2030 to 2036 that results in 3,607 students, essentially equal to the 2024 enrollment. This relatively flat long-term enrollment occurs at each of the grade spans – K-5, 6-8, and 9-12.
>
> The alternative outcome is suggested to be the higher end of the growth range. Under this scenario, enrollment continues to decline through 2027 at a 0.45% annual rate, then is essentially stagnant in 2028, and resumes growth in 2029 at the same long-term annual rate of 0.45%. This results in a 0.8% contraction from 2024 to 2030 (reduction from 3,613 to 3,607 students…with a low of 3,527 students in 2027) followed by 6.2% growth from 2030 to 2036 that results in 3,806, a total enrollment increase of 193 students or 5.3% from 2024 enrollment. This long-term enrollment growth occurs at each of the grade spans. Thus, grades K-5 grow from 1,532 to 1,613 (increase of 81 students), grades 6-8 grow from 891 to 939 (increase of 48 students), and grades 9-12 grow from 1,190 to 1,254 (increase of 64 students).

The low end puts no new enrollment pressure on existing facilities at any grade span. The high end 2036 projection results in grades K-5 enrollment of 1,613 that is still 72 (4.2%) below the 1,685 student high reached in 2019, grades 6-8 enrollment of 939 that is 17 (1.8%) above the 922 student high reached in 2023, and grades 9-12 enrollment of 1,254 that is 51 (4.2%) above the 1,203 student high reached in 2019. This suggests long-term (six to twelve years) enrollment trends will put pressure on the middle school and high school capacities.

Capacity: The capacity targets (in terms of area per student) vary widely depending on which “yardstick” one uses.

[NOTE: The OSPI space allocations per student (90 for K-6; 117 for 7-8; and 130 for 9-12) are antiquated, and almost never meet the requirements of real-world space needs. The allocations were originally generated in the 1970's, and have not been rigorously updated over time to reflect expanded programs, Title IX requirements, reduced class sizes, etc. More realistic numbers are: 105-120 square feet per student for elementary school (K-5 or K-6); 130-160 square feet per student for middle school (6-8 or 7-8); and 150-250 square feet per student for high school (9-12). By keeping these numbers down, in effect OSPI dilutes matching eligibility and spreads funding around over a broader number of school districts than it otherwise could with more realistic numbers. Thus, while there is biennial discussion about it, there is little financial or political incentive to adjust. The more realistic square foot ranges above reflect that larger enrollments require fewer square feet per student due to economies of scale (spaces like CTE, gyms, kitchens, administrative suites, etc. often don't vary much in size based on enrollment).]

Declining enrollments suggest that growth is not a factor for near-term capital project needs. In fact, the declines result in SSD being increasingly over-housed at the grades K-8 span (too much building inventory for actual enrollment based on OSPI space allocation criteria noted above). The grades 9-12 span is also over-housed, but more narrowly. The following paragraphs describe current enrollment-based State Assistance "housing" eligibility for elementary, middle, and high school grade spans (see Table 1.1.1 in Section 1 and the green column in Table 2.1b in Section 2).

[Note: It is generally viewed that recent enrollment decline is an anomaly, and that pre-pandemic trends will return. Accordingly, OSPI is currently allowing districts to use the Enrollment Projections (Report 1049) – 2019 Cohort *projection (year 2024) for calculation of State Assistance funding if beneficial to the district in lieu of the current 2024 Cohort table. The following analysis uses the 2019 Cohort basis because it is to SSD's benefit for the upcoming Selah High Addition CTE Addition, but that benefit will evaporate on November 15, 2026, when OSPI will terminate the temporary pandemic-based policy, so the CTE Addition project Form D-3 must be submitted prior to that date.]*

Elementary School (grades K-5):

Using the 2024 enrollment from the 2019 Cohort Enrollment and Facilities Inventory tables the K-5 grade span is projected to be over-housed (too much space for student population) by approximately 513 students. This is based on OSPI 2024 projected enrollment of 2,023 students multiplied by 90 square feet per student, resulting in calculated 182,070 square-foot need. Therefore, the current combined 228,212 square feet of elementary school space is oversized for the calculated need by 46,142 square feet (*per the OSPI basis of 90 square feet per student factor, which is generally shy of the contemporary real-life needs of roughly 105 to 120 square feet per student at the elementary school level*).

As such, there is currently no un-housed-student-based State Assistance eligibility at the K-5 elementary school level, nor is there likely to be for the foreseeable future. The current K-5 elementary school enrollment (as of October 1, 2024) is 1,532 students. K-5 enrollment will need to exceed 2,045 students before SSD becomes eligible for un-housed-student-based State Assistance at the K-5 grade span (albeit this could be variable since OSPI calculates State Assistance across the full K-8 grade span).

Regarding future eligibility at the K-8 span, see Table 2.1a in Section 2, which reflects the Section 2A enrollment Conclusions of this Study & Survey after Selah Intermediate School becomes age eligible for Modernization and/or New-in-Lieu State Assistance. Unfortunately, the light blue column shows that in 2030 and 2036 the calculated K-8 eligibility using the "low" enrollment basis would be negative square feet ((17,745) in 2030 and (12,237) in 2036), thus no State Assistance eligibility. The dark blue column shows that in 2036 the calculated K-8 eligibility using the "high" alternative enrollment basis would result in 741 square feet of Modernization and/or New-in-Lieu State Assistance eligibility. This suggests that, unless there is a massive enrollment increase, any modernization or replacement of SIS in the next decade or more will have to be funded almost entirely locally via bond initiative.

Middle School (grades 6-8):
Using the 2024 enrollment from the 2019 Cohort Enrollment and Facilities Inventory tables the 6-8 grade span is projected to be over-housed (too much space for the student population) by approximately 110 students. This is based on OSPI 2024 projected enrollment of 953 students, with 308 sixth grade students multiplied by 90 square feet per student, plus 645 seventh and eighth grade students multiplied by 117 square feet per student, resulting in a calculated 103,185 square-foot need. Therefore, the current 115,271 square feet of middle school space is oversized for the calculated need by 12,086 square feet (*per the OSPI basis of 90 and 117 square-feet per student factors, which are generally shy of the contemporary real-life needs of roughly 130 to 160 square-feet per student at the grade 6-8 level*).

As such, there is currently no un-housed-student-based State Assistance eligibility at the 6-8 middle school level, nor is there likely to be for the foreseeable future. The current 6-8 middle school enrollment (as of October 1, 2024) is 891 students. 6-8 enrollment will need to exceed 1,001 students before SSD becomes eligible for un-housed-student-based State Assistance at 6-8 grade span (albeit this could be variable since OSPI calculates State Assistance eligibility across the full K-8 grade span).

High School (grades 9-12):
Using the 2024 enrollment from the 2019 Cohort Enrollment and Facilities Inventory tables the 9-12 grade span is projected to be under-housed (not enough space for the student population) by approximately 11 students. This is based on OSPI 2024 projected enrollment of 1,262 students multiplied by 130 square feet per student, resulting in a calculated 164,060 square-foot need. Therefore, the current 162,652 square-feet of high school space is undersized for the calculated need by 1,408 square feet (*per the OSPI basis of 130 square feet per student factor, which is generally shy of the contemporary real-life needs of roughly 150 to 250 square feet per student at the high school level*).

As such, there is currently a very modest un-housed-student-based State Assistance eligibility at the grades 9-12 high school level. This eligibility can be applied to the CTE Addition project.

Once the CTE Addition project is completed, it will tip the scales back into a scenario where the district is over-housed (too much space for the student population). In this scenario, using the Section 2A "low" enrollment Conclusions of this Study & Survey for

2030 (and the light blue column of Table 2.1a in Section 2) the 9-12 grade span is projected to be over-housed (too much space for the student population) by approximately 120 students. This is based on the Conclusions "low" projected enrollment of 1,160 students multiplied by 130 square feet per student, resulting in a calculated 150,800 square-foot need. Therefore, the then-current (including the CTE Addition) 166,667 square feet of high school space will be oversized for the calculated need by 15,867 square feet. This would reduce to being oversized by 12,227 square feet in 2036 for the "low" enrollment projection (medium blue column) or being oversized by 3,647 square feet in 2036 for the "high" alternative enrollment projection (dark blue column). In short, there will likely be no Unhoused grades 9-12 State Assistance eligibility for the foreseeable future.

Regarding Modernization and/or New-in-Lieu State Assistance eligibility using the Section 2A "low" enrollment Conclusions of this Study & Survey for 2030 (and the light blue column of Table 2.1a in Section 2) the 9-12 grade span is projected to have 123,072 square feet of eligibility. Using the same "low" enrollment Conclusions of this Study & Survey for 2036 (and the medium blue column of Table 2.1a in Section 2) this grows to 126,712 square feet. Switching to the "high" enrollment alternative Conclusions for 2036 this grows even more to 135,292 square feet. This will result in significant State Assistance for the planned long-term Modernization and Expansion of Selah High School.

BUILDING CONDITION:

See Section 1, Inventory & Area Analysis of Existing School Facilities for a detailed description of building conditions.

Since 1988, SSD methodically and strategically built new schools or modernized existing schools with numerous major and small projects as listed in Section 1. The resulting overall average physical condition of SSD facilities is good (aggregate scores of 80.30 for buildings and 77.56 for sites) due to the historic replacement/modernization strategy coupled with exceptional facility maintenance regimens. There are of course elements that show signs of normal wear and tear due to age but are generally serviceable with normal ongoing maintenance costs to be anticipated.

Nevertheless, as buildings age they degrade under use despite the best of maintenance procedures. Accordingly, the following facilities have aged such that their ICOS scores (in parentheses) have declined into the "fair" or below range, and thus are possible candidates for major modernization (the "bones" of these buildings are of significant value such that modernization is the likely approach rather than replacement):

- Selah Intermediate School (76.48)
- Selah High School (61.53)

OBSOLESCENCE/UPGRADED STANDARDS:

Obsolescence is educational facility space that does not meet the needs of contemporary educational delivery. Most facilities at some point in their life cycle become obsolete, but this often trends closely with building condition. Obsolescence requires major modernization or replacement to properly resolve. All school districts have finite

resources to address obsolescence – and SSD is no different – thus it is necessary to prioritize the facilities that are most in need. Accordingly, this narrative focuses on the above list of facilities having the lowest building condition ratings across the district.

Selah Intermediate School (SIS): Shortcomings at SIS extend beyond the building significantly to the site. The undeveloped wetland attracts nuisance activity. The upper playfield is difficult to supervise. While scheduling resolves most conflicts, kitchen deliveries at the hard play area are not ideal.

Concerning the building itself, the focus is mostly on spaces being too small, not having spaces for certain functions, and some spaces being inappropriate for the grade span served. The cafeteria is small, and the serving line flows poorly. The kitchen has no dedicated toilet room for staff. The gym is too small, and the bleachers can't be fully extended during basketball games. Locker rooms are unnecessary for grade 3-5 students, so they are underutilized. There is not enough meeting space. The staff room is too small. There is an inadequate number of offices for administrative and psychological staff.

Selah High School (SHS): SSD completed a Selah High School Long-Range Plan (LRP) in parallel with this Study & Survey. Its analysis is extensive including a functional assessment that goes beyond the physical assessment herein. The following summarizes comments from that LRP:

- Parking is inadequate.
- The main athletic field is grass and due to high traffic should be converted to artificial turf (this project is planned for 2027).
- The site does not have a track (the Turf Field project is designed to accommodate a future track).
- Building service is poorly configured and unsightly near the main building entrance. It is also sloped such that it contributes to flooding inside the building.
- Stairs and corridors are narrow and cause congestion.
- Wayfinding is difficult.
- There are numerous stair and corridor locations that can't be supervised.
- The facility lacks adequate CTE, performing arts, science, athletics, and general classroom space.
- Many classrooms and labs are poorly configured/outfitted for contemporary teaching.
- There isn't enough administrative office and reception space. The area lacks adequate storage, health room, conference, and work/copy space.
- The counseling space is undersized and doesn't have enough offices.
- The building lacks daylight in many spaces.
- The kitchen and Student Center can't accommodate the necessary volume.

Financial Considerations:

School construction financing is usually done with a combination of local funds and State Assistance funding (matching funds). The State Assistance eligibility is generated by enrollment growth and "un-housed" students per OSPI's calculations (where they compare available space to projected growth). State Assistance eligibility is also generated by the age of facilities where OSPI regulations permit significant modernization (or new-in-lieu

replacement) after a facility has aged 30 years since its initial construction or its last state-financed modernization.

See Section 2B for the status of SSD's financial condition for capital improvements.

State Assistance Eligibility (see also "Capacity" section above):

State Assistance can occur in one or both of two categories: 1) Modernization and/or New-in-Lieu Replacement of existing facilities, and/or 2) new construction for Unhoused Students. Each of these categories is calculated for K-8 and 9-12 grade spans. State Assistance eligibility is calculated for the entire K-8 grade span (it is not broken down by elementary and middle school grade spans) and Modernization and/or New-in-Lieu eligibility can be applied to modernization or replacement of any age-eligible facility or facilities within the K-8 span. Similarly, K-8 Unhoused Student eligibility can be applied to new construction at any facility within the K-8 span (existing and/or new facilities). Due to the anomalous enrollment declines during the Covid-19 epidemic OSPI is currently allowing districts to use the 2024 projected enrollment from the 2019 OSPI Cohort table for calculation of State Assistance funding if beneficial to the school district. This policy ends November 15, 2026, so projects that would benefit from this policy must have their Form D-3 submitted by that date (and have an up-to-date board approved Study & Survey on file – this document). Because using the 2024 projection from the 2019 Cohort table results Unhoused Student State Assistance eligibility that would not exist using the 2030 projection from the 2024 Cohort table, this alternative currently benefits SSD for use on its planned CTE Addition project.

Modernization and/or New-in-Lieu: Buildings generally (subject to adequate enrollment to fill them) become eligible for State Assistance 30 years from the date of the latter of their original construction Final Acceptance or most recent state funded modernization Final Acceptance by the Board. See Section 1, Table 1.1.1, *Summary of Building Inventory* for original construction and Final Acceptance dates. See Section 2, Table 2.1a, *Summary of State Assistance Eligibility – Study & Survey Conclusions Basis* for future calculation of housing need and Table 2.1b, *Summary of State Assistance Eligibility – OSPI Cohort Basis* for current calculation of housing need.

State Assistance eligibility for Modernization or New-in-Lieu replacement is assessed by OSPI at the K-8 and 9-12 grade spans as the lesser of: 1) age-eligible "unimproved" (30 years or older) actual existing building area, or 2) the difference when subtracting age-ineligible "improved" (30 years or younger) actual existing building area less the calculated housing need (per OSPI grade level square feet per student factors – see Enrollment subject above). In the second method a negative difference means no State Assistance is available. A positive difference is the actual square footage that can receive State Assistance (unless the first method is a lower number).

K-8 Grade Span: Per the green column of Table 2.1b, SSD currently shows zero square feet of K-8 inventory that exceeds 30 years of age ("unimproved") that would be age eligible for State Assistance. SSD has 343,483 square feet of K-8 inventory that is less than 30 years of age ("improved"), thus is not eligible for State Assistance. As shown in Table 2.1b, the calculated housing need for the K-8 span is 257,535 square feet. For SSD the calculated need less "improved" area results in negative square feet (Line 'C') of Modernization and/or New-in-Lieu State Assistance eligibility at the K-8 span, thus there is no K-8 Modernization and/or New-in-Lieu State Assistance eligibility.

9-12 Grade Span: Per the green column of Table 2.1b, SSD currently shows 138,939 square feet of 9-12 inventory that exceeds 30 years of age ("unimproved"), thus is age eligible for State Assistance. SSD also has 23,713 square feet of 9-12 inventory that is less than 30 years of age ("improved"), thus is not eligible for State Assistance. As shown in Table 2.1b, the calculated housing need for the 9-12 span is 164,060 square feet. For SSD the calculated need less "improved" area results in 138,939 square feet (Line 'D') of Modernization and/or New-in-Lieu State Assistance eligibility at the 9-12 span. The CTE Addition can utilize 1,164 square feet of this eligibility as New-in-Lieu due to the project including removal of the existing south work yard canopy to be replaced by new building area.

Unhoused Students: Unhoused student eligibility is calculated in two grade spans: 1) Kindergarten through eighth grades, and 2) ninth through twelfth grades. OSPI uses factors of 90 square feet per student for kindergarten through fifth grades, 117 square feet per student for sixth through eighth grades, and 130 square feet per student for ninth through twelfth grades.

Eligibility is typically calculated for the 5-year enrollment projection, thus current eligibility would be based on the enrollment projection for 2029. Due to the anomalous enrollment declines resulting from the pandemic though OSPI is currently permitting districts to use their 2024 projected enrollments per the 2019 OSPI Cohort table for housing calculations until November 15, 2026. Calculations of current area eligibility for unhoused students are summarized at the bottom of the Section 2, Table 2.1b, *Summary of State Assistance Eligibility – OSPI Cohort Basis* utilizing the *OSPI Enrollment Projections (Report 1049) – 2019 Cohort* chart found in Section 2A.

Currently, because actual inventory at the grade K-8 span exceeds calculated need (per OSPI factors – see NOTE below) the calculations show that there is no eligibility for unhoused students (new square footage) at either the K-8 span (elementary school and middle school). Because the calculated need exceeds actual inventory at the grades 912 span this results in 1,408 square feet of grades 9-12 span (high school) Unhoused Student State Assistance eligibility.

[NOTE: OSPI's calculation of building capacity is based on conservative, even outdated, area-per-student calculations. The OSPI areas-per-student are well below "real world" needs. Therefore, matching eligibility based on these conservative standards usually does not accurately reflect actual needs.]

School Attendance Area Adjustment:

In Selah School District all students in each grade level attend the same school; thus, all Kindergarten (and Early Learning) students attend Lince Kindergarten (and Early Learning Center), all grades 1-2 students attend John Campbell Primary School, all grades 3-5 students attend Selah Intermediate School, all grades 6-8 students attend Selah Middle School, and all grades 9-12 students attend Selah High School. The exception is the choice school options. Since there is only a single school that serves students at a give grade level the school attendance boundaries are the same for all students. SSD does not anticipate any change to this philosophical approach to grade level arrangements currently.

Planning Process:

See Section 3.5 for a detailed description of the planning process to date.

Planning Conclusions:

Growth Conclusion: There is ongoing modest enrollment decline at all grade levels that are projected to flatten then turn to modest enrollment growth later in the coming decade per the recommended enrollment projection model Conclusions at the end of Section 2A, *Demographic Data*. This modest growth would result in enrollment potential reaching similar numbers of students to the quantities the district housed in its current facilities during its highest historic enrollment between 2019 to 2023.

As such, growth is not a major consideration for capital improvement needs, but because Selah Middle School and Selah High School were operating at or above their reasonable capacity in the 2019 to 2023 period, this suggests expansion of those facilities may be needed as enrollments grow over the next dozen years.

Condition Conclusion: SSD has methodically prioritized and worked through modernization or replacement of aging facilities over the past few decades. This strategy of addressing those with the highest need in successive 6-year (or longer) plans has been a logical approach. One of the driving influences for capital improvements continues to be upgrading existing facilities to address natural deterioration caused by weather and use:

> Selah Intermediate School: SIS is beginning to age substantively and does not meet current energy codes, thus would optimally be modernized in the next decade.
>
> Selah HS School: SHS is aging substantively and does not meet current energy codes, thus would optimally be modernized in the next decade.

There will also be an assortment of smaller projects necessary, including (1) routine maintenance and (2) miscellaneous capital improvements (likely to exceed routine minor capital budgets, thus a budget for such improvements is needed in a capital bond). While outside the scope of this Study & Survey, SSD should continue to include such projects in its annual maintenance and operations planning to maximize the useful life cycle of facilities.

Obsolescence/Upgrade Conclusion: As noted in Conditions Conclusions above, SSD has methodically prioritized and worked through modernization or replacement of aging facilities over the past few decades. This strategy of addressing those with the highest need in successive 6-year (or longer) plans has been a logical approach. One of the driving influences for capital improvements continues to be upgrading existing facilities to meet contemporary standards:

> Selah Intermediate School: SIS has numerous functional shortcomings, thus would optimally be modernized in the next decade.
>
> Selah HS School: SHS has numerous functional shortcomings, thus would optimally be modernized in the next decade.

See Section 2B for Capital Funding (bond capacity and assessment) information.

See Section 2E for description and cost projections for proposed new construction and addition projects that result from conclusions herein.

See Section 2F for description and cost projections for proposed modernization and replacement projects that result from conclusions herein.

See Section 2G for proposed Schedule for the proposed projects.

2.1a: SUMMARY OF STATE ASSISTANCE ELIGIBILITY - STUDY & SURVEY CONLUSIONS BASIS

Selah School District
August 1, 2025

SA = State Assistance SCAP funding

School Building	Year/Date Constructed Acceptance	Area in SF	Year/Date Modernized Acceptance	Year Eligible	"Future (S&S-2030)" K-12 Eligibility 2030 per S&S Conclusions State Match Area Eligible	"Future (S&S-2030)" K-12 Eligibility 2030 per S&S Conclusions State Match Area Non-Elig	"Future (S&S-2036)" K-12 Eligibility 2036 per S&S Conclusions State Match Area Eligible	"Future (S&S-2036)" K-12 Eligibility 2036 per S&S Conclusions State Match Area Non-Elig	"Future (S&S-Alternative)" K-12 Eligibility 2036 at 1% Annual Growth S&S Alternative Conclusion State Match Area Eligible	"Future (S&S-Alternative)" K-12 Eligibility 2036 at 1% Annual Growth S&S Alternative Conclusion State Match Area Non-Elig
Grades PK-5 Enrollment										
Lince Kindergarten (PK)	12/9/21-SA	47,933	NA	2051	0	47,933	0	47,933	0	47,933
John Campbell Primary (1-2)	8/24/23-SA	83,159	NA	2053	0	83,159	0	83,159	0	83,159
Selah Intermediate (3-5)	8/12/99	97,120	NA	2029	97,120	0	97,120	0	97,120	0
Grades 6-8 Enrollment										
Selah MS (6-8)	2/25/16-SA	115,271	NA	2046	0	115,271	0	115,271	0	115,271
Grades 9-12 Enrollment										
Selah HS (9-12)	10/26/88-SA	135,789	NA	2018	135,789	0	135,789	0	135,789	0
Outdoor Covered Work	10/26/88-SA	3,150	NA	2018	3,150	0	3,150	0	3,150	0
2014 Addition	1/22/15-SA	23,713	NA	2045	0	23,713	0	23,713	0	23,713
2027 CTE Addition	*See footnote 1*	*4,618*	*NA*	*2057*	*0*	*4,618*	*0*	*4,618*	*0*	*4,618*
2027 CTE Canopy Addition	*See footnote 1*	*561*	*NA*	*2057*	*0*	*561*	*0*	*561*	*0*	*561*
2027 Canopy Demo	*See footnote 1*	*(1,164)*	*NA*	*2057*	*0*	*(1,164)*	*0*	*(1,164)*	*0*	*(1,164)*
		343,483	K-8 Totals		**97,120**	**246,363**	**97,120**	**246,363**	**97,120**	**246,363**
		166,667	9-12 Totals		**138,939**	**27,728**	**138,939**	**27,728**	**138,939**	**27,728**

K-8 Eligiblity Analysis	Students	SF/ea	Area (SF)	Students	SF/ea	Area (SF)	Students	SF/ea	Area (SF)
Projected K-6 Enrollment	1,768	90	159,120	1,811	90	162,990	1,911	90	171,990
Projected 7-8 Enrollment	594	117	69,498	608	117	71,136	642	117	75,114
Total K-6 Calculated Housing (NOT incl. devel. disabled students)	2,362	A:	228,618	2,419	A:	234,126	2,553	A:	247,104
Total Existing K-8 Inventory		B:	343,483		B:	343,483		B:	343,483
Calculated Housing Less Age Non-Eligible Existing K-8 Inventory		C:	(17,745)		C:	(12,237)		C:	741
Total K-8 Age Eligible Inventory		D:	97,120		D:	97,120		D:	97,120
Modernizaton or New-in-Lieu Eligible K-8 Inventory (lesser of A, C or D)			**(17,745)**			**(12,237)**			**741**
Unhoused/(Overhoused) Students Eligible K-8 Area (A minus B)			**(114,865)**			**(109,357)**			**(96,379)**

9-12 Eligiblity Analysis	Students	SF/ea	Area (SF)	Students	SF/ea	Area (SF)	Students	SF/ea	Area (SF)
Projected 9-12 Enrollment	1,160	130	150,800	1,188	130	154,440	1,254	130	163,020
Total 9-12 Calculated Housing (NOT incl. devel. disabled students)	1,160	A:	150,800	1,188	A:	154,440	1,254	A:	163,020
Total Existing 9-12 Inventory		B:	166,667		B:	166,667		B:	166,667
Calculated Housing Less Age Non-Eligible Existing 9-12 Inventory		C:	123,072		C:	126,712		C:	135,292
Total 9-12 Age Eligible Inventory		D:	138,939		D:	138,939		D:	138,939
Modernizaton or New-in-Lieu Eligible 9-12 Inventory (lesser of A, C or D)			**123,072**			**126,712**			**135,292**
Unhoused/(Overhoused) Students Eligible 9-12 Area (A minus B)			**(15,867)**			**(12,227)**			**(3,647)**

Footnote 1: 2030 and 2036 projections account for completion of Selah HS CTE Addition in 2027

2.1b: SUMMARY OF STATE ASSISTANCE ELIGIBILITY - OSPI COHORT BASIS

Selah School District
August 1, 2025

SA = State Assistance SCAP funding

School Building	Year/Date Constructed Acceptance	Area in SF	Year/Date Modernized Acceptance	Year Eligible	"Current" K-12 Eligibility 2024 per 2019 Cohort *(basis expires 11/15/2026)* State Match Area Eligible	"Current" K-12 Eligibility 2024 per 2019 Cohort *(basis expires 11/15/2026)* State Match Area Non-Elig	"Future (OSPI)" K-12 Eligibility 2030 per 2024 Cohort State Match Area Eligible	"Future (OSPI)" K-12 Eligibility 2030 per 2024 Cohort State Match Area Non-Elig	"Future (Aggressive)" K-12 Eligibility 2030 using 2024 from 2019 Cohort State Match Area Eligible	"Future (Aggressive)" K-12 Eligibility 2030 using 2024 from 2019 Cohort State Match Area Non-Elig
Grades PK-5 Enrollment										
Lince Kindergarten (PK)	12/9/21-SA	47,933	NA	2051	0	47,933	0	47,933	0	47,933
John Campbell Primary (1-2)	8/24/23-SA	83,159	NA	2053	0	83,159	0	83,159	0	83,159
Selah Intermediate (3-5)	8/12/99	97,120	NA	2029	0	97,120	97,120	0	97,120	0
Grades 6-8 Enrollment										
Selah MS (6-8)	2/25/16-SA	115,271	NA	2046	0	115,271	0	115,271	0	115,271
Grades 9-12 Enrollment										
Selah HS (9-12)	10/26/88-SA	135,789	NA	2018	135,789	0	135,789	0	135,789	0
Outdoor Covered Work	10/26/88-SA	3,150	NA	2018	3,150	0	3,150	0	3,150	0
2014 Addition	1/22/15-SA	23,713	NA	2045	0	23,713	0	23,713	0	23,713
2027 CTE Addition	*See footnote 1*	*4,618*	*NA*	*2057*	*NA*	*NA*	*0*	*4,618*	*0*	*4,618*
2027 CTE Canopy Addition	*See footnote 1*	*561*	*NA*	*2057*	*NA*	*NA*	0	561	0	561
2027 Canopy Demo	*See footnote 1*	*(1,164)*	*NA*	*2057*	*NA*	*NA*	*0*	*(1,164)*	*0*	*(1,164)*
		343,483		K-8 Totals	**0**	**343,483**	**97,120**	**246,363**	**97,120**	**246,363**
		166,667		9-12 Totals	**138,939**	**23,713**	**138,939**	**27,728**	**138,939**	**27,728**

K-8 Eligiblity Analysis	Students	SF/ea	Area (SF)	Students	SF/ea	Area (SF)	Students	SF/ea	Area (SF)
Projected K-6 Enrollment	2,023	90	182,070	1,447	90	130,230	2,023	90	182,070
Projected 7-8 Enrollment	645	117	75,465	528	117	61,776	645	117	75,465
Total K-6 Calculated Housing (NOT incl. devel. disabled students)	2,668	A:	257,535	1,975	A:	192,006	2,668	A:	257,535
Total Existing K-8 Inventory		B:	343,483		B:	343,483		B:	343,483
Calculated Housing Less Age Non-Eligible Existing K-8 Inventory		C:	(85,948)		C:	(54,357)		C:	11,172
Total K-8 Age Eligible Inventory		D:	0		D:	97,120		D:	97,120
Modernizaton or New-in-Lieu Eligible K-8 Inventory (lesser of A, C or D)			**(85,948)**			**(54,357)**			**11,172**
Unhoused/(Overhoused) Students Eligible K-8 Area (A minus B)			**(85,948)**			**(151,477)**			**(85,948)**

9-12 Eligiblity Analysis	Students	SF/ea	Area (SF)	Students	SF/ea	Area (SF)	Students	SF/ea	Area (SF)
Projected 9-12 Enrollment	1,262	130	164,060	1,199	130	155,870	1,262	130	164,060
Total 9-12 Calculated Housing (NOT incl. devel. disabled students)	1,262	A:	164,060	1,199	A:	155,870	1,262	A:	164,060
Total Existing 9-12 Inventory		B:	162,652		B:	166,667		B:	166,667
Calculated Housing Less Age Non-Eligible Existing 9-12 Inventory		C:	140,347		C:	128,142		C:	136,332
Total 9-12 Age Eligible Inventory		D:	138,939		D:	138,939		D:	138,939
Modernizaton or New-in-Lieu Eligible 9-12 Inventory (lesser of A, C or D)			**138,939**			**128,142**			**136,332**
Unhoused/(Overhoused) Students Eligible 9-12 Area (A minus B)			**1,408**			**(10,797)**			**(2,607)**

Footnote 1: "Future (OSPI)" and "Future (Aggressive)" projections account for completion of Selah HS CTE Addition in 2027

SECTION 2A

DEMOGRAPHIC DATA

NAC
ARCHITECTURE

2A | DEMOGRAPHIC DATA

Following this narrative are:

- 2A.1: OSPI Enrollment Projections (Report 1049) – 2019 Cohort
- 2A.2: OSPI Enrollment Projections (Report 1049) – 2024 Cohort
- 2A.3: OSPI Form 1066, Enrollment Count 2024-25 (students with disabilities)

OSPI Cohort Projections:

The actual K-12 headcount enrollment in 2006 was 3,546 students. The OSPI *Enrollment Projections (Report 1049) – 2019 Cohort* (pre-pandemic) shows the actual headcount enrollment increased to 3,736 students in 2019, an increase of 190 students, which equates to 5.4% total (0.4% annual) increase over that 13-year span that distributes as follows:

13-Year Growth (per OSPI) – Pre-Pandemic Actual 2006-2019:	
Grades K-5	From 1,536 to 1,685 = 149 students, 9.7% (0.7% annual) GROWTH
Grades 6-8	From 810 to 848 = 38 students, 4.7% (0.4% annual) GROWTH
Grades 9-12	From 1,200 to 1,203 = 3 students, 0.3% (0.0% annual) GROWTH
Total	From 3,546 to 3,736 = 190 students, 5.4% (0.4% annual) GROWTH

From 2006 to 2011 the actual K-12 headcount enrollment decreased from 3,546 to 3,433 students, a decrease of 113 students, which equates to 3.2% total (0.6% annual) decrease over that 5-year span that distributes as follows:

5-Year Decline (per OSPI) – Pre-Pandemic Actual 2006-2011:	
Grades K-5	From 1,536 to 1,522 = 14 students, 0.9% (0.2% annual) DECLINE
Grades 6-8	From 810 to 824 = 14 students, 1.7% (0.3% annual) GROWTH
Grades 9-12	From 1,200 to 1,087 = 113 students, 9.4% (1.9% annual) DECLINE
Total	From 3,546 to 3,433 = 113 students, 3.2% (0.6% annual) DECLINE

The OSPI *Enrollment Projections (Report 1049) – 2019 Cohort* (pre-pandemic) shows actual headcount enrollment had increased from 3,433 students in 2011 to 3,487 in 2014. This 54-student increase equates to 1.6% total (0.5% annual) increase over that 3-year span that distributes as follows:

3-Year Growth (per OSPI) – Pre-Pandemic Actual 2011-2014:	
Grades K-5	From 1,522 to 1,572 = 50 students, 3.3% (1.1% annual) GROWTH
Grades 6-8	From 824 to 805 = 19 students, 2.3% (0.8% annual) DECLINE
Grades 9-12	From 1,087 to 1,110 = 23 students, 2.1% (0.7 % annual) GROWTH
Total	From 3,433 to 3,487 = 54 students, 1.6% (0.5% annual) GROWTH

And the OSPI *Enrollment Projections (Report 1049) – 2019 Cohort* (pre-pandemic) shows actual headcount enrollment increased from 3,487 students in 2014 to 3,736 in 2019. This 249-student growth equates to 7.1% total (1.4% annual) accelerated growth over that 5-year span that distributes as follows:

5-Year Growth (per OSPI) – Pre-Pandemic Actual 2014-2019:

Grades K-5	From 1,572 to 1,685 = 113 students, 7.2% (1.4% annual) GROWTH
Grades 6-8	From 805 to 848 = 43 students, 5.3% (1.1% annual) GROWTH
Grades 9-12	From 1,110 to 1,203 = 93 students, 8.4% (1.7% annual) GROWTH
Total	From 3,487 to 3,736 = 249 students, 7.1% (1.4% annual) GROWTH

Pre-Pandemic Summary: After a period of 3.2% (0.6% annual) decline from 2006 to 2011 enrollment increased by a substantial 8.8% (1.1% annual) over the 8-year span from 2011 to 2019, starting gradually at 0.5% annual from 2011 to 2014 then accelerating to 1.4% annual from 2014 to 2019.

The OSPI *Enrollment Projections (Report 1049) – 2019 Cohort* (pre-pandemic), using a linear projection based on the historic growth depicted above, also predicted a headcount enrollment increase of 194 students district-wide over the 5-year span from 2019 to 2024, which equates to 5.2% total (1.0% annual) growth that distributes as follows:

5-Year Growth (per OSPI) – Pre-Pandemic PROJECTION for 2019-2024:

Grades K-5	From 1,685 to 1,715 = 30 students, 1.8% (0.4% annual) GROWTH
Grades 6-8	From 848 to 953 = 105 students, 12.4% (2.5% annual) GROWTH
Grades 9-12	From 1,203 to 1,262 = 59 students, 4.9% (1.0% annual) GROWTH
Total	From 3,736 to 3,930 = 194 students, 5.2% (1.0% annual) GROWTH

Contrary to the pre-pandemic projection the 2020 enrollment constriction that resulted from the pandemic initiated a decline that is shown on the OSPI *Enrollment Projections (Report 1049) – 2024 Cohort* also included herein. It reflects a headcount enrollment decrease of 123 students district-wide over the same 5-year span from 2019 to 2024, which equates to 3.3% total (0.7% annual) decline that distributes as follows:

5-Year Decline (per OSPI) – Post-Pandemic ACTUAL for 2019-2024:

Grades K-5	From 1,685 to 1,532 = 153 students, 9.1% (1.8% annual) DECLINE
Grades 6-8	From 848 to 891 = 43 students, 5.1% (1.0% annual) GROWTH
Grades 9-12	From 1,203 to 1,190 = 13 students, 1.1% (0.2% annual) DECLINE
Total	From 3,736 to 3,613 = 123 students, 3.3% (0.7% annual) DECLINE

It should be noted that, based on simple linear modeling, the enrollment in the Grades 6-8 span from 2019 to 2024 is indicative of a bubble of higher enrollment cohorts passing through those grades and that current (2024) actual lower enrollments in the Grades K-5 span will similarly pass through the middle school grade span in coming years; thus, a declining enrollment is projected at the Grades 6-8 span. The same bubble that is currently passing through the Grades 6-8 span will similarly pass through the Grades 9-12 span in coming years; thus, a slight increase of high school enrollment is projected in the short term but will ebb as the reduced Grades K-8 enrollments reach high school.

Accordingly, the recent decline is shown on the OSPI *Enrollment Projections (Report 1049) – 2024 Cohort* to continue. It projects a headcount enrollment decrease of 343 students district-wide over the 5-year span from 2024 to 2029, which equates to 9.5% total (1.9% annual) decline that distributes as follows:

5-Year Decline (per OSPI) – Projected for 2024-2029:	
Grades K-5	From 1,532 to 1,255 = 277 students, 18.1% (3.6% annual) DECLINE
Grades 6-8	From 891 to 816 = 75 students, 8.4% (1.7% annual) DECLINE
Grades 9-12	From 1,190 to 1,199 = 9 students, 0.8% (0.2% annual) GROWTH
Total	From 3,613 to 3,270 = 343 students, 9.5% (1.9% annual) DECLINE

Linear models essentially use recent historic trends then project them forward, thus a historic decline translates to future decline or vice versa. The OSPI cohort uses recent birth rate trends to project kindergarten enrollments, thus again, it uses historic data to project future trends. It is a mathematical computation that does not take into consideration in/out-migration, employment trends, and other influences. Lastly, the recent cohort model is heavily influenced by the severe drop in actual enrollment as well as birth-rate declines, each of which were likely affected by the COVID pandemic to varying degrees. As such, the cohort may exaggerate projected enrollment contraction since full correction may not yet have materialized, albeit it is unknown to what degree.

Yakima County birthrates are approximately 35% higher than the State of Washington average due to a high number of women of reproductive age, pregnancy rates being 25% higher than state average, and a higher percentage of births occurring to women under 20 (17% in Yakima compared to 11% statewide). Nevertheless, Yakima County has seen a general decline in birth rates, particularly among teenagers. Annual births decreased from 3,935 to 3,128, a total reduction of 807 (20.5%) from 2016 to 2023. This is an average of 2.9% annual decline. This relatively long-term trend of decreasing birth-rate suggests continuing enrollment decline throughout all grade spans, thus the post-pandemic enrollment rebound through 2022 is not likely to continue soon.

Population growth in Yakima County over the 6-year span from 2017 to 2023 averaged approximately 0.45% annually. By contrast growth over the prior 47 years (1970 through 2017) averaged 1.5% annually. While population growth stagnated recently, a variety of economic factors suggest population growth could accelerate. These include increasing agricultural job opportunities, desirable lifestyle, commercial business growth, and growing proportion of females aged 15-44 compared to state averages. While out-migration has been a recent historic concern this trend has shifted to net in-migration. Perhaps the largest inhibitor to growth is a lack of housing, but construction of housing is an economic opportunity for the region.

Again, linear cohort modeling is not always a good predictor of the future. For example, while linear cohort projections for 2011 through 2017 predicted a 105-student (3.1%) enrollment decrease, actual enrollment increased 267 students (7.8%), an inaccuracy of 372 students (10.8%).

Conclusion:

The COVID pandemic created enrollment turbulence that has likely not yet run its course. Therefore, it is likely more relevant to look at long-term trends and broad economic indicators. SSD enrollment has historically tracked generally with Yakima County birth-rate and population trends. Despite recent lower birth-rates the strong potential for accelerating population growth for the reasons cited above (which will include increasing population of reproductive age families attracted to job opportunities) suggests the OSPI *Enrollment Projections (Report 1049) – 2024 Cohort* likely exaggerates projected decline due to over-simplification tendencies of liner modeling.

This study concludes that the ACTUAL post-pandemic 1.8% annual contraction rate for Grades K-5 should be considered as the high end of potential continued enrollment decline and that the ACTUAL 0.7% post-pandemic Grades K-12 annual contraction be considered as the low end. Averaging these extremes suggests starting with a potential 1.25% immediate annual decline but then, based on Yakima region's overall demographic trends, gradually transitioning over the 6-year short term back to the historic SSD long-term 0.4% growth rate thereafter (2030 onward), thus:

6-Year Decline (Short-Term Transitional -1.25% to 0.4%) – 2024-2030:

Grades K-5	From 1,532 to 1,494 = 38 students, 2.6% (0.4% annual) DECLINE
Grades 6-8	From 891 to 868 = 23 students, 2.6% (0.4% annual) DECLINE
Grades 9-12	From 1,190 to 1,160 = 30 students, 2.6% (0.4% annual) DECLINE
Total	**From 3,613 to 3,522 = 91 students, 2.6% (0.4% annual) DECLINE**

Year	2024	2025	2026	2027	2028	2029	2030
% Change		-1.25%	-0.92%	-0.59%	-0.26%	0.07%	0.40%
K	225	222	220	219	218	218	219
1	243	240	238	236	236	236	237
2	250	247	245	243	243	243	244
3	272	269	266	265	264	264	265
4	260	257	254	253	252	252	253
5	282	278	276	274	274	274	275
6	282	278	276	274	274	274	275
7	288	284	282	280	279	280	281
8	321	317	314	312	311	312	313
9	304	300	297	296	295	295	296
10	307	303	300	299	298	298	299
11	298	294	292	290	289	289	290
12	281	277	275	273	273	273	274
Total	**3,613**	**3,568**	**3,535**	**3,514**	**3,505**	**3,507**	**3,522**

Then, application of future predicted annual 0.4% growth results in the following for the next 6-year span from 2030 through 2036:

6-Year Growth (Long-Term Historic 0.4% Rate) – 2030-2036:

Grades K-5	From 1,493 to 1,530 = 37 students, 2.4% (0.4% annual) GROWTH
Grades 6-8	From 868 to 889 = 21 students, 2.4% (0.4% annual) GROWTH
Grades 9-12	From 1,160 to 1,188 = 28 students, 2.4% (0.4% annual) GROWTH
Total	**From 3,521 to 3,607 = 86 students, 2.4% (0.4% annual) GROWTH**

Year	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**
% Change		0.40%	0.40%	0.40%	0.40%	0.40%	0.40%
K	219	220	221	222	223	224	225
1	237	238	239	240	241	242	243
2	244	245	246	247	248	249	250
3	265	266	267	268	269	270	272
4	253	254	255	256	257	259	260
5	275	276	277	278	279	280	282
6	275	276	277	278	279	280	282
7	281	282	283	284	285	286	288
8	313	314	315	317	318	319	320
9	296	297	299	300	301	302	303
10	299	300	302	303	304	305	306
11	290	292	293	294	295	296	297
12	274	275	276	277	278	279	281
Total	3,522	3,536	3,550	3,564	3,578	3,592	3,607

This study predicts relatively flat enrollment over the next decade, but with likely near-term continued decline followed by return to modest growth like historic long-term norms. That said, due to predictive uncertainties, actual enrollment will likely deviate from this prediction.

Alternative Conclusion:

While not likely given current trends a return to 1.0% annual pre-pandemic growth as predicted pre-pandemic by the OSPI *Enrollment Projections (Report 1049) – 2019 Cohort* would result in the following (this model follows the same Conclusions logic of a gradual return to the 1.0% annual growth in 2030 starting with 1.25% contraction in 2025):

6-Year Decline (Short-Term Transitional -1.25% to 1.0%) – 2024-2030:

Grades K-5	From 1,532 to 1,520 = 12 students, 0.8% (0.1% annual) DECLINE
Grades 6-8	From 891 to 884 = 7 students, 0.8% (0.1% annual) DECLINE
Grades 9-12	From 1,190 to 1,181 = 9 students, 0.8% (0.1% annual) DECLINE
Total	**From 3,613 to 3,585 = 28 students, 0.8% (0.1% annual) DECLINE**

Year	2024	2025	2026	2027	2028	2029	2030
% Change		-1.25%	-0.80%	-0.35%	0.10%	0.55%	1.00%
K	225	222	220	220	220	221	223
1	243	240	238	237	237	239	241
2	250	247	245	244	244	246	248
3	272	269	266	266	266	267	270
4	260	257	255	254	254	255	258
5	282	278	276	275	276	277	280
6	282	278	276	275	276	277	280
7	288	284	282	281	281	283	286
8	321	317	314	313	314	315	319
9	304	300	298	297	297	299	302
10	307	303	301	300	300	302	305
11	298	294	292	291	291	293	296
12	281	277	275	274	275	276	279
Total	**3,613**	**3,568**	**3,539**	**3,527**	**3,530**	**3,550**	**3,585**

Then, application of future annual 1.0% growth results in the following for the next 6-year span from 2030 through 2036:

6-Year Growth (Long-Term Pre-Pandemic 1.0% Rate) – 2030-2036:

Grades K-5	From 1,520 to 1,613 = 93 students, 6.2% (1.0% annual) GROWTH
Grades 6-8	From 884 to 939 = 55 students, 6.2% (1.0% annual) GROWTH
Grades 9-12	From 1,181 to 1,254 = 73 students, 6.2% (1.0% annual) GROWTH
Total	**From 3,585 to 3,806 = 221 students, 6.2% (1.0% annual) GROWTH**

Year	2030	2031	2032	2033	2034	2035	2036
% Change		1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
K	223	226	228	230	232	235	237
1	241	244	246	248	251	253	256
2	248	251	253	256	258	261	263
3	270	273	275	278	281	284	287
4	258	261	263	266	268	271	274
5	280	283	285	288	291	294	297
6	280	283	285	288	291	294	297
7	286	289	292	294	297	300	303
8	319	322	325	328	331	335	338
9	302	305	308	311	314	317	320
10	305	308	311	314	317	320	323
11	296	299	302	305	308	311	314
12	279	282	284	287	290	293	296
Total	3,585	3,621	3,657	3,694	3,731	3,768	3,806

Other Factors:

The conclusions herein reflect only the data available via prior Study & Surveys (long term historic trends since 2006), OSPI cohort projections, and publicly available current and historic population and birth-rate data. These conclusions are based on simple linear modeling with intuitive attempts to incorporate regional economic influences. Analysis by a professional demographer is beyond the scope of this study. SSD may be influenced by economic factors that drive growth/decline differently from OSPI or other projection models, including the conclusions herein. Factors may include increased (or decreased) economic development and related potential growth (or decline) in housing developments, in-migration (or out-migration) of population, more (or less) rapid post-pandemic return of students to schools, increasing (or decreasing) demand for choice programs, and other factors. Such factors should be continually monitored. There are multiple other methodologies by which to calculate enrollment trends that attempt to reflect such other considerations. Accordingly, SSD may contemplate engaging a specialty demographics consultant to further analyze future enrollment projections.

Footnote:

It has generally been viewed that pandemic era enrollment decline was an anomaly, and that pre-pandemic trends would return. Accordingly, OSPI is currently allowing districts that experienced declines to use the *Enrollment Projections (Report 1049) – 2019 Cohort* projection (year 2024) for calculation of State Assistance funding if beneficial. Recently though, OSPI updated its policy and clarified that this special treatment will expire as of November 15, 2026. After that time OSPI's policy of using the 3- or 5-year projection from the current cohort table will be reinstituted for all school districts.

SSD currently benefits from the pandemic rules in that it generates 1,408 square feet of "unhoused student" State Assistance eligibility as shown in Table 2.1: Summary of State Assistance Eligibility herein. SSD's plan to develop the CTE Addition at SHS prior to the special rule expiration is wise as this unhoused student eligibility would otherwise evaporate on November 16, 2026.

2A.1

OSPI ENROLLMENT PROJECTIONS (REPORT 1049) – 2019 COHORT

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Enrollment Projections (Report 1049)

SELAH

2019 COHORT

	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE %	--- PROJECTED ENROLLMENTS ---					
Grade	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**SURVIVAL**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Kindergarten	265	261	286	260	274	266		270	271	271	272	273	273
Grade 1	263	278	277	294	269	282	104.03%	277	281	282	282	283	284
Grade 2	266	275	277	283	308	275	102.67%	290	284	289	290	290	291
Grade 3	246	269	268	277	273	307	98.94%	272	287	281	286	287	287
Grade 4	245	242	272	277	271	275	100.27%	308	273	288	282	287	288
Grade 5	287	264	253	283	287	280	104.65%	288	322	286	301	295	300
K-5 Sub-Total	1,572	1,589	1,633	1,674	1,682	1,685		1,705	1,718	1,697	1,713	1,715	1,723
Grade 6	237	288	275	262	288	290	102.17%	286	294	329	292	308	301
Grade 7	281	252	293	278	262	299	102.59%	298	293	302	338	300	316
Grade 8	287	309	260	292	275	259	102.11%	305	304	299	308	345	306
6-8 Sub-Total	805	849	828	832	825	848		889	891	930	938	953	923
Grade 9	290	286	319	255	297	286	101.33%	262	309	308	303	312	350
Grade 10	299	291	280	317	258	311	100.69%	288	264	311	310	305	314
Grade 11	261	293	295	289	319	255	100.40%	312	289	265	312	311	306
Grade 12	260	258	300	333	322	351	107.11%	273	334	310	284	334	333
9-12 Sub-Total	1,110	1,128	1,194	1,194	1,196	1,203		1,135	1,196	1,194	1,209	1,262	1,303
DISTRICT K-12 TOTAL	3,487	3,566	3,655	3,700	3,703	3,736		3,729	3,805	3,821	3,860	3,930	3,949

Notes: Specific subtotaling on this report will be driven by District Grade spans.

2A.2

OSPI ENROLLMENT PROJECTIONS (REPORT 1049) – 2024 COHORT

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Enrollment Projections (Report 1049)

SELAH

2024 COHORT

	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE %	--- PROJECTED ENROLLMENTS ---					
Grade	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**SURVIVAL**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**
Kindergarten	266	257	299	265	241	225		230	222	214	206	197	189
Grade 1	282	255	247	279	252	243	96.23%	217	221	214	206	198	190
Grade 2	275	261	268	243	286	250	99.54%	242	216	220	213	205	197
Grade 3	307	262	261	280	255	272	99.95%	250	242	216	220	213	205
Grade 4	275	292	264	279	283	260	101.15%	275	253	245	218	223	215
Grade 5	280	279	288	270	282	282	100.61%	262	277	255	246	219	224
Grade 6	290	267	291	314	296	282	103.65%	292	272	287	264	255	227
K-6 Sub-Total	1,975	1,873	1,918	1,930	1,895	1,814		1,768	1,703	1,651	1,573	1,510	1,447
K-5 Sub-Total	1,685	1,606	1,627	1,616	1,599	1,532							
Grade 7	299	289	276	294	321	288	100.71%	284	294	274	289	266	257
Grade 8	259	293	295	294	305	321	102.06%	294	290	300	280	295	271
7-8 Sub-Total	558	582	571	588	626	609		578	584	574	569	561	528
6-8 Sub-Total	848	849	862	902	922	891							
Grade 9	286	268	293	310	298	304	101.91%	327	300	296	306	285	301
Grade 10	311	279	269	305	306	307	100.74%	306	329	302	298	308	287
Grade 11	255	306	284	284	289	298	99.57%	306	305	328	301	297	307
Grade 12	351	295	301	297	277	281	102.67%	306	314	313	337	309	305
9-12 Sub-Total	1,203	1,148	1,147	1,196	1,170	1,190		1,245	1,248	1,239	1,242	1,199	1,200
DISTRICT K-12 TOTAL	3,736	3,603	3,636	3,714	3,691	3,613		3,591	3,535	3,464	3,384	3,270	3,175

Notes: Specific subtotaling on this report will be driven by District Grade spans.

2A.3

FORM 1066

Washington Office of Superintendent of
PUBLIC INSTRUCTION

ESD	CO	DIST

ENROLLMENT COUNT
2025–25

School District Selah School District

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.
References: WAC 392-343-035, RCW 48.01.035.

Grade	October Enrollment per above definition
Pre-Kindergarten	3
Kindergarten	5
1	5
2	5
3	5
4	7
5	4
6	1
7	3
8	3
9	9
10	4
11	5
12	12
Total	71

SIGNATURE OF SUPERINTENDENT/DESIGNEE

10/1/2024
DATE

Return to: School Facilities and Organization
Office of Superintendent of Public Instruction
Old Capitol Building
PO BOX 47200
OLYMPIA WA 98504-7200

SECTION 2B

CAPITAL FUNDING

NAC
ARCHITECTURE

2B | CAPITAL FUNDS

Based on the following financial statistics, the Selah School District (Yakima County) has the bonding capacity to provide funds in the amount of $102,025,142 (voted) as of June 2025.

2025 Collection Year Assessed Valuation:	$3,130,532,508
Non-voted Debt Capacity (.375%):	$11,739,497
Current Indebtedness (non-voted):	($0)
Remaining Non-voted Debt Capacity:	**$11,739,497**
Voted Debt Capacity (5%):	$156,526,625
Current Indebtedness (voted):	($55,965,000)
Current Cash & Investment in Debt Service Fund:	$1,463,517
Remaining Total Debt (Bond) Capacity:	**$102,025,142**
Current Cost per $1,000 Assessment:	$1.25
Current Debt Pay-off Date (voted):	12/01/2042
Current Debt Pay-off Date (non-voted):	N/A

All information above provided by Selah School District.

Previous Bond Savings & Interest Earnings (per SSD)	$0
District Capital Fund (per SSD)	$3,552,379
Donated Funds from Patron Estate (per SSD)	$4,040,000
State Assistance (estimated – Selah HS CTE Addition)	$873,000
Total funds available	**$8,465,379**
Projected Project Costs (all projects)	$8,101,000
Local Share of Project Costs:	$7,228,000

See Section 2E for description and cost projections for potential new construction and addition projects.

See Section 2F for description and cost projections for potential modernization projects.

See Section 2G for proposed Schedule for the potential projects.

SECTION 2C

SCHOOL HOUSING EMERGENCY

NAC
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2C | SCHOOL HOUSING EMERGENCY

At present, Selah School District does not have a critical housing emergency in the form of classroom space across the District.

None of the District's schools have been damaged from catastrophes or natural disasters such as fires, earthquakes, wind damage or other related structural failures.

All of the District's current permanent and temporary facilities are fully operable.

SECTION 2D

RACIAL CONSIDERATIONS

NAC
ARCHITECTURE

2D | RACIAL CONSIDERATIONS

The largest racial/ethnic group of students in the Selah School District is the White/Caucasian student population who make up 56.7% of total enrollment, as of June 2025. Hispanic/Latino is the second most prevalent group at 39.1%. The racial/ethnic distribution of the student population is shown in the following tables.

ELEMENTARY SCHOOLS (ES)

SCAP Inventory Elementary Schools	American Indian/ Alaskan Native	Asian	African American	Hispanic/Latino	Native Hawaiian/ Pacific Islander	Two or More Races	White/Caucasian	Unspecified	Total
Lince Kindergarten (incl. Early Learning)	0	3	3	167	0	11	170	0	363
	0.0%	0.8%	0.8%	46.0%	0.0%	3.0%	49.3%	0.0%	
John Campbell Prim.	1	3	2	194	0	16	276	0	492
	0.2%	0.6%	0.4%	39.4%	0.0%	3.3%	56.1%	0.0%	
Selah Intermediate	1	4	3	324	1	27	446	0	806
	0.1%	0.5%	0.4%	40.2%	0.1%	3.3%	55.3%	0.0%	
TOTALS	**2**	**10**	**8**	**685**	**1**	**54**	**892**	**0**	**1,661**
% of ES Students	**0.1%**	**0.6%**	**0.5%**	**41.2%**	**0.1%**	**3.3%**	**53.7%**	**0.0%**	

Elementary School (ES) Analysis:

In Selah School District all students in each grade level attend the same school; thus, all Kindergarten (and Early Learning) students attend Lince Kindergarten (and Early Learning Center), all grades 1-2 students attend John Campbell Primary School, and all grades 3-5 students attend Selah Intermediate School. Since there is no grade level overlap between schools there is no further analysis. Racial distribution at the ES (and ELC) level is reasonably comparable to distributions at the MS and HS levels.

MIDDLE SCHOOLS (MS)

SCAP Inventory Middle Schools	American Indian/ Alaskan Native	Asian	African American	Hispanic/Latino	Native Hawaiian/ Pacific Islander	Two or More Races	White/Caucasian	Unspecified	Total
Selah MS	**10**	**4**	**3**	**320**	**1**	**25**	**512**	**0**	**875**
% of MS Students	**1.1%**	**0.5%**	**0.3%**	**36.6%**	**0.1%**	**2.9%**	**58.5%**	**0.0%**	

Middle School (MS) Analysis:

Since there is only one middle school there is no further analysis. Racial distribution at the MS level is reasonably comparable to distributions at the ES and HS levels.

HIGH SCHOOLS (HS)

SCAP Inventory High Schools	American Indian/ Alaskan Native	Asian	African American	Hispanic/Latino	Native Hawaiian/ Pacific Islander	Two or More Races	White/Caucasian	Unspecified	Total
Selah HS	**2**	**4**	**4**	**448**	**1**	**29**	**681**	**0**	**1,169**
% of HS Students	**0.2%**	**0.3%**	**0.3%**	**38.3%**	**0.1%**	**2.5%**	**58.3%**	**0.0%**	

High School (HS) Analysis:

Since there is only one high school there is no further analysis. Racial distribution at the HS level is reasonably comparable to distributions at the ES and MS levels.

SPECIALTY (NON-SCAP) SCHOOLS

Non-SCAP Inventory Specialty Schools	American Indian/ Alaskan Native	Asian	African American	Hispanic/Latino	Native Hawaiian/ Pacific Islander	Two or More Races	White/Caucasian	Unspecified	Total
Selah K-8 Online	0	0	0	13	0	0	23	0	36
	0.0%	0.0%	0.0%	36.1%	0.0%	0.0%	63.9%	0.0%	
Selah HS Online	0	0	0	13	0	0	32	0	45
	0.0%	0.0%	0.0%	28.9%	0.0%	0.0%	71.1%	0.0%	
Selah Auxiliary	0	1	1	9	0	2	13	0	26
	0.0%	3.8%	3.8%	34.6%	0.0%	7.7%	50.0%	0.0%	
Open Doors	0	0	0	4	0	0	11	0	15
	0.0%	0.0%	0.0%	26.7%	0.0%	0.0%	73.3%	0.0%	
TOTALS	**0**	**1**	**1**	**39**	**0**	**0**	**79**	**0**	**122**
% of Non-SCAP School Students	**0.0%**	**0.8%**	**0.8%**	**32.0%**	**0.0%**	**1.6%**	**64.8%**	**0.0%**	

Specialty (Non-SCAP) Schools Analysis:

Due to the low overall headcounts individually at each of the Specialty programs a change of only one or two students in any category can change the distribution percentages dramatically for that school or program. These programs are highly variable on an annual basis, sometimes within a school year. As such, and because these are choice programs there is no further analysis.

DISTRICT-WIDE

All SCAP Inventory & Non-SCAP Inventory Specialty Schools	American Indian/ Alaskan Native	Asian	African American	Hispanic/Latino	Native Hawaiian/ Pacific Islander	Two or More Races	White/Caucasian	Unspecified	Total
TOTALS	**14**	**19**	**16**	**1,488**	**3**	**110**	**2,160**	**0**	**3,810**
% of District Students	**0.4%**	**0.5%**	**0.4%**	**39.1%**	**0.1%**	**2.9%**	**56.7%**	**0.0%**	

In SSD, with exception of those students who choice into the Specialty programs, all students in each grade level attend the same school; thus, all Kindergarten (and Early Learning) students attend Lince Kindergarten (and Early Learning Center), all grades 1-2 students attend John Campbell Primary School, all grades 3-5 students attend Selah Intermediate School, all grades 6-8 students attend Selah Middle School, and all grades 9-12 attend Selah High School. Since there is no grade level overlap between schools there is no further analysis. The district-wide combined minority distribution is 43.3%. Racial distribution at all schools is reasonably comparable.

Selah School District is committed to a policy of non-discrimination for students and employees. The district has an Affirmative Action Plan in place.

SUMMARY

Per WAC 392-342-025, the above numbers do not indicate racial imbalance as follows:

- No individual school's combined minority enrollment exceeds the district's combined minority enrollment by more than 20%.
- No individual school's enrollment of a single minority group exceeds 50% for where the district-wide enrollment of that minority group is less than 30%.
- No individual school's enrollment of a single minority group exceeds the district-wide percentage by more than 20% where the district-wide enrollment of that minority group is greater than 30%.

The District's Long Range Facility Plan will not adversely impact the racial/ethnic balance within the district and will strive to racial balance.

2E | NEW FACILITY REQUIREMENTS

SSD is considering the following new and addition facilities:

- Selah High School CTE Addition: See also Section 2F. The addition is intended to accommodate the expansion of in-demand CTE programs and to partially alleviate crowding pressures.

  The proposed addition will be approximately 4,600 square feet, plus 1,000 square feet of covered outdoor work yard. 1,164 square feet of covered outdoor canopy is being removed.

  The new CTE facility is intended to support approximately 41 to 62 students in grades 9-12. The preliminary estimated construction and development cost is $4,919,000 subject to verification of scope and schedule and is anticipated to garner approximately $873,000 of State Assistance (based on 1,408 square feet of Unhoused Student eligibility and 1,164 square feet of New-in-Lieu eligibility due to existing covered outdoor canopy area being removed), thus local cost would be $4,046,000.

  Selah High School requires the proposed additional space to provide a comprehensive contemporary school environment.

See Section 2G for proposed project schedules.

2F | MODERNIZE OR REPLACE EXISTING FACILTY REQUIREMENTS

SSD plans to construct the following modernization and new-in-lieu replacement facilities:

- Selah High School CTE Addition: See also Section 2E. The addition is intended to accommodate the expansion of in-demand CTE programs and to partially alleviate crowding pressures.

  The proposed addition will be approximately 4,600 square feet, plus 1,000 square feet of covered outdoor work yard. 1,164 square feet of covered outdoor canopy is being removed with New-in-Lieu State Assistance anticipated.

  The estimated project cost is included in the Selah High School CTE Addition estimate included in Section 2E.

  The addition is being located in the most cost and functionally effective location but requires the removal of the existing outdoor covered work canopy. Relocating would result in higher overall development costs.

- Selah High School Turf Field: The existing playfield is natural grass and is being replaced with artificial turf to improve functionality and safety, and to mitigate maintenance.

  The estimated project cost is approximately $3,182,000. No State Assistance funding is anticipated.

- Annual Capital Projects: Miscellaneous district-wide improvements to extend the useful life of buildings. Projects include remodeling and upgrading classrooms and other interior spaces, updating playground equipment and surface material, roofing replacements, air system improvements, interior/exterior finish improvements, safety and security, technology, and more.

  Projects are budgeted annually as needed and feasible. No State Assistance funding is anticipated.

See Section 2, Obsolescence/Upgraded Standards for further description of deficiencies for each building. The proposed projects in the cost/benefit analysis above each reflect the most effective financial and functional means of resolving these and other deficiencies documented in the Building Condition Assessments.

See Section 2G for proposed project schedules.

2G | TIME LINE

Major projects are anticipated resulting from this Study & Survey and are expected to occur on the following schedules:

- **Selah High School CTE Addition (Front Funded):**
  Ed Specs: May – June 2025
  Design: June 2025 – March 2026
  Permit: March – April 2026
  Bid: April – May 2026
  Construction: May 2026 – April 2027
  Punchlist/Move-In: April – May 2027
  Occupancy: June 2027

- **Selah High School Turf Field:**
  Design: June– December 2025
  Permit: December 2025 – January 2026
  Bid: January 2026
  Construction: February– July 2026
  Punchlist/Move-In: August – September 2026
  Occupancy: August 2026

Schedules may be adjusted as needed.

Schedules for all other proposed projects are to be determined.

SECTION 3

ADDITIONAL MISCELLANEOUS PERTINENT INFORMATION

NAC
ARCHITECTURE

Selah School District - Area Analysis District Summary

Campus/Site	Building Name	Building Area Description (and Area Number/Letter, if applicable)	Year Built (Original Facility)	If Project Final Board Acceptance was within 30 years							Gross SF	SCAP-Recognized SF
				ALL New Construction (SCAP or locally funded)			APP (OSPI Only)	SCAP-funded Modernizations ONLY				
				If SCAP-funded or locally funded New Construction, Include SCAP Project Number if applicable (see Report 1 in ICOS)	If SCAP-funded include Final Board Acceptance Date on Resolution or If locally funded New Construction, Board discussion of completion (per Notes 1 & 2 below)	Copy of Board Resolution uploaded in ICOS? (See Note 3 Below)	New or N/L SCAP Funded Construction after 1/1/1994	If SCAP funded Modernization, Include SCAP Project Number per Report 1 (found in ICOS)	If SCAP-funded Modernization, include Final Board Acceptance Date (see Report 1 in ICOS)	Copy of Board Resolution uploaded in ICOS? (See Notes 1 & 2 Below)		
Lince	**Kindergarten**	Main Area	2020	5210	12/9/2021	Yes	Yes				47,933	47,933
	District Admin	Main Area	1964	Local							16,171	0
	District Fac Office	Main Area	1970	Local							730	0
	District Maint/Rec	Main Area	1961	Local							4,431	0
	District Maint/Stor (Old Gym)	Main Area	1964	Local							20,469	0
	District Maintenance	Main Area	1964	Local							3,650	0
	District Storage (Old Boiler)	Main Area	1961	Local							1,079	0
	District Tech	Main Area	1976	Local							3,981	0
	ELC	Main Area	1976	Local							18,864	0
	West Portable	Main Area	2016	Local							1,792	0
										Subtotal	**119,100**	**47,933**
John Campbell Primary	**Main Building**	Main Area	2022	5335	8/24/2023	Yes	Yes				83,159	83,159
										Subtotal	**83,159**	**83,159**
Selah Intermediate	**Main Building**	Main Area	1998	Local	8/12/1999	Yes	No				97,120	97,120
	Portable 1	Main Area	1973	Local							1,792	0
	Portable 2	Main Area	1995	Local							1,792	0
										Subtotal	**100,704**	**97,120**
Selah MS	**Main Building**	Main Area	2015	4620	2/25/2016	Yes	Yes				115,271	115,271
	Concessions	Main Area	1992	Local							863	0
		15 Addition	2015	Local							275	0
	Track Storage	Main Area	1995	Local							720	0
										Subtotal	**117,129**	**115,271**
Selah HS	**Main Building**	Main Area	1986	27059	10/26/1988	Yes	No				135,789	135,789
		Outdoor Covered Shop	1986	27059	10/26/1988	Yes	No				6,300	3,150
		14 Addition	2014	4605	1/22/2015	Yes	No				23,713	23,713
	Athletic Storage	Main Area	1986	Local							656	0
	Concessions	Main Area	1989	Local							1,199	0
	Greenhouse	Main Area	2020	Local							1,140	0
	North 40 Portable 1	Main Area	2014	Local							1,792	0
	North 40 Portable 2	Main Area	2014	Local							1,792	0
	Portable 1	Main Area	1995	Local							1,780	0
	Press Box	Main Area	1986	Local							470	0
										Subtotal	**174,631**	**162,652**
Selah Transportation	**Main Building**	Main Area	2023	5617	10/26/1988	Yes	Yes				14,784	0
	Wash Canopy	Main Area	2023	5617	7/25/2024	Yes	Yes				1,190	0
	Bus Canopy 1	Main Area	1976	Local							3,608	0
	Bus Canopy 2	Main Area	1976	Local							6,120	0
	Old Office	Main Area	1976	Local							1,397	0
	Storage	Main Area	1976	Local							1,745	0
											28,844	**0**
										District Totals	**623,567**	**506,135**

Notes

1 - The final board acceptance date is required for all SCAP-funded projects (new buildings, additions, and modernizations) completed in the last 30 years (see Report 1 in ICOS)

2 - For locally funded buildings and additions constructed in the past 30 years, the final board acceptance date must be provided. If the district does not have a final board resolution, then a copy of board meeting minutes stating completion of projec

3 - A copy of the Final Acceptance Board Resolution for all buildings or building areas constructed or modernized, SCAP Funded or Locally, must be uploaded into ICOS.

4 - All square footage calculations must be measured to the exterior walls, exluding overhangs.

5 - Area calculations are in accordance AIA Document D-101 and WAC 392-343-019.

6 - All covered play areas and covered outdoor learning areas are calculated to the eave line, and counted at 1/2 the square footage.

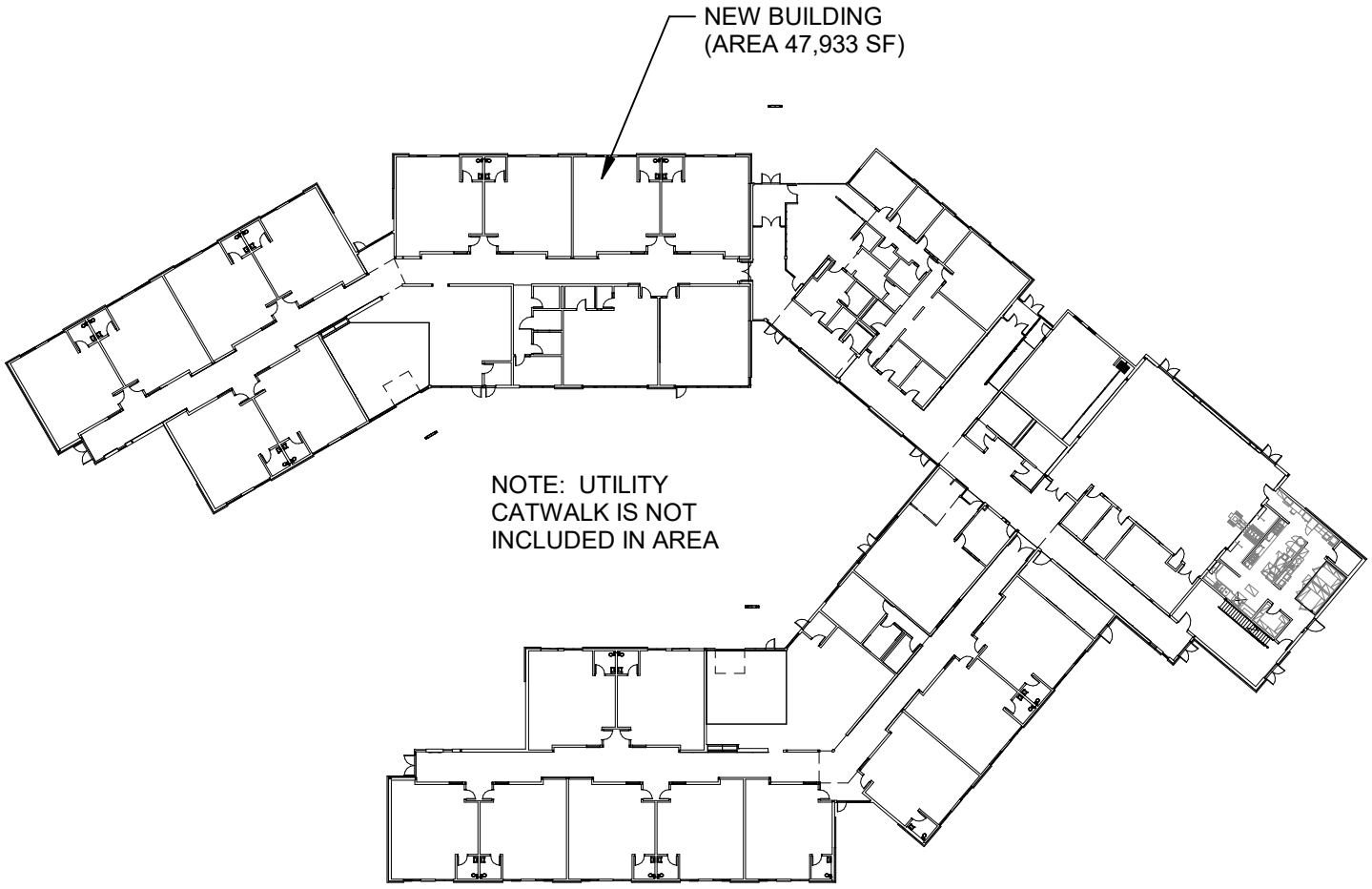
7 - All building and area names, dates, and square footage figures are exactly equal to data shown on area analysis plans/diagram and data entered in ICOS.

3.1

LINCE KINDERGARTEN
DRAWINGS & AREA ANALYSIS

Building Name	Building Area Description (and Area Number/Letter, if applicable)	Year Built (Original Facility)	If Project Final Board Acceptance was within 30 years							Gross SF	SCAP-Recognized SF
			ALL New Construction (SCAP or locally funded)			APP (OSPI Only)	SCAP-funded Modernizations ONLY				
			If SCAP-funded or locally funded New Construction, Include SCAP Project Number if applicable (see Report 1 in ICOS)	If SCAP-funded include Final Board Acceptance Date on Resolution or If locally funded New Construction, Board discussion of completion (per Notes 1& 2 below)	Copy of Board Resolution uploaded in ICOS? (See Note 3 Below)	New or N/L SCAP Funded Construction after 1/1/1994	If SCAP funded Modernization, Include SCAP Project Number per Report 1 (found in ICOS)	If SCAP-funded Modernization, include Final Board Acceptance Date (see Report 1 in ICOS)	Copy of Board Resolution uploaded in ICOS? (See Notes 1 & 2 Below)		
Kindergarten	Main Area	2020	5210	12/9/2021	Yes	Yes				47,933	47,933
District Admin	Main Area	1964	Local							16,171	0
District Fac Office	Main Area	1970	Local							730	0
District Maint/Rec	Main Area	1961	Local							4,431	0
District Maint/Stor (Old Gym)	Main Area	1964	Local							20,469	0
District Maintenance	Main Area	1964	Local							3,650	0
District Storage (Old Boiler)	Main Area	1961	Local							1,079	0
District Tech	Main Area	1976	Local							3,981	0
ELC	Main Area	1976	Local							18,864	0
West Portable	Main Area	2016	Local							1,792	0
									Subtotal	119,100	47,933

NOTE: AREA CALCULATED BY COMPUTER CAD ANALYSIS, TRACING THE PERIMETERS OF ALL AREAS



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FLOOR PLAN

Scale: 1" = 60'-0"

SELAH SCHOOL DISTRICT NO. 119

LINCE KINDERGARTEN

316 W NACHES AVE, SELAH, WA 98942

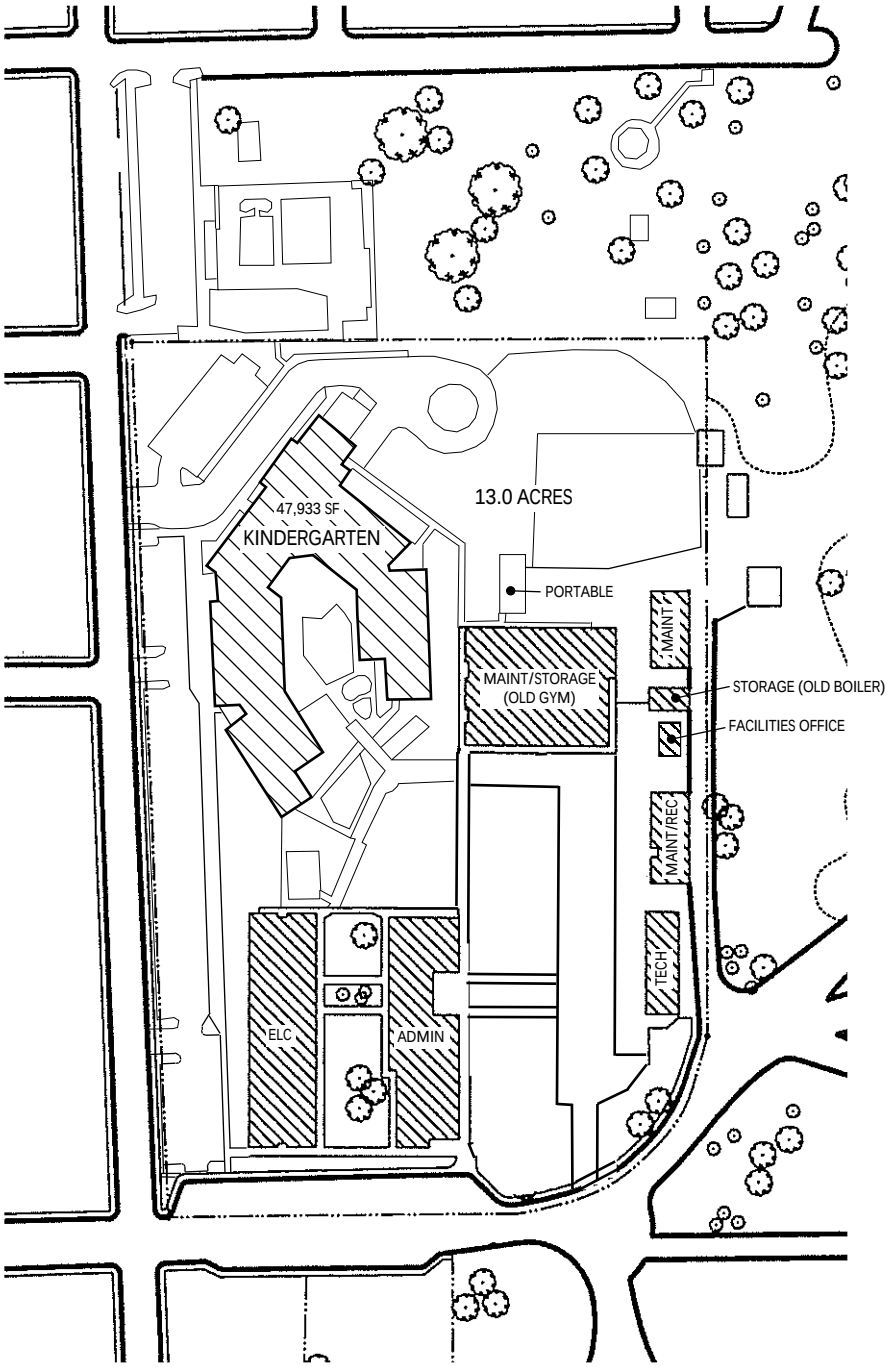
NAC ARCHITECTURE
nacarchitecture.com
1203 WEST RIVERSIDE AVE
SPOKANE WA 99201
P:509.838.8240

NAC NO	111-18010
FILE	
DRAWN	Author
CHECKED	Checker
DATE	02/21/19

1

RE: OF 1

AREA ANALYSIS



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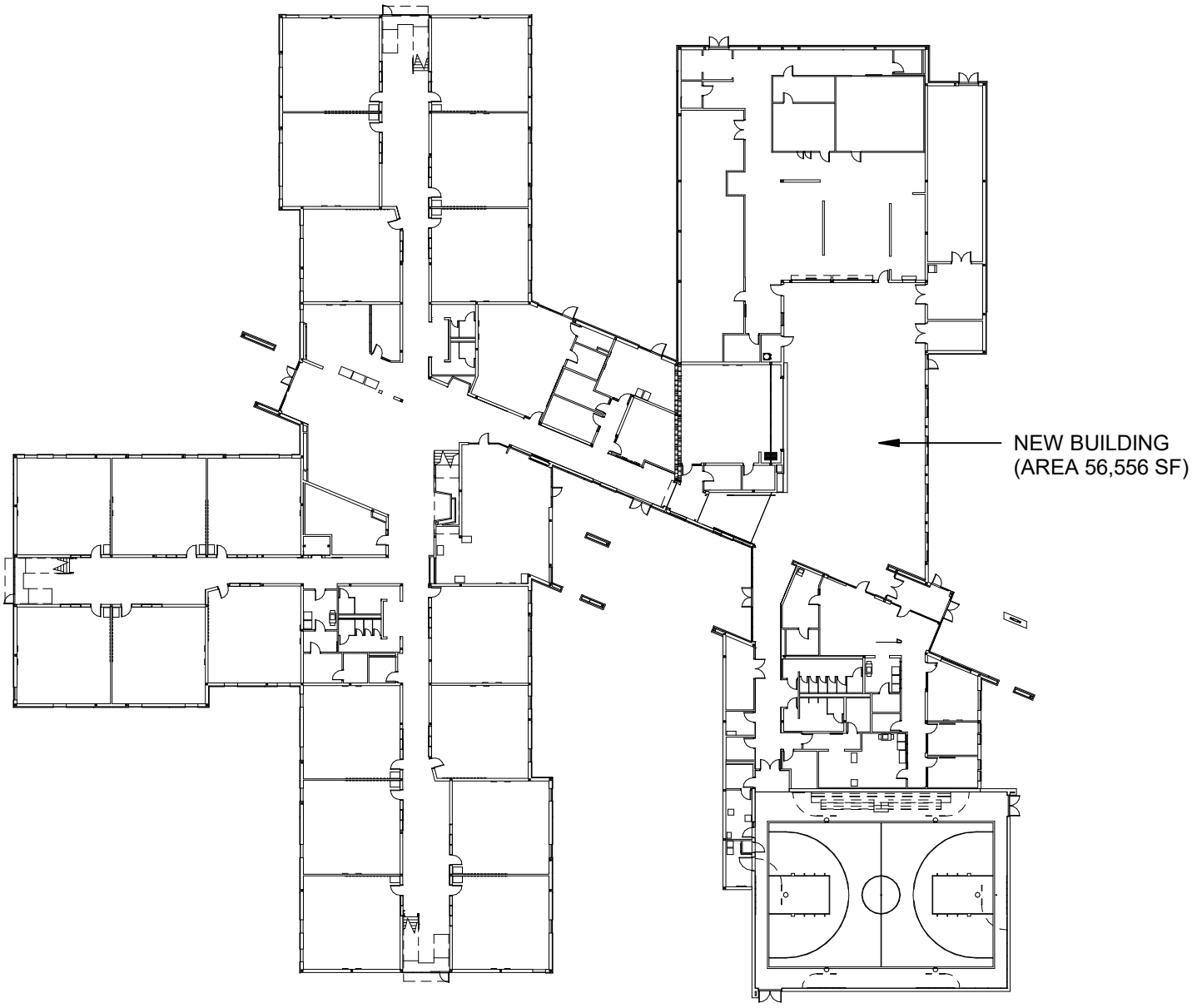
SITE PLAN - LINCE

3.1

JOHN CAMPBELL PRIMARY
DRAWINGS & AREA ANALYSIS

Building Name	Building Area Description (and Area Number/Letter, if applicable)	Year Built (Original Facility)	If Project Final Board Acceptance was within 30 years							Gross SF	SCAP-Recognized SF
			ALL New Construction (SCAP or locally funded)			APP (OSPI Only)	SCAP-funded Modernizations ONLY				
			If SCAP-funded or locally funded New Construction, Include SCAP Project Number if applicable (see Report 1 in ICOS)	If SCAP-funded include Final Board Acceptance Date on Resolution or If locally funded New Construction, Board discussion of completion (per Notes 1& 2 below)	Copy of Board Resolution uploaded in ICOS? (See Note 3 Below)	New or N/L SCAP Funded Construction after 1/1/1994	If SCAP funded Modernization, Include SCAP Project Number per Report 1 (found in ICOS)	If SCAP-funded Modernization, include Final Board Acceptance Date (see Report 1 in ICOS)	Copy of Board Resolution uploaded in ICOS? (See Notes 1 & 2 Below)		
Main Building	Main Area	2022	5335	8/24/2023	Yes	Yes				83,159	83,159
									Subtotal	**83,159**	**83,159**

NOTE: AREA CALCULATED BY COMPUTER CAD ANALYSIS, TRACING THE PERIMETER OF ALL AREAS.



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LEVEL 1 PLAN

Scale: 1" = 50'-0"

LEVEL 1:	56,556 SF
LEVEL 2:	26,503 SF
TOTAL:	83,159 SF

SELAH SCHOOL DISTRICT NO. 119

JOHN CAMPBELL PRIMARY SCHOOL

408 N 1ST ST, SELAH, WA 98942

NAC ARCHITECTURE
nacarchitecture.com
1203 WEST RIVERSIDE AVE
SPOKANE WA 99201
P:509.838.8240

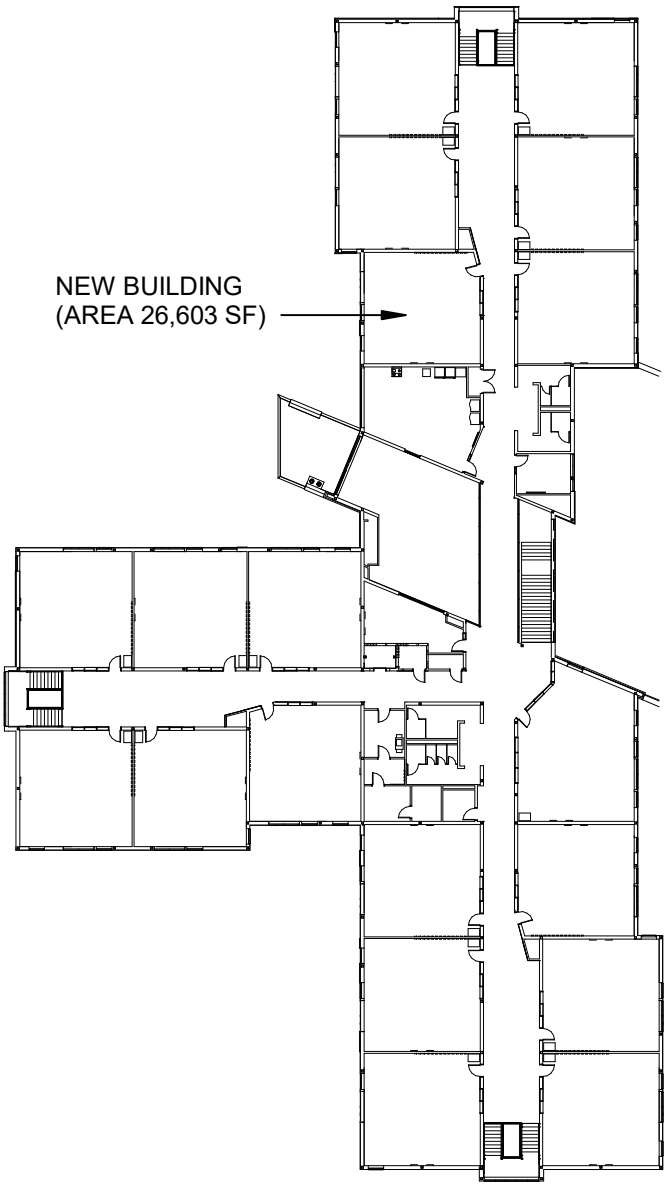
NAC NO	111-18046
FILE	
DRAWN	MSC
CHECKED	BGH
DATE	03/26/20

1

RE: OF 2

AREA ANALYSIS

NOTE: AREA CALCULATED BY
COMPUTER CAD ANALYSIS, TRACING
THE PERIMETER OF ALL AREAS.



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LEVEL 2 PLAN

Scale: 1" = 50'-0"

SELAH SCHOOL DISTRICT NO. 119

JOHN CAMPBELL PRIMARY SCHOOL

408 N 1ST ST, SELAH, WA 98942

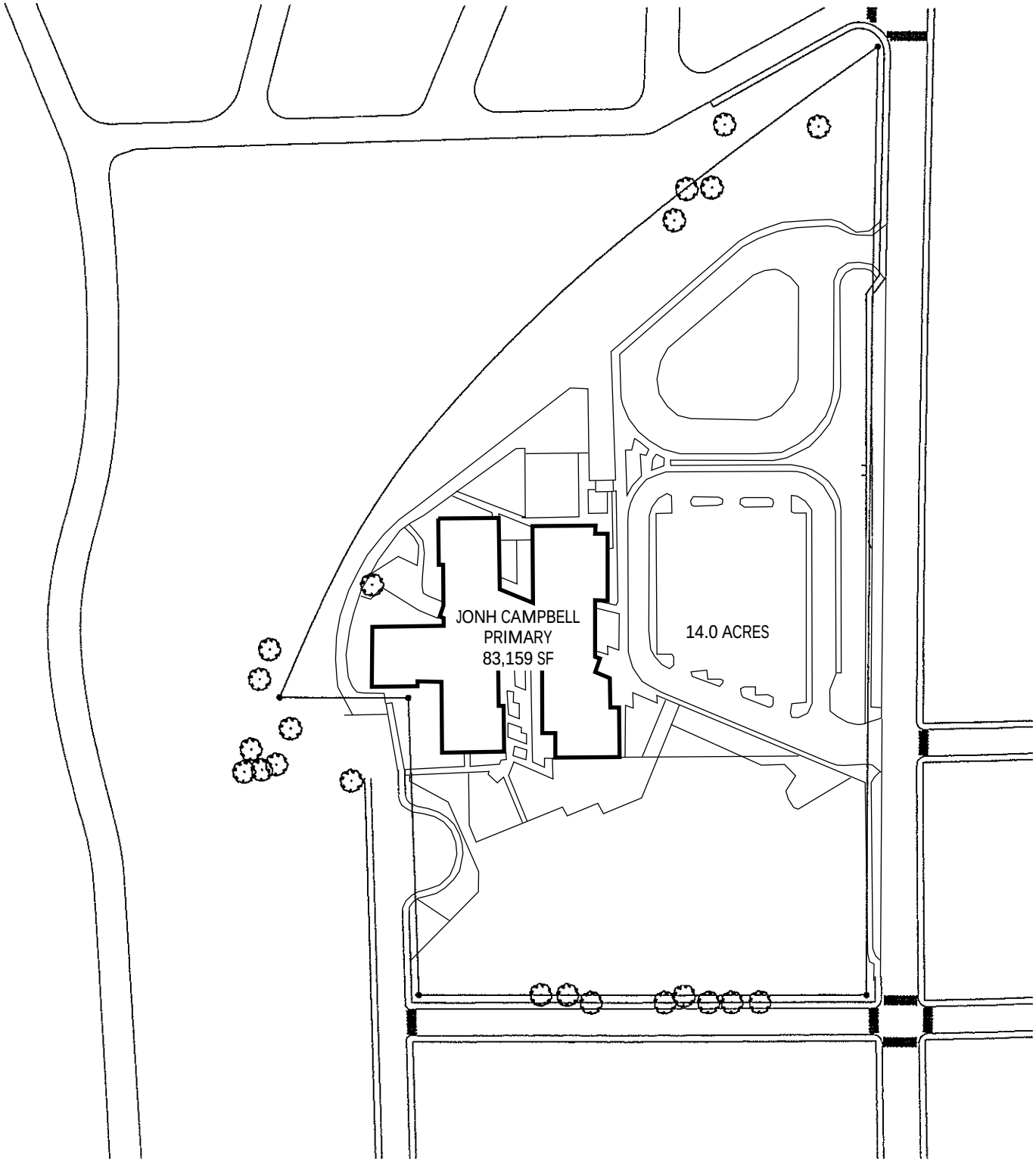
NAC ARCHITECTURE
nacarchitecture.com
1203 WEST RIVERSIDE AVE
SPOKANE WA 99201
P:509.838.8240

NAC NO	111-18046
FILE	
DRAWN	MSC
CHECKED	BGH
DATE	03/26/20

2

RE: OF 2

AREA ANALYSIS



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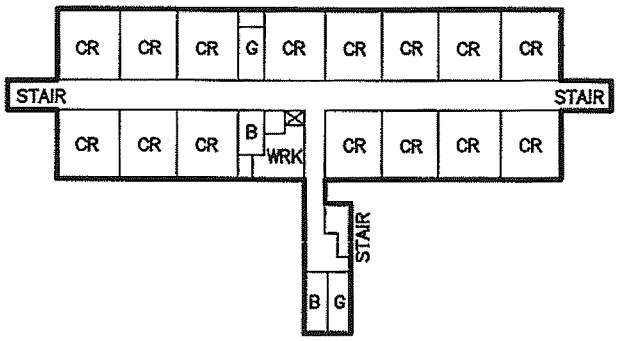
SITE PLAN - JOHN CAMPBELL PRIMARY

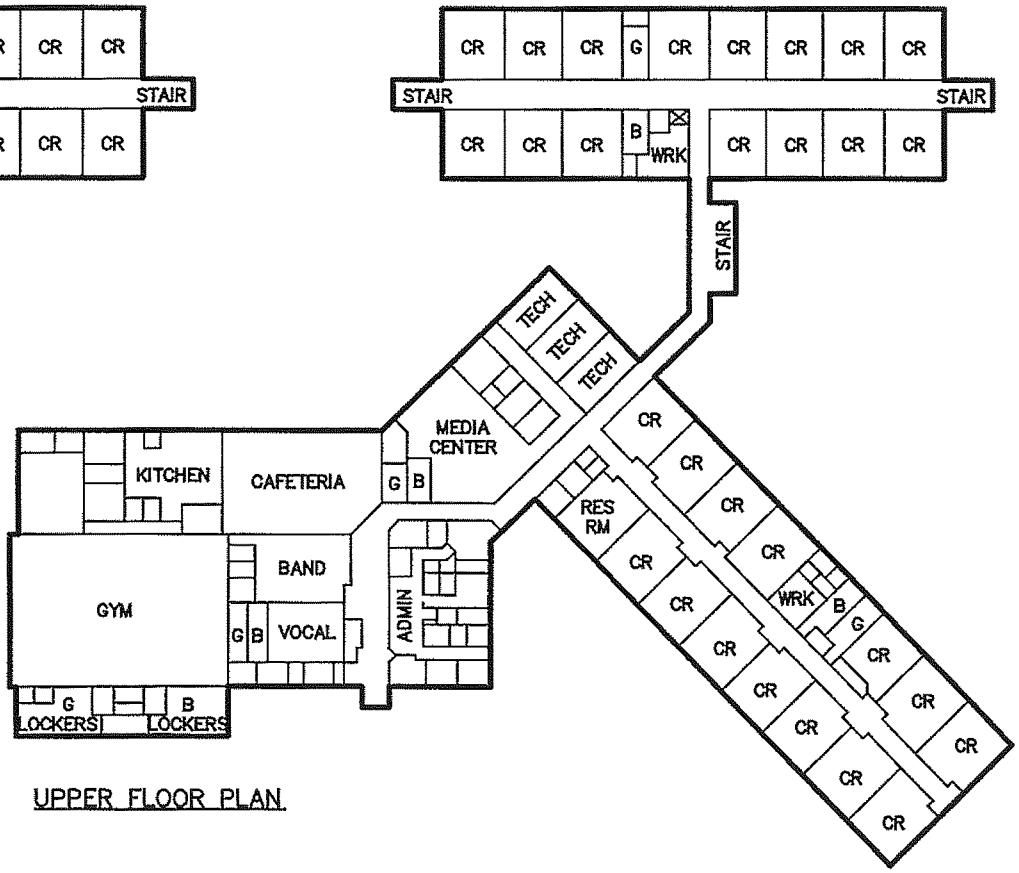
3.1

SELAH INTERMEDIATE SCHOOL
DRAWINGS & AREA ANALYSIS

Building Name	Building Area Description (and Area Number/Letter, if applicable)	Year Built (Original Facility)	If Project Final Board Acceptance was within 30 years							Gross SF	SCAP-Recognized SF
			ALL New Construction (SCAP or locally funded)			APP (OSPI Only)	SCAP-funded Modernizations ONLY				
			If SCAP-funded or locally funded New Construction, Include SCAP Project Number if applicable (see Report 1 in ICOS)	If SCAP-funded include Final Board Acceptance Date on Resolution or If locally funded New Construction, Board discussion of completion (per Notes 1& 2 below)	Copy of Board Resolution uploaded in ICOS? (See Note 3 Below)	New or N/L SCAP Funded Construction after 1/1/1994	If SCAP funded Modernization, Include SCAP Project Number per Report 1 (found in ICOS)	If SCAP-funded Modernization, include Final Board Acceptance Date (see Report 1 in ICOS)	Copy of Board Resolution uploaded in ICOS? (See Notes 1 & 2 Below)		
Main Building	Main Area	1998	Local	8/12/1999	Yes	No				97,120	97,120
Portable 1	Main Area	1973	Local							1,792	0
Portable 2	Main Area	1995	Local							1,792	0
									Subtotal	**100,704**	**97,120**



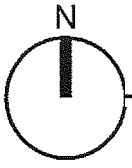
LOWER FLOOR PLAN



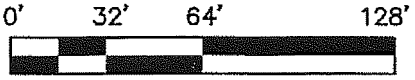
UPPER FLOOR PLAN

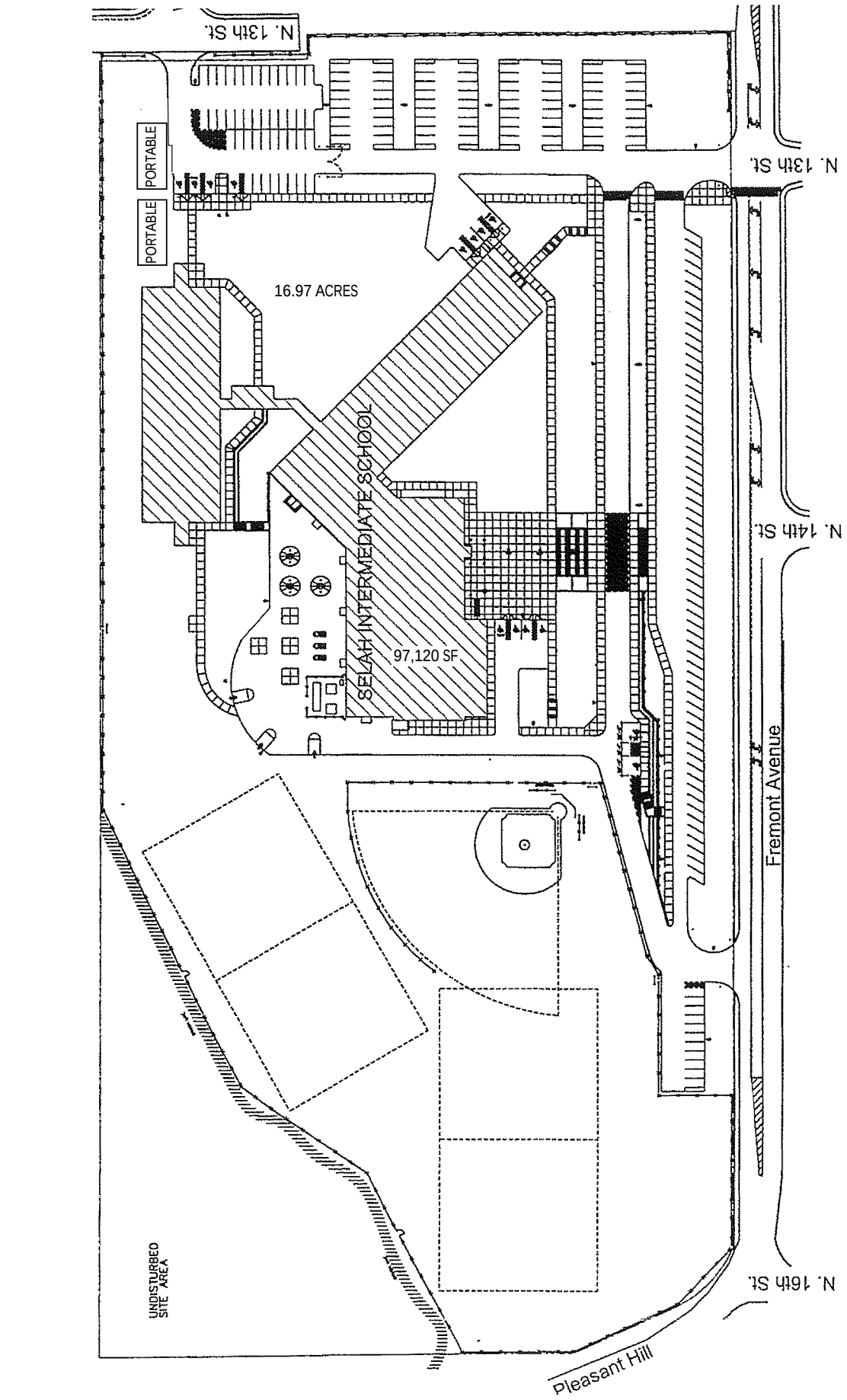
ORIGINAL BUILDING (BUILT 1998)

☐ LOWER FLOOR	21,141	SF
☐ UPPER FLOOR	75,979	SF
TOTAL	97,120	SF



FLOOR PLAN - SELAH INTERMEDIATE SCHOOL





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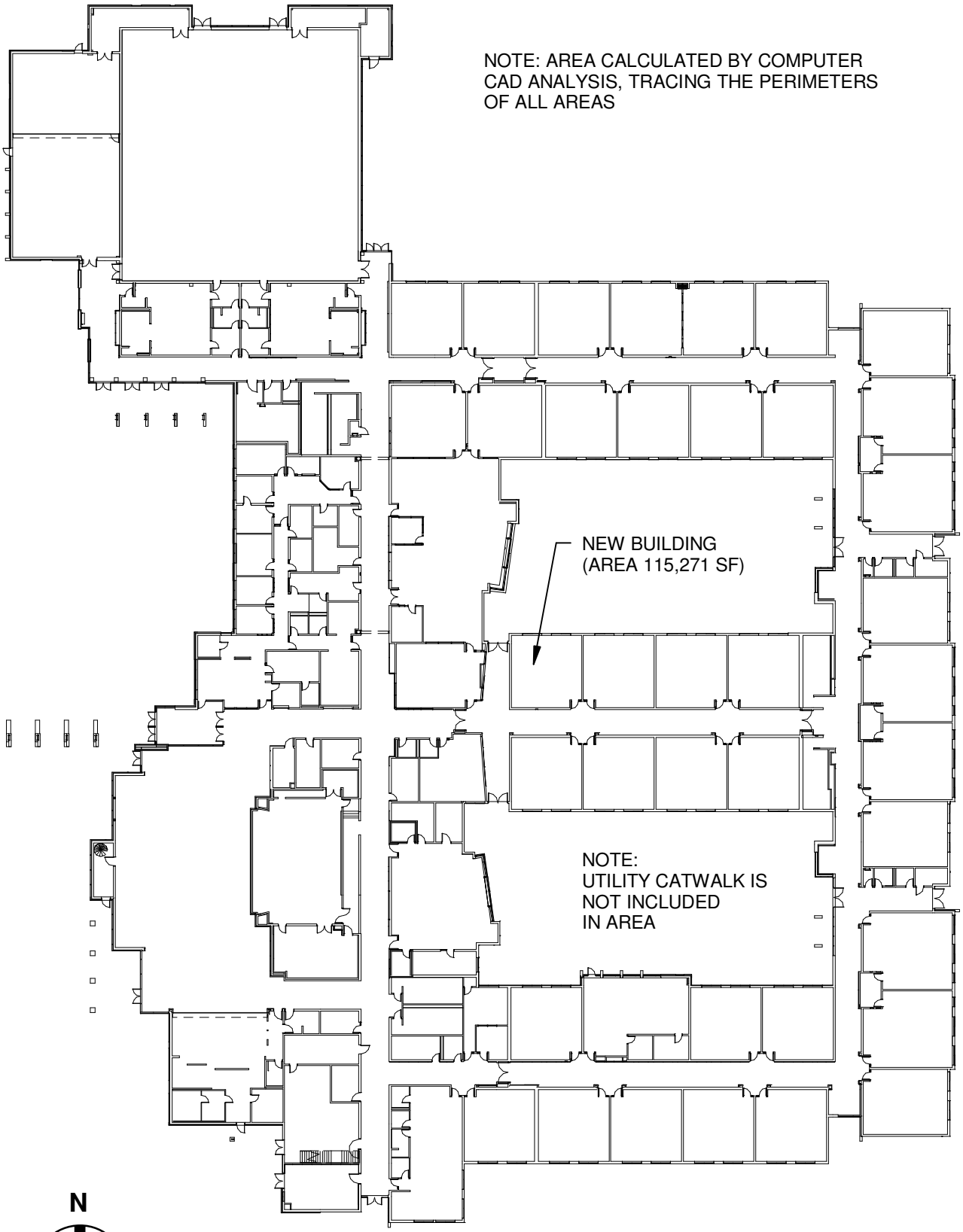
SITE PLAN - SELAH INTERMEDIATE SCHOOL

3.1

SELAH MIDDLE SCHOOL
DRAWINGS & AREA ANALYSIS

Building Name	Building Area Description (and Area Number/Letter, if applicable)	Year Built (Original Facility)	If Project Final Board Acceptance was within 30 years							Gross SF	SCAP-Recognized SF
			ALL New Construction (SCAP or locally funded)			APP (OSPI Only)	SCAP-funded Modernizations ONLY				
			If SCAP-funded or locally funded New Construction, Include SCAP Project Number if applicable (see Report 1 in ICOS)	If SCAP-funded include Final Board Acceptance Date on Resolution or If locally funded New Construction, Board discussion of completion (per Notes 1& 2 below)	Copy of Board Resolution uploaded in ICOS? (See Note 3 Below)	New or N/L SCAP Funded Construction after 1/1/1994	If SCAP funded Modernization, Include SCAP Project Number per Report 1 (found in ICOS)	If SCAP-funded Modernization, include Final Board Acceptance Date (see Report 1 in ICOS)	Copy of Board Resolution uploaded in ICOS? (See Notes 1 & 2 Below)		
Main Building	Main Area	2015	4620	2/25/2016	Yes	Yes				115,271	115,271
Concessions	Main Area	1992	Local							863	0
	15 Addition	2015	Local							275	0
Track Storage	Main Area	1995	Local							720	0
									Subtotal	**117,129**	**115,271**

NOTE: AREA CALCULATED BY COMPUTER CAD ANALYSIS, TRACING THE PERIMETERS OF ALL AREAS



N

FIRST FLOOR PLAN

Scale: NTS

SELAH SCHOOL DISTRICT NO. 119

SELAH MIDDLE SCHOOL

411 N. FIRST STREET, SELAH, WA 98942

NAC ARCHITECTURE

NAC NO:	111-12015
FILE:	
DRAWN:	MSC
CHECKED:	BGH
DATE:	06/21/13

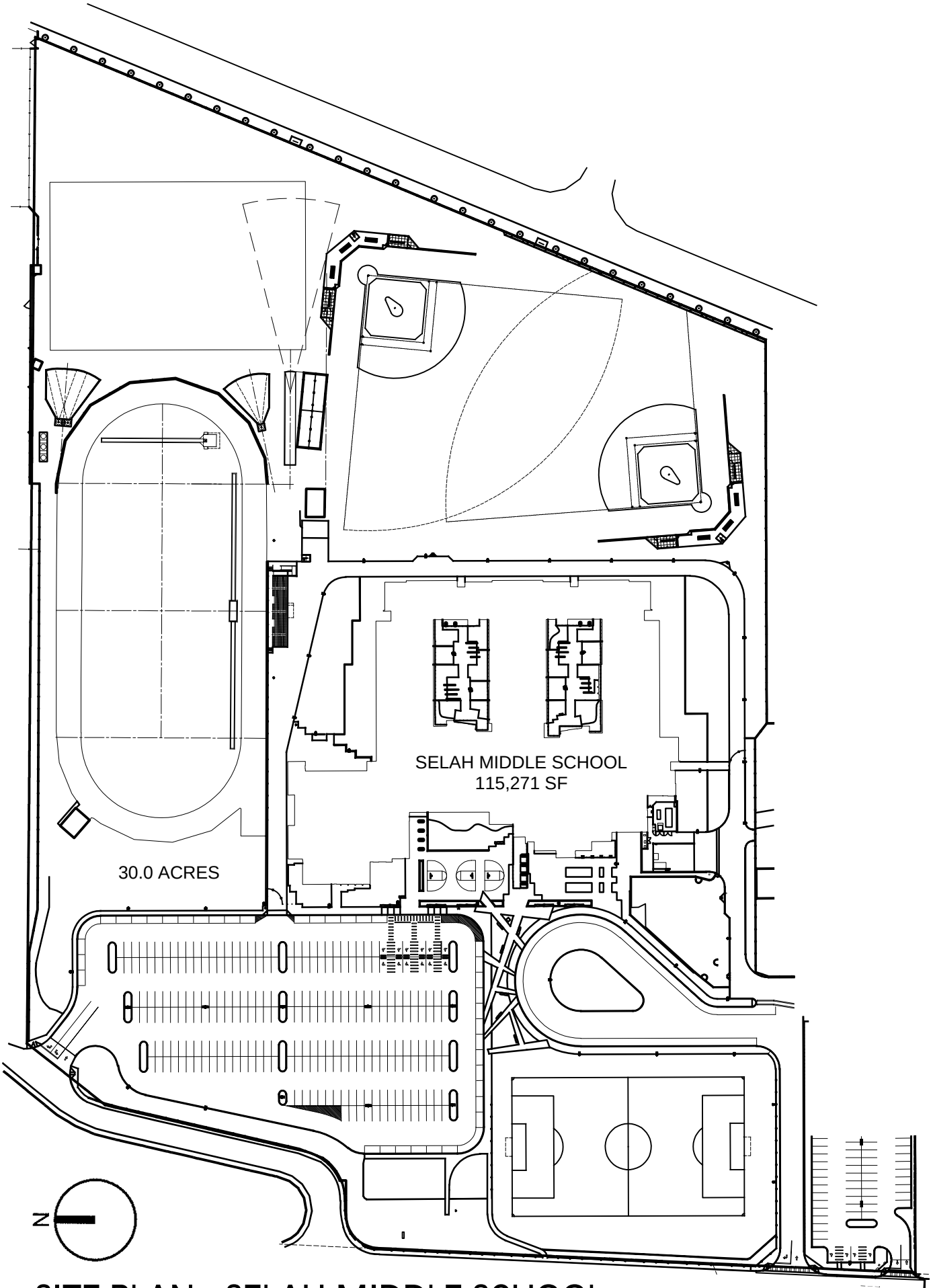
1

RE:

AREA ANALYSIS

1203 W RIVERSIDE AVE | SPOKANE, WA 99201-1107 | T:509.838.8240 | F:509.838.8261

WWW.NACARCHITECTURE.COM

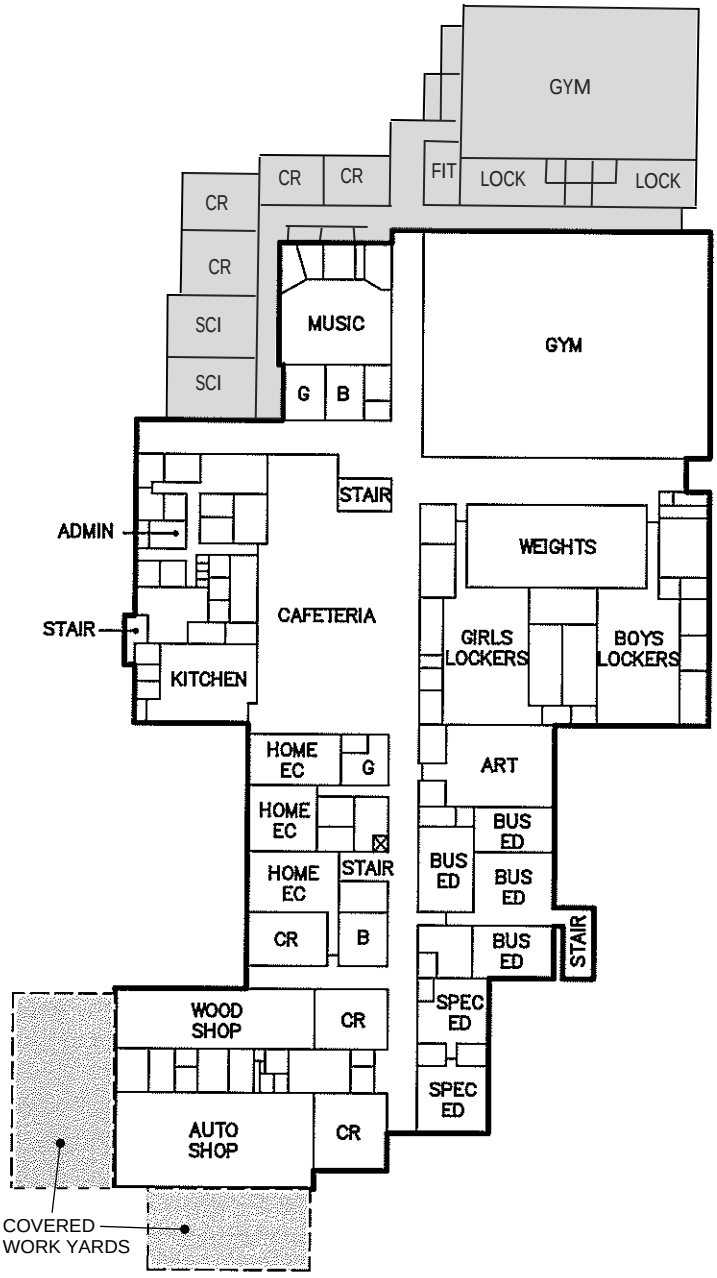


SITE PLAN - SELAH MIDDLE SCHOOL

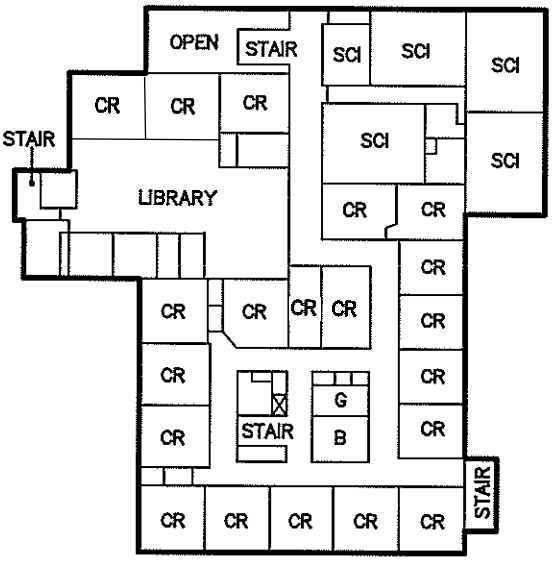
3.1

SELAH HIGH SCHOOL
DRAWINGS & AREA ANALYSIS

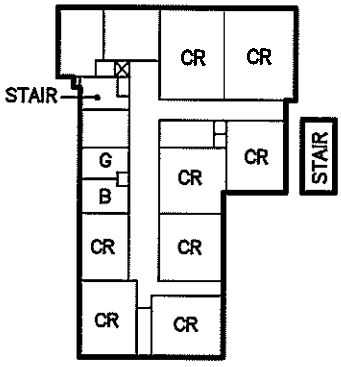
Building Name	Building Area Description (and Area Number/Letter, if applicable)	Year Built (Original Facility)	If Project Final Board Acceptance was within 30 years							Gross SF	SCAP-Recognized SF
			ALL New Construction (SCAP or locally funded)			APP (OSPI Only)	SCAP-funded Modernizations ONLY				
			If SCAP-funded or locally funded New Construction, Include SCAP Project Number if applicable (see Report 1 in ICOS)	If SCAP-funded include Final Board Acceptance Date on Resolution or If locally funded New Construction, Board discussion of completion (per Notes 1 & 2 below)	Copy of Board Resolution uploaded in ICOS? (See Note 3 Below)	New or N/L SCAP Funded Construction after 1/1/1994	If SCAP funded Modernization, Include SCAP Project Number per Report 1 (found in ICOS)	If SCAP-funded Modernization, include Final Board Acceptance Date (see Report 1 in ICOS)	Copy of Board Resolution uploaded in ICOS? (See Notes 1 & 2 Below)		
Main Building	Main Area	1986	27059	10/26/1988	Yes	No				135,789	135,789
	Outdoor Covered Shop	1986	27059	10/26/1988	Yes	No				6,300	3,150
	14 Addition	2014	4605	1/22/2015	Yes	No				23,713	23,713
Athletic Storage	Main Area	1986	Local							656	0
Concessions	Main Area	1989	Local							1,199	0
Greenhouse	Main Area	2020	Local							1,140	0
North 40 Portable 1	Main Area	2014	Local							1,792	0
North 40 Portable 2	Main Area	2014	Local							1,792	0
Portable 1	Main Area	1995	Local							1,780	0
Press Box	Main Area	1986	Local							470	0
									Subtotal	**174,631**	**162,652**



GROUND FLOOR



UPPER FLOOR



LOWER FLOOR

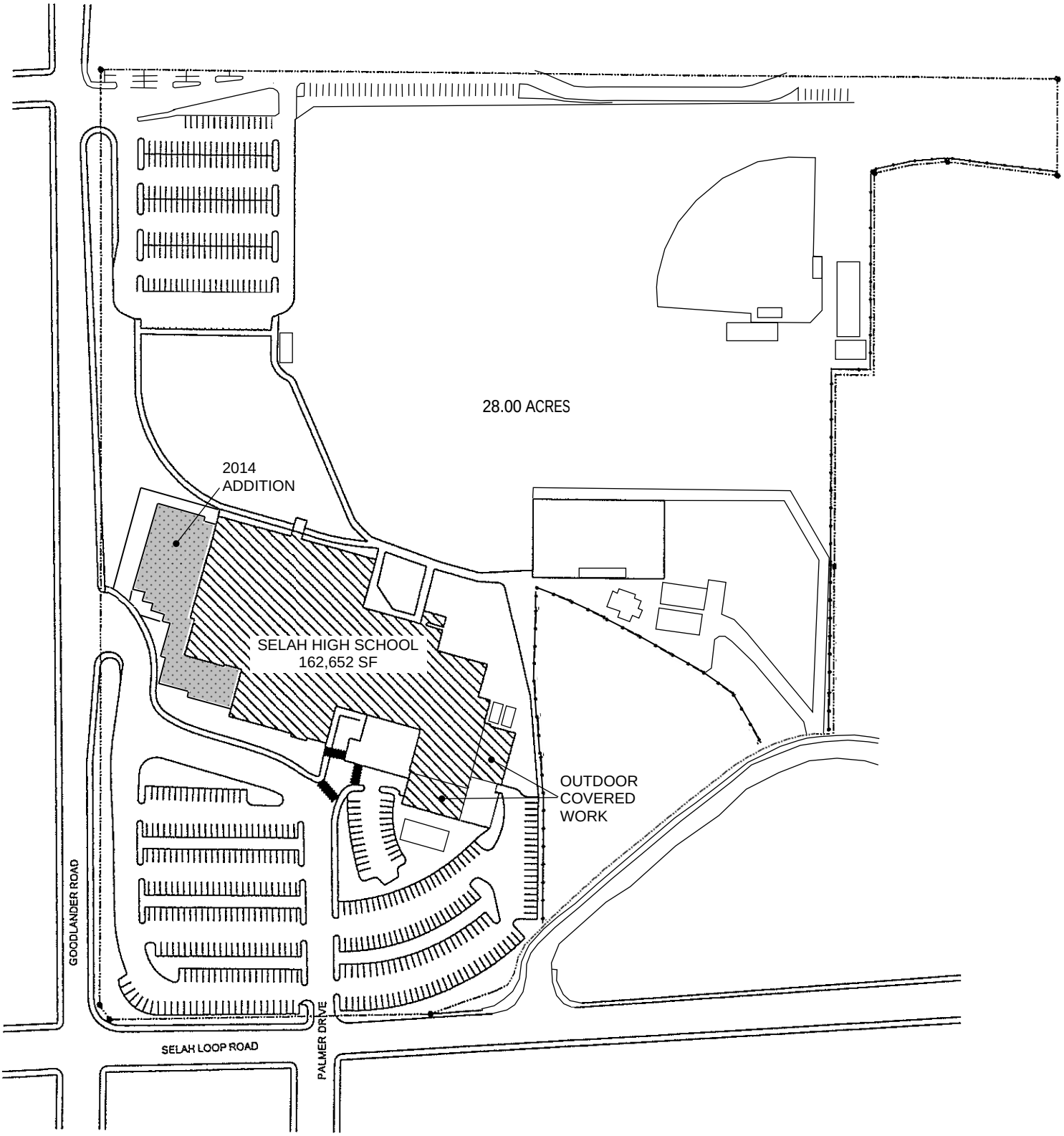
ORIGINAL BUILDING (BUILT 1986)

2014 ADDITION	23,713	SF
LOWER FLOOR	13,396	SF
GROUND FLOOR	82,164	SF
UPPER FLOOR	40,229	SF
SUBTOTAL	159,502	SF
COVERED OUTDOOR (AT 50% OF ACTUAL)	3,150	SF
TOTAL	162,652	SF

N

FLOOR PLAN - SELAH HIGH SCHOOL

0' 32' 64' 128'



N

SITE PLAN - SELAH HIGH SCHOOL

3.1

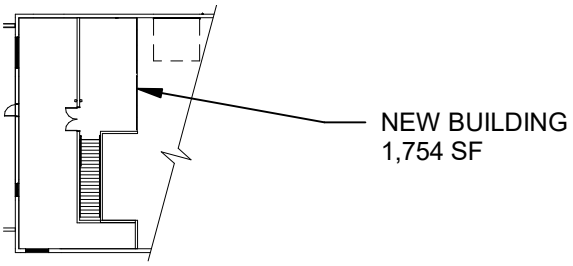
TRANSPORTATION
DRAWINGS & AREA ANALYSIS

Building Name	Building Area Description (and Area Number/Letter, if applicable)	Year Built (Original Facility)	If Project Final Board Acceptance was within 30 years							Gross SF	SCAP-Recognized SF
			ALL New Construction (SCAP or locally funded)			APP (OSPI Only)	SCAP-funded Modernizations ONLY				
			If SCAP-funded or locally funded New Construction, Include SCAP Project Number if applicable (see Report 1 in ICOS)	If SCAP-funded include Final Board Acceptance Date on Resolution or If locally funded New Construction, Board discussion of completion (per Notes 1& 2 below)	Copy of Board Resolution uploaded in ICOS? (See Note 3 Below)	New or N/L SCAP Funded Construction after 1/1/1994	If SCAP funded Modernization, Include SCAP Project Number per Report 1 (found in ICOS)	If SCAP-funded Modernization, include Final Board Acceptance Date (see Report 1 in ICOS)	Copy of Board Resolution uploaded in ICOS? (See Notes 1 & 2 Below)		
Main Building	Main Area	2023	5617	7/25/2024	Yes	Yes				14,784	0
Wash Canopy	Main Area	2023	5617	7/25/2024	Yes	Yes				1,190	0
Bus Canopy 1	Main Area	1976	Local							3,608	0
Bus Canopy 2	Main Area	1976	Local							6,120	0
Old Office	Main Area	1976	Local							1,397	0
Storage	Main Area	1976	Local							1,745	0
										28,844	**0**

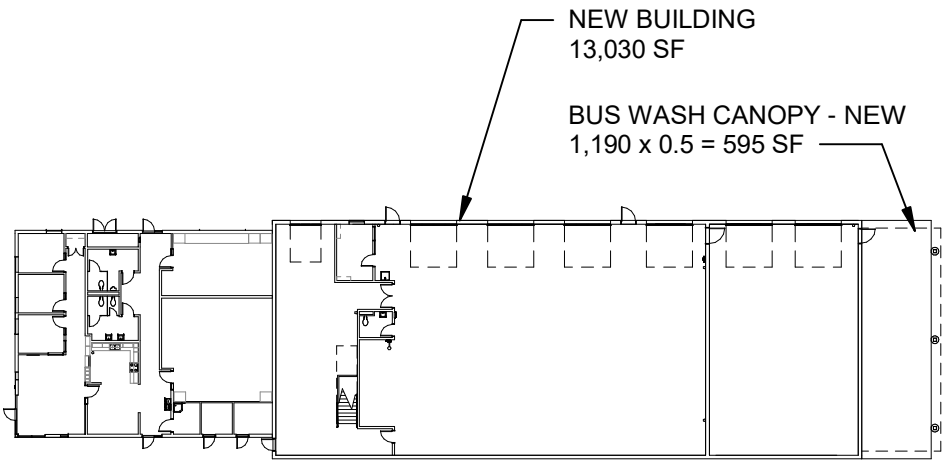
NEW CONSTRUCTION TOTAL: 15,379 SF

SEE SITE PLAN FOR BUS CANOPIES 1 & 2

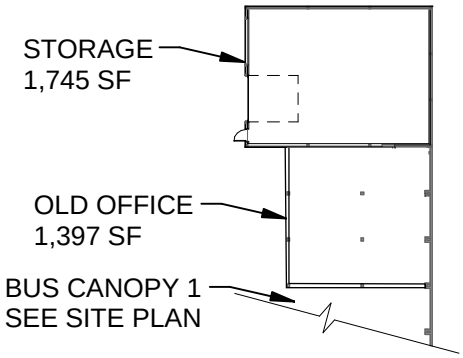
NOTE: AREA CALCULATED BY COMPUTER CAD ANALYSIS, TRACING THE PERIMETER OF ALL AREAS.



NEW BUILDING - MEZZANINE LEVEL



NEW BUILDING - MAIN LEVEL



STORAGE BUILDING

N

FLOOR PLANS

Scale: NTS

SELAH SCHOOL DISTRICT #119

TRANSPORTATION COOPERATIVE

125 EAST HOME AVE, SELAH, WA 98942

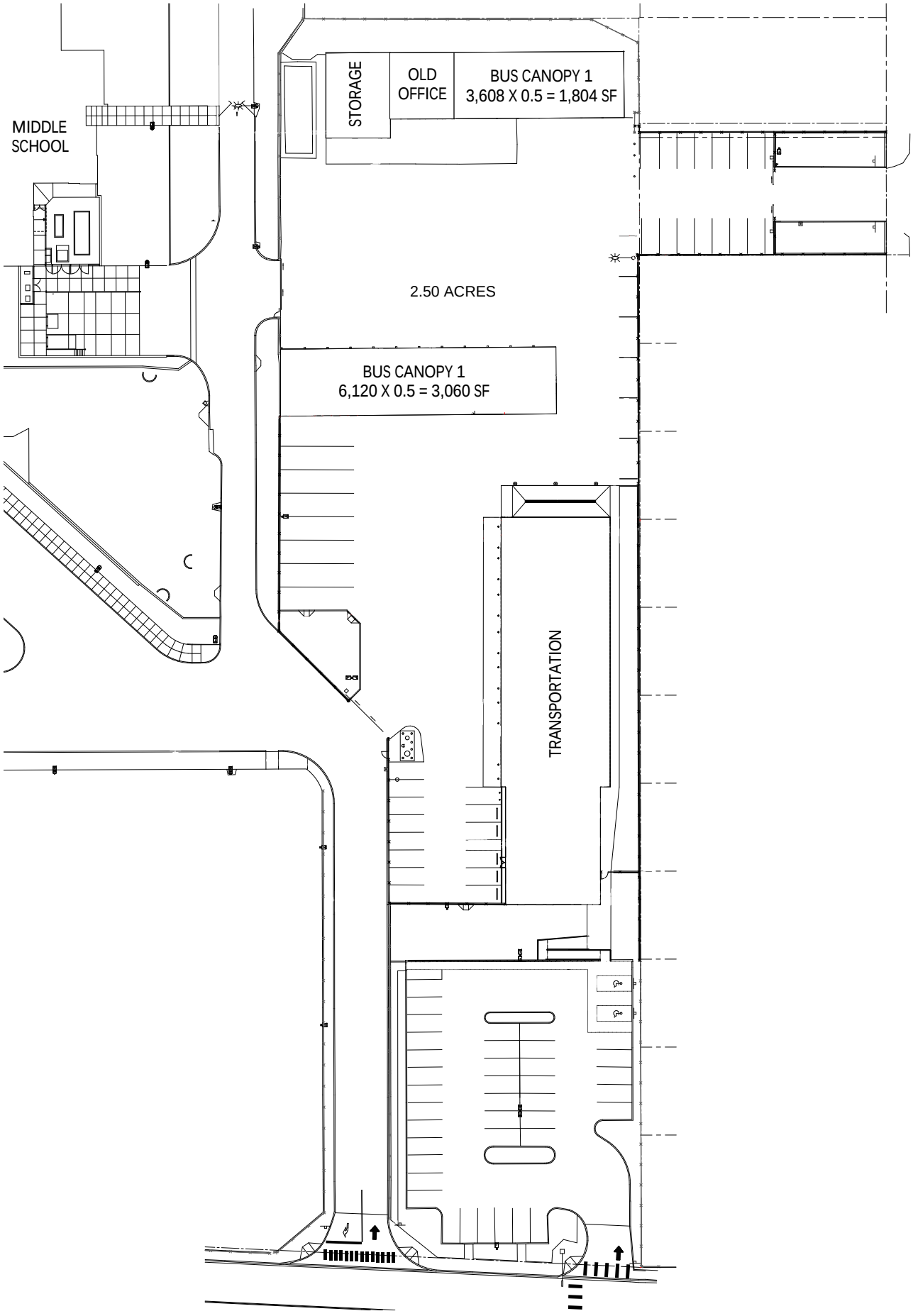
NAC ARCHITECTURE
nacarchitecture.com
1203 WEST RIVERSIDE AVE
SPOKANE WA 99201
P:509.838.8240

NAC NO	111-21068
FILE	
DRAWN	MSC
CHECKED	BGH
DATE	3/23/25

1

RE: -

AREA ANALYSIS



SITE PLAN - TRANSPORTATION

N

3.2

OSPI DETAILED CONDITION ASSESSMENT BY BUILDING

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2024-2025

Selah

100.00

John Campbell Primary School - Main Building

Building Details

PROFILE TYPE	Elementary School - Multi-Story
NUMBER OF FLOORS	2
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2020	Level 1	56,556	56,556	56,556		
2020	Level 2	26,603	26,603	26,603		
	Building Totals	**83,159**	**83,159**	**83,159**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		100.00% Excellent
Slabs on Grade	Standard Slabs on Grade	A4010		100.00% Excellent
	Pits and Bases	A4040		100.00% Excellent
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent
Superstructure	Floor Construction	B1010		100.00% Excellent
	Roof Construction	B1020		100.00% Excellent
	Stairs	B1080		100.00% Excellent
Exterior Vertical Enclosures	Exterior Walls	B2010		100.00% Excellent
	Exterior Windows	B2020		100.00% Excellent
	Exterior Doors and Grilles	B2050		100.00% Excellent

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Louvers and Vents	B2070		100.00% Excellent
Exterior Horizontal Enclosures	Roofing	B3010		100.00% Excellent
	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent
Interior Construction	Interior Partitions	C1010		100.00% Excellent
	Interior Windows	C1020		100.00% Excellent
	Interior Doors	C1030		100.00% Excellent
	Interior Grilles and Gates	C1040		100.00% Excellent
	Raised Floor Construction	C1060		100.00% Excellent
	Suspended Ceiling Construction	C1070		100.00% Excellent
Interior Finishes	Wall Finishes	C2010		100.00% Excellent
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		100.00% Excellent
	Stair Finishes	C2040		100.00% Excellent
	Ceiling Finishes	C2050		100.00% Excellent
Conveying	Vertical Conveying Systems	D1010		100.00% Excellent
Plumbing	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
HVAC	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		100.00% Excellent
	Cooling Systems	D3030		100.00% Excellent
	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Ventilation	D3060		100.00% Excellent
Fire Protection	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
Electrical	Facility Power Generation	D5010		100.00% Excellent

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
Communications	Data Communications	D6010		100.00% Excellent
	Voice Communications	D6020		100.00% Excellent
	Audio-Video Communications	D6030		100.00% Excellent
	Distributed Communications and Monitoring	D6060		100.00% Excellent
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent
Integrated Automation	Integrated Automation Facility Controls	D8010		100.00% Excellent
Equipment	Commercial Equipment	E1030		100.00% Excellent
	Institutional Equipment	E1040		100.00% Excellent
	Entertainment and Recreational Equipment	E1070		100.00% Excellent
	Other Equipment	E1090		100.00% Excellent
Furnishings	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent

Lince - Lince Kindergarten

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	12/9/2021
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Consultant

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2024-2025	3	100.00	Consultant	3/27/2025
2023-2024	2	100.00	District	3/28/2024
2022-2023	1	100.00	Consultant	3/23/2023

The next certified BCA is due: 2031

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2020	Main Building	47,933	47,933	47,933		12/9/2021
	Building Totals	**47,933**	**47,933**	**47,933**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		100.00% Excellent
Slabs on Grade	Standard Slabs on Grade	A4010		100.00% Excellent
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent
Superstructure	Roof Construction	B1020		100.00% Excellent
Exterior Vertical Enclosures	Exterior Walls	B2010		100.00% Excellent
	Exterior Windows	B2020		100.00% Excellent
	Exterior Doors and Grilles	B2050		100.00% Excellent
	Exterior Louvers and Vents	B2070		100.00% Excellent

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Roofing	B3010		100.00% Excellent
	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent
Interior Construction	Interior Partitions	C1010		100.00% Excellent
	Interior Windows	C1020		100.00% Excellent
	Interior Doors	C1030		100.00% Excellent
	Interior Grilles and Gates	C1040		100.00% Excellent
	Raised Floor Construction	C1060		100.00% Excellent
	Suspended Ceiling Construction	C1070		100.00% Excellent
Interior Finishes	Wall Finishes	C2010		100.00% Excellent
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		100.00% Excellent
	Ceiling Finishes	C2050		100.00% Excellent
Plumbing	Domestic Water Distribution	D2010		100.00% Excellent
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Recently repaired hot water circulation that was not delivering appropriately hot water to the kitchen.		
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
HVAC	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		100.00% Excellent
	Cooling Systems	D3030		100.00% Excellent
	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Ventilation	D3060		100.00% Excellent
Fire Protection	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
Electrical	Facility Power Generation	D5010		100.00% Excellent

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
Communications	Data Communications	D6010		100.00% Excellent
	Voice Communications	D6020		100.00% Excellent
	Audio-Video Communications	D6030		100.00% Excellent
	Distributed Communications and Monitoring	D6060		100.00% Excellent
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent
Integrated Automation	Integrated Automation Facility Controls	D8010		100.00% Excellent
Equipment	Commercial Equipment	E1030		100.00% Excellent
	Institutional Equipment	E1040		100.00% Excellent
	Entertainment and Recreational Equipment	E1070		100.00% Excellent
	Other Equipment	E1090		100.00% Excellent
Furnishings	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent

Selah High School - Main Building High School

Building Details

PROFILE TYPE	High School - Multi-Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied
COMMENTS	Sq ft shown is based on 2011 Study & Survey. Verify at next S&S.

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1986	Ground Floor	82,164	82,164	82,164		
1986	Upper Floor	40,229	40,229	40,229		
1986	Lower Floor	13,396	13,396	13,396		
1986	Outdoor covered shop	6,300	6,300	3,150		
2014	14 Addition	23,713	23,713	23,713	9/1/2014	1/22/2015
	Building Totals	**165,802**	**165,802**	**162,652**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	Deficiencies:	Minor Cracking, Settlement, Surface Deterioration		
	Causes:	Other		
	Comments:	Unevenness, settling, spalling, cracking.		
	Pits and Bases	A4040		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		62.00% Fair

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Water and Gas Mitigation	*Deficiencies:*	Other		
	Causes:	Other		
	Comments:	Stormwater leakage into building at dumpster enclosure due to no or inadequate catchment and parking lot grade sloping to that area.		
Superstructure	Floor Construction	B1010		62.00% Fair
	Deficiencies:	Cracking		
	Causes:	Other		
	Comments:	Unevenness, settling, spalling, cracking.		
	Roof Construction	B1020		90.00% Good
	Stairs	B1080		62.00% Fair
	Deficiencies:	Loose/Deteriorating Handrails/Guardrails, Not ADA Complaint		
	Causes:	Too Narrow		
	Comments:	Unevenness, settling, spalling, cracking.		
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking, Damaged Masonry, Excessive Heat Loss		
	Causes:	Inadequate Insulation, Surface Damage		
	Comments:	Poorly insulated. Paint aging on masonry, metal panels, and awnings. Spalling concrete at entry columns. Metal panel paint chalking.		
	Exterior Windows	B2020		62.00% Fair
	Deficiencies:	Deficient Hardware/Operating Parts, Excessive Heat Loss		
	Causes:	Material Condition, U-Value		
	Exterior Doors and Grilles	B2050		30.00% Poor
	Deficiencies:	Deficient Hardware/Operating Parts, Frame/Molding Warped, Other, Peeling Paint or Delamination		
	Causes:	Frame/Molding Condition, Material Condition, Other		
	Comments:	Warping steel doors - ongoing repairs and replacements.		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	Steel louvers - paint deteriorating.		
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	*Comments:*	Replaced 2015.		
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Leaking, Other		
	Causes:	Other		
	Comments:	Old hatches continue to deteriorate, but no performance issues to date.		
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		62.00% Fair
	Deficiencies:	Efflorescence and Staining, Other, Peeling Paint		
	Causes:	Moisture Intrusion, Other		
	Comments:	Aging/weathering. Soffit panels are beat up. Sunshade awning paint fading.		
Interior Construction	Interior Partitions	C1010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Gypsum board dents and scratches.		
	Interior Windows	C1020		62.00% Fair
	Deficiencies:	Peeling Paint		
	Causes:	Frame/Molding Condition, Material Condition		
	Comments:	Wire glass at fire-rated units.		
	Interior Doors	C1030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition, Other		
	Comments:	Aging due to general wear and tear on doors, frames, and hardware. Paint blemishes. Replacing some occassionally.		
	Interior Grilles and Gates	C1040		30.00% Poor
	Deficiencies:	Other		
	Causes:	Material Condition, Other		
	Comments:	Won door by office not tied to FA. Aging due to wear and tear. Poorly configured for off hours building security.		
	Suspended Ceiling Construction	C1070		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking, Surface Appearance		
	Causes:	Surface Damage		
	Comments:	Gypsum board dents and scrapes. Vinyl wall covering no longer holds tacks - much has been painted. General wear and tear.		
	Interior Fabrications	C2020		62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking, Surface Appearance		
	Causes:	Other		
	Comments:	General wear and tear.		
	Flooring	C2030		62.00% Fair
	Deficiencies:	Irregular Surface, Stains, Discoloration		
	Causes:	Deterioration, Other		
	Comments:	Carpet replaced over the last 5 years ending 2024. Other flooring significant wear and tear, and issues associated with slab problems. Main gym floor requires full replacement.		
	Stair Finishes	C2040		62.00% Fair
	Deficiencies:	Stains, Discoloration		
	Causes:	Deterioration		
	Comments:	General wear and tear.		
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Efflorescence and Staining, Surface Appearance		
	Causes:	Moisture, Surface Damage		
	Comments:	Staining from roof leaks. Mismatch tiles due to replacements over time. Some damaged grid.		
Conveying	Vertical Conveying Systems	D1010		62.00% Fair
	Deficiencies:	Interior Damage		
	Causes:	Excessive Wear		
	Comments:	Obsolete. Requires substantial ongoing maintenance.		
Plumbing	Domestic Water Distribution	D2010		62.00% Fair
	Deficiencies:	Discolored Fixtures, Mineral Build Up in Pipes		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	*Causes:*	Excessive Wear		
	Comments:	Most toilet rooms redone over last decade ending 2024. Classroom and other miscellaneous fixtures aging.		
	Sanitary Drainage	D2020		62.00% Fair
	Deficiencies:	Slow Draining		
	Causes:	Other		
	Comments:	Aging pipe.		
	Building Support Plumbing Systems	D2030		90.00% Good
	General Service Compressed-Air	D2050		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	Deficiencies:	Excessive Heat Fluctuation, System Inefficient, Uneven Zone Coverage		
	Causes:	Equipment Obsolescence, Misadjusted Air Balancing		
	Comments:	Aging fan coil equipment (boilers upgraded in 2014).		
	Cooling Systems	D3030		30.00% Poor
	Deficiencies:	Excessive Cooling Fluctuation, Insufficient Cooling, System Inefficient, Uneven Zone Coverage		
	Causes:	Equipment Obsolescence, Misadjusted Air Balancing		
	Comments:	Hot spots due to solar gains. Undersized chiller.		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	Deficiencies:	Insufficient Air Flow		
	Causes:	Corrosion, Mineral Deposits, Electrolysis		
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Stuffy Areas		
	Causes:	Equipment Obsolescence, Misadjusted Controls, Other		
	Comments:	Inadequate air change, particularly at science rooms, shops, and much of the second floor.		
Fire Protection	Fire Suppression	D4010		62.00% Fair
	Deficiencies:	Other		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Fire Protection	*Causes:*	Other		
	Comments:	Shop outdoor wet system requires significant maintenance.		
	Fire Protection Specialties	D4030		30.00% Poor
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Cabinets badly damaged from student vandalism. No fire hose at stair cabinet.		
Electrical	Electrical Services and Distribution	D5020		30.00% Poor
	Deficiencies:	Breakers Tripping, Other		
	Causes:	Equipment Obsolescence, Other, System Undersized		
	Comments:	Inadequate capacity. Aging system.		
	General Purpose Electrical Power	D5030		30.00% Poor
	Deficiencies:	Other		
	Causes:	Other, System Undersized		
	Comments:	Inadequate capacity. Aging system.		
	Lighting	D5040		62.00% Fair
	Deficiencies:	Other, Uneven or Low light Levels		
	Causes:	Mismatched Lights, Other, Physical Damage		
	Comments:	Little LED of CFL - ongoing piecemeal replacement.		
Communications	Data Communications	D6010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging cabling, poor distribution.		
	Voice Communications	D6020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging cabling, poor distribution.		
	Audio-Video Communications	D6030		90.00% Good
	Comments:	Most equipment has been updated.		
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electronic Safety and Security	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	No lighting control, except in 2014 addition.		
Equipment	Vehicle and Pedestrian Equipment	E1010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Loading dock aging and unsightly.		
	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		62.00% Fair
	Deficiencies:	Energy Inefficiency, Other, Unsightly		
	Causes:	Equipment Deterioration, Equipment Obsolescence, Other, Physical Damage		
	Comments:	Fume and kiln hoods deficient, art exhaust doesn't work, poor CTE ventilation, sawdust evacuation dying/clogged.		
	Entertainment and Recreational Equipment	E1070		62.00% Fair
	Deficiencies:	Other, Unsightly		
	Causes:	Equipment Deterioration, Other, Physical Damage		
	Comments:	Lack of amenities. Bleachers replaced 2021. Other equipment aging due to wear and tear.		
	Other Equipment	E1090		30.00% Poor
	Deficiencies:	Incorrect Application, Other, Unsightly		
	Causes:	Deterioration, Mineral/Rust Deposits, Other, Physical Damage		
	Comments:	Building service area poorly designed/unsafe - inadequate space.		
Furnishings	Fixed Furnishings	E2010		30.00% Poor
	Deficiencies:	Energy Inefficiency, Surface Deterioration, Unsightly		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	*Causes:*	Deterioration, Looseness of Fasteners, Mineral/Rust Deposits, Other, Physical Damage		
	Comments:	General wear and tear.		
	Movable Furnishings	E2050		30.00% Poor
	Deficiencies:	Surface Deterioration, Unsightly		
	Causes:	Deterioration, Looseness of Fasteners, Physical Damage		
	Comments:	Cafeteria seating replaced 2022.		

Selah Intermediate School - Main Building

Building Details

PROFILE TYPE	Middle/Junior High School - Multi-Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1998	Upper Floor	75,979	75,979	75,979		
1998	Lower Floor	21,141	21,141	21,141		
	Building Totals	**97,120**	**97,120**	**97,120**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
	Pits and Bases	A4040		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		30.00% Poor
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Older, numerous soft areas due to shallow ground water.		
Superstructure	Floor Construction	B1010		90.00% Good
	Roof Construction	B1020		62.00% Fair
	Deficiencies:	Excessive Heat Loss		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	*Causes:*	Inadequate Insulation		
	Stairs	B1080		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Excessive Heat Loss		
	Causes:	Inadequate Insulation		
	Exterior Windows	B2020		62.00% Fair
	Deficiencies:	Deficient Hardware/Operating Parts, Excessive Heat Loss		
	Causes:	Material Condition, U-Value		
	Comments:	Most windows not thermally broken, not low-E.		
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Wire glass at fire-rated units.		
	Interior Doors	C1030		62.00% Fair
	Deficiencies:	Deficient Hardware/Operating Parts		
	Causes:	Material Condition		
	Comments:	Hardware wear and tear.		
	Interior Grilles and Gates	C1040		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Surface Damage		
	Comments:	Paint and VWC wear and tear.		
	Interior Fabrications	C2020		90.00% Good
	Comments:			

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Flooring	C2030		90.00% Good
	Stair Finishes	C2040		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
Conveying	Vertical Conveying Systems	D1010		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Kitchen floor drains wrong directions.		
	Building Support Plumbing Systems	D2030		90.00% Good
	General Service Compressed-Air	D2050		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	Deficiencies:	System Inefficient, Uneven Zone Coverage		
	Causes:	Equipment Obsolescence, Misadjusted Air Balancing		
	Comments:	Doesn't meet current energy code. Boiler aging.		
	Cooling Systems	D3030		62.00% Fair
	Deficiencies:	System Inefficient, Uneven Zone Coverage		
	Causes:	Equipment Obsolescence, Misadjusted Air Balancing		
	Comments:	Doesn't meet current energy code.		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		62.00% Fair
	Deficiencies:	Corrosion		
	Causes:	Pipe Deterioration		
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		62.00% Fair

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	*Deficiencies:*	Other		
	Causes:	Other		
	Comments:	Ongoing conversion to LED; no lighting controls.		
Communications	Data Communications	D6010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	CAT5.		
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Classroom AV is aging.		
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	No lighting controls.		
Equipment	Commercial Equipment	E1030		62.00% Fair
	Deficiencies:	Unsightly		
	Causes:	Use Deterioration		
	Comments:	Some aging equipment.		
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Deterioration		
	Comments:	General wear and tear, especially on bleachers.		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good

Selah
87.61

Selah Middle School - Selah Middle School

Building Details

PROFILE TYPE	Middle/Junior High School - Single Story
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	2/25/2016
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Consultant

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2024-2025	9	87.61	Consultant	3/27/2025
2023-2024	8	89.94	District	3/28/2024
2022-2023	7	89.94	Consultant	3/23/2023
2021-2022	6	90.00	District	3/24/2022
2020-2021	5	90.00	District	3/25/2021
2019-2020	4	90.00	District	3/26/2020

The next certified BCA is due: 2031

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2015	Main Area	115,271	115,271	115,271		2/25/2016
	Building Totals	**115,271**	**115,271**	**115,271**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
	Comments:	Ongoing shrinkage cracking.		
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Comments:	Cement board siding paint fading on east side.		
	Exterior Windows	B2020		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	A few glass unit seals have failed and required replacement.		
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
	Comments:	Paint bubbled at kitchen canopy.		
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	2021 replaced gears at kitchen overhead door - now working adequately.		
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Deficiencies:	Surface Appearance		
	Causes:	Other		
	Comments:	Normal wear and tear.		
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
	Deficiencies:	Other, Stains, Discoloration		
	Causes:	Deterioration, Other		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	*Comments:*	Normal wear and tear.		
	Ceiling Finishes	C2050		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Generator gets tested/inspected annually.		
	Heating Systems	D3020		90.00% Good
	Cooling Systems	D3030		90.00% Good
	Deficiencies:	Insufficient Cooling		
	Causes:	Other		
	Comments:	Chiller sized for maximum efficiency and so sometimes is inadequate during extreme heat. Have to use misters to cool the unit during extreme heat to avoid overtaxing the chiller.		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Duct liner continues to fray at seams.		
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Gym bleachers are starting to bind during operation due to wear and tear.		
	Other Equipment	E1090		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2024-2025

SELAH

100.00%

SELAH TRANSPORTATION COOP - MAIN BUILDING

Building Details

PROFILE TYPE	Transportation Center - Single Story
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	7/25/2024
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Consultant

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2024-2025	0	100.00	Consultant	3/27/2025

The next certified BCA is due: 2031

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2023	Main Area	14,784	0	0		7/25/2024
	Building Totals	**14,784**	**0**	**0**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		100.00% Excellent
Slabs on Grade	Standard Slabs on Grade	A4010		100.00% Excellent
	Pits and Bases	A4040		100.00% Excellent
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent
Superstructure	Floor Construction	B1010		100.00% Excellent
	Roof Construction	B1020		100.00% Excellent
	Stairs	B1080		100.00% Excellent
Exterior Vertical Enclosures	Exterior Walls	B2010		100.00% Excellent

SELAH TRANSPORTATION COOP - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Windows	B2020		100.00% Excellent
	Exterior Doors and Grilles	B2050		100.00% Excellent
	Exterior Louvers and Vents	B2070		100.00% Excellent
Exterior Horizontal Enclosures	Roofing	B3010		100.00% Excellent
	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent
Interior Construction	Interior Partitions	C1010		100.00% Excellent
	Interior Windows	C1020		100.00% Excellent
	Interior Doors	C1030		100.00% Excellent
	Suspended Ceiling Construction	C1070		100.00% Excellent
Interior Finishes	Wall Finishes	C2010		100.00% Excellent
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		100.00% Excellent
	Ceiling Finishes	C2050		100.00% Excellent
Plumbing	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
	General Service Compressed-Air	D2050		100.00% Excellent
HVAC	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		100.00% Excellent
	Cooling Systems	D3030		100.00% Excellent

SELAH TRANSPORTATION COOP - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Ventilation	D3060		100.00% Excellent
Fire Protection	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
Electrical	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
Communications	Data Communications	D6010		100.00% Excellent
	Voice Communications	D6020		100.00% Excellent
	Audio-Video Communications	D6030		100.00% Excellent
	Distributed Communications and Monitoring	D6060		100.00% Excellent
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent
Integrated Automation	Integrated Automation Facility Controls	D8010		100.00% Excellent
Equipment	Vehicle and Pedestrian Equipment	E1010		100.00% Excellent
	Commercial Equipment	E1030		100.00% Excellent
	Institutional Equipment	E1040		100.00% Excellent
Furnishings	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent

SELAH

100.00%

SELAH TRANSPORTATION COOP - MAIN BUILDING

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2024-2025

SELAH

100.00%

SELAH TRANSPORTATION COOP - WASH CANOPY

Building Details

PROFILE TYPE	Covered Play
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	7/25/2024
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Consultant

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2024-2025	0	100.00	Consultant	3/27/2025

The next certified BCA is due: 2031

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2023	Main Area	1,190	0	0		7/25/2024
	Building Totals	**1,190**	**0**	**0**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		100.00% Excellent
Slabs on Grade	Standard Slabs on Grade	A4010		100.00% Excellent
Superstructure	Roof Construction	B1020		100.00% Excellent
Exterior Horizontal Enclosures	Roofing	B3010		100.00% Excellent
	Roof Appurtenances	B3020		100.00% Excellent
Interior Finishes	Ceiling Finishes	C2050		100.00% Excellent
Fire Protection	Fire Suppression	D4010		100.00% Excellent
Electrical	General Purpose Electrical Power	D5030		100.00% Excellent

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2024-2025

SELAH

100.00%

SELAH TRANSPORTATION COOP - WASH CANOPY

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	Lighting	D5040		100.00% Excellent
Electronic Safety and Security	Electronic Surveillance	D7030		100.00% Excellent
Equipment	Institutional Equipment	E1040		100.00% Excellent

3.3

OSPI SITE CONDITION RATING SUMMARIES

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
SELAH SCHOOL DISTRICT (39119)

LINCE

Profile Name: Elementary School - Rural **Last Review:** 3/21/2025

Inventory Status: Recognized

Condition Rating: 98.50 %

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority 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	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
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
SITE CONDITION RATING SUMMARY
SELAH SCHOOL DISTRICT (39119)

JOHN CAMPBELL PRIMARY SCHOOL

Profile Name: Elementary School - Rural **Last Review:** 3/21/2025

Inventory Status: Recognized

Condition Rating: 98.50 %

		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	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
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
SITE CONDITION RATING SUMMARY
SELAH SCHOOL DISTRICT (39119)

SELAH INTERMEDIATE SCHOOL

Profile Name: Elementary School - Rural **Last Review:** 3/21/2025

Inventory Status: Recognized

Condition Rating: 71.33 %

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	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
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	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
Site Communications											
G5010	Site Communications Systems	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
SELAH SCHOOL DISTRICT (39119)

SELAH MIDDLE SCHOOL

Profile Name: Middle/Junior High School - Rural **Last Review:** 3/21/2025

Inventory Status: Recognized

Condition Rating: 85.80 %

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	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
G2080	Landscaping	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
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	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐
Site Communications											
G5010	Site Communications Systems	☐	☑	☐	☐	☐	☐	90 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
SELAH SCHOOL DISTRICT (39119)

SELAH HIGH SCHOOL

Profile Name: High School - Rural **Last Review:** 3/21/2025

Inventory Status: Recognized

Condition Rating: 52.32 %

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

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
SELAH SCHOOL DISTRICT (39119)

SELAH TRANSPORTATION COOP

Profile Name: Transportation **Last Review:** 3/21/2025

Inventory Status: Non-Recognized

Condition Rating: 100.00 %

Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Site Improvement											
G2010	Roadways	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
G2020	Parking Lots	☑	☐	☐	☐	☐	☐	100 %	☐	☐	☐
G2030	Pedestrian Plazas and Walkways	☑	☐	☐	☐	☐	☐	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 %	☐	☐	☐

3.4

BUILDING EARTHQUAKE EPAT SUMMARY
(NATURAL HAZARDS ASSESSMENT GRANT)

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Building Earthquake EPAT Summary

SELAH

IMPORTANT: '-' indicates required information is missing

John Campbell Primary School

Earthquake Ground Shaking Hazard Level	Moderate	Frequency and severity of earthquakes at this site.
Percentile S Among WA K-12 Campuses	19%	Earthquake ground shaking hazard is higher than 19% of WA campuses.
Site Class (Soil or Rock Type)	C	Very Dense Soil and Soft Rock
Liquefaction Potential	Very Low to Low	Liquefaction increases the risk of major damage to a building.
Combined Earthquake Hazard Level	Low	Earthquake ground shaking and liquefaction potential.

Building Name	Area Name	Year Built	Code Year	Construction Type	Stories	Irregularities
Main Building	Level 1	2020	2003-Present	S2	2	Yes
		Building State	**Damage**	**Not Repairable**	**Risk**	**Likely Tag**
		Existing Building	23%	17%	Low	Yellow

Lince

Earthquake Ground Shaking Hazard Level	Moderate	Frequency and severity of earthquakes at this site.
Percentile S Among WA K-12 Campuses	19%	Earthquake ground shaking hazard is higher than 19% of WA campuses.
Site Class (Soil or Rock Type)	C	Very Dense Soil and Soft Rock
Liquefaction Potential	Very Low to Low	Liquefaction increases the risk of major damage to a building.
Combined Earthquake Hazard Level	Low	Earthquake ground shaking and liquefaction potential.

Building Name	Area Name	Year Built	Code Year	Construction Type	Stories	Irregularities
Lince Kindergarten	Main Building	2021	2003-Present	W2	1	Horizontal
		Building State	**Damage**	**Not Repairable**	**Risk**	**Likely Tag**
		Existing Building	10%	5%	Low	Green

Selah High School

Earthquake Ground Shaking Hazard Level	Moderate	Frequency and severity of earthquakes at this site.
Percentile S Among WA K-12 Campuses	19%	Earthquake ground shaking hazard is higher than 19% of WA campuses.
Site Class (Soil or Rock Type)	C	Very Dense Soil and Soft Rock
Liquefaction Potential	Very Low to Low	Liquefaction increases the risk of major damage to a building.
Combined Earthquake Hazard Level	Low	Earthquake ground shaking and liquefaction potential.

Building Name	Area Name	Year Built	Code Year	Construction Type	Stories	Irregularities
Main Building High School	14 Addition	2014	2003-Present	S2	1	Horizontal
		Building State	**Damage**	**Not Repairable**	**Risk**	**Likely Tag**
		Existing Building	19%	14%	Low	Yellow
	Ground Floor	1986	1976-1985	S2	2	Yes
		Building State	**Damage**	**Not Repairable**	**Risk**	**Likely Tag**
		Existing Building	33%	28%	Moderate	Yellow/Red
		Life Safety Retrofit Building	18%	13%	Low	Yellow
		Current Code Building	14%	9%	Low	Green/Yellow
	Outdoor covered work	1986	1976-1985	RM1	1	Yes
		Building State	**Damage**	**Not Repairable**	**Risk**	**Likely Tag**
		Existing Building	32%	30%	Moderate	Red
		Life Safety Retrofit Building	16%	11%	Low	Green/Yellow
		Current Code Building	12%	8%	Low	Green/Yellow

Selah Intermediate School

Earthquake Ground Shaking Hazard Level	Moderate	Frequency and severity of earthquakes at this site.
Percentile S Among WA K-12 Campuses	25%	Earthquake ground shaking hazard is higher than 25% of WA campuses.
Site Class (Soil or Rock Type)	D	Firm Soil
Liquefaction Potential	Low	Liquefaction increases the risk of major damage to a building.
Combined Earthquake Hazard Level	Low	Earthquake ground shaking and liquefaction potential.

Building Name	Area Name	Year Built	Code Year	Construction Type	Stories	Irregularities
Main Building	Main Area	1998	1997	RM1	2	Horizontal
		Building State	**Damage**	**Not Repairable**	**Risk**	**Likely Tag**
		Existing Building	14%	10%	Low	Green/Yellow

Selah Middle School			
Earthquake Ground Shaking Hazard Level	Moderate	Frequency and severity of earthquakes at this site.	
Percentile S Among WA K-12 Campuses	19%	Earthquake ground shaking hazard is higher than 19% of WA campuses.	
Site Class (Soil or Rock Type)	C	Very Dense Soil and Soft Rock	
Liquefaction Potential	Very Low to Low	Liquefaction increases the risk of major damage to a building.	
Combined Earthquake Hazard Level	Low	Earthquake ground shaking and liquefaction potential.	

Building Name	Area Name	Year Built	Code Year	Construction Type	Stories	Irregularities
Selah Middle School	Main Area	2015	2003-Present	S2	1	Yes
		Building State	**Damage**	**Not Repairable**	**Risk**	**Likely Tag**
		Existing Building	22%	17%	Low	Yellow

3.5

LONG-RANGE PLANNING DOCUMENTS

3.5.0

FACILITIES COMMITTEE MEETING PRESENTATION - SEPTEMBER 20, 2023
& FACILITY IMPROVEMENT IDEAS FROM SCHOOL BOARD (OCTOBER 2023)

Selah School District

Facilities Committee Meeting
Wednesday September 20, 2023
6:00 PM

Agenda

1. Welcome and Introductions
2. Why a Need for a Long Range Facilities Plan
3. Purpose of the Committee
4. Facilities Information
5. Study and Survey
6. Timeline
7. Q & A
8. Next Meeting and Contact Information

WHY?

- The current Long Range Facilities Plan needs to be updated.
- It is the responsibility of the Selah Community, School Board and Superintendent to plan for the future needs of the district.
- It is our turn to do the work that will benefit current and future students.

Why Long Range Facilities Planning?

The long range plan identifies and conveys…….

“Where we are”

“Where we want to go”

“How we are going to get there”

Long Range Facilities Committee Purpose and Guiding Principles

This long range facility plan is intended to assist the Selah School District in determining capital facility priorities, including potential bond proposals, for the next 20 years. (2017 plan)

The purpose of the Long Range Facilities Committee is to develop a comprehensive prioritized list of facility needs within the Selah School District. The prioritized list of facility needs will be presented to the school board in the spring of 2024. The Committee will complete their task by following the guiding principles below.

- Protect our community's investment
- Provide a safe and high-quality learning environment for all students in all buildings
- Honor the work of those before us

Facilities Committee Members

- Local citizens
- School district students, parents and staff
- Educational consultants
- Financial consultants
- Architects and engineers
- Office of Superintendent of Public Instruction

School Construction in Washington

Planning—Funding–Building

Long Range Planning for Facilities

The process of constructing or modernizing a school building originates with the individual school district that determines the need for and type of school construction project. To jumpstart the process, districts should gather data, analyze their needs, and create a plan to achieve their goals. There are several components for a school district to complete during this advance planning process, which culminates with a Study and Survey. *(OSPI School Construction Assistance Program Summary Handbook, 2020)*

Current Long-Range Facility Plan

Selah School District

Long-Range Facility Plan

December, 2017 Final

Established by District Facilities Committee

This long range facility plan is intended to assist the Selah School District in determining capital facility priorities, including potential bond proposals, for the next 20 years. Besides replacing John Campbell in Phase 1, the remainder of the list is advisory only. The school board will make decisions on bond packages and capital projects using this list as a reference. In addition, this list should be reviewed annually and updated at least every 6 years along with the completion of a new Study and Survey.

Current Long-Range Facility Plan Cont.

Phase 1 - To be completed as soon as possible beginning with a bond proposal ready for voters in April of 2018.

- Two new facilities to replace the current John Campbell Primary campus. One campus at the current Robert Lince site as a Kindergarten-only building and one at the current John Campbell site as a new 1-2 building. Both will include safer drop-off/pick-up locations and bus loading zones.

Phase 2 - To be completed within the next 20 years through future bond proposals.

- Within the next 10 years: Selah High School remodel and upgrades, including the potential addition of a performing arts center. Remodel and upgrades to be determined through future facilities planning.
- Within the next 20 years: Selah Intermediate School remodel and upgrades. Remodel and upgrades to be determined through future facilities planning.

Supplemental Projects - To be added on to bond packages at the school board's discretion depending on pricing. In addition, these projects could be completed through other funding mechanisms (capital projects money, donations/fundraising, etc.). This list is in order of priority.

1. Transportation facility upgrades.
2. Address drainage issues at the high school football field. One idea to accomplish this is through the installation of artificial field turf.
3. Maintenance facility upgrades.

Current Long-Range Facility Plan Cont.

Other Projects - These are things important to the facilities committee and should be discussed/addressed through ongoing capital improvements and discussions with the City of Selah.

- Alleviate congestion on 1st avenue that makes it dangerous for middle and high school students
- Continue making safety upgrades and improvements to all campuses through the safety committee recommendations from each campus.
- Continue making energy upgrades to improve efficiency and save money through the capital and maintenance project review process each year.
- Begin discussions about potential property acquisition for future growth.

Early Learning Center (2022 Remodeled) Preschool

Robert Lince Early Learning Center (2021) Kindergarten

John Campbell Primary (2022) 1st/2nd Grade

Selah Intermediate School (1998) 3rd, 4th, 5th Grade

Selah Middle School (2015) 6th, 7th, 8th Grade

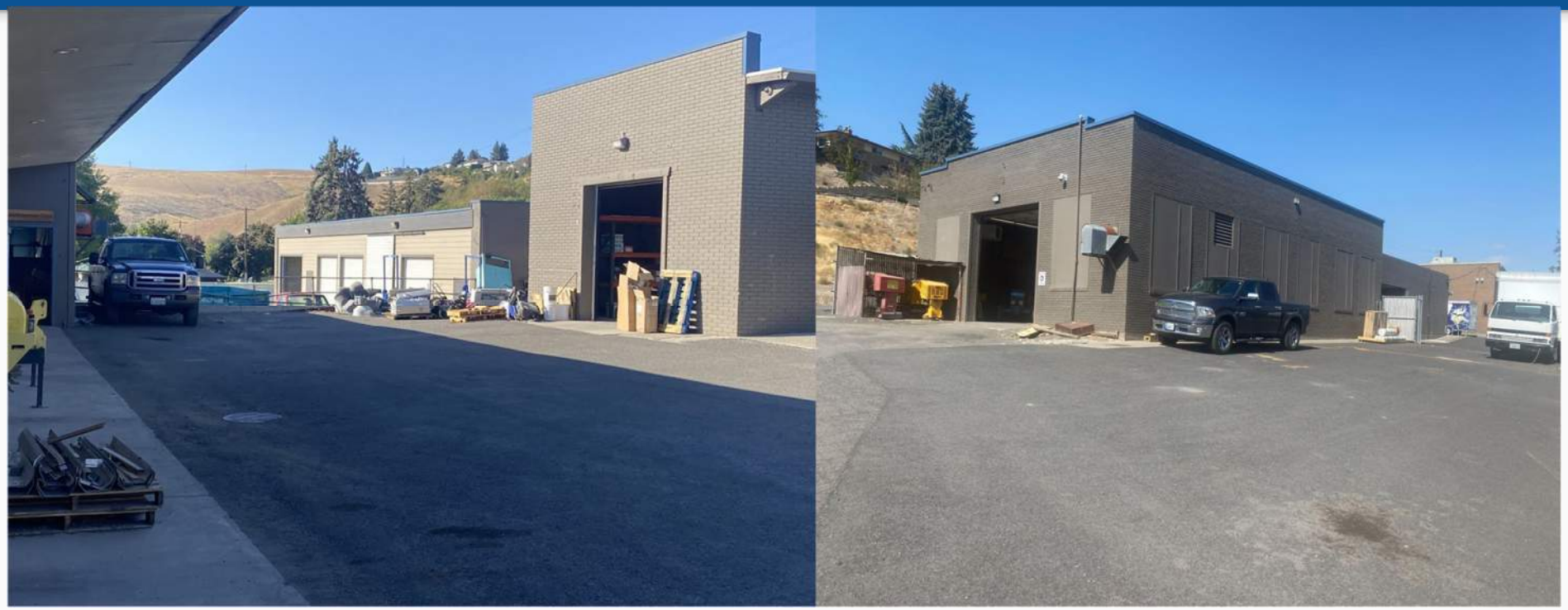
Selah High School (1986, Addition in 2015) 9th, 10th, 11th, 12th Grade

Selah High School

Transportation Cooperative Facility (2023)

Administration Building (1976, Remodel 2016)

Facilities, Grounds & Maintenance (1976)



Child Nutrition/Gym (1976) & Technology

Other District Buildings and Property

2017 Facilities Committee Plan

Phase 2 - To be completed within the next 20 years through future bond proposals.

- Within the next 10 years: Selah High School remodel and upgrades, including the potential addition of a performing arts center. Remodel and upgrades to be determined through future facilities planning.
- Within the next 20 years: Selah Intermediate School remodel and upgrades. Remodel and upgrades to be determined through future facilities planning.

Study and Survey

A Study and Survey is an analysis of the school district's facilities, educational programs and plans, student population projections, capital finance and operating capabilities, and needs for new construction, modernization, or replacement of facilities.

A Study and Survey is required if the plan includes using school construction assistance funding (SCAP).

A Study and Survey was conducted in 2011 and again in 2018.

- School Construction Assistance Summary Handbook

General Timeline (DRAFT)

May 2023: School Board review of current Long Range Facility Plan

June 2023: Community Collaboration

September 2023: Facilities Committee formed

October 2023-March 2024: Facilities Committee work

April 2024: Long Range Facility Plan presented to School Board

May 2024: Long Range Facility Plan presented to Selah community

NEXT STEPS

1. **Each committee member will develop a list of facility improvement ideas to present to the committee at the next meeting.**
2. **Associate Superintendent, Chris Scacco and Director of Financial Services, Stefani Henry will provide information on the Capital Projects Fund, Debt Service Fund, Debt Capacity, Capital Levies and Bond Issues.**
3. **Director of Facilities, Frank Reno will provide a facilities assessment report. (ICOS)**

Q&A

Next Meeting and Contact Information

Tuesday October 24, 2023, 6:00 pm, Boardroom

Notecard: Name, email and connection to the district.

Chris Scacco, chrisscacco@selahschools.org, 698-8005

Frank Reno, frankreno@selahschools.org, 698-8050

Kevin McKay, kevin mckay@selahschools.org, 698-8002

Facility Improvement Ideas

Add a Career and Technical Education Center building to the SHS campus
Add a performing arts center to the SHS campus
Renovate the stadium on the SHS campus
Improve traffic flow on North 1st street
Renovate cafeteria, common student areas and offices at SHS
Renovate classrooms at SHS
Renovate the entire SHS campus except for the 2015 addition
Improve parent pick up and school zone at SIS
Renovate cafeteria and common student areas at SIS

- Tech Center (Selah High School)
    - Build right up from the stadium
    - Attach to HS
- Upgrading the weightroom (move above and between gyms), the current weight room becomes classrooms. (Benjamin and Barnett)
- Counseling/Guidance Center
- Stadium, track and turf field
- MS track upgrade
- Enclose the outside of the shops and add four classrooms (phase 1 of Tech Center)
- Pole building on empty lot
- Turn HS AUX locker rooms into classrooms

General Facility Improvements
Selah High School
Internal renovation and upgrades at SHS (classrooms, cafeteria, office spaces)
Addition of Career and Technology Education Center at SHS
Addition of Performing Arts Center at SHS
Renovation of stadium at SHS

Selah Intermediate School
Internal renovations and upgrades at SIS (classrooms, cafeteria, safety)
External renovations at SIS (bus lane, parent pick up, parking, playground)

North 1st Traffic Flow Improvements
Traffic signals and cross walks
Reconfiguration of bus lanes, parent drop off/pick up at SMS
Bus only road between SMS and SHS

Detailed Facility Improvements
<u>Selah High School</u>
Internal renovation and upgrades at SHS

- modernize current classrooms

- expand cafeteria and common areas
- expand and reconfigure office spaces

Addition of Career and Technology Education Center at SHS

-

Addition of Performing Arts Center at SHS

- auditorium for student and community performances
- addition of fine arts classrooms
- storage

Renovation of stadium at SHS

- addition of field turf playing surface
- addition of a competition track
- renovation of seating and walkways
- improvements to pressbox, restrooms and concessions

<u>Selah Intermediate School</u>

Internal renovations and upgrades at SIS

- modernize current classrooms
- expansion of cafeteria

External renovations at SIS

- relocate bus lane
- improve parent drop off/pick area

<u>North 1st Traffic Flow Improvements</u>

- traffic signals and cross walks
- roundabout
- reconfiguration of bus lanes, parent drop off/pick up at SMS
- bus only road between SMS and SHS

3.5.1

FACILITIES COMMITTEE MEETING PRESENTATION – NOVEMBER 7, 2023

Selah School District

Facilities Committee Meeting
Tuesday November 7, 2023
6:00 PM

SCHOOL DISTRICT
Cultivating life long learners

Agenda

1. Welcome and Introductions
2. Review September 20, 2023 Meeting
3. Student Enrollment Data
4. SSD Facilities Assessment
5. Capital Projects Fund, Debt Service Fund, Bonds and Levies
6. Committee Member Ideas
7. Stakeholder Survey
8. Q & A
9. Next Meeting

Review: WHY?

- The current Long Range Facilities Plan needs to be updated.
- It is the responsibility of the Selah Community, School Board and Superintendent to plan for the future needs of the district.
- It is our turn to do the work that will benefit current and future students.

Review: Long Range Facilities Committee Purpose and Guiding Principles

This long range facility plan is intended to assist the Selah School District in determining capital facility priorities, including potential bond proposals, for the next 20 years. (2017 plan)

The purpose of the Long Range Facilities Committee is to develop a comprehensive prioritized list of facility needs within the Selah School District.
The prioritized list of facility needs will be presented to the school board in the spring of 2024. The Committee will complete their task by following the guiding principles below.

- Protect our community's investments
- Provide a safe and high-quality learning environment for all students in all buildings
- Honor the work of those before us

Current Long-Range Facility Plan

Selah School District

Long-Range Facility Plan

December, 2017 Final

Established by District Facilities Committee

This long range facility plan is intended to assist the Selah School District in determining capital facility priorities, including potential bond proposals, for the next 20 years. Besides replacing John Campbell in Phase 1, the remainder of the list is advisory only. The school board will make decisions on bond packages and capital projects using this list as a reference. In addition, this list should be reviewed annually and updated at least every 6 years along with the completion of a new Study and Survey.

Current Long-Range Facility Plan Cont.

Phase 1 - To be completed as soon as possible beginning with a bond proposal ready for voters in April of 2018.

- Two new facilities to replace the current John Campbell Primary campus. One campus at the current Robert Lince site as a Kindergarten-only building and one at the current John Campbell site as a new 1-2 building. Both will include safer drop-off/pick-up locations and bus loading zones.

Phase 2 - To be completed within the next 20 years through future bond proposals.

- Within the next 10 years: Selah High School remodel and upgrades, including the potential addition of a performing arts center. Remodel and upgrades to be determined through future facilities planning.
- Within the next 20 years: Selah Intermediate School remodel and upgrades. Remodel and upgrades to be determined through future facilities planning.

Supplemental Projects - To be added on to bond packages at the school board's discretion depending on pricing. In addition, these projects could be completed through other funding mechanisms (capital projects money, donations/fundraising, etc.). This list is in order of priority.

1. Transportation facility upgrades.
2. Address drainage issues at the high school football field. One idea to accomplish this is through the installation of artificial field turf.
3. Maintenance facility upgrades.

Current Long-Range Facility Plan Cont.

Other Projects - These are things important to the facilities committee and should be discussed/addressed through ongoing capital improvements and discussions with the City of Selah.

- Alleviate congestion on 1st avenue that makes it dangerous for middle and high school students
- Continue making safety upgrades and improvements to all campuses through the safety committee recommendations from each campus.
- Continue making energy upgrades to improve efficiency and save money through the capital and maintenance project review process each year.
- Begin discussions about potential property acquisition for future growth.

Student Enrollment Headcount Data
October 2023

K-241

1-252

2-286

3-256

4-284

5-283

6-296

7-321

8-307

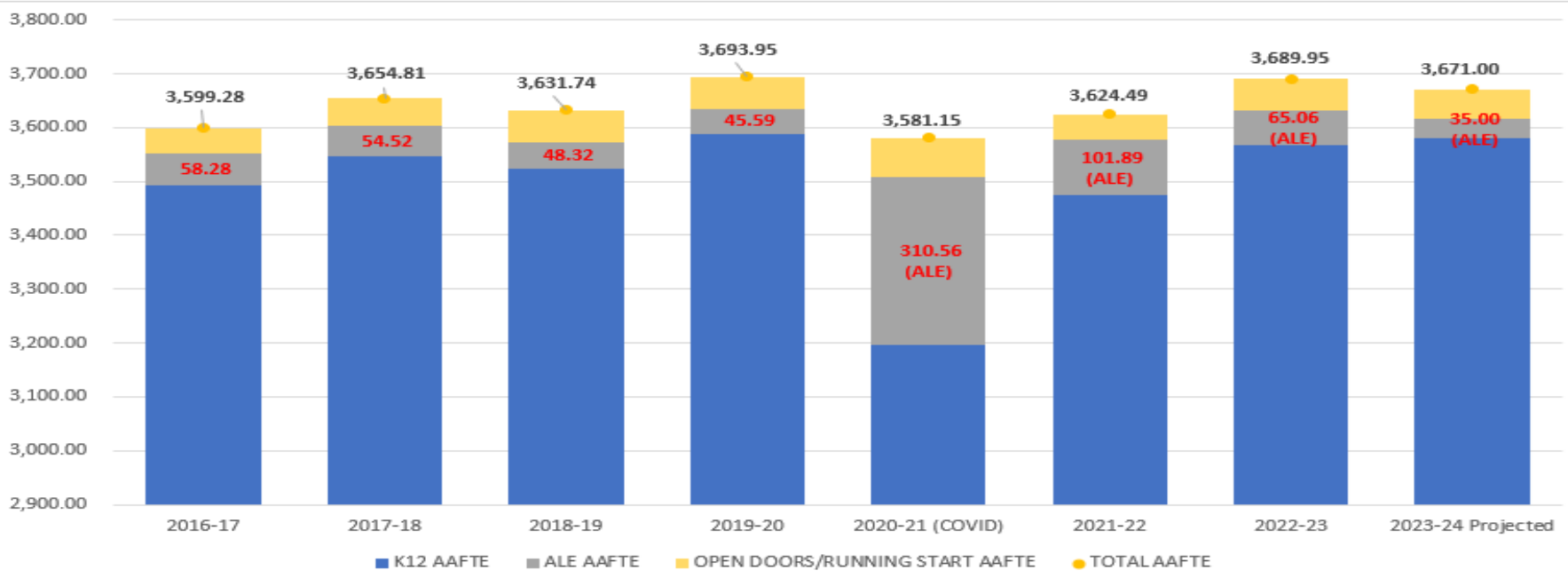
9-298

10-306

11-289

12-277

Student FTE - Enrollment History



Facility Assessment Data

Selah Intermediate School (new in 1999)

- HVAC Heating Upgrade
- Chiller Replacement
- Roof Replacement (in next 10 years)
- Window Replacement
- Lighting - to LED (T-8 currently)
- Carpet, Paint, VCT - (establish cycle for replacement)

Selah High School (new in 1988, addition 2014)

- HVAC Heating Upgrade
- Chiller Replacement
- Roof Replacement (in next 10-15 years)
- Electrical Capacity Upgrade
- Window Replacement
- Lighting - to LED (T-8 currently)
- Additional Classroom Space Needed
- Replacement/Upgrades to Stadium and Football Field
- Carpet, Paint, Bathroom upgrades, etc- done on a cycle basis

Debt Service Fund - Outstanding Debt

Voted Bonds		O/S Bal at 8/31/23
2018 Bonds (payoff 2042)	$40,955,000	$38,995,000
2022 Bonds (payoff 2036)	$21,290,000	$20,005,000
Total Voted Debt	$62,245,000	$59,000,000
Non-Voted Bonds		
None	$0	$0
Total ALL Bonds		$59,000,000

2012 Bonds were refinanced in February 2022 - interest rate reduced from 4.32% to 2.11%- $4.7M savings to taxpayers.

Debt Capacity at 11/1/23

Voted Debt Capacity

2024 Bond Assessed Value (Preliminary)	$3,160,135,151
Statutory Capacity Rate	5.000%
Total Statutory Capacity	$ 158,006,758
Less: Outstanding Voted Debt	$ (59,000,000)
Less: Outstanding Non-Voted Debt	$ -
Plus: Debt Service Fund Balance	$ 1,724,437
Remaining Capacity	**$ 100,731,195**

Non-Voted Debt Capacity

2024 Bond Assessed Value (Preliminary)	$3,160,135,151
Statutory Capacity Rate	.375%
Total Statutory Capacity	$ 11,850,607
Less: Outstanding Voted Debt	$ -
Less: Refundings Use of Non-Voted Capacity	$ -
Remaining Capacity	**$ 11,850,607**

Capital Projects Fund

	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Bond Projects:						
2012 Bond - High School Addition	$0	$0	$0	$0	$0	$0
2012 - Bond Middle School	$613	$0	$0	$0	$0	$0
2012 Bond- RL/Sunset/Security Misc Projects	$1,044,940	$48,004	-$1,610	$0	$0	$0
2018 Bond Rating and Closing Costs	$249,491	$0	$0	$0	$0	$0
2018 Bond - Kinder Campus	$473,693	$5,503,424	$13,204,022	$901,922	$13,643	$0
2018 Bond - Primary (1-2) Campus	$0	$420,455	$3,921,658	$22,210,225	$7,676,314	$140,209
Transportation Facility	$0	$0	$0	$6,325	$573,233	$8,322,276
Total Bond Expenditures	$1,768,737	$5,971,883	$17,124,070	$23,118,472	$8,263,190	$8,462,485
Non-BOND Projects	$735,159	$174,641	$368,904	$27,790	$819,658	$282,539
Total Expenditures	$2,503,896	$6,146,524	$17,492,974	$23,146,262	$9,082,848	$8,745,024
GF to CPF Transfer	$800,000	$400,000	$400,000	$400,000	$400,000	$400,000
Ending Fund Balance as of 8/31/23	*$6,545,489*	*Actual*				
Bond	*$873,657*					
Non-Bond - designated private donation - Tech Center	*$3,727,101*					
Non-Bond - Other	*$1,944,731*					

Bonds and Capital Projects Levies

Capital Projects Levies

- No dollar limit
- Simple majority to pass (50%+1)
- May only be on ballot twice per calendar year
- Up to six-year collection
  - (Example: $15M/6=$2.5M per yr = .80/$1,000)
- No interest cost

Bonds

- 5% Assessed Value MAX Debt Capacity
- Super majority to pass (60% with 40% Validation)
- Term 20-25 years most common
- State Assistance could be available

Tax Collection Rates

$1.65 Replacement LEVY 8-10% AV

TAX YEAR	BASIC ASSESSED VALUATION	VAL. % CHG	M&O LEVY	M&O LEVY RATE $/1000	BOND PMTS. OUTSTANDING	BOND RATE $/1000	TOTAL RATE $/1000	
2017	1,515,835,278	0.84%	5,508,204	3.63	1,784,000	1.18	4.81	
2018	1,603,108,094	5.76%	5,618,369	**3.53**	1,819,000	**1.13**	4.66	
2019	1,804,048,251	12.53%	2,706,072	**1.50**	4,367,000	**2.42**	3.92	
2020	2,024,473,808	12.22%	3,097,205	**1.53**	4,403,000	**2.17**	3.70	
2021	2,152,486,903	6.32%	3,314,651	**1.54**	4,452,000	**2.07**	3.61	
2022	2,389,269,331	11.00%	3,550,187	**1.49**	4,494,000	**1.88**	3.37	
2023	2,638,042,885	10.41%	3,905,205	**1.48**	4,600,000	**1.74**	3.22	
2024	3,160,135,151	19.79%	4,865,720	**1.54**	3,995,000	**1.26**	2.80	*Preliminary AV*
2025	3,476,148,666	10.00%	5,352,292	**1.54**	4,076,000	**1.17**	2.71	*Projected AV*
2026	3,754,240,559	8.00%	5,780,475	**1.54**	4,200,000	**1.12**	2.66	*Projected AV*
2027	4,054,579,804	8.00%	6,242,913	**1.54**	4,300,000	**1.06**	2.60	*Projected AV*
		Projected assessed valuation						

Note: Assessed values include Yakima and Kittitas County Assessments

Projected

9.24% average assessed value increase over last 3 years (total increase 27.73%)

$59M outstanding debt	$1.26 per $1,000
Proj rate if add $100M	Proj increase of $3+

Committee Member Ideas

Stakeholder Survey

General Timeline

May 2023: School Board review of current Long Range Facility Plan

June 2023: Community Collaboration

September 2023: Facilities Committee formed

October 2023-March 2024: Facilities Committee work

April 2024: Long Range Facility Plan presented to School Board

May 2024: Long Range Facility Plan presented to Selah community

Q&A

Next Meeting

TBA

3.5.2

FACILITIES COMMITTEE MEETING PRESENTATION – DECEMBER 6, 2023

Selah School District

Facilities Committee Meeting
Wednesday December 6, 2023
6:00 PM

Selah
SCHOOL DISTRICT
Cultivating life long learners

Agenda

1. Welcome and Introductions
2. Review 9/20/23 and 11/7/23 Meetings
3. Committee Member Ideas
4. Stakeholder Survey
5. Q & A
6. Next Meeting

Review: WHY?

- The current Long Range Facilities Plan needs to be updated.
- It is the responsibility of the Selah Community, School Board and Superintendent to plan for the future needs of the district.
- It is our turn to do the work that will benefit current and future students.

Review: Long Range Facilities Committee Purpose and Guiding Principles

This long range facility plan is intended to assist the Selah School District in determining capital facility priorities, including potential bond proposals, for the next 20 years. (2017 plan)

The purpose of the Long Range Facilities Committee is to develop a comprehensive prioritized list of facility needs within the Selah School District.
The prioritized list of facility needs will be presented to the school board in the spring of 2024. The Committee will complete their task by following the guiding principles below.

- Protect our community's investments
- Provide a safe and high-quality learning environment for all students in all buildings
- Honor the work of those before us

Current Long-Range Facility Plan

Selah School District

Long-Range Facility Plan

December, 2017 Final

Established by District Facilities Committee

This long range facility plan is intended to assist the Selah School District in determining capital facility priorities, including potential bond proposals, for the next 20 years. Besides replacing John Campbell in Phase 1, the remainder of the list is advisory only. The school board will make decisions on bond packages and capital projects using this list as a reference. In addition, this list should be reviewed annually and updated at least every 6 years along with the completion of a new Study and Survey.

Current Long-Range Facility Plan Cont.

~~**Phase 1** - To be completed as soon as possible beginning with a bond proposal ready for voters in April of 2018.~~

- ~~Two new facilities to replace the current John Campbell Primary campus. One campus at the current Robert Lince site as a Kindergarten-only building and one at the current John Campbell site as a new 1-2 building. Both will include safer drop-off/pick-up locations and bus loading zones.~~

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1. ~~Transportation facility upgrades.~~
2. Address drainage issues at the high school football field. One idea to accomplish this is through the installation of artificial field turf.
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Current Long-Range Facility Plan Cont.

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- Continue making safety upgrades and improvements to all campuses through the safety committee recommendations from each campus.
- Continue making energy upgrades to improve efficiency and save money through the capital and maintenance project review process each year.
- Begin discussions about potential property acquisition for future growth.

Additional Information:

Facilities Assessment

Student Enrollment

Capital Projects and Debt Service Fund

Debt Capacity

Levies and Bonds

Tax Rates

Committee Member Ideas

Stakeholder Survey

Draft Survey Handout

General Timeline

May 2023: School Board review of current Long Range Facility Plan

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October 2023-March 2024: Facilities Committee work

April 2024: Long Range Facility Plan presented to School Board

May 2024: Long Range Facility Plan presented to Selah community

Q&A

Next Meeting

January 17, 2024

6:00 PM

SHS?

3.5.3

FACILITIES COMMITTEE MEETING PACKET – FEBRUARY 29, 2024
COMMUNITY STAKEHOLDER SURVEY
LONG-RANGE FACILITIES PLAN SURVEY RESULTS (FEBRUARY 12, 2024)
COMMITTEE RANKINGS EMAIL & SUMMARY
2017 LONG-RANGE FACILITY PLAN
COMMITTEE MEMBER IDEAS FROM 12/6/23 MEETING

Community Stakeholder Survey

Introduction: The Selah School District is updating the long range facilities plan (LRFP). The purpose of the LRFP is to provide a district wide road map for facility needs for the next 20 years. The current plan, which was implemented in 2017, led to facility improvements at John Campbell Primary, Robert Lince Early Learning Center and the Transportation Cooperative. A committee has been formed to develop an updated comprehensive list of facility improvement needs within the district. The list of facility needs will be provided to the Board of Directors as part of an updated LRFP later this spring. The committee is seeking your input on this important work. Please provide the committee with your thoughts on the facility needs of the Selah School District. Below you will find some of the facility needs that the committee members have identified. Please check the ideas that you think are needed and add your ideas in the text box below.

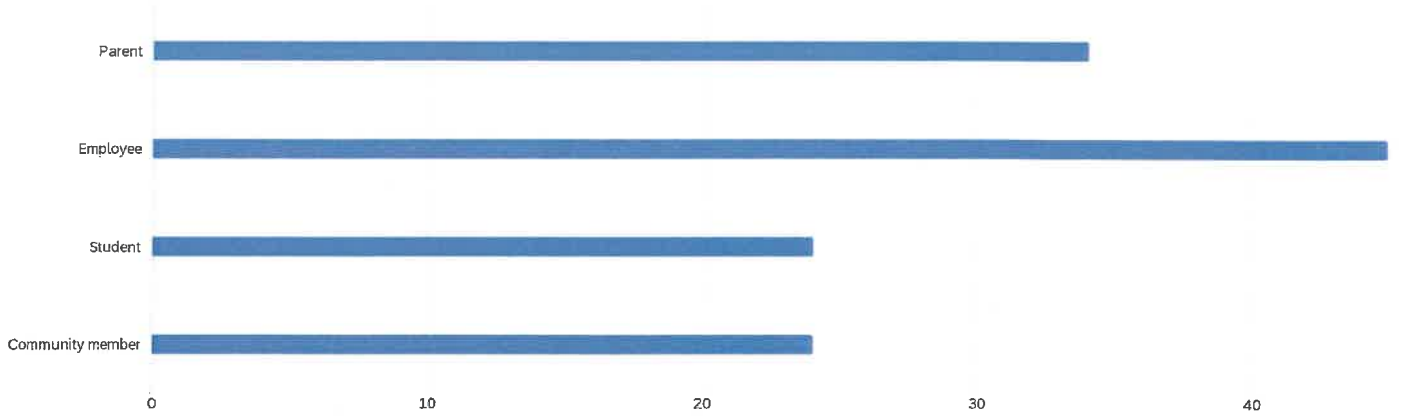
- ☐ Outdoor Athletic Facility Upgrades (SHS stadium, field, track, SMS track)
- ☐ HS Career and Technical Education Center (specialized labs and classrooms, workshops, studios, storage, etc.)
- ☐ HS Performing Arts Center (auditorium, classrooms, storage)
- ☐ HS Renovation/Modernization (updates to classrooms, labs, cafeteria, offices, common student spaces, HVAC systems, roof, windows, lighting, electrical)
- ☐ SIS Renovation/Modernization (updates to classrooms, cafeteria, offices, common student spaces, HVAC systems, roof, windows, lighting)
- ☐ MS Career and Technical Education Classroom Upgrades
- ☐ Alleviate traffic congestion on 1st Street between MS and HS

Long-Range Facilities Plan Survey / Page 1

(Concluded February 12, 2024)

Responses: 107

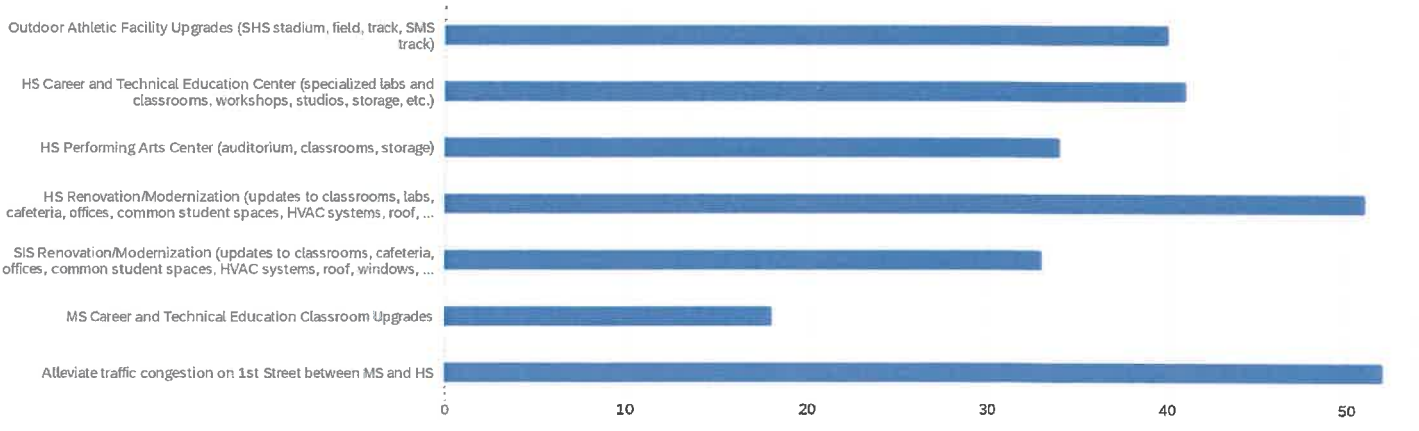
What is your relationship to the Selah School District? 102



What is your relationship to the Selah School District? 102

Q1 - What is your relationship to the Selah School District?	Percentage	Count
Parent	33%	34
Employee	44%	45
Student	24%	24
Community member	24%	24

The committee has come up with many options for the next long-range plan. Please check which options you see as a need over the next 20 years. 94



The committee has come up with many options for the next long-range plan. Please check which options you see as a need over the next 20 years. 94

Q2 - The committee has come up with many options for the next long-range plan. Please check which options you see as a need over the next 20 years.	Percentage	Count
Outdoor Athletic Facility Upgrades (SHS stadium, field, track, SMS track)	43%	40
HS Career and Technical Education Center (specialized labs and classrooms, workshops, studios, storage, etc.)	44%	41
HS Performing Arts Center (auditorium, classrooms, storage)	36%	34
HS Renovation/Modernization (updates to classrooms, labs, cafeteria, offices, common student spaces, HVAC systems, roof, windows, lighting, electrical)	54%	51
SIS Renovation/Modernization (updates to classrooms, cafeteria, offices, common student spaces, HVAC systems, roof, windows, lighting)	35%	33
MS Career and Technical Education Classroom Upgrades	19%	18
Alleviate traffic congestion on 1st Street between MS and HS	55%	52

Really really dislike the school configurations, need to go to a K-5 format like many Districts use for elementary schools. Cons out way the Pros with the current format. Really impacts a lot of stuff and does affect the older MS/HS students as they are starting school too early to allow for a third bus loops for K and Pre-K. The while grade format thing seems crazy to me and hasn't been a good experience for our family.

SIS- another playground located southwest of 3rd grade hall that could allow for smaller groups (alternative recess or SEL groups), closer access for supported learning classroom, bathrooms. SHS- Parking for visitors at the high school, more parking for staff SHS- updating SLC classroom so materials can be stored and locked, kitchen drawers / cupboards can be locked effectively, new appliances that work, life skills area reconfigured to make effective use of space. SIS- moving the 21st century lab to another location away from restorative rooms to support privacy/decreasing distraction.

I think it would be nice to update the flat roofs in the district...make a façade to hide all of the rooftop A/C units, etc. Make it a more appealing look.

I definitely think the parking at Selah intermediate is an issue. Also for children's safety the playground at SIS is not fully fenced off like John Campbell and Robert Ince . Would definitely like to see more hands-on classes like home economics and shop class for middle school students .

Age appropriate playground equipment for SIS students. There is unsafe, broken and not enough equipment for the class sizes to use during recess.

Modernize high school

Since there's such a big push for CTE classes and currently a majority of the staff teaching these classes don't have the right facilities to do so I think that should be the top priority. These teachers are doing a hard job and it's only made harder by the lack of proper facilities.

The HS should get a tank

None of this is a need! Take care of what we have before adding more!

Student outdoor facilities at SIS.

Less sugar and chemicals in breakfasts, more protein

Less sugary breakfasts, more protein

make improvements to the soccer/football field

Our HS is in serious need to accommodate the number of students we have and the types of classes we now offer.

Can you add an entrance to the high school parking lot from Wemex? This way high school students who drop off their middle school siblings could drive directly into the parking lot rather than out onto North first.

A stage for the High School. High School sports room/facility for Dance and Cheer

Sis needs to be updated but it is also too small for that many kids.

Robert Lince Kindergarten does not have enough parking, and the parent drop off area is not big enough. I'm not sure what can be done, but this is a need I see.

I would like to see some money and planning invested in stewardship of the landscaping that was so beautifully installed around RLK and JCP. It's unfortunate to see newly planted trees and shrubs die or go untended. And/or, perhaps future long range plans can leave more money in the line item for ongoing landscaping maintenance. Thank you for your dedication to Selah students and schools!

Please consider including, at the High School, a fully enclosed construction lab with adjoining classroom space. Currently our construction lab is housed in an outdoor area, which is only partially available during the academic year due to inclement weather. In an effort to maximize our student learning and course offerings, I recommend the construction lab be a top priority.

Replacing windows in the older building of the lince campus where the preschool is housed. The windows let outside weather in really bad, and they open out into the walkway of our playground. This could be also considered a safety thing. The windows have sharp metal corners when open so a kids could run right into them, also if we have a real secure and teach in which we tape windows. We would be full relying on the plastic and good taping to keep us safe from whatever hazardous spill is outside.

The high school is LONG overdue for basic updates. All of the classrooms are either boiling hot or freezing cold and everytime the HVAC system breaks we are told that many of the parts are no longer available or hard to get.

I think the High School and Intermediate School need immediate improvement. They are out-dated and honestly the high school doesn't fit the amount of students that we have. I know plenty of students who have to sit on the ground at lunch because there isn't enough tables. With the large amount of students at the HS Campus, we need more space and an upgraded school.

No more levy's!!!

Improve student safety by making it notes crazy to get in and out of the MS and HS.

I am employed within the district, I live in Selah and my kids have gone to Selah since they were in kindergarten. I see all these things being important most especially HVAC as sometimes it works sometimes it doesn't, sometimes we get a sauna and it's 85 degrees in a classroom other times we are in an ice box. I would also love to see the high school get their own track and auditorium, but I also know there are limits to what can be done. If there was a choice I would hope renovations and modifications can be a priority.

This high school is outdated and have many safety concerns. There are 13 plus outside entrances and a number of places to hide. Additionally, it is bursting at the seams for lunches and classroom/educational spaces. It needs to be a priority at this point in order to prepare our students for the 21st Century!

I think that the rule you cant leave the classroom 5 minute before class ends should not be allowed if a student is having an a feminine issue or is really needing to use the bathroom they should be allowed to use the restroom.

I plan to vote no to any further funding until I see what is currently being taxed and spent poorly by the school and board members work better for the kids and community.

It seems, with the abysmal test scores in the district, that focusing on what's happening in the facilities should take priority over the structures. Brand new buildings, and technology, are not necessary for effective teaching and successful learning.

I believe that better use of our tax dollars are needed before we start throwing other peoples money at the problem. We have beautiful schools but the grade point needs improvement. I vote no to anymore tax money being spent.

None of the above Need to be more conservative with our tax money

If the city keeps letting the elect group Of builders put money in there pocket by building transit mass living dwellings the entire distric will be in an over crowd situation in class rooms . Example the condos by the high school . There is no encouragement for working families . The rent is higher there is no out door area with the units personal space . It's encouraging multi family situations. Where there is children crunched into rooms sleeping on sofas . It takes two or three families to pay the rent . It is encouraging transit and even unmonitored children in the city . There is no stability in renters so you are going to see the same in the school and it is going to cost money and it doubles the amount of kids going in and out of the system. It won't be just over crowding but a challenge to educate and the safety is going to become a greater issue due to lack of supervision of the children . More cameras more security measures . More exposure of these kids to domestic violence brings more violence to the schools. Like the racial issues in the games. Your bringing in lower social economic levels .

No new facilities are needed. Updates to the current facilities are welcome and I'm sure will be appreciated. Better use and allocation of currents taxes that go to these districts are a better idea than adding additional taxes for new buildings that are not needed.

New high school!!

I will be voting no on any and all increase in taxes for the school district. From what I see, selah school district is doing very well.

Outdoor fun stuff for Earlly Learning Center and Kinder and Selah Intermediate

Update HVAC and plumbing at sls

Chris Scacco <chrisscacco@selahschools.org>

Reminder-Facilites Committee Meeting

Kevin McKay <kevinmckay@selahschools.org> Thu, Feb 29, 2024 at 7:48 AM
To: eric.neumeyer@selahwa.gov, "Wallace, Rocky" <Rocky.Wallace@selahwa.gov>, Chris Scacco <chrisscacco@selahschools.org>, Colton Monti <coltonmonti@selahschools.org>, Dan Peters <danpeters@selahschools.org>, Emily Nelson <emily.nelson@esd105.org>, Ethan Meikle <ethanmeikle@selahschools.org>, Frank Reno <frankreno@selahschools.org>, Jeremy Hines <jeremy@hinesplace.net>, Ricky Adams <rgadams2654@gmail.com>, Jeff Hartwick <jhart54@fairpoint.net>, Mary Wilmoth <vp.wilmothm@gmail.com>, Joel Dulude <Joeldulude@icloud.com>, Stevedulude@gmail.com, Adam Smith <asmith3421@hotmail.com>, Derek Iverson <derekiverson@selahschools.org>

Hello Committee Members,
If you were not able to attend last night, please take some time to review the attachments and then identify your rank order. You can reply to the email and rank the improvement interests below from 1-7 or you can fill out the last page of the attachments and scan it or drop it off at my office. I will then tabulate the results and send back out the final rank order of the committee's priorities for SSD facility improvements. At our next and potentially last meeting on Wednesday March 27, 2024 we will approve the priorities and discuss how the committee wants to share their work with the school board at the April 25, 2024 board meeting. Let me know if you have any questions and thanks again for being a member of the committee.
Kevin

SSD Facility Improvement Interest	FC Member Rank
Outdoor Athletic Facilities Upgrades (stadium, HS track, field, MS track)	
SHS Career and Technical Education Center	
SHS Performing Arts Center	
SHS Renovation/Modernization	
SIS Renovation/Modernization	
SMS Career and Technical Education Classroom Upgrades	
Alleviate Traffic Congestion on 1st Between SMS and SHS	

[Quoted text hidden]

FC Docs 2-28-24.pdf
332K

SSD Facility Improvement Interest	FC Rank	Survey Rank	On Current LRFP	Final Rank
Outdoor Athletic Facilities Upgrades (stadium, HS track, field, MS track)		4	Yes (Supplemental Projects-only field)	
SHS Career and Technical Education Center		3	No	
SHS Performing Arts Center		5	No	
SHS Renovation/Modernization		2	Yes (10 year)	
SIS Renovation/Modernization		6	Yes (20 Year)	
SMS Career and Technical Education Classroom Upgrades		7	No	
Alleviate Traffic Congestion on 1st Between SMS and SHS		1	Yes (Other Projects)	

Selah School District

Long-Range Facility Plan

December, 2017 Final

Established by District Facilities Committee

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SSD Facilities Committee
Committee Member Ideas-12/6/23

Summary List of Facilities Improvement Interests:

- Outdoor Athletic Facility Upgrades (SHS stadium, field, track, SMS track)
- HS Career and Technical Education Center (specialized labs and classrooms, workshops, studios, storage, etc.)
- HS Performing Arts Center (auditorium, classrooms, storage)
- HS Renovation/Modernization (updates to classrooms, labs, cafeteria, offices, common student spaces, HVAC systems, roof, windows, lighting, electrical)
- SIS Renovation/Modernization (updates to classrooms, cafeteria, offices, common student spaces HVAC systems, roof, windows, lighting)
- MS Career and Technical Education Classroom Upgrades
- Alleviate traffic congestion on 1st Street between MS and HS

Detailed list of Facilities Improvement Interests:

- HS - Turf Field at HS Stadium (including track if at all possible)
- HS Stadium Field - another option for field would be to add sand over soil then new grass - improve drainage and condition of field
- HS - add locker rooms on Field (including training room?)
- HS - Technology Center (note: would also open up other classrooms inside the high school)
- HS and SIS - Upgrades to HVAC, Roof, Windows, Lighting
- HS - *Performing Arts Facility
- MS - CTE - upgrades to rooms to meet needs (FCS, lab space, etc.)
- HS temporary classrooms (portables or modular classrooms)
- HS renovation or replacement (20 years)
- SIS renovation or replacement (after HS)
- Alleviate congestion issues on 1st Street - Purchase Peace Luthern property - add road through to have buses (and cars possibly) get through that way to the lower highschool lot.
- HS - expand classroom space by building into parking lot and use the open lot (the dirt lot behind high school) for parking
- MS add lights to track
- MS add lights in front of school for basketball hoops
- MS resurface current track, fix drainage issue
- HS - Research or other facilities adjacent to HS to rent classrooms
- Safety improvements at all schools
- Evaluate learning space needs at all campuses (labs)
- Evaluate technology and facilities department needs

3.5.4

FACILITIES COMMITTEE MEETING PACKET & COMMENTS – MARCH 27, 2024
MEETING AGENDA
EMAIL REGARDING RANKINGS (MARCH 14, 2024)

Selah School District Long Range Facilities Committee
Wednesday, March 27, 2024
6:00 pm, Boardroom

Agenda

1. Review the Purpose

The purpose of the Long Range Facilities Committee is to develop a comprehensive prioritized list of facility needs within the Selah School District. The prioritized list of facility needs will be presented to the school board in the spring of 2024. The Committee will complete their task by following the guiding principles below.

- Protect our community's investment
- Provide a safe and high-quality learning environment for all students in all buildings
- Honor the work of those before us

2. Review Facilities Committee's Prioritized List of Facility Improvements

Facility Committee Priorities (Draft)
1. SHS Renovation/Modernization
2. SHS Career and Technical Education Center
3. **Alleviate Traffic Congestion on 1st Between SMS and SHS**
4. Outdoor Athletic Facilities Upgrades (stadium, HS track, field, MS track)
5. SIS Renovation/Modernization
6. SHS Performing Arts Center
7. SMS Career and Technical Education Classroom Upgrades
This priority that can not be accomplished by the Selah SD independently and requires a partnership with other entities

3. Committee agreement to provide list to the Selah School Board

4. Next Steps:
   May 23, 2024-Present list to the SSD School Board
   June 27, 2024-Present updated Long Range Facility Plan to the SSD School Board

5. Future Opportunities

6. Thank You!

Chris Scacco <chrisscacco@selahschools.org>

Data for Review

2 messages

Kevin McKay <kevinmckay@selahschools.org> Wed, M
To: eric.neumeyer@selahwa.gov, "Wallace, Rocky" <Rocky.Wallace@selahwa.gov>, Chris Scacco <chrisscacco@selahschools.org>, Colton Monti <coltonmonti@selahschools.org>, Dan Peter
<danpeters@selahschools.org>, Emily Nelson <emily.nelson@esd105.org>, Ethan Meikle <ethanmeikle@selahschools.org>, Frank Reno <frankreno@selahschools.org>, Jeremy Hines <jerem
Ricky Adams <rgadams2654@gmail.com>, Jeff Hartwick <jhart54@fairpoint.net>, Mary Wilmoth <vp.wilmothm@gmail.com>, Joel Dulude <Joeldulude@icloud.com>, Steve Dulude <Stevedulu
Adam Smith <asmith3421@hotmail.com>, Derek Iverson <derekiverson@selahschools.org>, Jeff Cochran <jeffcochran@selahschools.org>

Hi All,
Below is a summary of the data from individual committee members, the average, the rank by average, the survey rank and combined rank with all data included. At our next meeting on Mar need to make a final determination of the Facility Committee Priorities which will be presented to the Board at the April 25, 2024 meeting. If you have any questions or comments please let m
Thanks
Kevin

SSD Facility Improvement Interest	Individual Member Rank	Average	FC Rank	Survey Rank	C
Outdoor Athletic Facilities Upgrades (stadium, HS track, field, MS track)	4,4,2,1,5,5,6,4,4,3,3,6,7,3	4.07	3/4	4	
SHS Career and Technical Education Center	6,3,3,4,2,3,4,2,2,4,1,2,4,2	3	2	3	
SHS Performing Arts Center	7,5,4,5,7,4,5,7,5,7,5,3,3,4	5.07	6	5	
SHS Renovation/Modernization	1,2,1,2,1,2,1,1,3,6,1,1,1,1	1.71	1	2	
SIS Renovation/Modernization	2,6,5,3,4,6,2,6,6,2,4,4,2,5	4.07	3/4	6	
SMS Career and Technical Education Classroom Upgrades	5,7,6,3,7,7,3,5,7,5,6,5,6,6	5.57	7	7	
Alleviate Traffic Congestion on 1st Between SMS and SHS	3,1,7,6,6,1,7,3,1,1,7,7,5,7	4.42	5	1	
Facility Committee Priorities **(Draft pending FC approvalon 3/28/24)**					
1. SHS Renovation/Modernization					
2. SHS Career and Technical Education Center					
3. **Alleviate Traffic Congestion on 1st Between SMS and SHS**					
4. Outdoor Athletic Facilities Upgrades (stadium, HS track, field, MS track)					
5. SIS Renovation/Modernization					
6. SHS Performing Arts Center					
7. SMS Career and Technical Education Classroom Upgrades					
This priority that can not be accomplished by the Selah SD independently and requires a partnership and approval with other entities					

--
Kevin McKay
Superintendent
Selah School District

Mary Wilmoth <vp.wilmothm@gmail.com> Wed, Mar 13, 2024 at 1:51 PM
To: Kevin McKay <kevinmckay@selahschools.org>
Cc: eric.neumeyer@selahwa.gov, "Wallace, Rocky" <Rocky.Wallace@selahwa.gov>, Chris Scacco <chrisscacco@selahschools.org>, Colton Monti <coltonmonti@selahschools.org>, Dan Peters <danpeters@selahschools.org>, Emily Nelson <emily.nelson@esd105.org>, Ethan Meikle <ethanmeikle@selahschools.org>, Frank Reno <frankreno@selahschools.org>, Jeremy Hines <jeremy@hinesplace.net>, Ricky Adams <rgadams2654@gmail.com>, Jeff Hartwick <jhart54@fairpoint.net>, Joel Dulude <Joeldulude@icloud.com>, Steve Dulude <Stevedulude@gmail.com>, Adam Smith <asmith3421@hotmail.com>, Derek Iverson <derekiverson@selahschools.org>, Jeff Cochran <jeffcochran@selahschools.org>

This is great, thank you!

I will be attending
Mary Schuler
[Quoted text hidden]
--
Mary Wilmoth
Account Representative
Village Pharmacy Services

3.5.5

PRIORITIZED LIST OF FACILITIES IMPROVEMENT RECOMMENDATIONS
MAY 23, 2024

May 23, 2024

To: Selah School District Board of Directors
From: Selah School District Facilities Committee
Re: Prioritized List of Facility Improvement Recommendations

Background:

The Selah School District Facilities Committee was convened to start the process of updating the district's Long Range Facilities Plan. The purpose of the committee's work was to develop a comprehensive prioritized list of facility improvement needs within the Selah School District. The committee used the following three guiding principles in determining their recommendations to the School Board.

- Protect our community's investment
- Provide a safe and high-quality learning environment for all students in all buildings
- Honor the work of those before us

The committee officially met six times during the 2023-24 school year with one meeting devoted to the tour of Selah High School. The committee also surveyed the community to gain stakeholder input.

Facilities Committee Members:

Parents/Guardians & Community Members: Ricky Adams, Joel Delude, Steve Delude, Jeff Hartwick, Jeremy Hines, Ethan Meikle, Emily Nelson, Eric Neumeyer, Mary Schuler, Rocky Wallace
School Board Members: Dan Peters, Derek Iverson
Employees: Chris Scacco, Colton Monti, Frank Reno, Kevin McKay

Prioritized List of Facility Improvement Recommendations:

1. SHS Renovation/Modernization
2. SHS Career and Technical Education Center
3. **Alleviate Traffic Congestion on 1st Between SMS and SHS**
4. Athletic Facilities Upgrades (stadium, HS track, fields, MS track)
5. SIS Renovation/Modernization
6. SHS Performing Arts Center
7. SMS Career and Technical Education Classroom Upgrades
This priority that can not be accomplished by the Selah SD independently and requires a partnership with other entities

DRAFT

Selah School District
Long-Range Facilities Plan
May 2024

This long range facility plan is intended to assist the Selah School District in determining capital facility priorities for the next 25 years. The list of priorities identified by the committee and through a stakeholder survey is advisory only, but should be used as a guide for the school board to make future school facility related decisions. The school board will make future decisions on what projects will be included and when bond packages and/or capital projects levies are proposed. The year ranges below are only advisory and can be revised by the school board. In addition, this list should be reviewed annually and updated at least every 6 years along with the completion of a new Study and Survey.

Long Range Facilities Improvement Priorities

1. Selah High School Renovation/Modernization
2. Selah High School Career and Technical Education Center
3. Alleviate Traffic Congestion on 1st between SMS and SHS
4. Selah School Outdoor Athletic Facility Upgrades (stadium, field, track)
5. Selah Intermediate School Renovation/Modernization
6. Selah High School Performing Arts Center
7. Selah Middle School Career and Technical Education Facility Upgrades

Phase 1 - To be completed within the next 5-15 years:
Selah High School Renovation/Modernization
Selah High School Career and Technical Education Center
Outdoor Athletic Facility Upgrades (stadium, field, track)

Phase 2 - To be completed within the next 15-25 years:
Selah Intermediate School Renovation/Modernization
Selah High School Performing Arts Center
Selah Middle School Career and Technical Education Facility Upgrades

Partner Projects - To be completed when possible:
Alleviate Traffic Congestion on 1st Street between SMS and SHS
Pending partnership with the City of Selah, availability of funding and approval from other governmental entities.

Other Projects - These are things important to the facilities committee and should be discussed/addressed through ongoing capital improvements.

- Continue making safety upgrades and improvements to all campuses through the safety committee recommendation.
- Continue making energy upgrades to improve efficiency and save money through the capital and maintenance project review process each year.
- Annual capital improvements with all schools: paint, floor covering, fixtures, etc.