









NORTH KITSAP SCHOOL DISTRICT

Levy Planning and Facility Assessment Report

October 2024





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GENERAL

NKSD LEVY PLANNING AND FACILITY ASSESSMENT REPORT

1.1

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ACKNOWLEDGMENTS

We would like to thank the following individuals and departments for taking the time to speak with us, fill out surveys, and provide tours of the various sites in order to facilitate in the development of this facilities assessment report.

ENTITY	*PEOPLE*
Owner North Kitsap School District	**District Personnel** Rachel Davenport, Superintendent Michael Merlino, Assistant Superintendent Jim Luebeck, Assistant Capital Projects Director Wendy Cory, Capital Projects Administrator Reed Gillig, Director of Maintenance and Facilities Jen Markaryan, Communication and Community Relations Coordinator **School Board** Edward Wright, District 1 Mike Desmond, District 2 Breane Martinez, District 3 Beverly Godfrey, District 4 Stacy Milles, District 5 **School Principals** Bethany Lahaie, Principal, David Wolfle Elementary School Craig Frick, Principal, Hilder Pearson Elementary School Debra Audet, Principal, Poulsbo Elementary School Heather Ben-Judah, Principal, Richard Gordon Elementary School Karra Lantz, Principal, Suquamish Elementary School Travis Smith, Principal, Vinland Elementary School Michael Cron, Principal, Poulsbo Middle School Joshua Emmons, Principal, Poulsbo Middle School Adam Dysart, Principal, Kingston Middle School Miranda Smallwood Principal, Kingston High School Robert Marshal, Principal, North Kitsap High School All Front office staff at District Sites
North Kitsap School District Facilities Advisory Committee	Kaitlin Donohoe Adam Toler Mayra Gaal Jewel von Kemp Nicholas D. T. Smith Craig Smith Laura Jane Douglas Ana Cuprill Coma Jeff Weible Reed Gillig Craig Barry Mike Merlino Ed Call Bob Marshall Shelly Weatherby Dennis Peters Madisen Black Karla Boughton Jeremy Sullivan John Waller Adam Bishop Craig Frick Matt Stanford Nicol Williams Heather Zaiss Jay Roof Tania Issa Doug Newell Jeff Weiss Jim Schlacter Gary Nystul Eric Quitslund

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The Facilities Advisory Committee toured schools to discuss community needs, ballot measures, and facilities upgrades.

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EXECUTIVE SUMMARY

Between April and July of 2024, North Kitsap School District embarked on a process that assessed its facilities and evaluated the various needs from a maintenance, operations, and programming standpoint. In conjunction with this effort, the district formed a community focused Facility Advisory Committee (FAC) that evaluated this information and ultimately recommended the district pursue a capital levy in November.

The facilities were assessed by a team of architectural and engineering professionals who have deep experience with the district's building inventory. This team included mechanical, electrical, civil, and structural engineers as well as OSPI Building Conditions Assessor (BCA) certified architectural staff. The facility condition assessment rating system used by the team followed the OSPI Inventory of Condition of Schools (ICOS) system approach and guidelines and was structured around the CSI Uniformat groupings of building systems. The assessment was completed through review of drawings and visual inspection of the facilities.

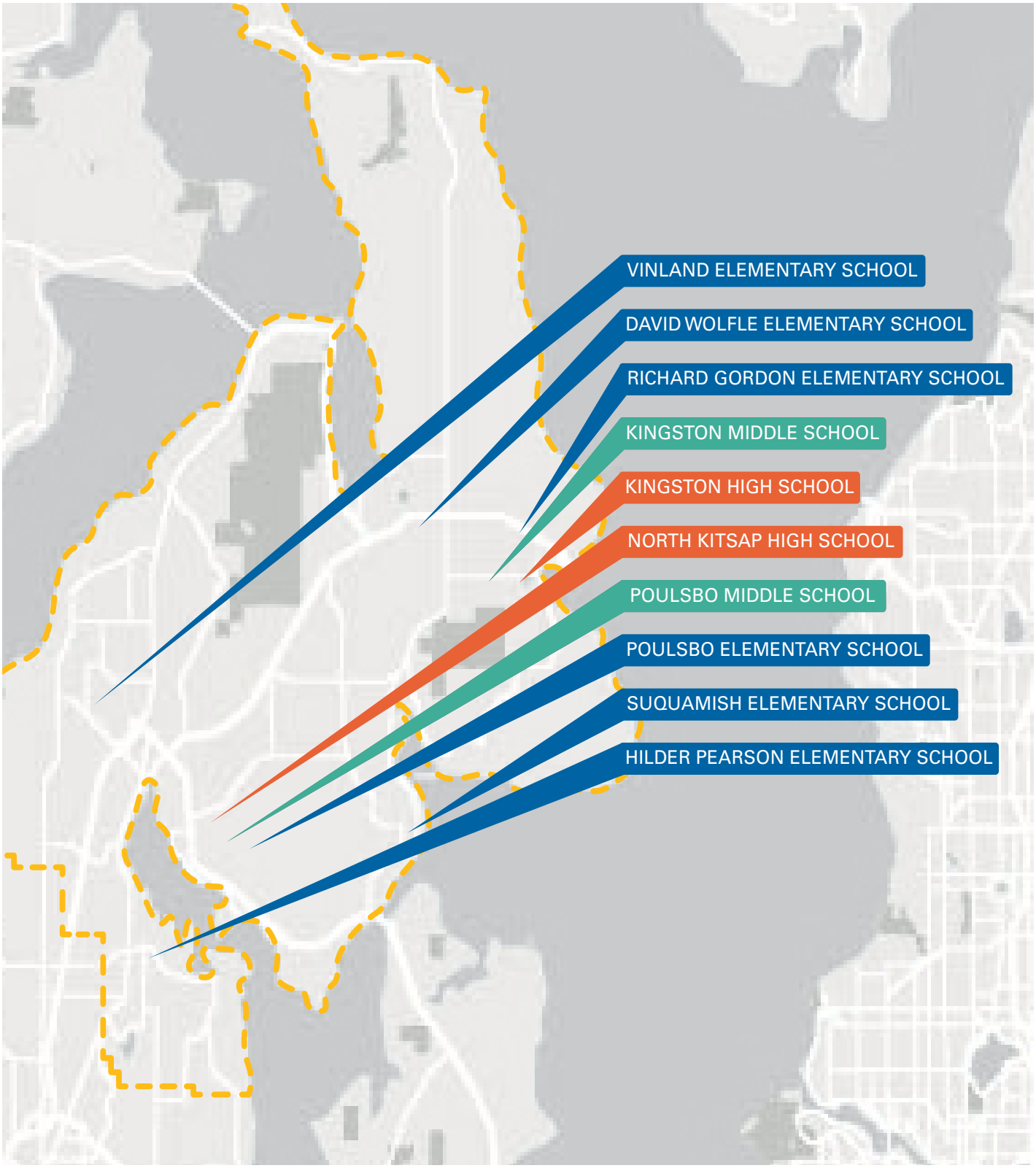
In parallel, an additional team of architectural staff reviewed the building from a teaching and learning (T&L) perspective and evaluated it based on an assessment system shaped around the district's educational vision and priorities. This team surveyed staff, engaged with community, and evaluated building documents to determine building performance from learning environment perspective.

The FAC was comprised of community members representing the different schools throughout the District in addition to District personnel. The first five FAC meetings focused on evaluating the facility assessment data and the remaining three meetings used for shaping a capital levy proposal to present to the school board. Major themes that emerged through discussion and that shaped the proposal centered around school safety and security, site accessibility, and program equity at the elementary school level.

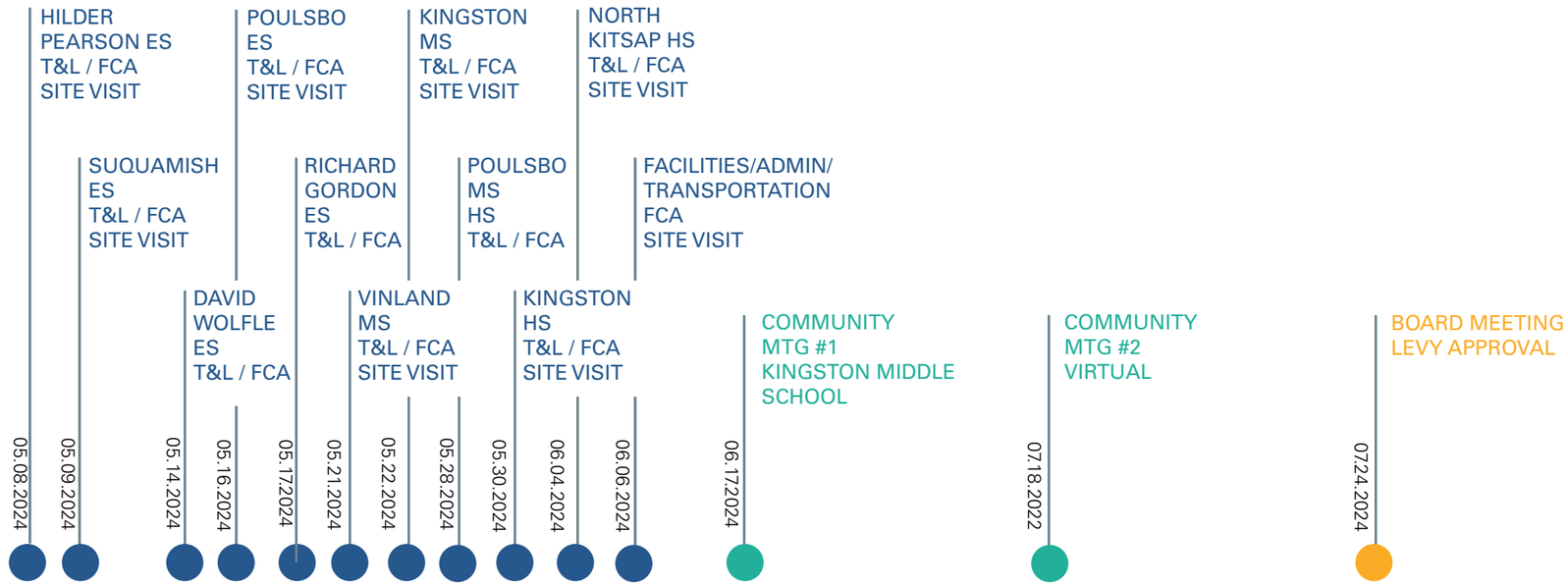


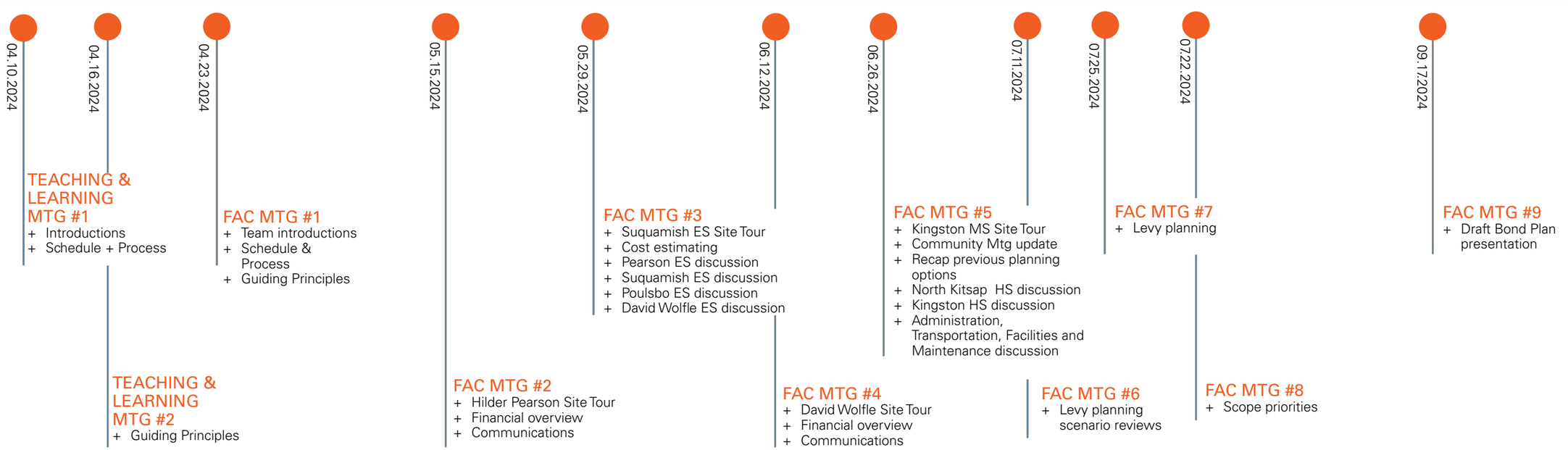
Students at Suquamish Elementary School celebrate the groundbreaking of their new gymnasium.

SCHOOL SITES

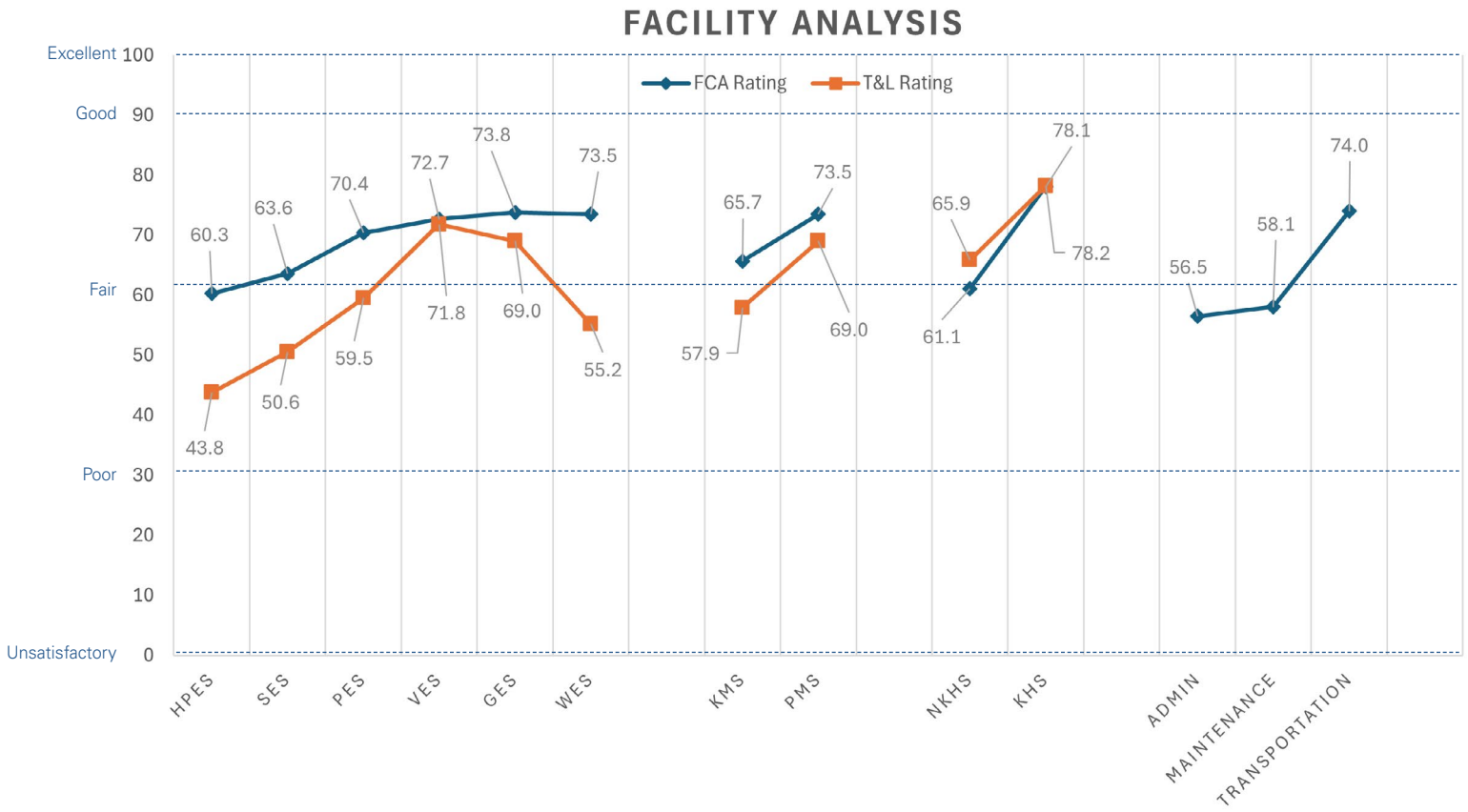


TIMELINE

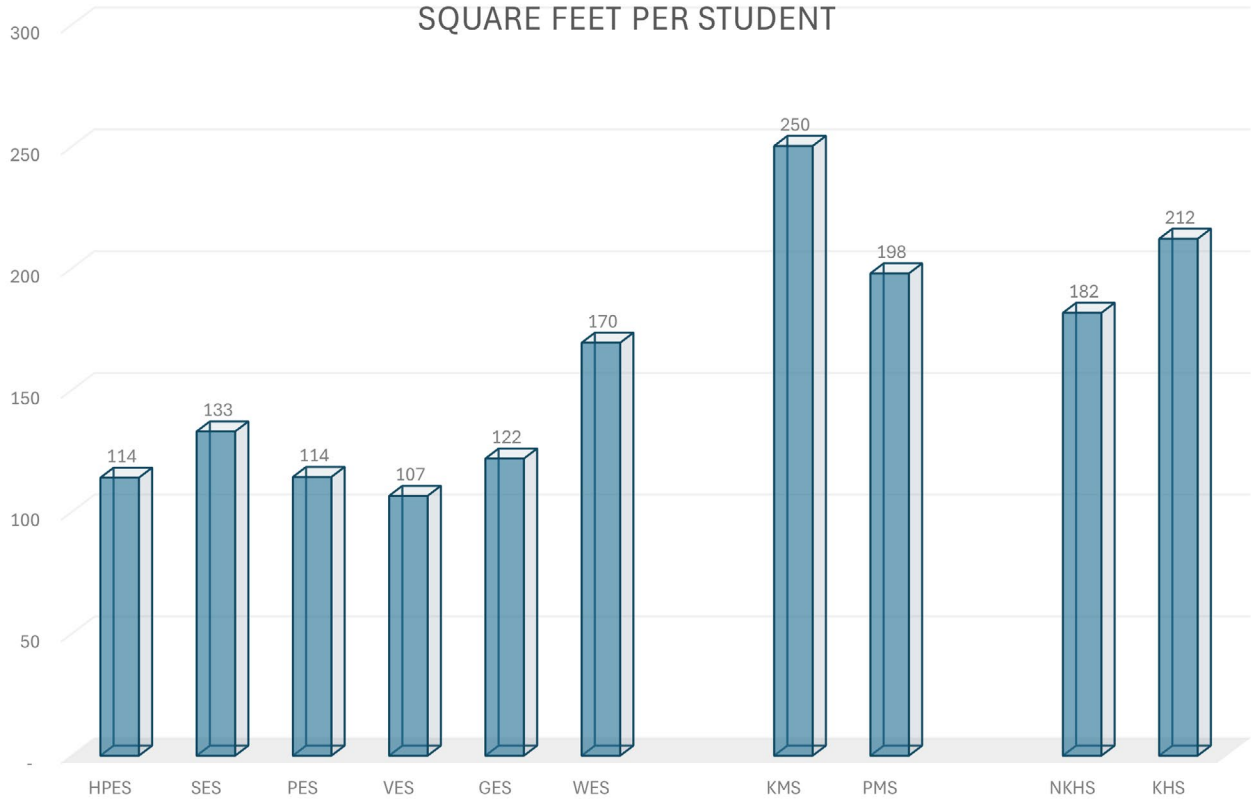

HILDER PEARSON ES T&L / FCA SITE VISIT
05.08.2024
SUQUAMISH ES T&L / FCA SITE VISIT
05.09.2024
DAVID WOLFLE ES T&L / FCA
05.14.2024
05.16.2024
POULSBO ES T&L / FCA SITE VISIT
05.17.2024
RICHARD GORDON ES T&L / FCA
05.21.2024
KINGSTON MS T&L / FCA SITE VISIT
05.22.2024
POULSBO MS HS T&L / FCA
05.28.2024
VINLAND MS T&L / FCA SITE VISIT
05.30.2024
NORTH KITSAP HS T&L / FCA SITE VISIT
06.04.2024
KINGSTON HS T&L / FCA SITE VISIT
06.06.2024
FACILITIES/ADMIN/ TRANSPORTATION FCA SITE VISIT
06.17.2024
COMMUNITY MTG #1 KINGSTON MIDDLE SCHOOL
07.18.2022
COMMUNITY MTG #2 VIRTUAL
07.24.2024
BOARD MEETING LEVY APPROVAL
APRIL 2024
MAY 2024
JUN 2024
JUL 2024
AUG
SEPT 2024


04.10.2024
TEACHING & LEARNING MTG #1
+ Introductions
+ Schedule + Process
04.16.2024
TEACHING & LEARNING MTG #2
+ Guiding Principles
04.23.2024
FAC MTG #1
+ Team introductions
+ Schedule & Process
+ Guiding Principles
05.15.2024
FAC MTG #2
+ Hilder Pearson Site Tour
+ Financial overview
+ Communications
05.29.2024
FAC MTG #3
+ Suquamish ES Site Tour
+ Cost estimating
+ Pearson ES discussion
+ Suquamish ES discussion
+ Poulsbo ES discussion
+ David Wolfle ES discussion
06.12.2024
FAC MTG #4
+ David Wolfle Site Tour
+ Financial overview
+ Communications
06.26.2024
FAC MTG #5
+ Kingston MS Site Tour
+ Community Mtg update
+ Recap previous planning options
+ North Kitsap HS discussion
+ Kingston HS discussion
+ Administration, Transportation, Facilities and Maintenance discussion
07.11.2024
FAC MTG #6
+ Levy planning scenario reviews
07.25.2024
FAC MTG #7
+ Levy planning
07.22.2024
FAC MTG #8
+ Scope priorities
09.17.2024
FAC MTG #9
+ Draft Bond Plan presentation

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The above graph summarizes the facility condition assessment rating and T&L environment rating of the District's inventory. Site specific details are provided within the following chapters



The above chart outlines the different school's gross square footage (GSF) as it relates to student body count.

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VOLUME 2.0

ELEMENTARY SCHOOLS

North Kitsap School District



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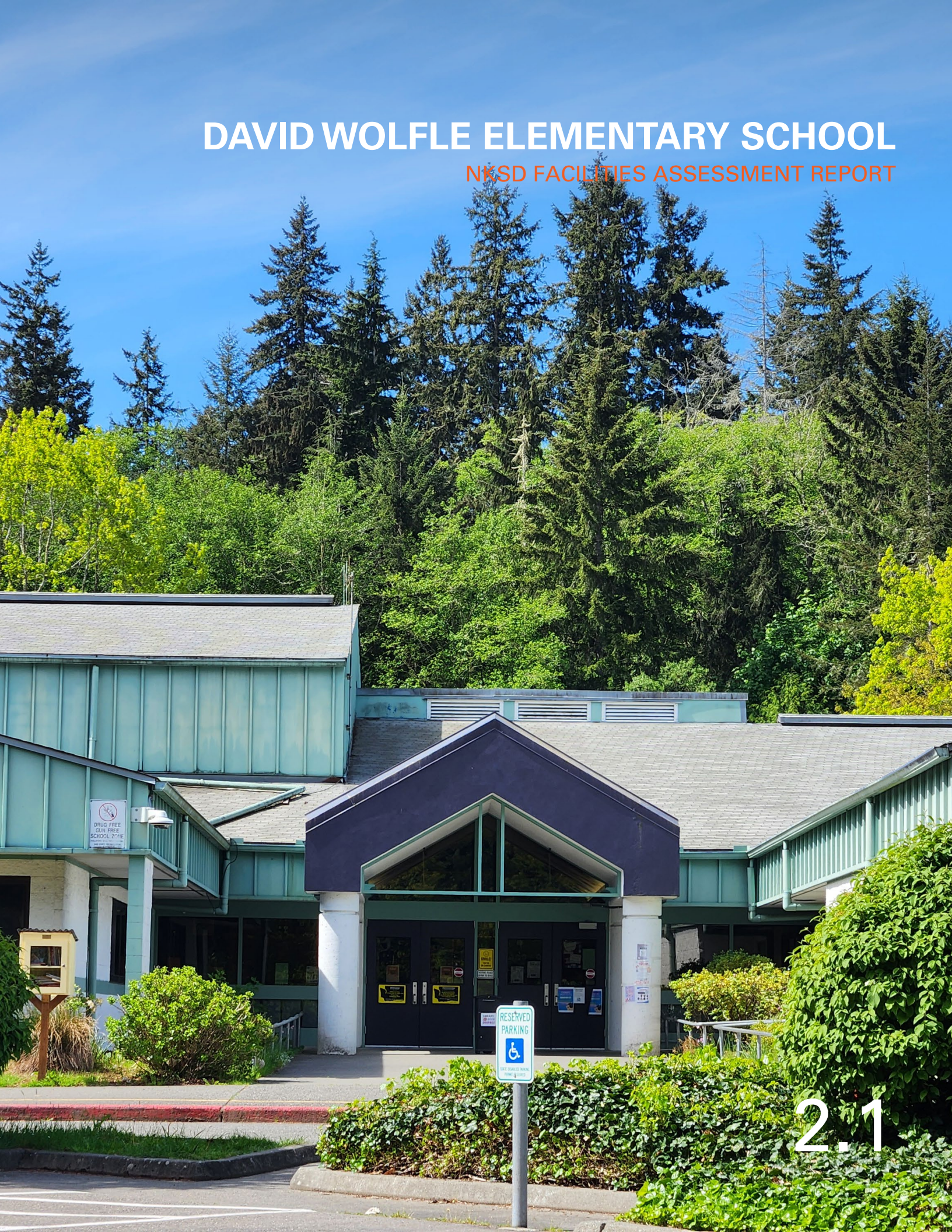
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DAVID WOLFLE ELEMENTARY SCHOOL

NKSD FACILITIES ASSESSMENT REPORT



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EXECUTIVE SUMMARY

David Wolfle Elementary School, built in 1990, is a well-maintained learning community, but targeted upgrades are necessary to meet modern safety standards, improve program delivery, and ensure long-term functionality. The building's structure is solid, yet the site's proximity to the road and inadequate parking often cause congestion. The bus and car loops are too short, leading to traffic blockages and requiring constant supervision during pick-up and drop-off times. Accessibility across the campus is insufficient, with limited pedestrian routes from the parking lot and play areas lacking proper fencing.

The school's HVAC system was recently replaced with a variable refrigerant flow (VRF) system, but maintenance staff have reported difficulties accessing upper mechanical areas due to ladder access. Controls are good and the building's electrical system is mostly in good condition. Maintenance has recently added circuits in the teachers' lounge. The lighting systems no longer meet energy efficiency standards. Classroom spaces are functional but lack the flexible furniture and modern lighting needed to support diverse teaching and learning styles.

The Options program, currently housed in seven aging portables on-site, faces challenges with outdated facilities, poor climate control, and accessibility issues. If the program continues at David Wolfle, replacing the portables with permanent classrooms is recommended to better integrate the program into the main campus. To fully serve the school community for the next 20-40 years, upgrades to the mechanical systems, building security, accessibility, and learning environments will be essential.

SCHOOL DATA

ADDRESS	27089 Highland Road NE Kingston, WA 98346
GRADES	K-5
CONSTRUCTION DATES	1990 - Original construction 2021 - HVAC upgrades 2024 - New gymnasium
SITE AREA	19.08 Acres
SITE FEATURES	Covered play, Field, Softscape playground

45,768
SQUARE FEET
TOTAL AREA

8
PORTABLES

170
SF/STUDENT

20,571
EXTERIOR SKIN
TOTAL AREA

23
PERMANENT
CLASSROOMS

270
K-5 STUDENTS*

47,776
ROOF
TOTAL AREA

1,963
GLAZING/DOOR
TOTAL AREA

*30 pre-school students, 89 Options students in portables not included







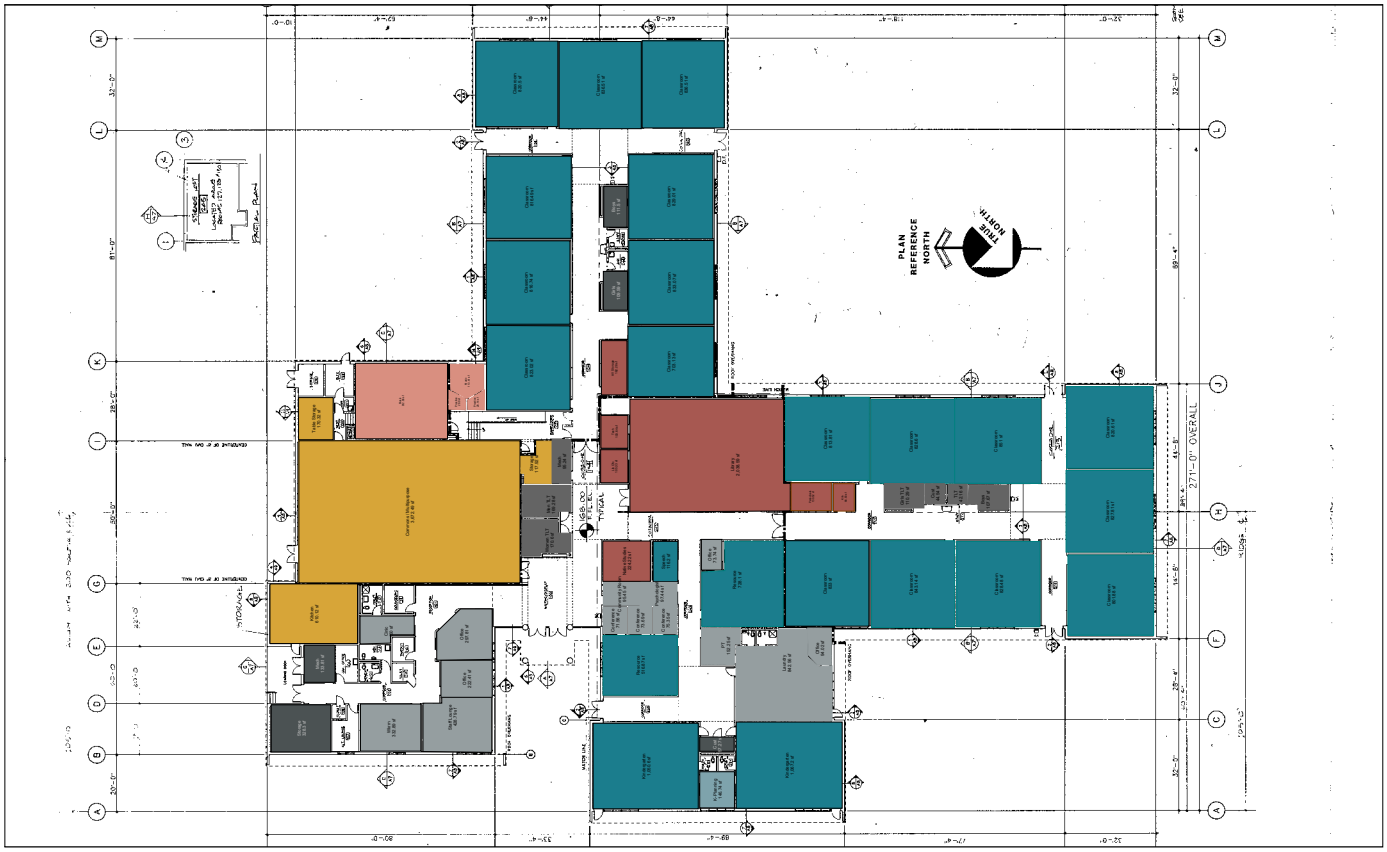






Clockwise from top left: Main entry; Interior main entry; Front office; Gymnasium; Library; Ramp to music room.

SCHOOL PROGRAM



LEARNING
LEARNING COMMONS
RESOURCE / LIBRARY
ATHLETICS
ADMINISTRATION
CTE
LEARNING SUPPORT
ART / MUSIC
COMMONS
BUILDING SUPPORT



PROGRAM AREAS

NORTH KITSAP SCHOOL DISTRICT				
WOLFLE ELEMENTARY SCHOOL				
(2023-2024)				
	SPACE NAME	SQUARE FOOT	QTY	NOTES
1.0	ADMINISTRATION / SERVICES			
	Reception	297	1	
	Staff Lounge	428	1	
	Workroom	332	1	
	Office	222	1	
	Office	71	1	
	Counseling	102	1	
	Psychologist	97	1	
	Clinic	150	1	
	Storage	44	1	
	Alt Lounge	110	1	
	Storage	28	1	
	Workroom	333	1	
	Native Studies	224	1	
	Preschool	844	1	
	Preschool toilet	24	1	
	Preschool toilet	37	1	
	Preschool Office	94	1	
	Community Room	95	1	
TOTALS		3532	18	
2.0	INSTRUCTIONAL CORE			
	Kindergarten	1,050	1	
	Kindergarten	1,067	1	
	Kindergarten Planning	146	1	
	Boys TLT	31	1	
	Girls TLT	30	1	
	Classroom	823	1	
	Classroom	816	1	
	Classroom	831	1	
	Classroom	820	1	
	Classroom	836	1	
	Classroom	836	1	
	Classroom	829	1	
	Classroom	833	1	
	Classroom	703	1	
	Classroom	833	1	
	Classroom	843	1	
	Classroom	828	1	
	Classroom	801	1	
	Classroom	827	1	
	Classroom	820	1	
	Classroom	851	1	
	Classroom	828	1	
	Classroom	813	1	
TOTALS		17,095	23	
3.0	SPECIALTY/ CTE			
TOTALS		0	0	
4.0	SPED			
	Learning Center	1061	1	
	Classroom	679	1	
	Single TLT	102	1	
	OT/PT	259	1	
	Resource	516	1	
	Conference	72	1	
	Conference	74	1	
	Conference	75	1	
	Speech	116	1	
	Speech	116	1	
TOTALS		3070	10	

5.0	STUDENT DINING			
	Kitchen	610	1	
	Table Storage	170	1	
	Commons/Multipurpose	3872	1	
	Storage	118	1	
TOTALS		4770	4	

6.0	LIBRARY / MEDIA RESOURCES			
	Library	2,225	1	
	Library Office	107	1	
	Tech	107	1	
	AV	183	1	
	Peridical Storage	140	1	
TOTALS		2762	5	

7.0	SPECIALITY			
	Kiln Room	70	1	
	Music	877	1	
	Storage	91	1	
	Office	124	1	
	Practice	27	1	
	Practice	27	1	
TOTALS		1216	6	

8.0	ATHLETICS			
TOTALS		0	0	

9.0	OUTDOOR PLAY*			
TOTALS		0	0	* NOT INCLUDED IN NET/GROSS SQFT

10.0	MAINTENANCE / CUSTODIAL			
	Custodian	45	1	
	Custodian	46	1	
	Custodian	44	1	
	Storage	328	1	
	Mech	133	1	
TOTALS		596	5	

11.0	RESTROOM			
	Staff TLT	75	1	
	Staff TLT	46	1	
	Staff TLT	42	1	
	Woman	53	1	
	Man	60	1	
	Girls	109	1	
	Girls	110	1	
	Boys	111	1	
	Boys	107	1	
TOTALS		713	9	

	SQFT	Total Spaces	SQFT/student
TOTAL NET SQ FT	**33754**	**80**	**125**
TOTAL GROSS SQ FT	**45768**		**170**

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TEACHING AND LEARNING ASSESSMENT

55.2
T & L Rating

David Wolfle Elementary School, built in 1990, is a vibrant learning community. The building is sited in close proximity to the road with a less than adequate parking lot, often requiring visitors to park on the road. The bus loop and car loops require supervision to ensure safety for staff and students and the queue distance for pick-up is too short, often leading to traffic being blocked. The site does not have adequate fencing at play areas and the site is not accessible for all mobilities.

A single entrance allows visitors direct access to the school without entering the office. There is no secure vestibule. The bones of the building are good, but it does not support modern program needs. There are no learning commons or spaces for small group or push-in services. Casework and finishes throughout the learning wings is dated. There is a need for flexible/adaptable furniture to support multiple teaching and learning styles. The classrooms are daylit, but would benefit from new LED lighting and controls.

The library is small and does not have room to support grades K-5 as well as the Options program needs. Furnishings are not flexible and space use is maxed out.

The Options program currently occupies the seven portables on site which are located away from the primary entryway. The portables are old and in need of improved climate controls and ADA access. There is no exterior shelter from the elements in proximity to the portables. Access for parents is via an unpaved path leading to the lower parking lot, adjacent to the field. The Options program would benefit from being in closer proximity to the main building.

Wolfle is receiving a new gymnasium and this will alter the playground configuration at Kindergarten. The current courtyard and sandbox used by grades 1-5 are adequate, but area adjacent to the covered play is difficult to supervise.



The District Options program for grades K-8 is currently located in portables on the Wolfle Elementary School site.

The following survey was developed to measure how well a school meets modern teaching and learning objectives. We walked each school campus and spoke with staff and used the information gathered to evaluate each school.

NORTH KITSAP SCHOOL DISTRICT
TEACHING AND LEARNING ASSESSMENT

Facility Name	Enrollment
Wolfle Elementary School	270
Address	**GSF Area**
27089 Highland Rd NE, Kingston, WA98346	270

		SCORE	100	75	50	25	0	
A.	**Overall Physical Features**							
1	The visual appearance of the school is neat, well maintained and promotes a sense of welcoming and pride			1				
2	The main entrance is clearly visible and welcoming.			1				
3	The campus is cohesive		1					
4	Public areas (courtyards, commons, multipurpose rooms, etc.) foster a sense of community			1				
5	The school functions well as a community resource, i.e. athletic fields, multipurpose room, theater etc.			1				
6	School building is zoned appropriately for community use at day, night, and for year round programs			1				
7	Facilities support 21st Century learning through innovative furniture and equipment					1		
		Count	1	5	0	1	0	**7**
		Subtotal	100	375	0	25	0	**500**
		Average	**71.4**					
B.	**Site Layout**							
1	Site wayfinding is clear and safe				1			
2	Parking lots, drop off zones, bike routes and pedestrian routes are adequately sized to meet traffic needs.				1			
3	Adequate safety precautions (sidewalks, crosswalks, crosswalk lighting, etc.) are provided					1		
		Count	0	0	2	1	0	**3**
		Subtotal	0	0	100	25	0	**125**
		Average	**41.7**					
C.	**Core Learning Areas**							
1	Each student is in a permanent classroom					1		
2	Learning areas are flexible and adaptable in supporting a variety teaching and learning approaches			1				
3	Learning areas provide formal and informal spaces for students to interact and collaborate			1				
4	Learning spaces allow for large group, small group, and individualized instruction					1		
5	Learning spaces can be easily re-arranged to meet changing needs			1				
6	Core learning area provides space for "push in" services					1		
7	Learning spaces provide adequate space to display student work.				1			
8	Specialty labs, studios, etc. are flexible and adaptable to support a variety of programs.						1	
9	Learning spaces support hands-on learning and CTE pathways				1			
10	Learning spaces receive natural daylight throughout the space						1	
11	Light can be easily controlled for dimming, darkening and other occupancy activities			1				
12	Glare from daylight or light fixtures is minimized.			1				
13	Learning spaces have adequate sound isolation			1				
14	Learning spaces are thermally comfortable (not too hot, not too cold)			1				
15	Support spaces within the school can be adapted into learning spaces			1				
16	Learning spaces allow for staff and student collaboration				1			
17	Learning spaces are provided with adequate storage throughout the school			1				
18	Learning spaces support SPED			1				
		Count	0	10	3	3	2	**18**
		Subtotal	0	750	150	75	0	**975**
		Average	**54.2**					
D.	**Common Areas & Support Spaces**							
1	Administrative and counseling areas are distributed to enhance student and adult connections					1		
2	Teachers and staff have work spaces that encourage collaboration and teamwork				1			
3	The school commons or cafeteria space in centrally located and easily accessed by staff and students			1				
4	The commons/cafeteria/multipurpose room meets the capacity needs of the school			1				
5	The commons/cafeteria/multipurpose room is flexible and accommodates a variety of activities.			1				
6	The library/media center is a multifaceted and flexible space that accommodates a variety of activities.			1				
7	The library/media center meets the capacity needs of the school			1				
8	Physical education spaces are flexible and adaptable to support multiple modes of physical education				1			
9	Physical education spaces storage needs are met				1			

NORTH KITSAP SCHOOL DISTRICT
TEACHING AND LEARNING ASSESSMENT

bassetti architects

10	Music Spaces are adequate to support school needs			1			
11	Performance and presentation spaces have proper acoustics.			1			
12	Common/public areas receive natural daylight throughout the space.			1			
13	Common/public areas are acoustically comfortable (not too loud when at full capacity).			1			
14	Common/public areas are thermally comfortable (not too hot, not too cold)				1		
15	School provides a variety of formal and informal small group learning and social spaces			1			
	Count	0	5	8	2	0	**15**
	Subtotal	0	375	400	50	0	**825**
	Average	**55**					
E.	**Resource Distribution**						
1	Resource spaces (i.e. library, computer labs) are located for easy access by all students	1					
2	Toilet rooms for staff and students are disbursed evenly and appropriately throughout the school			1			
3	Adequate storage is provided throughout the school		1				
4	Custodial rooms are evenly distributed around the school			1			
	Count	1	1	2	0	0	**4**
	Subtotal	100	75	100	0	0	**275**
	Average	**68.8**					
F.	**Outdoor Areas**						
1	Interior learning spaces have easy access to outdoor learning spaces			1			
2	Outdoor learning spaces are accessible			1			
3	Outdoor areas provide adequate opportunities for play, socialization and other activities for all students/abilities		1				
4	Outdoor areas feature a range of natural elements.		1				
	Count	0	2	2	0	0	**4**
	Subtotal	0	150	100	0	0	**250**
	Average	**62.5**					
G.	**Technology**						
1	Power and data is accessible throughout the school, both inside and outside of the classroom			1			
2	Teachers and staff have access to technology that provides flexibility in all learning spaces			1			
3	The library meets the learning needs of 21st century students				1		
	Count	0	0	2	1	0	**3**
	Subtotal	0	0	100	25	0	**125**
	Average	**41.7**					
H.	**Safety and Security**						
1	Interior organization, staff locations, and space transparency allows for passive supervision by adults			1			
2	Interior organization minimizes unsupervised niches and corners for students to hide or congregate		1				
3	Exterior organization minimizes unsupervised niches and corners for students to hide or congregate			1			
4	Exterior and site surveillance system is in place and adequately covers all locations				1		
5	Interior surveillance system is in place and adequately covers all locations			1			
6	Campus security officer or Admin is able to monitor the surveillance system from one central location			1			
7	Building can be zoned for security lockdown					1	
8	Interior has adequate corridor widths to facilitate safe exiting		1				
9	Student locker locations can be easily supervised by staff					1	
10	Interior lighting is adequate and appropriate for space				1		
	Count	0	2	4	2	2	**10**
	Subtotal	0	150	200	50	0	**400**
	Average	**40.0**					

GRAND TOTAL **3475**
GRAND TOTAL AVERAGE **55.2**

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ARCHITECTURAL SUMMARY

EXISTING CONDITIONS

EXTERIOR

The exterior cladding is a mix of painted CMU, stucco and metal wall panels which are showing their age but are still effective and durable cladding for the building. The windows are aluminum and doors are hollow metal. The roof is asphalt shingles which are nearing the end of their useful life and will likely be due for replacement in the next five years.

RECOMMENDATIONS

Clean and repaint the CMU and metal panels. Replace all CMU wall sealant joints in order to prevent water intrusion and potential significant interior damage. Replace the asphalt shingle roofs.

EXISTING CONDITIONS

INTERIOR FINISHES

The interior finishes are becoming dated but are generally in good shape. Hallway floors are waxed linoleum and are in good condition but require a significant ongoing effort to maintain. Classroom carpeting is old and near the end of its useful life. The ceilings are a mix of gypsum wall board and lay-in acoustic ceiling tiles.

RECOMMENDATIONS

Replacing lighting, ceiling tiles, and carpets would likely have the highest impact in terms of brightening up the spaces and making them feel refreshed.

STRUCTURAL SUMMARY

Original Year Built: 1989

SYSTEM DESCRIPTION

ROOF

Metal deck supported by open web steel joists and steel beams

FLOOR

Concrete slab on grade

GRAVITY SYSTEM

Steel columns, CMU walls

EXTERIOR STRUCTURE

Metal stud walls

FOUNDATION

Conventional spread and continuous concrete footings

LATERAL SYSTEM

CMU shear walls and steel tension strap brace frames

OBSERVATIONS / COMMENTS

As detailed and constructed, the steel tension strap lateral system is no longer code conforming. The frames appear to be lightly loaded, but significant lateral deflection is likely in a larger seismic event. The CMU shear walls are in general conformance of current codes, and only minor upgrades would be likely.

RECOMMENDATIONS

Considering the previous comments, the following is recommended:

+ Perform additional studies on the tension strap connections to determine adequacy.
  - Anchorage of the roof to the masonry bearing walls.
  - Improve the tension strap connections or replace with a new lateral system.

MECHANICAL SUMMARY

EXISTING SYSTEM CONDITIONS/OBSERVATIONS

HVAC

Building HVAC systems are supplied by central air-handling-units located with variable refrigerant flow (VRF) indoor coils, VRF outdoor coils are located in fenced service yards at various points around the building. The music room is served via traditional heat pump split coil. Outside air and relief air is ducted to exterior soffit overhangs. Indoor air-handling-units provide ventilation, cooling, and heating to all spaces.

NKSD maintenance noted they do not like the proprietary controls associated with the Mitsubishi VRF system and the inability to properly maintain and access the system without manufacturer assistance or special tools and training. (However, the required tools can be provided if necessary.) Maintenance also noted the main control panels located within the attic space are almost inaccessible due to large ductwork blocking direct access.

VRF equipment was installed within the last 3 years and is in acceptable condition.

PLUMBING

Plumbing fixtures generally appear to be original to the building construction with repairs made as needed. Fixtures appeared to be in acceptable operating condition at all locations.

Domestic water and waste/vent piping was not observed but no issues were observed or reported.

The electric storage type domestic water heaters were replaced during the HVAC replacement project.

FIRE PROTECTION

The facility has complete fire sprinkler system coverage. System appeared to be in acceptable working condition.

CONTROLS

Building automation system is Tridium Niagara installed by ATS within the last 3 years.

RECOMMENDATIONS

+ Relocate main control panels in attic to a location more accessible to district maintenance personnel.
+ Consider replacing the remaining standard access panel hatches with pull-down ladder access hatches to provide better accessibility to mechanical attics for district personnel.
+ Provide 12 months of utility billing data for each facility to verify status of compliance with new clean building act legislation (HB 1257).

ELECTRICAL SUMMARY

EXISTING CONDITIONS

ELECTRICAL

The electrical distribution system is original to the building. The switchboards are in good condition.

The general-purpose electrical power is in good condition. It was initially noted that there are some circuit breakers that were tripping in the Administration Area. However, additional circuits have since been added to alleviate the overload in the teachers lounge area.

LIGHTING

The lighting fixtures are fluorescent and installed in 2008. The current lighting and lighting controls do not meet the new energy standards.

The exit signs are old and in need of replacement. The battery back up egress lighting are not functioning. The batteries are in need of replacement or an emergency lighting inverter installed to accommodate the hallway lighting circuits.

INTERCOM/CLOCK

The existing system is functioning.

FIRE ALARM

The fire alarm system does not meet current voice requirements or addressable.

SECURITY/ACCESS CONTROL

The existing system is Sonitrol.

RECOMMENDATIONS

+ Have an arc assessment and short circuit current analysis completed for the electrical distribution system.
+ Trouble shoot the breaker tripping issue at the Administration area.
+ Upgrade existing lighting to LED and lighting controls to include photocells for daylight sensing and vacancy/ occupancy sensors.
+ Troubleshoot the intercom issue at the portables.
+ Consider upgrading the fire alarm system to addressable with voice.

CIVIL SUMMARY

EXISTING CONDITIONS

The school is located at 27089 Highland Road NE, Kingston, WA 98346. The site is bordered to the north by NE State Highway 104 and to the east by Highland Road NE. Existing development includes an elementary school building, portable classroom buildings, and a covered play structure. Existing site improvements include two parking lots, drive aisles, a bus loading/unloading zone, a parent loading/unloading zone, playgrounds, and play fields.

CHALLENGES AND ISSUES

The following challenges and issues were observed:

+ The capacity of the parking lot adjacent to the building appears to be insufficient. At the time of the site visit, the parking lot was full, and vehicles were parked along the Highland Road NE shoulder. Of note, is that the lower parking lot, located approximately 500-600 feet north of the building, was empty at the time of the site visit.
+ Parents and buses appear to share a common ingress driveway along Highland Road NE.
+ The parent vehicle loop appears to have an insufficient queue length of approximately 300 feet.
+ Asphalt pavement in the parking lot and drive aisles is in poor condition.

+ There is not an accessible pedestrian route between the lower parking lot along the north end of the site and the school building.
+ There is not an accessible path between the public right-of-way and the building entrance.
+ On-site pedestrian paths do not meet accessibility requirements, including portable classroom access.
+ Play areas and fields are not fully secure with fencing and gates.
+ Some drainage structure grates are too high, causing insufficient drainage of stormwater.
+ Site lighting appears to be old and in poor condition.

RECOMMENDATIONS

We recommend the potential improvements listed below, as a way of addressing the challenges and issues identified above.

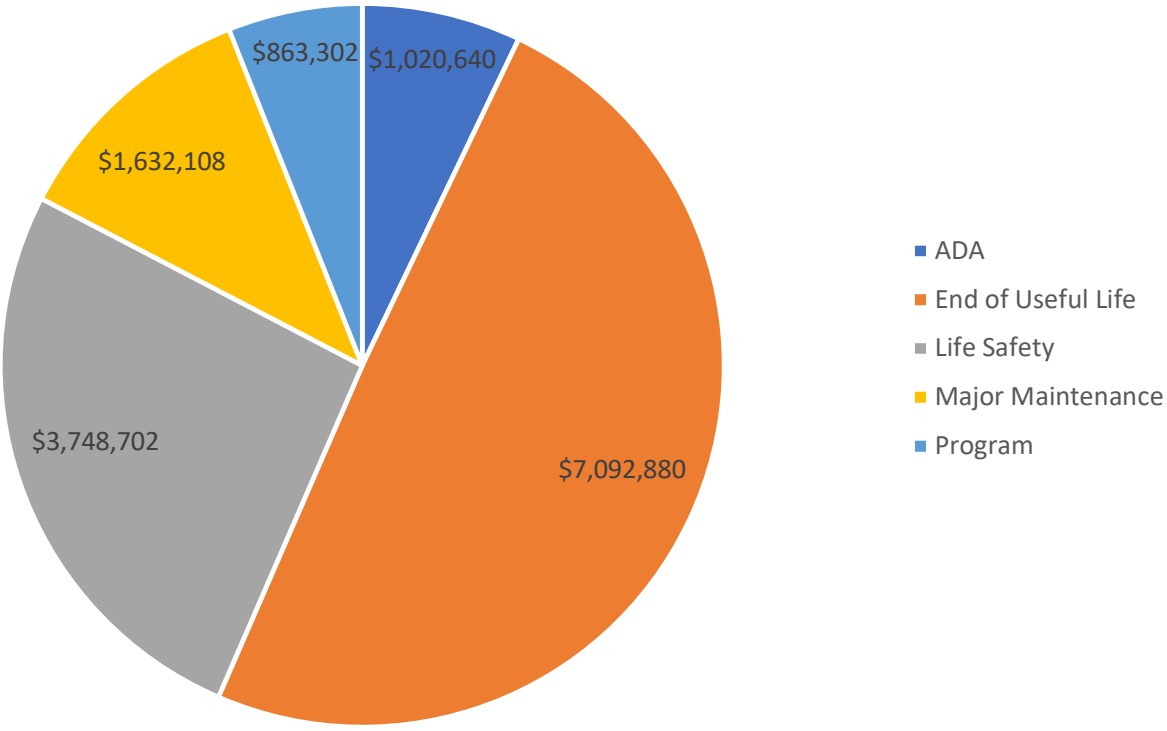
+ Expand the parking area adjacent to the building to the north, into the existing play field, to provide approximately 40 additional parking spaces.
+ Perform site improvements that separate the bus loop from the parent loop. This could be accomplished by directing parents only to the north driveway entrance, directing buses only the south driveway entrance, and adjusting the parking lot layout.
+ Create a drive aisle in the playfield north of the parking lot adjacent to the building to create approximately 800 feet of additional queue length for the parent loop.
+ Grind and overlay approximately 5,000 square yards of asphalt pavement in the parking lot and drive aisles (2-inch depth).
+ Provide an accessible pedestrian ramp with handrails and sidewalk between the lower parking lot along the north end of the site and the school building. The approximate length of the ramp is expected to be 170 feet and the approximate length of the sidewalk is expected to be 450 feet.
+ Replace the service yard driveway entrance and add approximately 40 feet of sidewalk to the east of it, to provide an accessible path between the public right-of-way and the building entrance.
+ Replace on-site sidewalks and other pedestrian paths to meet accessibility requirements.
+ Install chain link fence gates to secure play areas and fields.
+ Lower approximately 6 catch basin grates to improve stormwater collection (pavement replacement, grate removal and replacement, adjustment ring removal).
+ Replace approximately 5 light poles and install approximately 3 additional ones to sufficiently light site.

POTENTIAL SCOPES AND COSTS

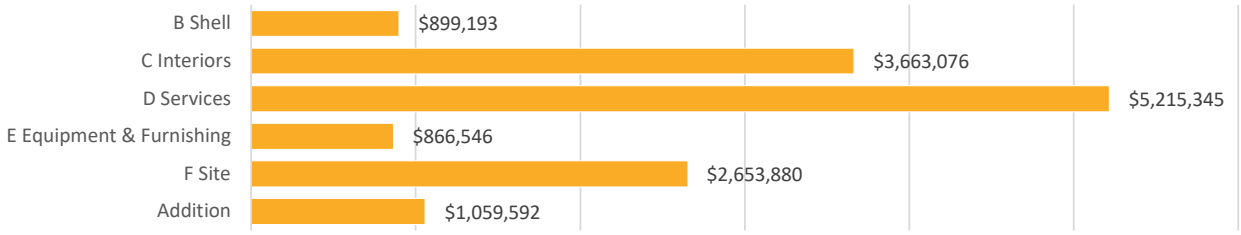
POTENTIAL SCOPES

+ Exterior painting
+ Roof replacement
+ Fire alarm replacement
+ LED lighting throughout school
+ Replace portables
+ Replace furniture in classrooms, administration, and library
+ New playground
+ Expanded parking, bus loop
+ Improved site accessibility

IMPROVEMENT COSTS BY TYPE



IMPROVEMENT COSTS BY CATEGORY



POTENTIAL SCOPES AND COSTS

David Wolfle Elementary School Building Improvements	Estimated Budgets (11/1/2024 Dollars)
B Shell	**$ 899,193**
Exterior Painting	$ 107,746
Replace roof	$ 789,451
Replace loading dock doors	$ 1,997
C Interiors	**$ 3,663,076**
Refresh bathroom finishes	$ 461,578
Fix malfuntioning emergency lighting fixtures	$ 29,950
Replace classroom acoustic ceiling tiles	$ 314,472
Create secure entry vestibule	$ 977,560
Refresh interior paint and hallway wall covering	$ 124,711
Replace classroom casework	$ 1,215,960
Replace classroom, library, & admin carpets	$ 474,204
Renovate 2 classrooms into flex & small group spaces	$ 64,642
D Services	**$ 5,215,345**
Fire alarm replacement	$ 319,839
New bell and paging system	$ 274,148
Replace Interior lighting with LED	$ 1,320,480
Add circuits to avoid breakers tripping	$ 19,967
Relocate main control panels in attic to a location more accessible to district maintenance personnel.	$ 79,866
Improve anchorage of the roof to the masonry bearing walls	$ 1,690,580
Add pull-down access ladders to mechanical equip	$ 29,950
Replace buried propane tank to be code compliant	$ 99,833
Replace portables	$ 1,257,890
Replace HVAC units in portables	$ 110,814
Add key fobs to Options portables	$ 11,980
E Equipment & Furnishing	**$ 866,546**
Replace furniture in classrooms, admin, and library	$ 866,546
Addition	**$ 1,059,592**
New covered play area	$ 1,059,592
Building Total	**$ 11,703,752**
F Site	**$ 2,653,880**
New playground	$ 198,000
Expand parking area to the north into existing playfield.	$ 798,660
Separate bus loop from parent loop	$ 199,665
Create drive aisle in the playfield north of parking lot.	$ 299,498
Repair asphalt surface	$ 159,732
Provide accessible route from lower parking to building	$ 299,498
Create accessible path between ROW and building	$ 59,900
Replace on-site sidewalks to meet accessiblity requirements	$ 199,665
Install chainlink fence around play areas and fields	$ 19,967
Address stormwater ponding	$ 39,933
Improve site lighting	$ 199,665
Replace portable ramps	$ 179,699
Site Total	**$ 2,653,880**

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HILDER PEARSON ELEMENTARY SCHOOL

NKSD FACILITES ASSESSMENT REPORT



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EXECUTIVE SUMMARY

Hilder Pearson Elementary School is likely in need of replacement. The HVAC system is failing and in regular need of significant and costly repairs, the roof will need to be replaced in the next 5-10 years, and the layout of the building does not meet modern educational or safety needs.

Primary concerns include outdated electrical, plumbing, and HVAC systems that are inefficient and costly to maintain. The existing classroom spaces, though well cared for, were not designed for the flexible, collaborative, and technology-driven learning that is central to 21st-century education. Additionally, the building presents challenges in terms of accessibility and energy efficiency, with insufficient natural lighting and older insulation contributing to higher utility costs and less comfortable learning conditions.

The school's technology infrastructure is in need of an upgrade, as it struggles to meet the demands of current digital learning tools and resources. The availability of power and network capacity is limited, hindering the full integration of technology in the classroom. Outdoor areas, including playgrounds and recreational spaces, also require improvements to ensure student safety and provide engaging opportunities for physical activity.

While it is feasible to replace aging building systems, and to address some of the program inadequacies, the cost of doing so would be significant and would still fall short of meeting the educational needs of the students.

SCHOOL DATA

ADDRESS	15650 Central Valley Rd Poulsbo, WA 98370
GRADES	K-5
CONSTRUCTION DATES	1951 - Lower building 1953 - Multi-purpose room 1961 - upper building 1961 - lower classrooms 2003 - hvac upgrades
SITE AREA	10.12 Acres
SITE FEATURES	Covered play, 2 Playgrounds, 1 Field

33,219
SQUARE FEET
TOTAL AREA

4
PORTABLES

114
SF/STUDENT

16,192
EXTERIOR SKIN
TOTAL AREA

16
PERMANENT
CLASSROOMS

291
STUDENTS

41,165
ROOF
TOTAL AREA

2421
GLAZING/DOOR
TOTAL AREA







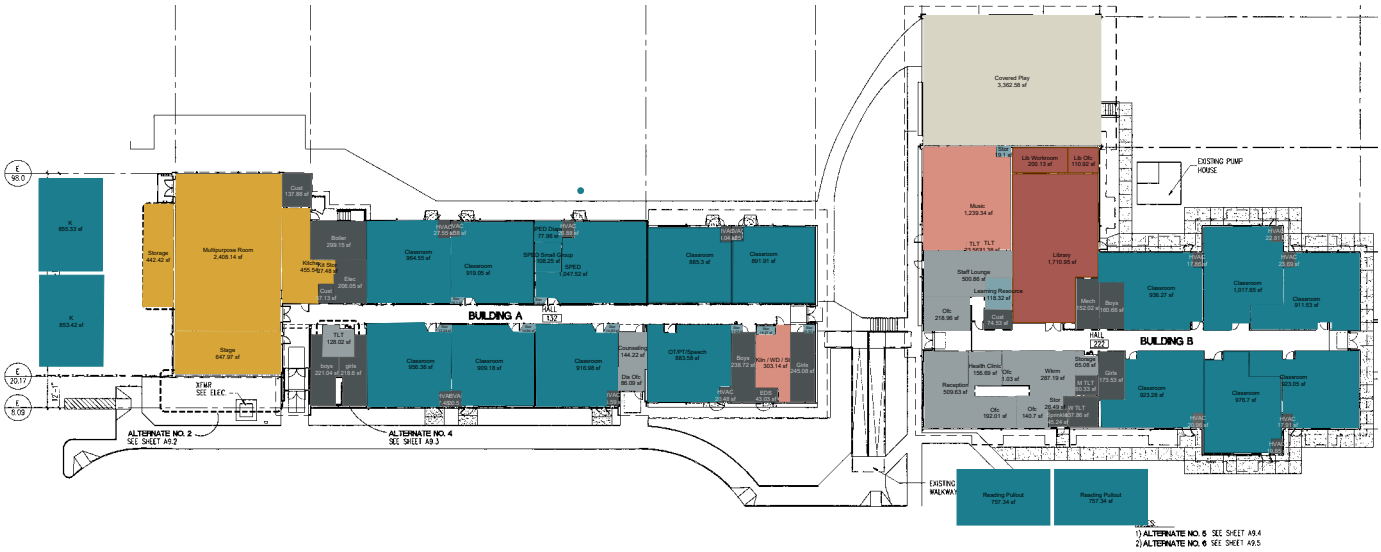




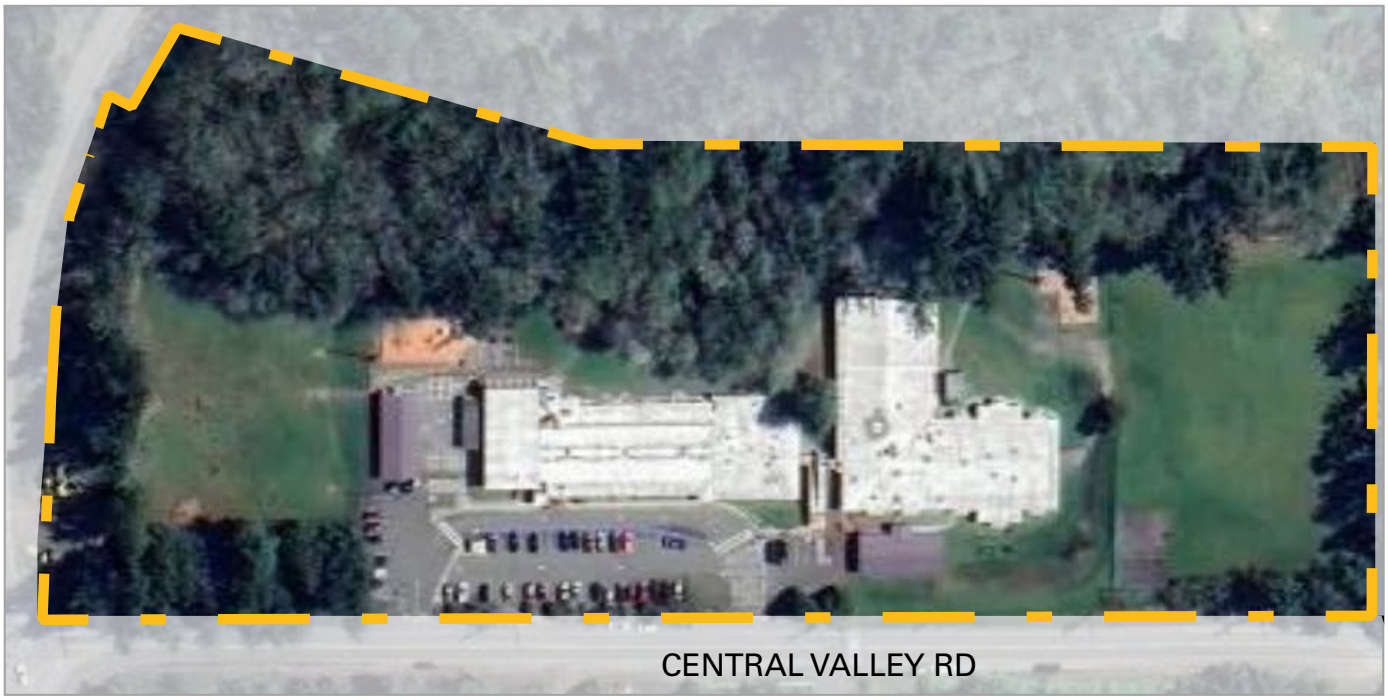


Clockwise from top left: Main entrance features buildings at multiple grades; Parking queue; Gymnasium / Commons; Typical hallway; Playground; Single SPED classroom.

SCHOOL PROGRAM



LEARNING
LEARNING COMMONS
RESOURCE / LIBRARY
ATHLETICS
ADMINISTRATION
CTE
LEARNING SUPPORT
ART / MUSIC
COMMONS
BUILDING SUPPORT



PROGRAM AREAS

NORTH KITSAP SCHOOL DISTRICT				
HILDER PEARSON ELEMENTARY SCHOOL				
291 ENROLLED (2023-2024)				
	SPACE NAME	SQUARE FOOT	QTY	NOTES
1.0	ADMINISTRATION			
	Reception	510	1	
	Ofc	131	1	
	Ofc	192	1	
	Ofc	141	1	
	Ofc	219	1	
	Staff Lounge	490	1	
	Storage	65	1	
	Storage	113	1	
	Health Clinic	159	1	
	Conseling	144	1	
	Dis Ofc	86	1	
	All Gender	137	1	
	TLT	60	1	
TOTALS		2447	13	
2.0	INSTRUCTIONAL CORE			
	Classroom	976	1	
	Classroom	885	1	
	Classroom	891	1	
	Classroom	911	1	
	Classroom	923	1	
	Classroom	919	1	
	Classroom	909	1	
	Classroom	916	1	
	Classroom	936	1	
	Classroom	1017	1	
	Classroom	923	1	
	Classroom	964	1	
	Classroom	956	1	
	Storage	120	9	
TOTALS		12,246	22	
3.0	SPECIALTY/ CTE			
TOTALS		0	0	
4.0	SPED			
	Classroom	1047	1	
	Diaper Room	77	1	converted office
	Small Group	108	1	converted office
	OT/PT / Speech / Resource	883	1	
TOTALS		2115	4	
5.0	STUDENT DINING			
	Multipurpose Room	3087	1	
	Stage	647	1	Used as PE officee and storage
	Kitchen	472	1	
	TLT	27	1	
TOTALS		4233	4	

6.0	LIBRARY / MEDIA RESOURCES			
	Lib Ofc	117	1	
	Lib Workroom	206	1	
	Library	1710	1	
TOTALS		2033	3	

7.0	SPECIALITY			
	Kiln room	303	1	also W/ D and storage
	Music Room	1,027	1	
TOTALS		1330	2	

8.0	ATHLETICS			
	See "multipurpose room" in Student Dining			
TOTALS		0	0	

9.0	OUTDOOR PLAY			
	Covered Play	3362	1	
TOTALS		3362	1	* NOT INCLUDED IN NET/GROSS SQFT

10.0	MAINTENANCE / CUSTODIAL			
	HVAC	20	1	
	HVAC	18	1	
	HVAC	18	1	
	HVAC	28	1	
	HVAC	20	1	
	HVAC	25	1	
	HVAC	20	1	
	HVAC	20	1	
	HVAC	20	1	
	HVAC	27	1	
	Sprinkler	45	1	
	Elec	206	1	
	Mech	152	1	
	EDS	43	1	
	Cust	159	1	
	Cust	75	1	
	Boiler	324	1	
TOTALS		821	17	

11.0	RESTROOM			
	Boys	161	1	
	Boys	238	1	
	Boys	221	1	
	Girls	174	1	
	Girls	245	1	
	Girls	218	1	
	Adult TLT	128	1	
TOTALS		1385	7	

	SQFT	Total Spaces	SQFT/Student
TOTAL NET SQ FT	26610	72	91
TOTAL GROSS SQ FT	33219		114

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TEACHING AND LEARNING ASSESSMENT

43.8
T & L Rating

Built in the 1950s and 60s. Hilder Pearson is split into two buildings with a significant grade change between the two. While the building is well maintained by NKSD maintenance, it does not support modern program needs and is in need of extensive mechanical repairs.

The parking loop is close to the road with short queuing distances for drop-off and pick-up and less than adequate parking lot size. The site features a wooded area and a nature path, but it is not securely fenced. The playground is dated and is not accessible to all students.

The primary entry to the upper building has a ramp but accessibility is limited and significantly difficult between the two buildings. There is no secure vestibule into either building.

The classroom wings are double-loaded corridors with no small group learning or space for push-in services. Corridors are too narrow to safely accommodate flex seating. Several of the classrooms feature clerestory windows for daylighting, which function well. Classrooms feature a secondary egress directly to the exterior, but they are a safety hazard for students who may "run" as they cannot be locked during the school day.

There are no makerspaces, but the student body is very interested in starting CTE-lite programs, such as robotics or programming, due to its close proximity to the Navy base. The Special Education program has minimal space as do additional student services such as ELL, Native American Liaison, Psychologist, or before/after school programs. Most alternate use of available space. Restrooms are severely limited for students and staff. Kindergarten is located in a double portable adjacent to the gymnasium. The two portables located by the front entry are used for reading support and a Martha and Mary daycare program. The current school does not adequately support modern program needs.

There is a small gymnasium/commons combo that is not adequate to support both free breakfast and physical education during the first period. The stage in the gym serves double duty as gym storage and performance. There is no natural daylighting in the space. It can not be easily zoned for after school use.



A student from Hilder Pearson places bee tubes inside a bee house at the American Legion Park. Credit: Meegan M. Reid.

The following survey was developed to measure how well a school meets modern teaching and learning objectives. We walked each school campus and spoke with staff and used the information gathered to evaluate each school.

NORTH KITSAP SCHOOL DISTRICT
TEACHING AND LEARNING ASSESSMENT

Facility Name	Enrollment
Hilder Pearson Elementary School	291
Address	**GSF Area**
15650 Central Calley Rd NW, Poulsbo, WA	33,219

		SCORE	100	75	50	25	0	
A.	**Overall Physical Features**							
1	The visual appearance of the school is neat, well maintained and promotes a sense of welcoming and pride				1			
2	The main entrance is clearly visible and welcoming.					1		
3	The campus is cohesive					1		
4	Public areas (courtyards, commons, multipurpose rooms, etc.) foster a sense of community					1		
5	The school functions well as a community resource, i.e. athletic fields, multipurpose room, theater etc.					1		
6	School building is zoned appropriately for community use at day, night, and for year round programs						1	
7	Facilities support 21st Century learning through innovative furniture and equipment					1		
		Count	0	0	1	5	1	**7**
		Subtotal	0	0	50	125	0	**175**
		Average	**25**					
B.	**Site Layout**							
1	Site wayfinding is clear and safe					1		
2	Parking lots, drop off zones, bike routes and pedestrian routes are adequately sized to meet traffic needs.						1	
3	Adequate safety precautions (sidewalks, crosswalks, crosswalk lighting, etc.) are provided					1		
		Count	0	0	0	2	1	**3**
		Subtotal	0	0	0	50	0	**50**
		Average	**16.7**					
C.	**Core Learning Areas**							
1	Each student is in a permanent classroom				1			
2	Learning areas are flexible and adaptable in supporting a variety teaching and learning approaches					1		
3	Learning areas provide formal and informal spaces for students to interact and collaborate					1		
4	Learning spaces allow for large group, small group, and individualized instruction					1		
5	Learning spaces can be easily re-arranged to meet changing needs			1				
6	Core learning area provides space for "push in" services						1	
7	Learning spaces provide adequate space to display student work.				1			
8	Specialty labs, studios, etc. are flexible and adaptable to support a variety of programs.						1	
9	Learning spaces support hands-on learning and CTE pathways						1	
10	Learning spaces receive natural daylight throughout the space			1				
11	Light can be easily controlled for dimming, darkening and other occupancy activities						1	
12	Glare from daylight or light fixtures is minimized.				1			
13	Learning spaces have adequate sound isolation					1		
14	Learning spaces are thermally comfortable (not too hot, not too cold)					1		
15	Support spaces within the school can be adapted into learning spaces						1	
16	Learning spaces allow for staff and student collaboration					1		
17	Learning spaces are provided with adequate storage throughout the school					1		
18	Learning spaces support SPED				1			
		Count	0	2	4	7	5	**18**
		Subtotal	0	150	200	175	0	**525**
		Average	**29.2**					
D.	**Common Areas & Support Spaces**							
1	Administrative and counseling areas are distributed to enhance student and adult connections					1		
2	Teachers and staff have work spaces that encourage collaboration and teamwork				1			
3	The school commons or cafeteria space in centrally located and easily accessed by staff and students					1		
4	The commons/cafeteria/multipurpose room meets the capacity needs of the school				1			
5	The commons/cafeteria/multipurpose room is flexible and accommodates a variety of activities.				1			
6	The library/media center is a multifaceted and flexible space that accommodates a variety of activities.				1			
7	The library/media center meets the capacity needs of the school				1			
8	Physical education spaces are flexible and adaptable to support multiple modes of physical education				1			
9	Physical education spaces storage needs are met						1	

NORTH KITSAP SCHOOL DISTRICT
TEACHING AND LEARNING ASSESSMENT

10	Music Spaces are adequate to support school needs			1			
11	Performance and presentation spaces have proper acoustics.				1		
12	Common/public areas receive natural daylight throughout the space.				1		
13	Common/public areas are acoustically comfortable (not too loud when at full capacity).			1			
14	Common/public areas are thermally comfortable (not too hot, not too cold)				1		
15	School provides a variety of formal and informal small group learning and social spaces					1	
	Count	0	0	8	5	2	**15**
	Subtotal	0	0	400	125	0	**525**
	Average	**35**					
E.	**Resource Distribution**						
1	Resource spaces (i.e. library, computer labs) are located for easy access by all students			1			
2	Toilet rooms for staff and students are disbursed evenly and appropriately throughout the school				1		
3	Adequate storage is provided throughout the school				1		
4	Custodial rooms are evenly distributed around the school			1			
	Count	0	0	2	2	0	
	Subtotal	0	0	100	50	0	**150**
	Average	**37.5**					
F.	**Outdoor Areas**						
1	Interior learning spaces have easy access to outdoor learning spaces			1			
2	Outdoor learning spaces are accessible					1	
3	Outdoor areas provide adequate opportunities for play, socialization and other activities for all students/abilities					1	
4	Outdoor areas feature a range of natural elements.			1			
	Count	0	0	2	0	2	**4**
	Subtotal	0	0	100	0	0	**100**
	Average	**25.0**					
G.	**Technology**						
1	Power and data is accessible throughout the school, both inside and outside of the classroom				1		
2	Teachers and staff have access to technology that provides flexibility in all learning spaces			1			
3	The library meets the learning needs of 21st century students				1		
	Count	0	0	1	2	0	**3**
	Subtotal	0	0	50	50	0	**100**
	Average	**33.3**					
H.	**Safety and Security**						
1	Interior organization, staff locations, and space transparency allows for passive supervision by adults				1		
2	Interior organization minimizes unsupervised niches and corners for students to hide or congregate				1		
3	Exterior organization minimizes unsupervised niches and corners for students to hide or congregate				1		
4	Exterior and site surveillance system is in place and adequately covers all locations			1			
5	Interior surveillance system is in place and adequately covers all locations			1			
6	Campus security officer is able to monitor the surveillance system from one central location		1				
7	Building can be zoned for security lockdown					1	
8	Interior has adequate corridor widths to facilitate safe exiting					1	
9	Student locker locations can be easily supervised by staff					1	
10	Interior lighting is adequate and appropriate for space			1			
	Count	0	1	3	3	3	**10**
	Subtotal	0	75	150	75	0	**300**
	Average	**30.0**					

GRAND TOTAL	**1925**
GRAND TOTAL AVERAGE	**43.8**

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ARCHITECTURAL SUMMARY

EXISTING CONDITIONS

ENVELOPE

The exterior cladding is a mix of brick veneer, concrete panels, wood siding and stucco which show their age but are still effective and durable cladding for the building. The windows are aluminum and doors are hollow metal. The roof is a single ply membrane that has recently been re-coated to extend its useful life but will likely be due for replacement in the next five years.

RECOMMENDATION

Clean and repaint stucco, wood siding, and concrete panels and clean and seal brick. Replace all exterior wall sealant joints and window sealants in order to prevent water intrusion and potential significant interior damage. Replace the roof assembly.

EXISTING CONDITIONS

INTERIOR FINISHES

Hallway floors are waxed linoleum and are in good condition but require significant ongoing effort to maintain. Classroom carpeting is old and near the end of its useful life as is the resilient gym flooring. The walls are a mix of paint and protective wallpaper and the ceilings are a mix of glue-on acoustic ceiling tiles and lay-in acoustic ceiling tiles, both of which show their age. Classroom casework is mostly original and in need of replacement. The bathrooms have painted CMU block walls and tile floors, both in good shape but dated and no longer meet accessibility standards.

RECOMMENDATION

A significant interior modernization is recommended. This should include replacement of flooring throughout, renovation of the bathrooms including the addition of more fixtures, new classroom casework, addition of more durable hallway finishes, and new paint throughout.

STRUCTURAL SUMMARY

Original Year Built: 1951, 1961, 1968
Previous Seismic Strengthening: 1989, 2002, 2004

SYSTEM DESCRIPTION

ROOF

1950: glulam beams, T&G deck with plywood
1961: glulam beams with plywood
1968: glulam beams, T&G deck with plywood

FLOORS

1950: concrete slab on grade
1961: concrete slab on grade
1968: concrete slab on grade

GRAVITY SYSTEM

1950: concrete and masonry walls, steel pipe columns
1961: masonry walls, steel pipe columns
1968: wood walls and wood posts; masonry columns (playshed)

EXTERIOR STRUCTURE

1950: concrete and masonry walls
1961: masonry walls
1968: wood stud walls

FOUNDATIONS

1950: conventional spread and cont. concrete footings
1961: conventional spread and cont. concrete footings
1968: conventional spread and cont. concrete footings

LATERAL SYSTEM

1950: concrete and masonry shear walls
1961: masonry shear walls
1968: plywood shear walls

OBSERVATIONS/COMMENTS

The buildings were seismically upgraded in 2002 and 2004 by adding plywood shear walls and improving the out of plane support of the masonry walls. These modifications improve how the building will respond in a seismic event, and no additional seismic upgrades are recommended at this time.

MECHANICAL SUMMARY

EXISTING SYSTEM CONDITIONS / OBSERVATIONS

HVAC

Building HVAC systems are supplied by a centralized hydronic heating and condenser water plant. Two gas-fired cast iron sectional heating boilers located in the plant room space serve the gym heat pump pre-heat coil and a heat exchanger supplying condenser water to the facility. A single cooling tower is located on site.

With the exception of the gym heat pump pre-heat coil, and some heat pumps in Commons area located above

ceilings with difficult accessibility, heating and cooling is predominantly via water-to-air heat pumps located in mechanical closets accessed through the zone served. Heat pumps are served by the central condenser water plant and are ducted to spaces served. Ventilation air is also provided from outside air louvers to the water-to-air heat pumps.

Comfort complaints have been observed due to on/off operation of units and also due to failed equipment. Classrooms have poor supply air distribution with mains located at soffit header interior walls of spaces; NKSD maintenance team noted there are complaints by those sitting near exterior walls on hot and cold days as a result.

Grooved joint piping connections need to be repaired. At present, to avoid leaks at these fittings due to expansion and contraction, the boilers must operate at all times.

At minimum 20-years old, existing equipment is nearing the end of its recommended service life.

PLUMBING

Plumbing fixtures generally appear to be original to the building construction with repairs made as needed. Fixtures appeared to be in acceptable operating condition at all locations test.

Domestic water and waste/vent piping was not observed but no issues were observed or reported.

The electric storage type domestic water heaters are at the end of their recommended service life.

FIRE PROTECTION

The facility has complete fire sprinkler system coverage. System appeared to be in acceptable working condition.

CONTROLS

Building automation is Alerton IBEX and is now obsolete with replacement parts no longer available, however controls were not replaced in the recent project so age is unknown. The global controller has been modified with parts from another site to allow time scheduling capability.

RECOMMENDATIONS

+ HVAC system controls replacement and revised sequences of operations.
+ HVAC system equipment replacement to include new water source heat pump units, condensing boilers, closed loop cooling tower, pumps and appurtenances.
+ As part of system replacement, consider addition of dedicated outdoor air system to decouple ventilation systems from heating/cooling system equipment if space/cost are not prohibitive.
+ Provide piping and conduit rerouting to allow access to existing above ceiling equipment for maintenance and repair.
+ Provide overhead distribution of supply air to exterior walls for improved space mixing and temperature gradient control at classrooms.
+ Replace existing grooved joint hydronic and condenser water piping connections with new.
+ Replaced failed below grade piping (currently operating with temporary patch repair) between buildings.
+ Ensure chemical treatment of condenser water loop is being maintained quarterly to extend piping service life.
+ Replace domestic water heaters and circulation pumps
+ Provide 12 months of utility billing data for each facility to verify status of compliance with new clean building act legislation (HB 1257).

ELECTRICAL SUMMARY

EXISTING CONDITIONS

ELECTRICAL

The electrical distribution system was upgraded in 2003. The transformers that serve the buildings appear to be original to the initial installation. There is no report of any issues with the transformers.

The general-purpose electrical power is in good condition. There is a lack of floor outlets. Extension cords and power strips are routed horizontally along the floor causing potential tripping hazards.

LIGHTING

The lighting fixtures are fluorescent and installed in 2003. The current lighting and lighting controls do not meet the new energy standards.

The exit signs are old and in need of replacement.

INTERCOM/CLOCK

The existing system is Telecenter ICS and the school has had multiple issues with the system.

FIRE ALARM

The fire alarm system does not meet current voice

requirements or addressable. It was upgraded in 2003 during the renovation.

SECURITY/ACCESS CONTROL

The existing system is Sonitrol and has been abandoned.

RECOMMENDATIONS

+ Have an arc assessment and short circuit current analysis completed for the electrical distribution system.
+ Upgrade existing lighting to LED and lighting controls to include photocells for daylight sensing and vacancy/occupancy sensors.
+ Replace the existing intercom system with new.

CIVIL SUMMARY

EXISTING CONDITIONS

The site is located at 15650 Central Valley Road NW, Poulsbo, WA 98370. The site is bordered to the west by Central Valley Road NW and to the north by State Route 308. Existing development includes two elementary school buildings and portable classroom buildings. Existing site improvements include a parking lot, drive aisles, a student loading/unloading zone, playgrounds, and play fields.

CHALLENGES AND ISSUES

The following challenges and issues were observed:

+ The existing parking lot appears to have insufficient capacity, parents and buses appear to share common driveways along Central Valley Road NW, and the parent loop appears to have an insufficient queue length of approximately 100 feet.
+ The parking areas and drive aisles have steep slopes.
+ The student loading/unloading zone is not separated from vehicle traffic with a vertical curb or similar protective barrier.
+ Asphalt pavement in the parking lot is heaving due to tree roots.
+ There is not an accessible path between the public right-of-way and the building entrance.
+ There is not an accessible path between the buildings and the play fields.
+ On-site pedestrian paths do not meet accessibility requirements.
+ The accessible parking stalls exceed maximum slope requirements.
+ Standing water was observed in the grass area located southwest of the school building.
+ The parking lot has limited drainage structures. Sedimentation and signs of ponding water were visible.
+ Play areas and fields are not fully secure with fencing and gates.
+ Site lighting appears to limited.

RECOMMENDATIONS

We recommend the potential improvements listed below, as a way of addressing the challenges and issues identified above.

+ Construct a new parking lot in the area of one of the existing play fields and preserve the existing parking lot for buses and staff. This new parking lot expected to include a parent loop with an approximate queue length of 600 feet, a driveway entrance on either Central Valley Road NW or SR 308, approximately 60 parking stalls, and code-required storm drainage improvements.
+ Re-develop approximately 24,000 square feet of parking lot and drive aisle with reduced slopes (excavation and grading, retaining walls, pavement replacement, curb, pavement markings, signage, and code-required storm drainage improvements).
+ Install approximately 34 protective bollards, including sidewalk replacement, at the student loading and unloading zone to provide a barrier between students and vehicular traffic.
+ Remove tree roots and replace approximately 10 square yards of asphalt pavement in the parking lot.
+ Install an accessible concrete path from the crosswalk on Central Valley Road NW to the building entrance. This is expected to include approximately 150 feet of sidewalk with handrails and stairs.
+ Remove the existing paths between the play field and building and replace them with accessible concrete paths and handrails with a total length of approximately 300 feet.
+ Replace concrete and asphalt paths and accessible ramps at various locations throughout the site to improve accessibility.
+ Replace non-compliant accessible parking spaces with ones that meet current accessibility requirements (pavement replacement, grading improvements, retaining walls, pavement markings, signage, accessible ramp, sidewalk, etc.).
+ Install approximately 2 catch basins and 200 feet of drain pipe in the existing grass area located southwest of the school building to improve stormwater collection and conveyance.

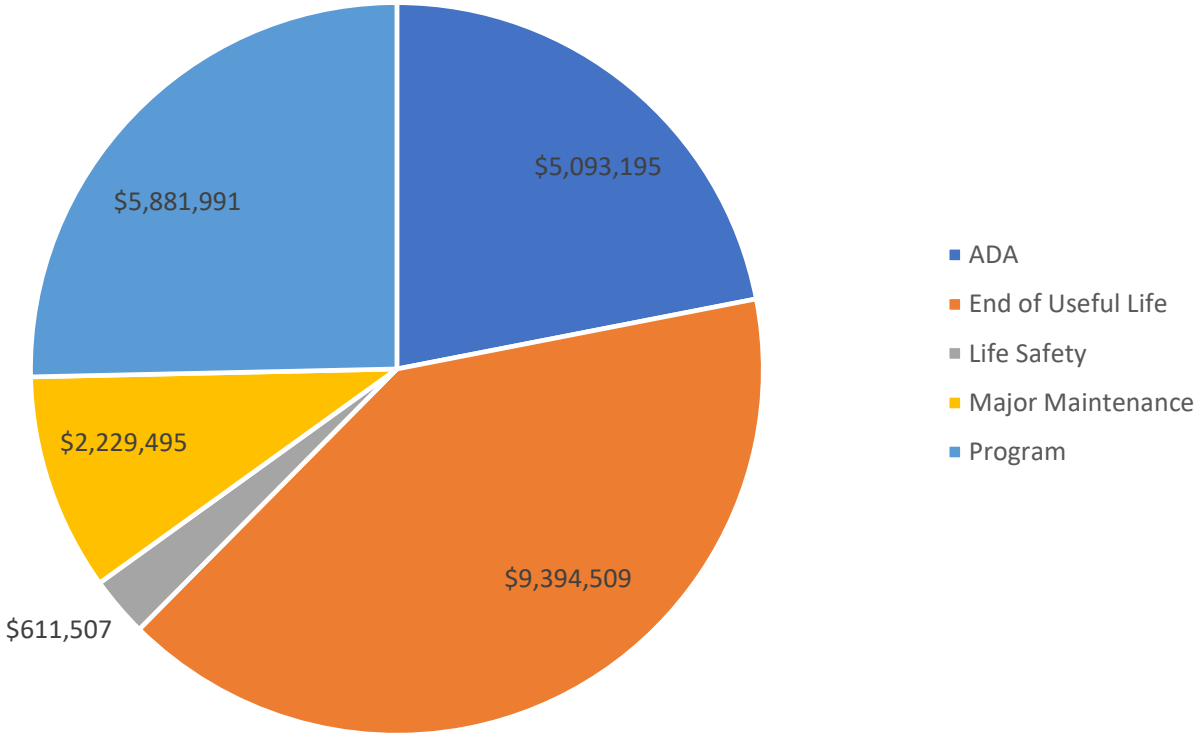
+ Install approximately 4 catch basins and 100 feet of drain pipe in existing parking areas to improve stormwater collection and conveyance.
+ Install chain link fence gates to secure play areas and fields.
+ Replace approximately 4 light poles and install approximately 4 additional ones to sufficiently light site.

POTENTIAL SCOPES AND COSTS

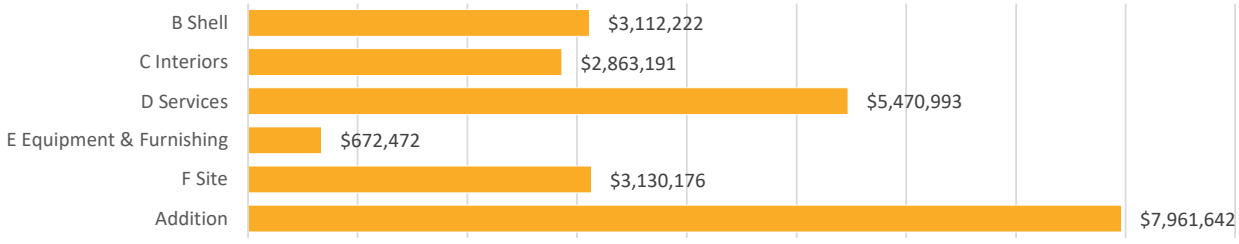
POTENTIAL SCOPES

+ Replace all exterior sealants
+ Roof replacement
+ Exterior painting
+ Interior painting
+ Replace interior carpets, flooring, and ceiling tiles
+ Kitchen renovation
+ New fire alarm, bell and paging systems
+ LED lighting throughout school
+ Replace furniture in classrooms, administration, and library
+ New gym addition
+ Secure entry vestibule
+ New playground
+ Improved site accessibility

IMPROVEMENT COSTS BY CATEGORY



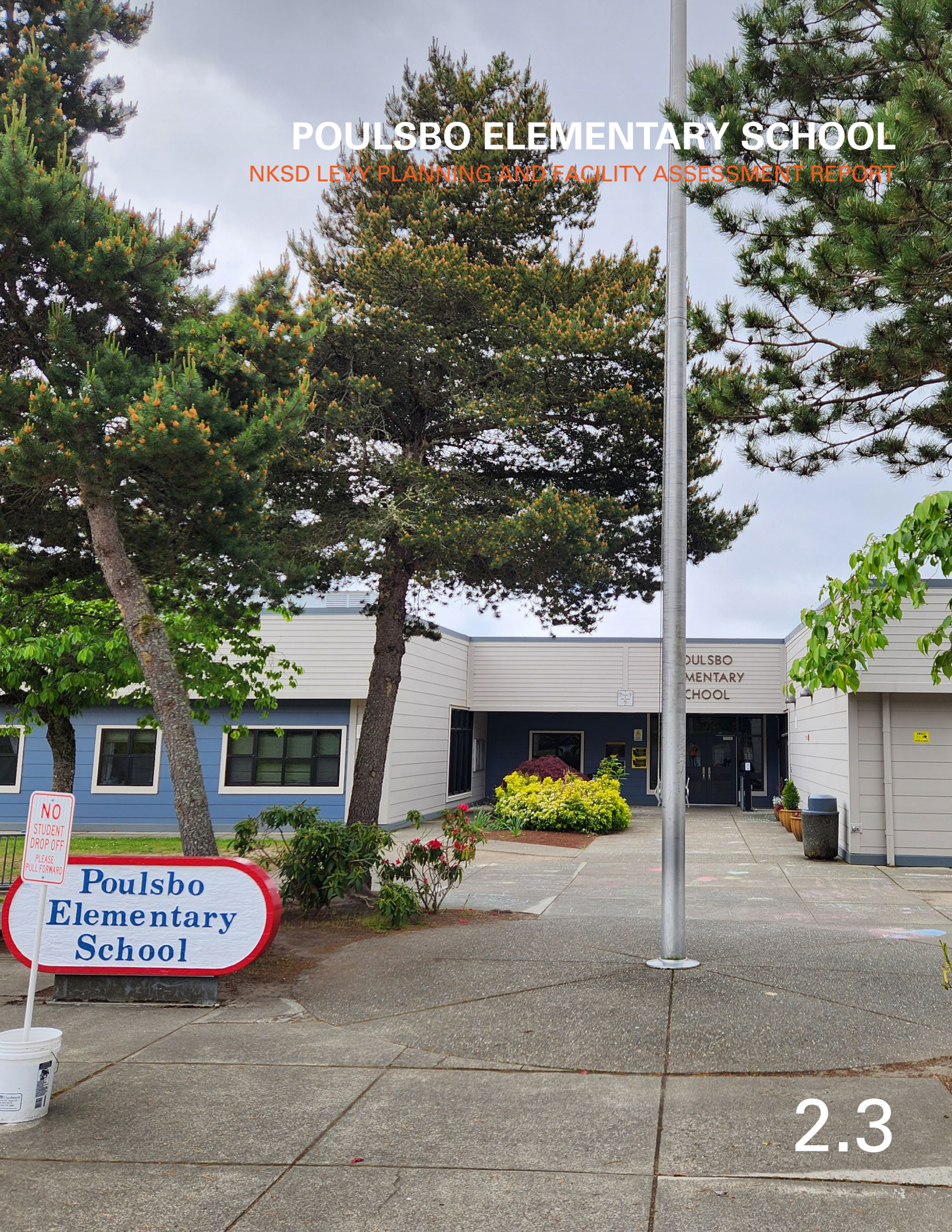
IMPROVEMENT COSTS BY TYPE



POTENTIAL SCOPES AND COSTS

Hilder Pearson Elementary School Building Improvements	Estimated Budgets	
B Shell	**$**	**3,112,222**
Replace exterior sealants (windows and siding)	$	66,276
Paint exterior & replace soffits	$	95,250
Replace roof - full assembly	$	2,950,696
C Interiors	**$**	**2,863,191**
New gym flooring	$	101,305
Small group learning spaces	$	158,834
Replace operable walls between classrooms	$	77,630
Refresh bathroom finishes	$	421,034
Renovate kitchen	$	399,330
Refresh interior paint and hallway wall covering	$	64,691
Replace classroom casework	$	932,515
Replace classroom, library, & admin carpets	$	367,983
Replace classroom, library, & admin acoustic ceiling tiles	$	244,031
Gym acoustics and paint	$	95,839
D Services	**$**	**5,470,993**
Fire alarm replacement	$	232,144
New bell and paging system	$	198,980
Replace HVAC Controls	$	563,777
Replace HVAC System	$	3,515,316
Replace below grade water pipe between buildings	$	41,331
Replace lights with LED fixtures	$	750,141
Replace water heaters	$	119,388
Repair boiler water loop pipes	$	49,916
E Equipment & Furnishing	**$**	**672,472**
Replace furniture in classrooms, admin, and library	$	672,472
Addition	**$**	**7,961,642**
New gym addition	$	4,447,538
Create secure entry vestibule	$	3,514,104
Grand Total	**$**	**20,080,520**

Hilder Pearson Elementary School Site Improvements	Estimated Budgets	
F Site	**$**	**3,130,176**
New playground	$	255,000
Improve site lighting	$	199,665
Replace concrete and asphalt paths and accessible ramps at various locations throughout the site to improve accessibility	$	159,732
Install an accessible concrete path from the crosswalk on Central Valley Road NW to the building entrance.	$	159,732
Install approximately 34 protective bollards	$	99,833
Improve stormwater collection and conveyance.	$	119,799
Remove tree roots in parking lot	$	19,967
Make ADA parking code compliant	$	99,833
Make path between play field and building accessible	$	139,766
Make slopes in parking lot and drive aisle code compliant	$	598,995
Construct a new parking lot in the area of one of the existing play fields. Preserve the existing parking lot for buses and staff.	$	1,197,990
Install chain link fence, gates to secure the site.	$	79,866
Grand Total	**$**	**3,130,176**



POULSBO ELEMENTARY SCHOOL

NKSD LEVY PLANNING AND FACILITY ASSESSMENT REPORT

2.3

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EXECUTIVE SUMMARY

Poulsbo Elementary School, centrally located within the District, is well-positioned to serve its growing community. The school's learning spaces are generously sized, providing an excellent environment for student engagement and collaboration. Although the portable classrooms on-site are currently unused, they represent an opportunity for future expansion. Consideration should be given to securing or replacing these portables with permanent classroom structures to accommodate potential growth.

However, several areas of the school's infrastructure require attention. The building's exterior siding is failing and needs replacement to ensure the facility remains weather-resistant and visually appealing. Additionally, the site's circulation and traffic management system could be optimized to improve the flow of vehicles during pick-up and drop-off times, enhancing safety and efficiency for students and families.

With these updates, Poulsbo Elementary can continue to serve as a central and thriving hub for education in the District, ready to accommodate future growth and provide an improved experience for all.

SCHOOL DATA

ADDRESS	18531 Noll Road NW Poulsbo, WA
GRADES	K-5
CONSTRUCTION DATES	1974 - Original construction 2005 - Modernization
SITE AREA	36.60 Acres (co-located with middle school)
SITE FEATURES	Covered play, Hardscape play, Softscape Play, Field

50,934
SQUARE FEET TOTAL AREA

12
PORTABLES

114
SF/STUDENT

32,304
EXTERIOR SKIN TOTAL AREA

22
PERMANENT CLASSROOMS

445
K-5 STUDENTS

58,357
ROOF TOTAL AREA

4,122
GLAZING/DOOR TOTAL AREA







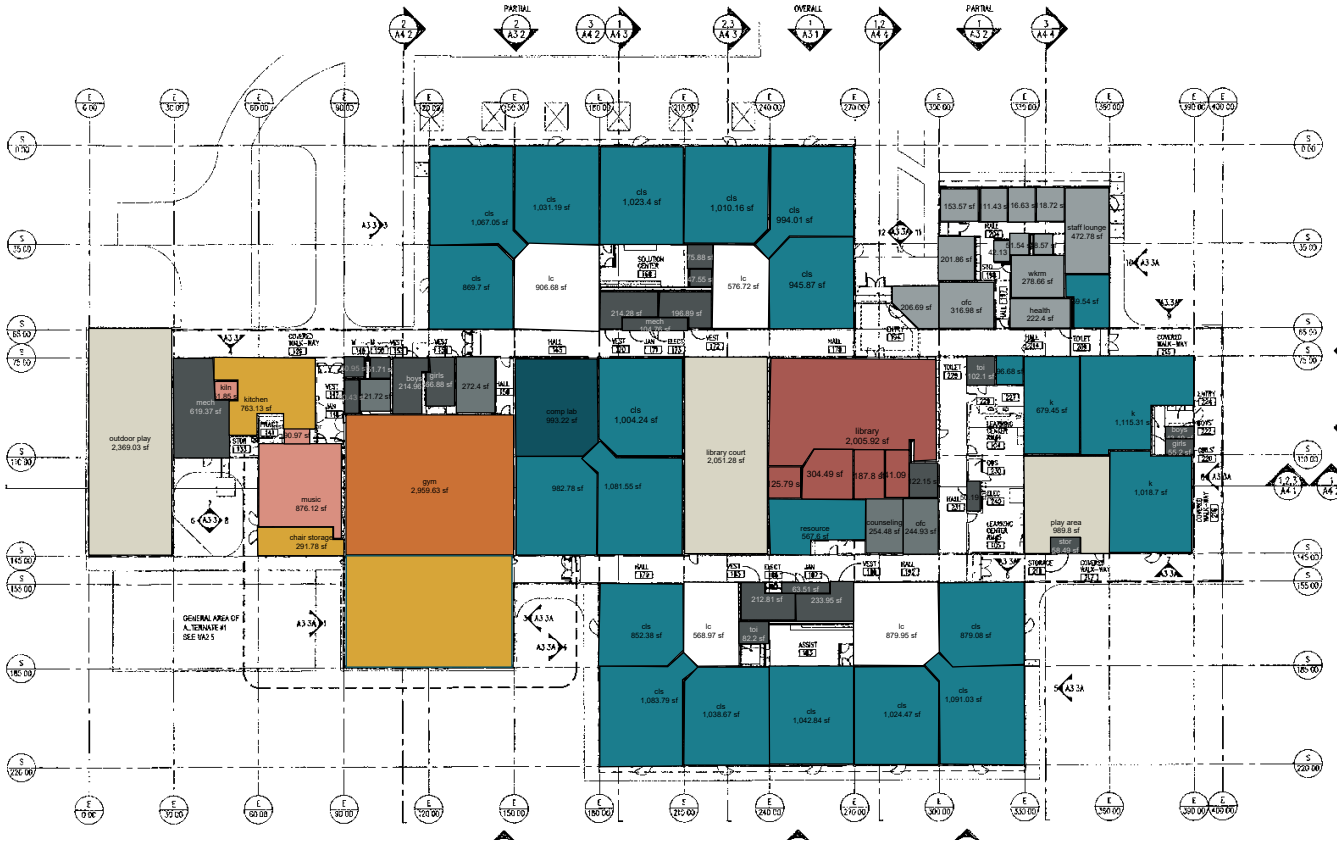






Clockwise from top left: Main entrance; Classroom; Hallway; Library; Parking queue; Courtyard.

SCHOOL PROGRAM



LEARNING | LEARNING COMMONS | RESOURCE / LIBRARY | ATHLETICS | ADMINISTRATION

CTE | LEARNING SUPPORT | ART / MUSIC | COMMONS | BUILDING SUPPORT



PROGRAM AREAS

NORTH KITSAP SCHOOL DISTRICT			
POULSBO ELEMENTARY SCHOOL			
445 ENROLLMENT (2023-2024)			
	SPACE NAME	SQUARE FOOT	QTY	NOTES
1.0	ADMINISTRATION			
	Reception	206	1	
	Office	111	1	
	Office	116	1	
	Office	118	1	
	Office	153	1	
	Office	244	1	
	Office	316	1	
	Workroom	278	1	
	Counseling	254	1	
	Health Clinic	222	1	
	Conference	201	1	
	Toilet	49	1	
	Toilet	52	1	
	Storage	42	1	
TOTALS		2362	14	
2.0	INSTRUCTIONAL CORE			
	Kindergarten	1018	1	
	Kindergarten	1115	1	
	Kindergarten	679	1	
	Boys TLT	43	1	
	Girls TLT	55	1	
	Classroom	1004	1	
	Classroom	1010	1	
	Classroom	1023	1	
	Classroom	1024	1	
	Classroom	1031	1	
	Classroom	1038	1	
	Classroom	1043	1	
	Classroom	1067	1	
	Classroom	1082	1	
	Classroom	1084	1	
	Classroom	1091	1	
	Classroom	852	1	
	Classroom	870	1	
	Classroom	879	1	
	Classroom	946	1	
	Classroom	983	1	
	Classroom	994	1	
	Learning Commons	568	1	
	Learning Commons	677	1	
	Learning Commons	880	1	
	Learning Commons	907	1	
TOTALS		22963	26	
3.0	SPECIALTY/ CTE			
	Computer Lab	993	1	
TOTALS		993	1	
4.0	SPED			
	Learning Center	1061	1	
	Classroom	679	1	
	Single TLT	102	1	
	OT/PT	259	1	
TOTALS		2101	4	

5.0	STUDENT DINING			
	Kitchen	763	1	
	Chair Storage	282	1	
TOTALS		1045	2	

6.0	LIBRARY / MEDIA RESOURCES			
	Library	2005	1	
	Office	126	1	
	Office	188	1	
	AV	141	1	
TOTALS		2460	4	

7.0	SPECIALITY			
	Kim Room	52	1	
	Music	876	1	
	Storage	91	1	
	Storage	72	1	
	Practice	98	1	
TOTALS		1189	5	

8.0	ATHLETICS			
	Gym	2959	1	
	Storage	272	1	
	Office	121	1	
TOTALS		3352	3	

9.0	OUTDOOR PLAY			
	Kindergarten	989	1	
	Outdoor Play General	2369	1	
	Covered Play	2457	1	
	Library Court	2051		
TOTALS		7866	3	* NOT INCLUDED IN NET/GROSS SQFT

10.0	MAINTENANCE / CUSTODIAL			
	Custodial	60	1	
	Mech	105	1	
	Mech	50	1	
	Mech	619	1	
	Mech	64	1	
	MDF	122	1	
TOTALS		1020	6	

11.0	RESTROOM			
	Boys	214	1	
	Boys	214	1	
	Boys	233	1	
	Girls	167	1	
	Girls	197	1	
	Girls	212	1	
	Single TLT	48	1	
	Single TLT	51	1	
	Single TLT	52	1	
TOTALS		1388	9	

	SQFT	Total Spaces	SQFT/student
TOTAL NET SQ FT	38873	74	87
TOTAL GROSS SQ FT	50934		114

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TEACHING AND LEARNING ASSESSMENT

59.5
T & L Rating

Poulsbo Elementary School has close proximity to the road. Drop-off and pick-up queues are short which necessitates "looping" of the parking lot to keep cars from blocking street access. However this practice then blocks in parked staff. The site is fenced but not secure. Short fencing at the kindergarten play and perimeter allow for easy step over. The locks on the gates to the courtyard have been moved to prevent children from getting caught. There is also a path that accesses the middle school site. Headstart and Developmental Pre-school drop-off features a dangerous pathway for parents to the portables that house the programs. There is no secure entry vestibule. Secondary entrances are often held open by air pressure.

The school learning communities are generous in size, with a shared learning commons in each. These learning commons are as large as a classroom, however, and students and staff would benefit from their scale being broken down to provide separate options for one-on-one push-in services or small groups. Finishes in classrooms are dated and cabinets do not function well. There is a need for flexible, adaptable furnishings to accommodate alternative seating configurations in the classrooms. New classroom acoustic tiles would be beneficial for sound attenuation. Some of the classrooms are very dark and only have glazing looking out onto the hallways. The school would benefit from completing remaining LED upgrades.

The interior courtyard is a much-loved highlight of the school with vegetation and a greenhouse, that is in use. The commons and library have inconsistent temperatures and the staff lounge is cold in the winter. Additionally, the commons is loud and would benefit from some acoustic attenuation.

The campus has 12 portables that are currently not in use, but it is anticipated that fast-increasing enrollment would require their use in the future. They are not secure and can be accessed directly from the parking lot. The school would benefit from a classroom addition to support growing enrollment that connects to the existing building for safety and security.



Poulsbo Elementary students sell 3-D printed ornaments to raise money for their end of the year field trip. Credit: Kitsap Daily News.

The following survey was developed to measure how well a school meets modern teaching and learning objectives. We walked each school campus and spoke with staff and used the information gathered to evaluate each school.

NORTH KITSAP SCHOOL DISTRICT
TEACHING AND LEARNING ASSESSMENT

Facility Name	Enrollment
Poulsbo Elementary School	445
Address	**GSF Area**
18531 Noll Road NE, Poulsbo, WA	50,934

		SCORE	100	75	50	25	0	
A.	**Overall Physical Features**							
1	The visual appearance of the school is neat, well maintained and promotes a sense of welcoming and pride			1				
2	The main entrance is clearly visible and welcoming.			1				
3	The campus is cohesive		1					
4	Public areas (courtyards, commons, multipurpose rooms, etc.) foster a sense of community			1				
5	The school functions well as a community resource, i.e. athletic fields, multipurpose room, theater etc.			1				
6	School building is zoned appropriately for community use at day, night, and for year round programs			1				
7	Facilities support 21st Century learning through innovative furniture and equipment					1		
		Count	1	5	0	1	0	**7**
		Subtotal	100	375	0	25	0	**500**
		Average	**71.4**					
B.	**Site Layout**							
1	Site wayfinding is clear and safe				1			
2	Parking lots, drop off zones, bike routes and pedestrian routes are adequately sized to meet traffic needs.				1			
3	Adequate safety precautions (sidewalks, crosswalks, crosswalk lighting, etc.) are provided				1			
		Count	0	0	3	0	0	**3**
		Subtotal	0	0	150	0	0	**150**
		Average	**50.0**					
C.	**Core Learning Areas**							
1	Each student is in a permanent classroom					1		
2	Learning areas are flexible and adaptable in supporting a variety teaching and learning approaches			1				
3	Learning areas provide formal and informal spaces for students to interact and collaborate			1				
4	Learning spaces allow for large group, small group, and individualized instruction					1		
5	Learning spaces can be easily re-arranged to meet changing needs			1				
6	Core learning area provides space for "push in" services			1				
7	Learning spaces provide adequate space to display student work.				1			
8	Specialty labs, studios, etc. are flexible and adaptable to support a variety of programs.						1	
9	Learning spaces support hands-on learning and CTE pathways						1	
10	Learning spaces receive natural daylight throughout the space						1	
11	Light can be easily controlled for dimming, darkening and other occupancy activities			1				
12	Glare from daylight or light fixtures is minimized.			1				
13	Learning spaces have adequate sound isolation			1				
14	Learning spaces are thermally comfortable (not too hot, not too cold)			1				
15	Support spaces within the school can be adapted into learning spaces			1				
16	Learning spaces allow for staff and student collaboration				1			
17	Learning spaces are provided with adequate storage throughout the school			1				
18	Learning spaces support SPED			1				
		Count	0	11	2	2	3	**18**
		Subtotal	0	825	100	50	0	**975**
		Average	**54.2**					
D.	**Common Areas & Support Spaces**							
1	Administrative and counseling areas are distributed to enhance student and adult connections			1				
2	Teachers and staff have work spaces that encourage collaboration and teamwork			1	1			
3	The school commons or cafeteria space in centrally located and easily accessed by staff and students			1				
4	The commons/cafeteria/multipurpose room meets the capacity needs of the school					1		
5	The commons/cafeteria/multipurpose room is flexible and accommodates a variety of activities.					1		
6	The library/media center is a multifaceted and flexible space that accommodates a variety of activities.				1			
7	The library/media center meets the capacity needs of the school			1				
8	Physical education spaces are flexible and adaptable to support multiple modes of physical education					1		
9	Physical education spaces storage needs are met					1		

NORTH KITSAP SCHOOL DISTRICT
TEACHING AND LEARNING ASSESSMENT

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10	Music Spaces are adequate to support school needs			1			
11	Performance and presentation spaces have proper acoustics.				1		
12	Flex areas receive natural daylight throughout the space.				1		
13	Flex areas are acoustically comfortable (not too loud when at full capacity).		1				
14	Flex areas are thermally comfortable (not too hot, not too cold)		1				
15	School provides a variety of formal and informal small group learning and social spaces	1					
	Count	1	6	3	6	0	**16**
	Subtotal	100	450	150	150	0	**850**
	Average	**56.7**					
E.	**Resource Distribution**						
1	Resource spaces (i.e. library, computer labs) are located for easy access by all students	1					
2	Toilet rooms for staff and students are disbursed evenly and appropriately throughout the school	1					
3	Adequate storage is provided throughout the school		1				
4	Custodial rooms are evenly distributed around the school		1				
	Count	2	2	0	0	0	**4**
	Subtotal	200	150	0	0	0	**350**
	Average	**87.5**					
F.	**Outdoor Areas**						
1	Interior learning spaces have easy access to outdoor learning spaces			1			
2	Outdoor learning spaces are accessible		1				
3	Outdoor areas provide adequate opportunities for play, socialization and other activities for all students/abilities		1				
4	Outdoor areas feature a range of natural elements.		1				
	Count	0	3	1	0	0	**4**
	Subtotal	0	225	50	0	0	**275**
	Average	**68.8**					
G.	**Technology**						
1	Power and data is accessible throughout the school, both inside and outside of the classroom			1			
2	Teachers and staff have access to technology that provides flexibility in all learning spaces			1			
3	The library meets the learning needs of 21st century students				1		
	Count	0	0	2	1	0	**3**
	Subtotal	0	0	100	25	0	**125**
	Average	**41.7**					
H.	**Safety and Security**						
1	Interior organization, staff locations, and space transparency allows for passive supervision by adults		1				
2	Interior organization minimizes unsupervised niches and corners for students to hide or congregate		1				
3	Exterior organization minimizes unsupervised niches and corners for students to hide or congregate			1			
4	Exterior and site surveillance system is in place		1				
5	Campus security officer is able to monitor the surveillance system from one central location		1				
6	Building can be zoned for security lockdown				1		
7	Interior has adequate corridor widths to facilitate safe exiting		1				
8	Student locker locations can be easily supervised by staff					1	
9	Interior lighting is adequate and appropriate for space		1				
	Count	0	6	1	1	1	**9**
	Subtotal	0	450	50	25	0	**525**
	Average	**58.3**					

GRAND TOTAL	**3750**
GRAND TOTAL AVERAGE	**59.5**

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ARCHITECTURAL SUMMARY

EXISTING CONDITIONS

ENVELOPE

The school is cladded fiber cement siding installed without proper sealant and joint space for contraction and expansion. This has caused a large number of the panels to crack at the seams. The school was recently repainted and has a generally good appearance, but the fiber cement siding joint detail will cause long term maintenance challenges. The roof has several leaks.

RECOMMENDATIONS

General upkeep is recommended. Repair fiber cement siding panels as they crack using an appropriate joint and sealant to allow for movement. Roof should be repaired and replaced as necessary

EXISTING CONDITIONS

INTERIOR FINISHES

The interior finishes are dated, but generally in good shape. There have been recent updates and the District maintenance keeps the school in good condition. Casework is dated.

RECOMMENDATIONS

Replacing lighting, ceiling tiles, and carpets would likely have the highest impact in terms of brightening up the spaces and making them feel refreshed. Additionally, casework replacement would refresh the school.

STRUCTURAL SUMMARY

Original Year Built: 1989

SYSTEM DESCRIPTION

ROOF

Metal deck supported by open web steel joists and steel beams

FLOOR

Concrete slab on grade

GRAVITY SYSTEM

Steel columns, CMU walls

EXTERIOR STRUCTURE

Metal stud walls

FOUNDATION

Conventional spread and continuous concrete footings

LATERAL SYSTEM

CMU shear walls and steel tension strap brace frames

OBSERVATIONS / COMMENTS

As detailed and constructed, the steel tension strap lateral system is no longer code conforming. The frames appear to be lightly loaded, but significant lateral deflection is likely in a larger seismic event. The CMU shear walls are in general conformance of current codes, and only minor upgrades would be likely.

RECOMMENDATIONS

Considering the previous comments, the following is recommended:

+ Perform additional studies on the tension strap connections to determine adequacy.
  - Anchorage of the roof to the masonry bearing walls.
  - Improve the tension strap connections or replace with a new lateral system.

MECHANICAL SUMMARY

EXISTING SYSTEM CONDITIONS/OBSERVATIONS

HVAC

Building HVAC systems are supplied by four central, variable-air-volume, packaged gas/dx rooftop air-handling-units and a single zoned unit serving the gym/multipurpose room. Units provide ventilation, cooling, and heating to all spaces.

NKSD maintenance noted they do not like proprietary unit controls and the inability to properly maintain and access the system without manufacturer assistance. Maintenance also noted there are airflow issues at spaces located the farthest away from the central air-handling-units which cause comfort complaints.

Rooftop equipment installed within the last 8 years and is in overall acceptable condition.

PLUMBING

Plumbing fixtures generally appear to be original to the building construction with repairs made as needed. Fixtures appeared to be in acceptable operating condition at all locations.

Domestic water and waste/vent piping was not observed but no issues were observed or reported.

The gas fired storage type domestic water heaters are being replaced by District maintenance as needed, one of which was replaced in 2023.

FIRE PROTECTION

The facility has complete fire sprinkler system coverage. There is an ongoing leak present at the main fire riser control valve. System appeared to be in acceptable working condition overall.

CONTROLS

Building automation system is Tridium Niagara installed by Long within the last 5 years

RECOMMENDATIONS

+ Manufacturer to complete startup and retro commissioning on packaged rooftop equipment to determine why fan VFDs are nuisance tripping and not controlling fan speed as designed.
+ Relocate rooftop bathroom exhaust fan further away from air-handling-unit #2 intake to prevent short cycling.
+ Provide 12 months of utility billing data for each facility to verify status of compliance with new clean building act legislation (HB 1257).

ELECTRICAL SUMMARY

EXISTING CONDITIONS

ELECTRICAL

The electrical distribution system is original to the building. The switchboards are in good condition. The transformer is buzzing and original to the facility. It does not appear it was upgraded with the modernization in 2004.

The kitchen has an original Federal Pacific Panelboard and replacement parts are no longer available. The other branch panels were upgraded in 2004. Panel D has a 'floating' ground due to the ground bus bar stand-off bracket is broken and no longer fully connected to the grounding conductor.

The general-purpose electrical power is in good condition.

LIGHTING

The lighting fixtures are fluorescent and installed in 2008. The current lighting and lighting controls do not meet the new energy standards. The existing ballasts are starting to fail.

The exit signs are old and in need of replacement. The battery back up egress lighting are not functioning. The batteries are in need of replacement or an emergency lighting inverter installed to accommodate the hallway lighting circuits.

INTERCOM/CLOCK

The existing system is functioning.

FIRE ALARM

The fire alarm system does not meet current voice requirements or addressable.

SECURITY/ACCESS CONTROL

The existing system is Sonitrol.

CIVIL SUMMARY

EXISTING CONDITIONS

The site is located at 18531 Noll Road NE, Poulsbo, WA 98370. The site is bordered to the east by Noll Road NE, to the north by North Kitsap School District athletic fields known as "Strawberry Fields," and to the west by Poulsbo Middle School and Bjorgen Creek. Existing development includes an elementary school building and portable classroom buildings. Existing site improvements include a parking lot, drive aisles, a bus loading/unloading zone, two parent loading/unloading zones, and playgrounds.

CHALLENGES AND ISSUES

The following challenges and issues were observed:

+ There are two separate parent loops for loading and unloading of students from different grades. One parent loop has a good queue length of approximately 1,100 feet, assuming loading and unloading occurs along the drive aisle located northeast of the building, not along the aisle located immediately north of the building. The other parent loop has a short queue length of approximately 300 feet and combines with the other loop.
+ Accessible parking stalls are located at the north end of the parking lot, not in close proximity to any facilities.
+ There is a gravel pedestrian path extending from Noll Road NE in a southwesterly direction, to the north edge of the parking lot. The path leads to a crosswalk that crosses a parking lot drive aisle.
+ The school is connected to the athletic fields to the north with a long ramp, but not a direct path.
+ Asphalt pavement in the parking lot and drive aisles is in poor condition.
+ Drainage of stormwater in parking areas appears to be insufficient.

RECOMMENDATIONS

We recommend the potential improvements listed below, as a way of addressing the challenges and issues identified above.

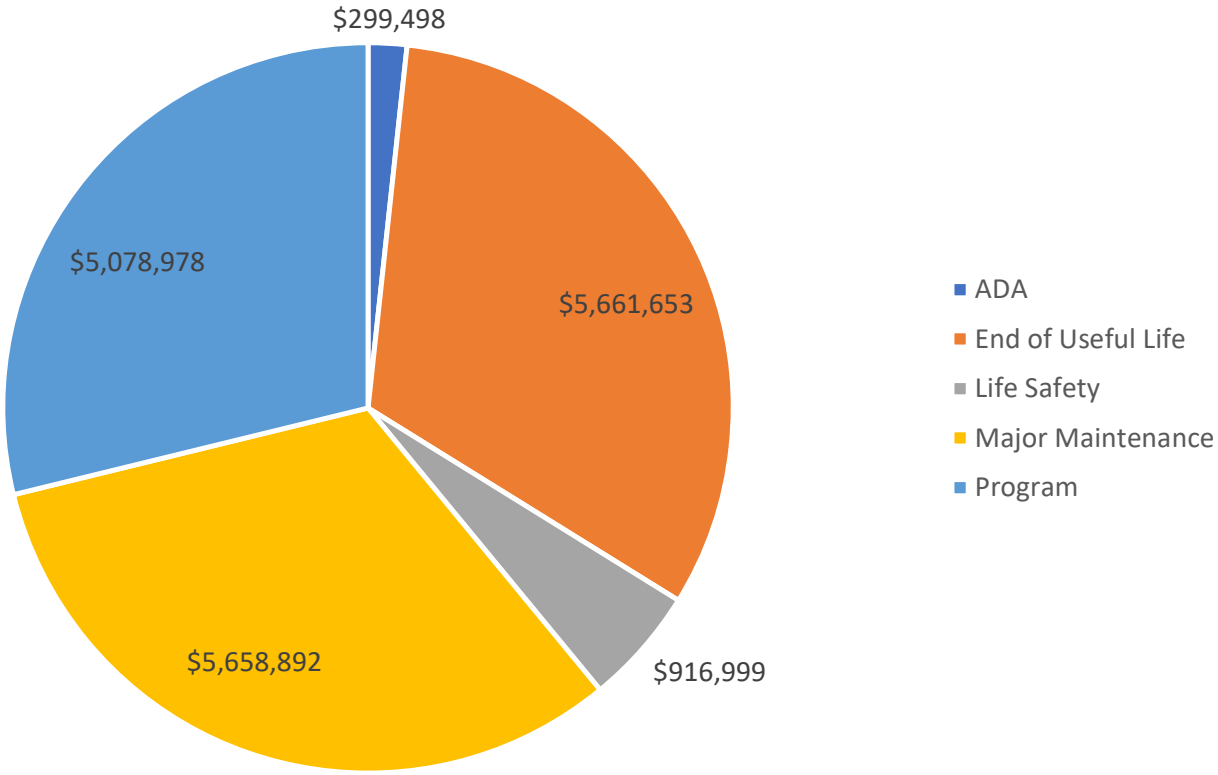
+ Combine the two parent loops into a single loop as a way of simplifying operations and improving overall queue length. This could be accomplished by directing all parent traffic to the northerly driveway along Noll Road NE, routing that traffic along a circuitous path in the west portion of the parking lot (as it does now), and loading/unloading along the egress lane located close to Noll Road NE (aligned with NE Cedar Hollow Way on east side of Noll Road NE). This proposal would restrict parents from using the recently constructed on-site "cut through" lane with six angled parking stalls.
+ Relocate the accessible parking stalls from the north end of the parking lot to an area closer to the building and replace the accessible parking stalls with standard ones. The existing accessible parking stalls may currently be located at the north end of the parking lot to provide access to the athletic fields north of the site. However, the pedestrian path requires navigating a ramp with a length of approximately 400 feet. Alternatively, accessible access to the athletic fields could be from the existing parking lot at the north end of the fields, along the south edge of NE Hostmark Street.
+ Remove the gravel pedestrian path and rely on paved pedestrian paths adjacent to the driveways along Noll Road NE. This would eliminate the need for pedestrians to cross a parking lot drive aisle. It would required pedestrians to cross a drive aisle along Noll Road NE, but this is arguably safer since the driveway is controlled. ($10,000)
+ Provide a path with stairs and handrails to the athletic fields located north of the site.
+ Remove and replace approximately 5,000 square yards of asphalt pavement in the parking lot and drive aisle areas and perform code-required storm drainage improvements.
+ Lower approximately 6 catch basin grates to improve stormwater collection (pavement replacement, grate removal and replacement, adjustment ring removal) and install approximately 4 new catch basins.

POTENTIAL SCOPES AND COSTS

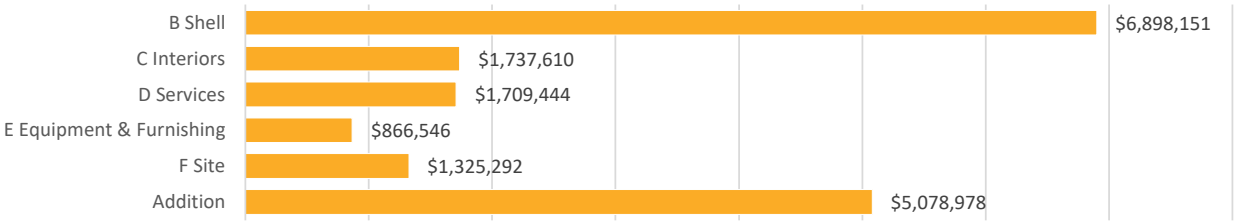
POTENTIAL SCOPES

+ Roof replacement
+ Replace exterior cladding
+ Secure entry vestibule
+ Replace classroom, library, and admin carpets
+ Fire alarm, bell and paging system replacement
+ Replace furniture in classrooms, administration, and library
+ New playground
+ Improved site accessibility

IMPROVEMENT COSTS BY TYPE



IMPROVEMENT COSTS BY CATEGORY



POTENTIAL SCOPES AND COSTS

Poulsbo Elementary School Building Improvements	Estimated Budgets (11/1/2024 Dollars)
B Shell	**$ 6,898,151**
Replace roof - full assembly	$ 4,183,014
Replace exterior cladding	$ 2,715,137
C Interiors	**$ 1,737,610**
New gym flooring	$ 96,363
Refresh bathroom finishes	$ 159,732
Create secure entry vestibule	$ 556,067
Replace classroom, library, & admin carpets	$ 379,364
Replace classroom & flex area acoustic ceiling tiles	$ 251,578
Add panic hardwareand correct door swing on electrical room egress doors.	$ 4,992
Replace classroom & admin casework	$ 289,514
D Services	**$ 1,709,444**
Fire alarm replacement	$ 355,941
New bell and paging system	$ 305,092
Remaining LED lighting upgrades	$ 1,018,461
Relocate rooftop bathroom exhaust fan	$ 29,950
E Equipment & Furnishing	**$ 866,546**
Replace furniture in classrooms, admin, and library	$ 866,546
Addition	**$ 5,078,978**
Remove portables, provide 3 classroom additon	$ 5,078,978
Building Total	**$ 16,290,729**
F Site	**$ 1,325,292**
New playground	$ 307,000
Relocate the accessible parking stalls	$ 59,900
Provide a path with stairs and handrails to the athletic fields located north of the site.	$ 59,900
Lower approximately 6 catch basin grates to improve stormwater collection	$ 79,866
Remove the gravel pedestrian path	$ 19,967
Code-required storm drainage improvements.	$ 798,660
Site Total	**$ 1,325,292**

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RICHARD GORDON ELEMENTARY SCHOOL

NKSD FACILITIES ASSESSMENT REPORT



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EXECUTIVE SUMMARY

Gordon Elementary School, one of the newer schools in the District, has effectively addressed the majority of its educational objectives, providing a supportive and modern learning environment. The school's facilities are in good condition, and its academic programs are meeting the needs of students, positioning it as a strong contributor to the District's overall success.

While the school is performing well, a minor refresh is recommended to maintain its high standards and address routine updates. Additionally, some upgrades are required to ensure full compliance with the Americans with Disabilities Act (ADA). These improvements will focus on enhancing site accessibility to better serve all students, staff, and visitors.

With these modest improvements, Gordon Elementary will continue to thrive as an inclusive, high-performing school within the District.

SCHOOL DATA

ADDRESS	26331 Barber Cut Off Road, NE Kingston, WA 98346
GRADES	K-5
CONSTRUCTION DATES	1994 - Original construction 2021 - HVAC upgrades
SITE AREA	12 Acres
SITE FEATURES	Hardscape play, Softscape play

48,303
SQUARE FEET
TOTAL AREA

8
PORTABLES

121
SF/STUDENT

32,121
EXTERIOR SKIN
TOTAL AREA

21
PERMANENT
CLASSROOMS

396
K-5 STUDENTS

58,673
ROOF
TOTAL AREA

3,666
GLAZING/DOOR
TOTAL AREA







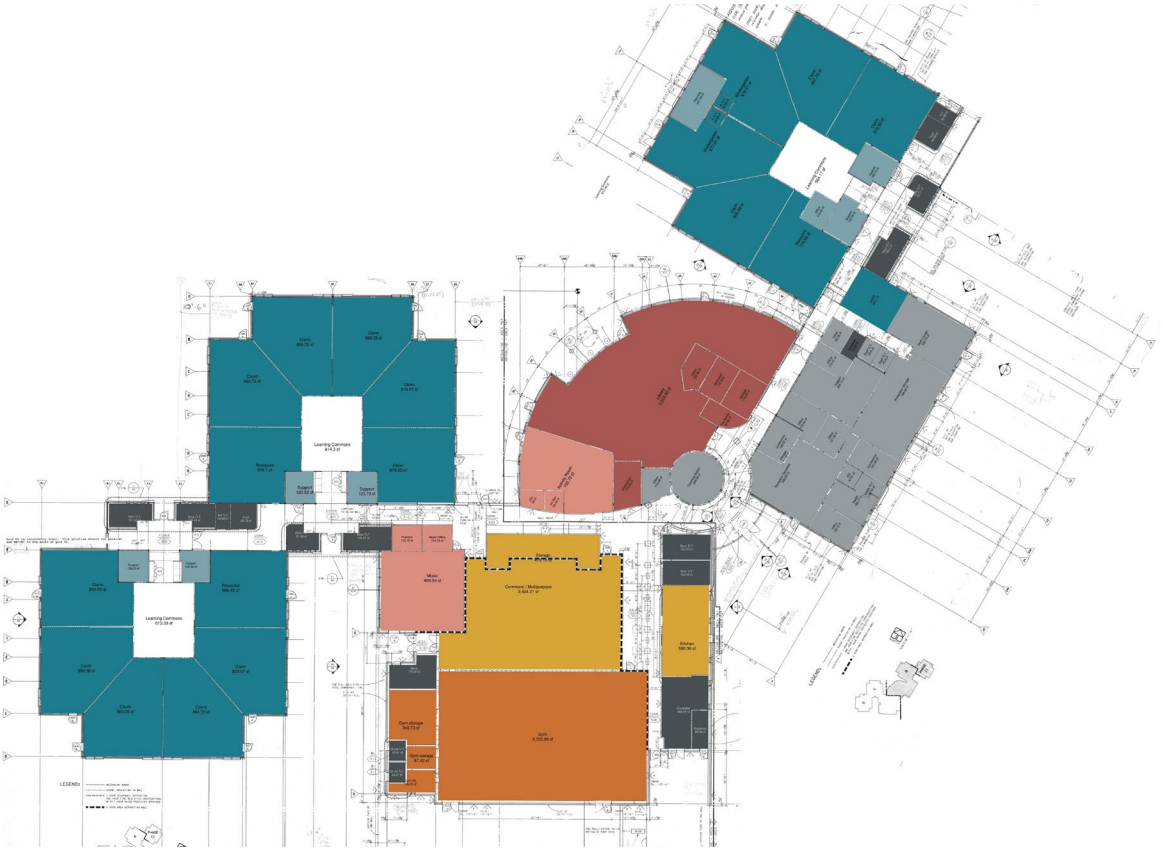




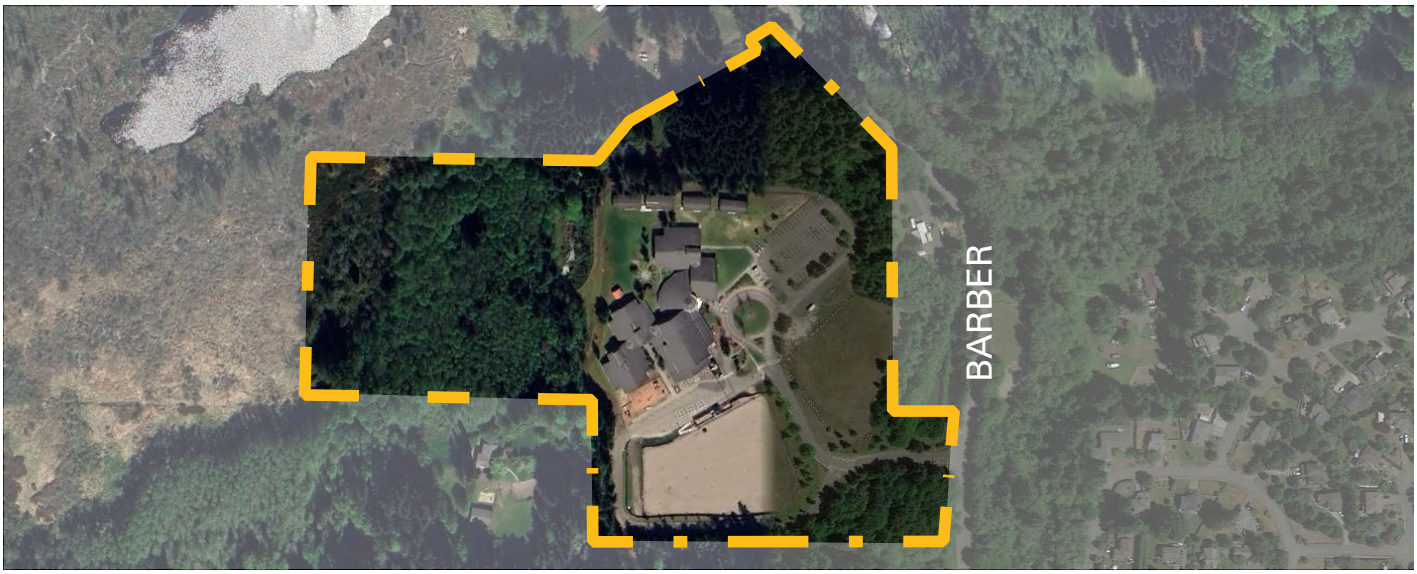


Clockwise from top left: Classroom; Hallway, Entrance to restrooms; Courtyard, garden shed; Learning community; Servery; Front office.

SCHOOL PROGRAM



LEARNING
LEARNING COMMONS
RESOURCE / LIBRARY
ATHLETICS
ADMINISTRATION
CTE
LEARNING SUPPORT
ART / MUSIC
COMMONS
BUILDING SUPPORT



PROGRAM AREAS

NORTH KITSAP SCHOOL DISTRICT			
GORDON ELEMENTARY SCHOOL			
396 Students (2023-2024)			
	SPACE NAME	SQUARE FOOT	QTY	NOTES
1.0	ADMINISTRATION / SERVICES			
	Staff Lounge	490	1	
	Conference	168	1	
	Office	127	1	
	Office	85	1	
	Office	168	1	
	Conference	140	1	
	Office	180	1	
	Office	112	1	
	Reception/ Secretary	697	1	
	Health	166	1	
	Production/ Storage	749	1	
	Staff TLT	44	1	
	Staff TLT	44	1	
	Health TLT	57	1	
	ISS	48	1	
	Office	116	1	
	Teaching Station	295	1	
	Support	464	1	
	Storage	11	1	
TOTALS		4161	19	
			Secretary	
2.0	INSTRUCTIONAL CORE			
	Clsrm	880	1	
	Clsrm	884	1	
	Clsrm	904	1	
	Resource	878	1	
	Clsrm	910	1	
	Clsrm	880	1	
	Resource	886	1	
	Clsrm	894	1	
	Clsrm	894	1	
	Clsrm	880	1	
	Clsrm	899	1	
	Clsrm	893	1	
	Clsrm	896	1	
	Resource	779	1	
	Clsrm	898	1	
	Clsrm	877	1	
	Kindergarten	877	1	
	Kindergarten	877	1	
	K TLT	30	1	
	K TLT	30	1	
	Support	126	1	
	Support	121	1	
	Support	121	1	
	Support	124	1	
	Support	163	1	
	Office	105	1	
	Support	170	1	
	Planning	247	1	
	Learning Commons	613	1	
	Learning Commons	614	1	
	Learning Commons	613	1	
	Learning Commons	564	1	
TOTALS		19,527	32	
3.0	SPECIALTY/ CTE			
TOTALS		0	0	
4.0	SPED			
	Clsrm	324	1	
TOTALS		324	1	

5.0	STUDENT DINING			
	Kitchen	580	1	
	Commons / Multipurpose	2404	1	
	Storage	419	1	
TOTALS		3403	3	

6.0	LIBRARY / MEDIA RESOURCES			
	Workroom	138	1	
	Office	135	1	
	Storage	171	1	
	File Server	98	1	
	Conference	170	1	
	Library	3224	1	
TOTALS		3936	6	

7.0	SPECIALITY			
	Music	907	1	
	Practice	104	1	
	Music Office	104	1	
	Art Stor	53	1	
	Kiln	58	1	
	Activity Room	793	1	
TOTALS		2019	6	

8.0	ATHLETICS			
	Gym	3723	1	
	Gym storage	341	1	
	Gym storage	87	1	
	Gym Ofc	106	1	
TOTALS		4257	4	

9.0	OUTDOOR PLAY*			
	Hardscape and Softscape		1	
TOTALS		0	1	* NOT INCLUDED IN NET/GROSS SQFT

10.0	MAINTENANCE / CUSTODIAL			
	Cust	90	1	
	Mech	179	1	
	Electrical	85	1	
	Custodial	369	1	
	Electrical	54	1	
TOTALS		777	5	

11.0	RESTROOM			
	Ind TLT	49	1	
	Girls TLT	122	1	
	Boys TLT	108	1	
	Girls TLT	92	1	
	Boys TLT	141	1	
	Girls TLT	156	1	
	Boys TLT	164	1	
	M Ind TLT	44	1	
	W Ind TLT	44	1	
	TLT	51	1	
	Girls TLT	93	1	
	Cust	95	1	
	Boys TLT	152	1	
			1	
TOTALS		1311	14	

	SQFT	Total Spaces	SQFT/student
TOTAL NET SQ FT	**39715**	**90**	**100**
TOTAL GROSS SQ FT	**48303**		**122**

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TEACHING AND LEARNING ASSESSMENT

69
T & L Rating

One of the newer schools in the North Kitsap School District, Gordon Elementary School has separate bus and car drop-off loops and an adequate parking lot. The site is fenced, but it is not secured and there is direct public access to the Carpenter Lake Natural Reserve trails from the school grounds. The courtyard garden is an ideal outdoor learning space, but needs upkeep and weeding. General landscape maintenance is also necessary.

The school has added a door directly to the administration suite to route visitors through the office before entering the school. The entry is accessed through an intercom system. However, there is no secure vestibule at the main entry point to the school. Secondary entrances do not operate on a single systems and students and staff rely upon buzzing the office or asking other staff to open the doors.

Learning communities are adequate in size with an open small group learning space in each. These spaces are often used for push-in services, but also are used by students as hiding spaces. The staff would like these spaces modified with a door or transparent walls to provide views into the room from the learning commons. Bathrooms could benefit from a camera monitoring system at the entries. The commons / gymnasium are adequately sized, but they are both in need of acoustic treatments to minimize echoes and allow for staff and students to hear presentations and each other more easily. The servery gets crowded at lunch time due to its small width and location adjacent to the main corridor. The library is generous in size with adequate daylighting and the reading nook is a much-loved feature.

The school is generally in good condition but could benefit from an exterior and interior refresh.



Gordon Elementary School students on the playground equipment.
Credit: Richard Gordon Elementary School Facebook.

The following survey was developed to measure how well a school meets modern teaching and learning objectives. We walked each school campus and spoke with staff and used the information gathered to evaluate each school.

NORTH KITSAP SCHOOL DISTRICT
TEACHING AND LEARNING ASSESSMENT

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Facility Name	Enrollment
Gordan Elementary School	396

Address	GSF Area
26331 Barber Cut Off Road NE, Kingston, WA	48,303

		SCORE	100	75	50	25	0	
A.	**Overall Physical Features**							
1	The visual appearance of the school is neat, well maintained and promotes a sense of welcoming and pride			1				
2	The main entrance is clearly visible and welcoming.			1				
3	The campus is cohesive		1					
4	Public areas (courtyards, commons, multipurpose rooms, etc.) foster a sense of community			1				
5	The school functions well as a community resource, i.e. athletic fields, multipurpose room, theater etc.			1				
6	School building is zoned appropriately for community use at day, night, and for year round programs				1			
7	Facilities support 21st Century learning through innovative furniture and equipment			1				
		Count	1	5	1	0	0	**7**
		Subtotal	100	375	50	0	0	**525**
		Average	**75**					
B.	**Site Layout**							
1	Site wayfinding is clear and safe					1		
2	Parking lots, drop off zones, bike routes and pedestrian routes are adequately sized to meet traffic needs.					1		
3	Adequate safety precautions (sidewalks, crosswalks, crosswalk lighting, etc.) are provided					1		
		Count	0	0	0	3	0	**3**
		Subtotal	0	0	0	75	0	**75**
		Average	**25.0**					
C.	**Core Learning Areas**							
1	Each student is in a permanent classroom					1		
2	Learning areas are flexible and adaptable in supporting a variety teaching and learning approaches		1					
3	Learning areas provide formal and informal spaces for students to interact and collaborate		1					
4	Learning spaces allow for large group, small group, and individualized instruction		1					
5	Learning spaces can be easily re-arranged to meet changing needs		1					
6	Core learning area provides space for "push in" services		1					
7	Learning spaces provide adequate space to display student work.		1					
8	Specialty labs, studios, etc. are flexible and adaptable to support a variety of programs.						1	
9	Learning spaces support hands-on learning and CTE pathways						1	
10	Learning spaces receive natural daylight throughout the space			1				
11	Light can be easily controlled for dimming, darkening and other occupancy activities			1				
12	Glare from daylight or light fixtures is minimized.			1				
13	Learning spaces have adequate sound isolation			1				
14	Learning spaces are thermally comfortable (not too hot, not too cold)					1		
15	Support spaces within the school can be adapted into learning spaces				1			
16	Learning spaces allow for staff and student collaboration		1					
17	Learning spaces are provided with adequate storage throughout the school		1					
18	Learning spaces support SPED			1				
		Count	8	5	1	2	2	**18**
		Subtotal	800	375	50	50	0	**1275**
		Average	**70.8**					
D.	**Common Areas & Support Spaces**							
1	Administrative and counseling areas are distributed to enhance student and adult connections				1			
2	Teachers and staff have work spaces that encourage collaboration and teamwork			1				
3	The school commons or cafeteria space in centrally located and easily accessed by staff and students		1					
4	The commons/cafeteria/multipurpose room meets the capacity needs of the school				1			
5	The commons/cafeteria/multipurpose room is flexible and accommodates a variety of activities.				1			
6	The library/media center is a multifaceted and flexible space that accommodates a variety of activities.			1				
7	The library/media center meets the capacity needs of the school			1				
8	Physical education spaces are flexible and adaptable to support multiple modes of physical education			1				
9	Physical education spaces storage needs are met			1				

NORTH KITSAP SCHOOL DISTRICT
TEACHING AND LEARNING ASSESSMENT

bassetti architects

10	Music Spaces are adequate to support school needs		1				
11	Performance and presentation spaces have proper acoustics.				1		
12	Flex areas receive natural daylight throughout the space.			1			
13	Flex areas are acoustically comfortable (not too loud when at full capacity).				1		
14	Flex areas are thermally comfortable (not too hot, not too cold)			1			
15	School provides a variety of formal and informal small group learning and social spaces	1					
	Count	2	6	5	2	0	**15**
	Subtotal	200	450	250	50	0	**950**
	Average	**63.3**					
E.	**Resource Distribution**						
1	Resource spaces (i.e. library, computer labs) are located for easy access by all students	1					
2	Toilet rooms for staff and students are disbursed evenly and appropriately throughout the school			1			
3	Adequate storage is provided throughout the school	1					
4	Custodial rooms are evenly distributed around the school			1			
	Count	2	0	2	0	0	**4**
	Subtotal	200	0	100	0	0	**300**
	Average	**75.0**					
F.	**Outdoor Areas**						
1	Interior learning spaces have easy access to outdoor learning spaces		1				
2	Outdoor learning spaces are accessible		1				
3	Outdoor areas provide adequate opportunities for play, socialization and other activities for all students/abilities		1				
4	Outdoor areas feature a range of natural elements.	1					
	Count	1	3	0	0	0	**4**
	Subtotal	100	225	0	0	0	**325**
	Average	**81.3**					
G.	**Technology**						
1	Power and data is accessible throughout the school, both inside and outside of the classroom		1				
2	Teachers and staff have access to technology that provides flexibility in all learning spaces		1				
3	The library meets the learning needs of 21st century students		1				
	Count	0	3	0	0	0	**3**
	Subtotal	0	225	0	0	0	**225**
	Average	**75**					
H.	**Safety and Security**						
1	Interior organization, staff locations, and space transparency allows for passive supervision by adults		1				
2	Interior organization minimizes unsupervised niches and corners for students to hide or congregate		1				
3	Exterior organization minimizes unsupervised niches and corners for students to hide or congregate		1				
4	Exterior and site surveillance system is in place	1					
5	Ofice admin is able to monitor the surveillance system from one central location	1					
6	Building can be zoned for security lockdown			1			
7	Interior has adequate corridor widths to facilitate safe exiting	1					
8	Student locker locations can be easily supervised by staff					1	
9	Interior lighting is adequate and appropriate for space	1					
	Count	4	3	1	0	1	**9**
	Subtotal	400	225	50	0	0	**675**
	Average	**75.0**					

GRAND TOTAL	**4350**
GRAND TOTAL AVERAGE	**69.0**

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ARCHITECTURAL SUMMARY

EXISTING CONDITIONS

ENVELOPE

The exterior cladding is a mix of CMU block and wood siding. The siding is beginning to show its age but is not showing signs of rot. The windows are aluminum and appear to be in good shape. The asphalt shingle roof is near the end of its useful life.

RECOMMENDATIONS

Repaint the wood siding and replace the roof.

EXISTING CONDITIONS

INTERIOR FINISHES

The interior finishes are becoming dated but are generally in good shape. Hallway floors are waxed linoleum and are in good condition but require a significant ongoing effort to maintain. Classroom carpeting is old and near the end of its useful life and the walls are painted veneer plaster.

RECOMMENDATIONS

New paint, ceiling tiles, and carpets would likely have the highest impact in terms of brightening up the spaces and making them feel refreshed.

STRUCTURAL SUMMARY

Original Year Built: 1994
Previous Seismic Strengthening: None apparent

SYSTEM DESCRIPTION

ROOF

Metal deck supported by open web steel joists and steel beams

FLOOR

Concrete slab on grade

GRAVITY SYSTEM

Steel Columns, CMU walls

EXTERIOR STRUCTURE

Metal stud walls

FOUNDATION

Conventional spread and continuous concrete footings

LATERAL SYSTEM

CMU shear walls and tube steel braced frames

OBSERVATIONS / COMMENTS

As detailed and constructed, the tube steel braced frames are no longer code conforming. Steel to steel and steel to concrete connection requirements are much more stringent under current code, and as detailed, damage may occur at some locations in a seismic event. The CMU shear walls are in general conformance of current codes, and only minor upgrades would be likely.

RECOMMENDATIONS

Considering the previous comments, the following is recommended:

+ Perform additional studies on the braced frame connections to determine adequacy.
+ Anchorage of the roof to the masonry bearing walls.
+ Improve the brace frame connections, based on results from addition studies.

MECHANICAL SUMMARY

EXISTING SYSTEM CONDITIONS / OBSERVATIONS

HVAC

Building HVAC systems are supplied by a centralized condenser water plant. A single cooling tower and single air-to-water central heat pump is located on site serves condenser water to the facility. A single backup electric heating boiler is located in the plant room space.

There have been ongoing operational issues with the central air-to-water heat pump since the system became operational in 2022.

Heating and cooling are provided via water-to-air heat pumps located in mechanical attics. Heat pumps are served by the central condenser water plant and are ducted to spaces served. Return air from spaces served is ducted to mechanical attics to mix with ventilation air provided from outside air louvers. Mixed air routes to the water to air heat pumps via open plenums. Ducted relief fans are provided for building pressurization control.

Grooved joint piping connections original to the building and not replaced as part of the 2022 HVAC replacement project need to be repaired. At present, to avoid leaks at these fittings due to expansion and contraction, the electric backup boiler must operate at all times.

System was installed within the last 3 years and is in overall good condition.

PLUMBING

Plumbing fixtures generally appear to be original to the building construction with repairs made as needed. Fixtures appeared to be in acceptable operating condition at all locations.

Domestic water and waste/vent piping was not observed but no issues were observed or reported.

The electric storage type domestic water heaters were replaced as part of the 2022 HVAC replacement project and hot water circulation pumps and piping were added at that time.

FIRE PROTECTION

The facility has complete fire sprinkler system coverage. System appeared to be in acceptable working condition with some localized leakage as evident by discolored ceiling tiles.

CONTROLS

Building automation system is Tridium Niagara installed by ATS during the 2022 HVAC replacement project.

RECOMMENDATIONS

+ Add buffer tanks, control sequences revisions, provide start up and retro commissioning for central air-to-water heat pump system.
+ Consider providing dedicated split system cooling to MDF room adjacent to the library.
+ Rebalance library supply air to divert additional airflow to rotunda area to provide better temperature regulation of space.
+ Provide 12 months of utility billing data for each facility to verify status of compliance with new clean building act legislation (HB 1257).

ELECTRICAL SUMMARY

EXISTING CONDITIONS

ELECTRICAL

The electrical distribution system is in good condition and replacement parts are available.

The general-purpose electrical power is in good condition.

LIGHTING

The lighting fixtures were replaced in 2021 with LED and new lighting controls.

INTERCOM/CLOCK

The existing system is original to the facility and near the end of its useful life.

FIRE ALARM

The fire alarm system does not meet current voice requirements or addressable and is original to the facility. The fire alarm system is no longer supported for replacement parts.

SECURITY/ACCESS CONTROL

The existing system is Sonitrol and currently off-line due to budgetary constraints.

RECOMMENDATIONS

+ Have an arc assessment and short circuit current analysis completed for the electrical distribution system.
+ Replace the existing intercom/clock system.
+ Upgrade the fire alarm system to addressable with voice.
+ Upgrade the security system to a non-proprietary type.

CIVIL SUMMARY

EXISTING CONDITIONS

The site is located at 26331 Barber Cut Off Rd NE, Kingston, WA 98346. The site is bordered to the north, west, and south by residential property, and to the east by Barber Cut Off Road NE. Existing development includes an elementary school building, portable classroom buildings, and a covered play structure. Existing site improvements include one parking lot, drive aisles, a bus loading/unloading zone, a parent loading/unloading zone, playgrounds, and play fields.

CHALLENGES AND ISSUES

The following challenges and issues were observed:

+ There is not an accessible path between the public right-of-way and the building entrance.
+ The onsite pedestrian paths between the school, fields, and portable buildings do not meet accessibility requirements.
+ Some areas of sidewalk around the building perimeter are not connected (i.e. gravel paths adjacent to the building exist in lieu of sidewalk).

+ The ADA parking stalls do not meet accessibility requirements.
+ Asphalt pavement in the parking lot and drive aisles is in poor condition.
+ The fire lane behind the school is gravel and becomes unstable during rain events, according to staff.
+ Parents and buses share a common ingress and egress driveway along Barber Cut Off Rd NE. Buses load and unload at the loop near the main entrance, whereas parents load and unload in the paved play area along the south side of the building.
+ Some drainage structure grates are not placed at low points, causing insufficient drainage of stormwater.

RECOMMENDATIONS

We recommend the potential improvements listed below, as a way of addressing the challenges and issues identified above.

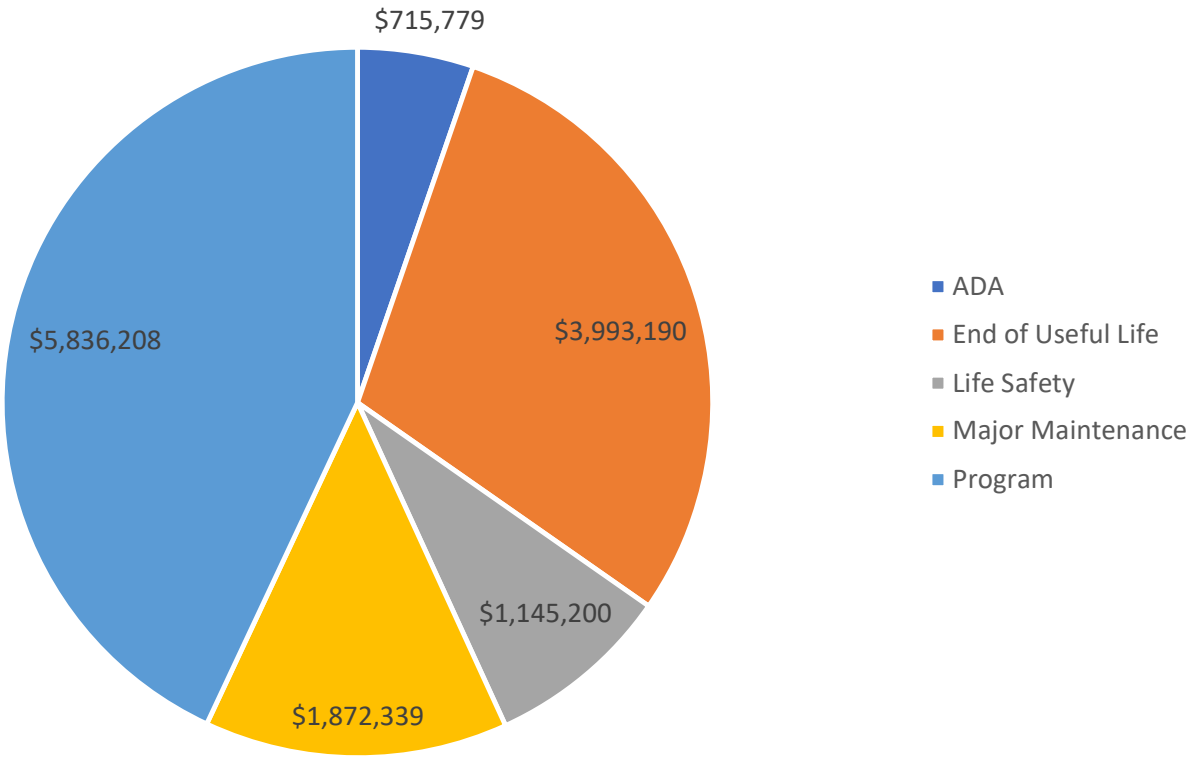
+ Install an accessible concrete path from Barber Cut Off Road NE to the building entrance. This is expected to include approximately 1,200 feet of sidewalk and ramps that follows the alignment of the southernmost drive aisle, to minimize slope. The slope of the main ingress/egress drive aisle appears to be steeper than accessibility requirements.
+ Replace concrete and asphalt paths and accessible ramps at various locations throughout the site to improve accessibility.
+ Pave approximately 1,000 ft of emergency vehicle access road around the school building and portable buildings, including code-required storm drainage improvements.
+ The queue length of the existing parent loop is approximately 1,200 feet, which is expected to be sufficient. Parents and buses share a common driveway. Creating another driveway is expected to be cost prohibitive due to grading challenges. We suggest maintaining the current layout and adding signage and pavement markings at the intersection located approximately 300 feet onto the site, that prohibits vehicles from blocking the intersection and blocking egress traffic.
+ Grind and overlay approximately 4,000 square yards of asphalt pavement in the parking lot and drive aisles (2-inch depth) to improve drive surface and ADA compliance.
+ Lower approximately 8 catch basin grates to improve stormwater collection (pavement replacement, grate removal and replacement, adjustment ring removal).

POTENTIAL SCOPES AND COSTS

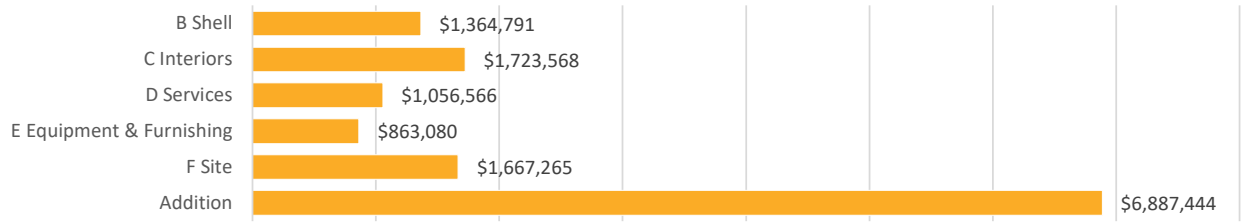
POTENTIAL SCOPES

+ Roof replacement
+ Refresh interior paint, ceiling tiles, bathroom finishes
+ Secure entry vestibule
+ Replace classroom, library, and administration carpet
+ Fire alarm, bell and paging system replacement
+ Replace furniture in classrooms, administration,and library
+ New covered play
+ New playground
+ Site accessibility improvements

IMPROVEMENT COSTS BY TYPE



IMPROVEMENT COSTS BY CATEGORY



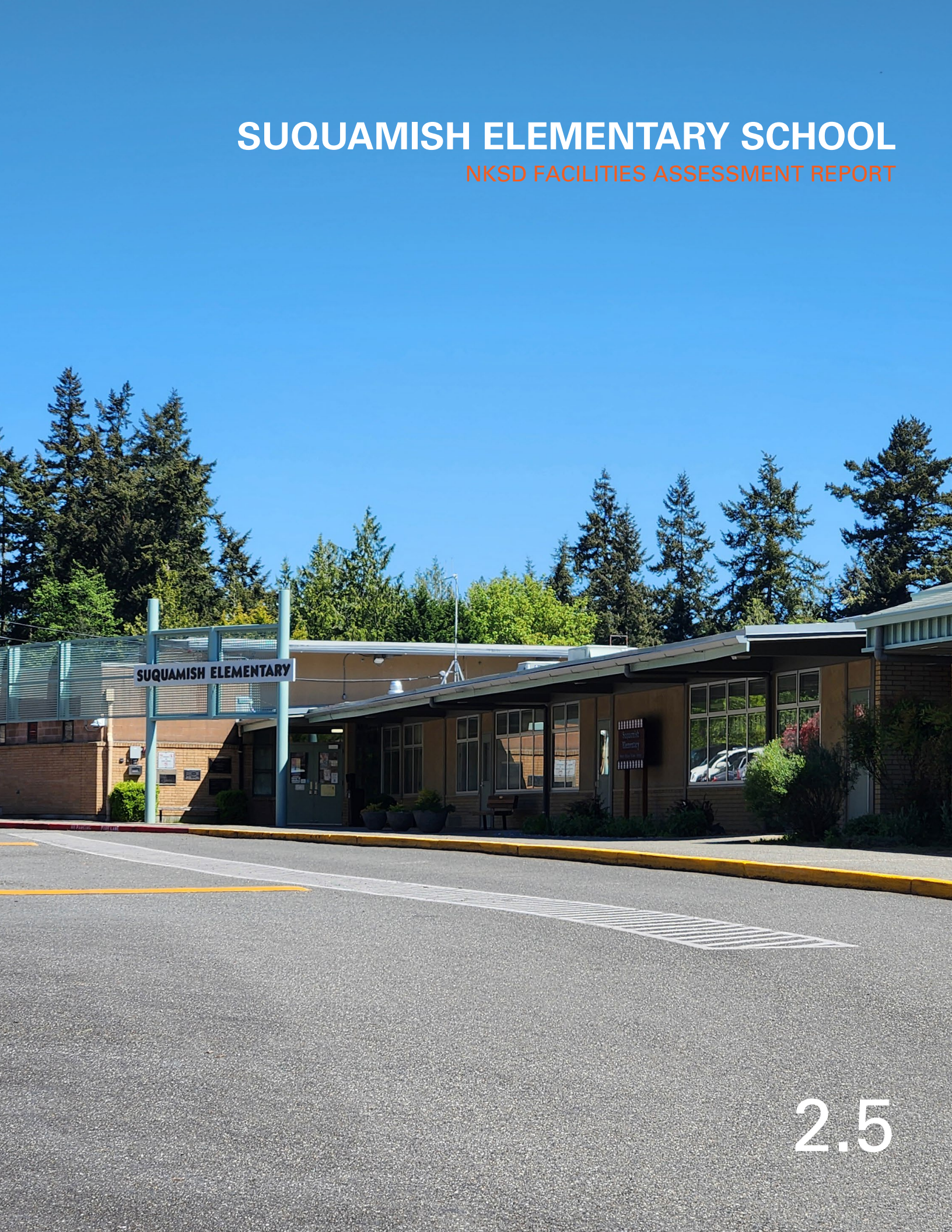
POTENTIAL SCOPES AND COSTS

Richard Gordon Elementary School Building Improvements	Estimated Budgets (11/1/2024 Dollars)
B Shell	**$ 1,364,791**
Replace roof	$ 1,364,791
C Interiors	**$ 1,723,568**
Add panic hardware to the doors in the electrical room	$ 1,997
Refresh bathroom finishes	$ 381,340
Replace classroom acoustic ceiling tiles	$ 339,630
Create secure entry vestibule	$ 516,134
Refresh interior paint and hallway wall covering	$ 125,969
Replace classroom, library, & admin carpets	$ 358,499
D Services	**$ 1,056,566**
Fire alarm replacement	$ 337,555
New bell and paging system	$ 289,333
Add mini-split cooling for MDF room	$ 30,349
Improve anchorage of the roof to the masonry bearing walls	$ 269,548
Add buffer tanks and control sequences revision for central air-to-water heat pump system.	$ 129,782
E Equipment & Furnishing	**$ 863,080**
Replace furniture in classrooms, admin, and library	$ 863,080
Addition	**$ 6,887,444**
New covered play area	$ 1,051,236
Classroom Pod addition	$ 5,836,208
Building Total	**$ 11,895,450**
F Site	**$ 1,667,265**
New playground	$ 424,750
Accessible path from ROW to Bldg	$ 299,498
ADA paths throughout the site	$ 34,941
Grind and overlay asphalt in parking lot	$ 201,262
Lower catchbasins to improve drainage	$ 39,933
Pave the fire lane	$ 527,116
Striping and signage to help buses share site ingress and egress	$ 19,967
Pave gravel parking lot	$ 119,799
Site Total	**$ 1,667,265**

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SUQUAMISH ELEMENTARY SCHOOL

NKSD FACILITIES ASSESSMENT REPORT



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EXECUTIVE SUMMARY

Suquamish Elementary School, while generally in good condition given its age, requires targeted upgrades to ensure continued functionality and service for the next 20-40 years. The mechanical systems have surpassed their intended lifespan and are beginning to fail, making their replacement an urgent priority. Addressing these aging systems will be critical to maintaining a safe and comfortable learning environment.

In addition to mechanical upgrades, the school faces several programmatic and accessibility deficiencies. The site is not fully accessible, including limited access to the playground, which impacts students with disabilities. Furthermore, the covered play area is dark, uninviting, and difficult to supervise, reducing its usefulness as a recreational space. The special education spaces are also not adequately meeting the needs of the school's programs and require reconfiguration and enhancement to better support students.

Despite these challenges, Suquamish Elementary has a solid organizational structure and has been well-maintained over the years. With strategic investment in modernizing mechanical systems and addressing accessibility and programmatic issues, the school will be well-positioned to serve its community for decades to come, providing a more inclusive and effective learning environment for all students.

SCHOOL DATA

ADDRESS	18950 Park Blvd NE Suquamish, WA 98392
GRADES	K-5
CONSTRUCTION DATES	1961 - Original construction 2002 - HVAC upgrades 2024 - Gym addition
SITE AREA	7.26 Acres
SITE FEATURES	Softscape play, Hardscape play, Field

41,673
SQUARE FEET TOTAL AREA

2
PORTABLES

133
SF/STUDENT

21,091
EXTERIOR SKIN

18
PERMANENT CLASSROOMS

313
K-5 STUDENTS

45,820
ROOF TOTAL AREA

2,937
GLAZING/DOOR TOTAL AREA







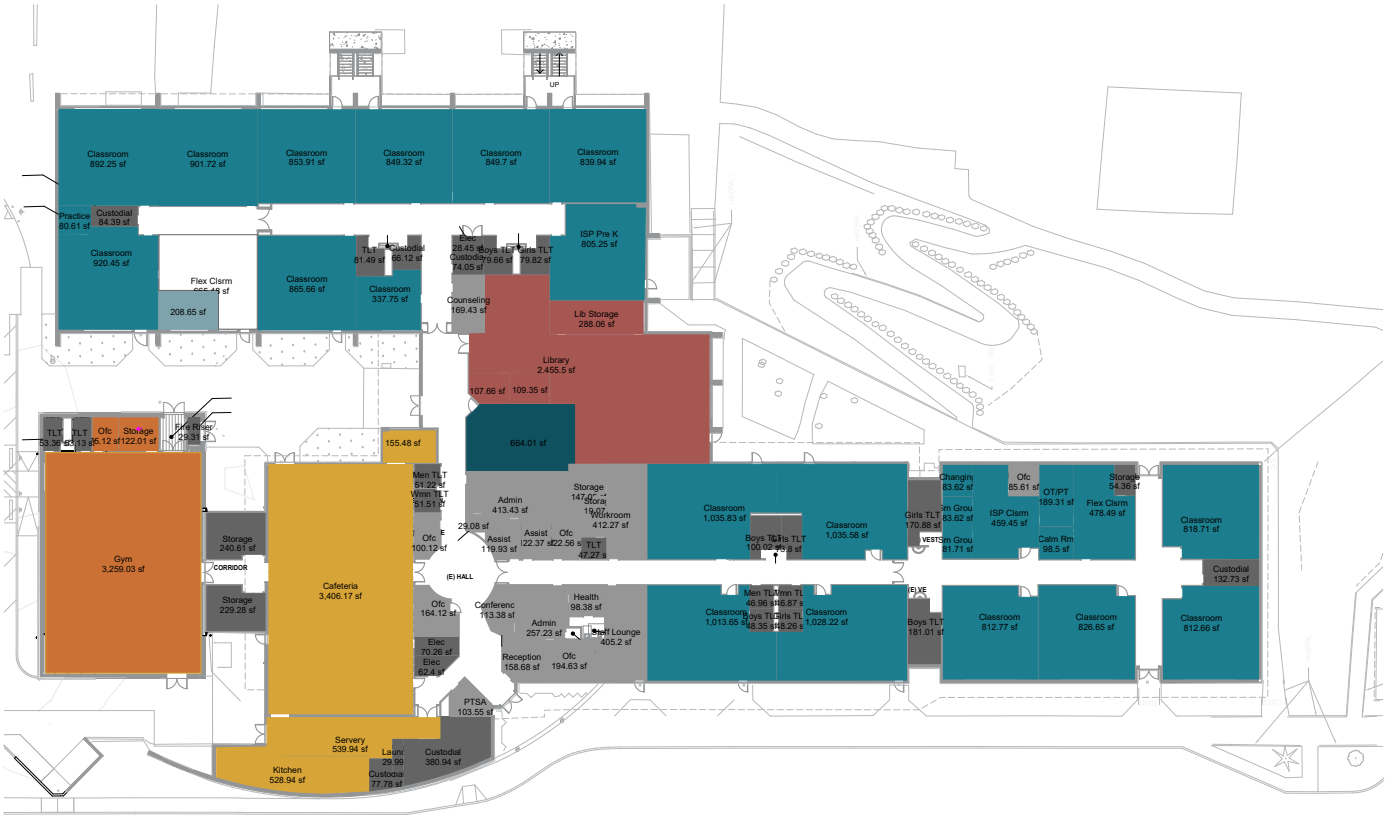






Clockwise from top left: Main entry loop; Covered play; Playground; Front office; Back of building; Gymnasium.

SCHOOL PROGRAM



LEARNING
LEARNING COMMONS
RESOURCE / LIBRARY
ATHLETICS
ADMINISTRATION
CTE
LEARNING SUPPORT
ART / MUSIC
COMMONS
BUILDING SUPPORT



PROGRAM AREAS

NORTH KITSAP SCHOOL DISTRICT			
SUQUAMISH ELEMENTARY SCHOOL			
313 ENROLLED (2023-2024)			
	SPACE NAME	SQUARE FOOT	QTY	NOTES
1.0	**ADMINISTRATION**			
	Reception	159	1	
	Administration	670	1	
	Office	120	1	
	Office	122	1	
	Office	122	1	
	Office	164	1	
	Office	100	1	
	Workroom	412	1	
	Counseling	169	1	
	Health Clinic	98	1	
	Conference	113	1	
	Health TLT	69	1	
	Storage	39	1	
	Storage	147	1	
	Storage	19	1	
TOTALS		**2523**	**15**	
2.0	**INSTRUCTIONAL CORE**			
	Kindergarten	1048	1	
	Kindergarten	1028	1	
	Classroom	892	1	
	Classroom	901	1	
	Classroom	854	1	
	Classroom	849	1	
	Classroom	849	1	
	Classroom	840	1	
	Classroom	920	1	
	Classroom	866	1	
	Classroom	337	1	
	Classroom	1065	1	
	Classroom	1042	1	
	Classroom	818	1	
	Classroom	813	1	
	Classroom	826	1	
	Classroom	813	1	
	Flex Classrooms	665	1	
TOTALS		**13,350**	**16**	
3.0	**SPECIALTY/ CTE**			
	Computer Lab	664	1	
TOTALS		**664**	**1**	
4.0	**SPED**			
	ISP Pre K	805	1	
	PT/OT	189	1	
	ISP Classroom	460	1	
	Changing Room	84	1	
	Small Group	82	2	
	Flex Classroom	478	1	
	Calm Room	99	1	
	Office	86	1	
	Storage	55	1	
	Psychologist	110	1	
TOTALS		**2448**	**11**	

5.0	STUDENT DINING			
	Kitchen	3406	1	
	Servery	540	1	
	Storage	155		
	Kitchen	529	1	
TOTALS		4630	3	

6.0	LIBRARY / MEDIA RESOURCES			
	Library	2,455	1	
	Office	108	1	
	Office	110	1	
	Library Storage	288		
TOTALS		2961	3	

8.0	ATHLETICS			
	Gym	3259	1	
	Storage	122	1	
	Office	75	1	
TOTALS		3456	3	

9.0	OUTDOOR PLAY			
	Kindergarten	989	1	
	Outdoor Play General	2,369	1	
	Covered Play	2457	1	
TOTALS		5815	3	* NOT INCLUDED IN NET/GROSS SQFT

10.0	MAINTENANCE / CUSTODIAL			
	Custodian	381	1	
	Custodian	66	1	
	Custodian	74	1	
	Custodian	84	1	
	Custodian	133	1	
	Mechanical	64	1	
	Electrical	70	1	
	Electrical	62	1	
	Electrical	24	1	
	Fire Riser	29	1	
	Laundry	30	1	
TOTALS		1017	11	

11.0	RESTROOM			
	Gym TLT	53	2	
	TLT	47	1	
	Wmn TLT	48	1	
	Men TLT	48	1	
	Wmn TLT	52	1	
	Men TLT	52	1	
	Girls TLT	48	1	
	Boys TLT	46	1	
	Boys TLT	100	1	
	Girls TLT	74	1	
	TLT	81	1	
	Girls TLT	80	1	
	Boys TLT	80	1	
	Girls TLT	170	1	
	Boys TLT	181	1	
TOTALS		1160	16	

	SQFT	Total Spaces	SQFT/student
TOTAL NET SQ FT	**32209**	**82**	**103**
TOTAL GROSS SQ FT	**41673**		**133**

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TEACHING AND LEARNING ASSESSMENT

69
T & L RATING

Suquamish Elementary School was built in the 1960s with a new gymnasium being completed in 2024. It is located off of a long narrow parking and drop-off loop. Current bus drop-off is not ideal and blocks parking. There is no secure vestibule and the main entry. Entries all need updated fob access.

Because of the configuration of the school on a slope, sight lines across the campus are obstructed. The playground is dated and not accessible to all students. There is no pre-school playground. The ramp does not meet ADA standards. Covered play has nooks which make supervision difficult, lighting is not adequate, and the surface becomes slippery when wet. The north field has drainage issues and is not accessible; it goes unused.

Overall the exterior building presentation is poor. Colors and materials are faded and in disrepair. Landscaping is not well-maintained.

Classrooms are of adequate size and there are two open learning commons, one in each wing, but they are not easily accessed by all classrooms. Several classrooms feature adjoining partitions, which allow for shared teaching space. They are dated and in need of replacement.

SPED is not well-supported and there are as many as a dozen students, including medically fragile students located in the same space, which is not designed to support their needs.

There are no staff-specific bathrooms located throughout the learning wing.

A portable is located directly off of the parking lot and houses the 4th grade. Being apart from the main building is not ideal and the portable is near the end of its life. It is a dry portable, so students must travel to the main building to use restrooms.

The Health room is not adequately sized and is not easy to supervise.



Girls on the Run at Suquamish Elementary School. Credit: Suquamish Elementary School Facebook.

The following survey was developed to measure how well a school meets modern teaching and learning objectives. We walked each school campus and spoke with staff and used the information gathered to evaluate each school.

NORTH KITSAP SCHOOL DISTRICT
TEACHING AND LEARNING ASSESSMENT

Facility Name	Enrollment
Suquamish Elementary School	313
Address	**GSF Area**
18950 Park Blvd NE, Suquamish, WA	41,673

		SCORE	100	75	50	25	0	
A.	**Overall Physical Features**							
1	The visual appearance of the school is neat, well maintained and promotes a sense of welcoming and pride				1			
2	The main entrance is clearly visible and welcoming.				1			
3	The campus is cohesive				1			
4	Public areas (courtyards, commons, multipurpose rooms, etc.) foster a sense of community					1		
5	The school functions well as a community resource, i.e. athletic fields, multipurpose room, theater etc.					1		
6	School building is zoned appropriately for community use at day, night, and for year round programs					1		
7	Facilities support 21st Century learning through innovative furniture and equipment					1		
		Count	0	0	3	4	0	**7**
		Subtotal	0	0	150	100	0	**250**
		Average	**35.7**					
B.	**Site Layout**							
1	Site wayfinding is clear and safe				1			
2	Parking lots, drop off zones, bike routes and pedestrian routes are adequately sized to meet traffic needs.					1		
3	Adequate safety precautions (sidewalks, crosswalks, crosswalk lighting, etc.) are provided					1		
		Count	0	0	1	2	0	**3**
		Subtotal	0	0	50	50	0	**100**
		Average	**33.3**					
C.	**Core Learning Areas**							
1	Each student is in a permanent classroom				1			
2	Learning areas are flexible and adaptable in supporting a variety teaching and learning approaches					1		
3	Learning areas provide formal and informal spaces for students to interact and collaborate					1		
4	Learning spaces allow for large group, small group, and individualized instruction				1			
5	Learning spaces can be easily re-arranged to meet changing needs				1			
6	Core learning area provides space for "push in" services						1	
7	Learning spaces provide adequate space to display student work.				1			
8	Specialty labs, studios, etc. are flexible and adaptable to support a variety of programs.						1	
9	Learning spaces support hands-on learning and CTE pathways						1	
10	Learning spaces receive natural daylight throughout the space			1				
11	Light can be easily controlled for dimming, darkening and other occupancy activities						1	
12	Glare from daylight or light fixtures is minimized.						1	
13	Learning spaces have adequate sound isolation				1			
14	Learning spaces are thermally comfortable (not too hot, not too cold)					1		
15	Support spaces within the school can be adapted into learning spaces					1		
16	Learning spaces allow for staff and student collaboration				1			
17	Learning spaces are provided with adequate storage throughout the school					1		
18	Learning spaces support SPED					1		
		Count	0	1	6	6	5	**18**
		Subtotal	0	75	300	150	0	**525**
		Average	**29.2**					
D.	**Common Areas & Support Spaces**							
1	Administrative and counseling areas are distributed to enhance student and adult connections					1		
2	Teachers and staff have work spaces that encourage collaboration and teamwork					1		
3	The school commons or cafeteria space in centrally located and easily accessed by staff and students					1		
4	The commons/cafeteria/multipurpose room meets the capacity needs of the school				1			
5	The commons/cafeteria/multipurpose room is flexible and accommodates a variety of activities.				1			
6	The library/media center is a multifaceted and flexible space that accommodates a variety of activities.			1				
7	The library/media center meets the capacity needs of the school			1				
8	Physical education spaces are flexible and adaptable to support multiple modes of physical education				1			
9	Physical education spaces storage needs are met				1			

NORTH KITSAP SCHOOL DISTRICT
TEACHING AND LEARNING ASSESSMENT

bassetti architects

10	Music Spaces are adequate to support school needs				1		
11	Performance and presentation spaces have proper acoustics.					1	
12	Flex areas receive natural daylight throughout the space.				1		
13	Flex areas are acoustically comfortable (not too loud when at full capacity).				1		
14	Flex areas are thermally comfortable (not too hot, not too cold)				1		
15	School provides a variety of formal and informal small group learning and social spaces					1	
	Count	0	2	4	7	2	**15**
	Subtotal	0	150	200	175	0	**525**
	Average	**35**					

E. Resource Distribution

1	Resource spaces (i.e. library, computer labs) are located for easy access by all students		1				
2	Toilet rooms for staff and students are disbursed evenly and appropriately throughout the school			1			
3	Adequate storage is provided throughout the school				1		
4	Custodial rooms are evenly distributed around the school				1		
	Count	0	1	1	2	0	**4**
	Subtotal	0	75	50	50	0	**175**
	Average	**43.8**					

F. Outdoor Areas

1	Interior learning spaces have easy access to outdoor learning spaces			1			
2	Outdoor learning spaces are accessible			1			
3	Outdoor areas provide adequate opportunities for play, socialization and other activities for all students/abilities		1				
4	Outdoor areas feature a range of natural elements.		1				
	Count	0	2	2	0	0	**4**
	Subtotal	0	150	100	0	0	**250**
	Average	**62.5**					

G. Technology

1	Power and data is accessible throughout the school, both inside and outside of the classroom				1		
2	Teachers and staff have access to technology that provides flexibility in all learning spaces			1			
3	The library meets the learning needs of 21st century students			1			
	Count	0	0	2	1	0	**3**
	Subtotal	0	0	100	25	0	**125**
	Average	**41.7**					

H. Safety and Security

1	Interior organization, staff locations, and space transparency allows for passive supervision by adults			1			
2	Interior organization minimizes unsupervised niches and corners for students to hide or congregate			1			
3	Exterior organization minimizes unsupervised niches and corners for students to hide or congregate				1		
4	Exterior and site surveillance system is in place				1		
5	Campus security officer is able to monitor the surveillance system from one central location					1	
6	Building can be zoned for security lockdown				1		
7	Interior has adequate corridor widths to facilitate safe exiting			1			
8	Student locker locations can be easily supervised by staff					1	
9	Interior lighting is adequate and appropriate for space			1			
	Count	0	0	4	3	2	**9**
	Subtotal	0	0	200	75	0	**275**
	Average	**30.6**					

GRAND TOTAL	**2225**
GRAND TOTAL AVERAGE	**50.6**

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ARCHITECTURAL SUMMARY

EXISTING CONDITIONS

ENVELOPE

The exterior cladding is a mix of brick veneer, CMU, metal wall panel, and stucco which show their age but are still effective and durable cladding for the building. The windows are aluminum and door are hollow metal. The roof is a mix of single-ply, multi-ply membrane and asphalt shingle. The single-ply roof has recently been re-coated to extend its useful life but will likely be due for replacement in the next five years.

RECOMMENDATIONS

Clean and repaint stucco and clean and seal brick and CMU. Replace all exterior wall sealant joints and openings sealants in order to prevent water intrusion and potential significant interior damage. Replace the single-ply roof assembly.

EXISTING CONDITIONS

INTERIOR FINISHES

Hallway floors are waxed linoleum and are in good condition but require a significant ongoing effort to maintain. Classroom carpeting is old and near the end of its useful life as is the resilient gym flooring. The walls are a mix of paint and protective wallpaper and the ceilings are a mix of glue-on acoustic ceiling tiles and lay-in acoustic ceiling tiles, both of which show their age. Classroom casework is mostly original and in need of replacement. The bathrooms have painted CMU block walls and tile floors, both in good shape but dated and no longer meet accessibility standards.

RECOMMENDATIONS

A significant interior modernization is recommended. This should include replacement of flooring throughout, renovation of the bathrooms including the addition of more fixtures, new classroom casework, addition of more durable hallway finishes, and new paint throughout.

STRUCTURAL SUMMARY

Original Year Built: 1961, 1977, 1988, 1990s (small entry addition, assumed date, drawings not available)

Previous Seismic Strengthening: 2004 (structural drawings not available for review)

SYSTEM DESCRIPTION

ROOF

1961: glulam beams, plywood-stressed skin panels (SIPS)
1977: glulam beams, open web wood joists, plywood
1988: manufactured wood I-joists, plywood
1990s: glulam beams, wood decking

FLOORS

1961: concrete slab on grade
1977: concrete slab on grade, hollowcore concrete (2nd floor)
1988: concrete slab on grade
1990s: concrete slab on grade

GRAVITY SYSTEM

1961: masonry walls, steel columns, wood stud walls
1977: concrete and masonry walls, steel columns, wood walls
1988: wood stud walls
1990s: steel posts, wood walls

EXTERIOR STRUCTURE

1961: masonry walls, steel columns, wood stud walls
1977: concrete and masonry walls, steel columns, wood walls
1988: wood stud walls
1990s: steel posts, wood walls

FOUNDATIONS

1961: conventional spread and continuous concrete footings.
1977: conventional spread/continuous concrete footings and concrete retaining walls.
1988: conventional spread and continuous concrete footings.
1990s: conventional spread and continuous concrete footings.

LATERAL SYSTEM

1961: masonry shear walls, plywood shear walls
1977: concrete and masonry shear walls, plywood shear walls
1988: plywood shear walls
1990s: plywood shear walls

OBSERVATIONS/COMMENTS

Existing structural drawings for the renovations were not available for review. However, architectural/mechanical/electrical drawings were available, as well as a cover page which indicates 15 sheets of structural plans and details, containing shear wall plans, details, etc. It is assumed from this information that a significant seismic upgrade occurred in 2004, and no further seismic upgrades are required.

MECHANICAL SUMMARY

EXISTING SYSTEM CONDITIONS/OBSERVATIONS

HVAC

Building HVAC systems are supplied by a centralized hydronic heating and condenser water plant. Two gas-fired copper fin tube heating boilers located in the plant room space serve the gym hydronic air handling unit and a heat exchanger supplying condenser water to the facility. A single cooling tower is located on site.

With the exception of the gym air handling unit, heating and cooling is predominantly via water-to-air heat pumps located in mechanical spaces, above ceilings and on the roof. Heat pumps are served by the central condenser water plant and are ducted to spaces served. Ventilation air is also provided from outside air louvers to the water-to-air heat pumps.

Comfort complaints have been observed due to on/off operation of units and also due to failed equipment. There are a few classrooms with poor supply air distribution located at soffit header interior walls of spaces; NKSD maintenance team noted there are complaints by those sitting near exterior walls on hot and cold days as a result.

Grooved joint piping connections need to be repaired. At present, to avoid leaks at these fittings due to expansion and contraction, the boilers must operate at all times.

At minimum 20-years old, existing HVAC equipment is nearing the end of its recommended service life.

PLUMBING

Plumbing fixtures generally appear to be original to the building construction with repairs made as needed. Fixtures appeared to be in acceptable operating condition at all locations test.

Domestic water and waste/vent piping was not observed but no issues were observed or reported.

The electric storage type domestic water heaters are at the end of their recommended service life.

FIRE PROTECTION

The facility has complete fire sprinkler system coverage. System appeared to be in acceptable working condition.

CONTROLS

Building automation system is Alerton IBEX which is now obsolete with replacement parts no longer available.

RECOMMENDATIONS

+ HVAC system controls replacement and revised sequences of operations.
+ HVAC system equipment replacement to include new water source heat pump units, condensing boilers, closed loop cooling tower, pumps and appurtenances.
+ As part of system replacement, consider addition of dedicated outdoor air system to decouple ventilation systems from heating/cooling system equipment if space/cost are not prohibitive.
+ Provide overhead distribution of supply air to exterior walls for improved space mixing and temperature gradient control at classrooms.
+ Replace existing grooved joint hydronic and condenser water piping connections with new.
+ Ensure chemical treatment of condenser water loop is being maintained quarterly to extend piping service life.
+ Replace domestic water heaters and circulation pumps
+ Provide 12 months of utility billing data for each facility to verify status of compliance with new clean building act legislation (HB 1257).

ELECTRICAL SUMMARY

EXISTING CONDITIONS

ELECTRICAL

The electrical distribution system is original to the building. The switchboards are in good condition despite their age. The breakers/fused switches are becoming unavailable to support the equipment.

The general-purpose electrical power is in good condition

LIGHTING

The lighting fixtures are fluorescent and installed in 2004/2005. The current lighting and lighting controls do not meet the new energy standards.

The exit signs are old and in need of replacement.

INTERCOM/CLOCK

The existing system is Telecenter ICS and the school has had multiple issues with the system.

FIRE ALARM

The fire alarm system does not meet current voice requirements or addressable. It was upgraded in 2004/2005 during the renovation.

SECURITY/ACCESS CONTROL

The existing system is Sonitrol.

RECOMMENDATIONS

+ Have an arc assessment and short circuit current analysis completed for the electrical distribution system.
+ Upgrade existing lighting to LED and lighting controls to include photocells for daylight sensing and vacancy/occupancy sensors.
+ Replace the existing intercom system with new.
+ Consider upgrading the fire alarm system to addressable with voice.

CIVIL SUMMARY

EXISTING CONDITIONS

The site is located at 18950 Park Boulevard NE, Suquamish, WA 98392. The site is bordered to the west by Park Boulevard NW and to the north by NE Prospect Street. Existing development includes an elementary school building and a portable classroom building. Existing site improvements include two parking lots, drive aisles, a bus loading/unloading zone, a parent loading/unloading zone, playgrounds, and a play field.

Challenges and Issues

The following challenges and issues were observed:

+ The south parking lot is gravel.
+ The parent egress driveway and bus loop ingress/egress driveway along Park Boulevard NE are located close together.
+ The emergency vehicle lanes along the south and east sides of the building do not meet current access requirements.
+ The parent vehicle loop appears to have an insufficient queue length of approximately 150 feet.
+ On-site pedestrian paths do not meet accessibility requirements.
+ On-site stairs and railings do not meet current building code requirements.
+ There is not an accessible path between the public right-of-way and the building entrance.
+ There is not an accessible pedestrian route between the play field located in the north end of the site and the building.
+ Play areas and fields are not fully secure with fencing and gates.

RECOMMENDATIONS

We recommend the potential improvements listed below, as a way of addressing the challenges and issues identified above.

+ Create a paved parking lot along the south side of the site where the gravel lot exists (approximately 24,000 square feet of asphalt pavement, curb, landscaping, and code-required storm drainage improvements).
+ No improvements are recommended for the two driveways that are located close together along Park Boulevard NE, aside from restricting egress to one driveway at a time.
+ Pave the existing emergency vehicle access road along the south side of the building and extend it to the northeast to create a loop around the building. This will require approximately 1,300 square yards of asphalt pavement, code-required storm drainage improvements, and play area relocation or reconfiguration.
+ Increase the parent loop queue length to approximately 1,000 feet by moving parent ingress to the southerly driveway and creating a paved drive aisle that loops through the gravel lot and grass area south of the playground, before connecting to the south end of the existing parent loop.
+ Replace concrete and asphalt paths and accessible ramps at various locations throughout the site to improve accessibility.
+ Remove and replace two sets of stairs between the public right-of-way and building.
+ Install an accessible concrete path from the south driveway to the building entrance. This is expected to include approximately 250 feet of sidewalk.
+ Remove the existing path between the play field and building and replace it with an accessible concrete path with a total length of approximately 50 feet.
+ Install chain link fence gates to secure play areas and fields.

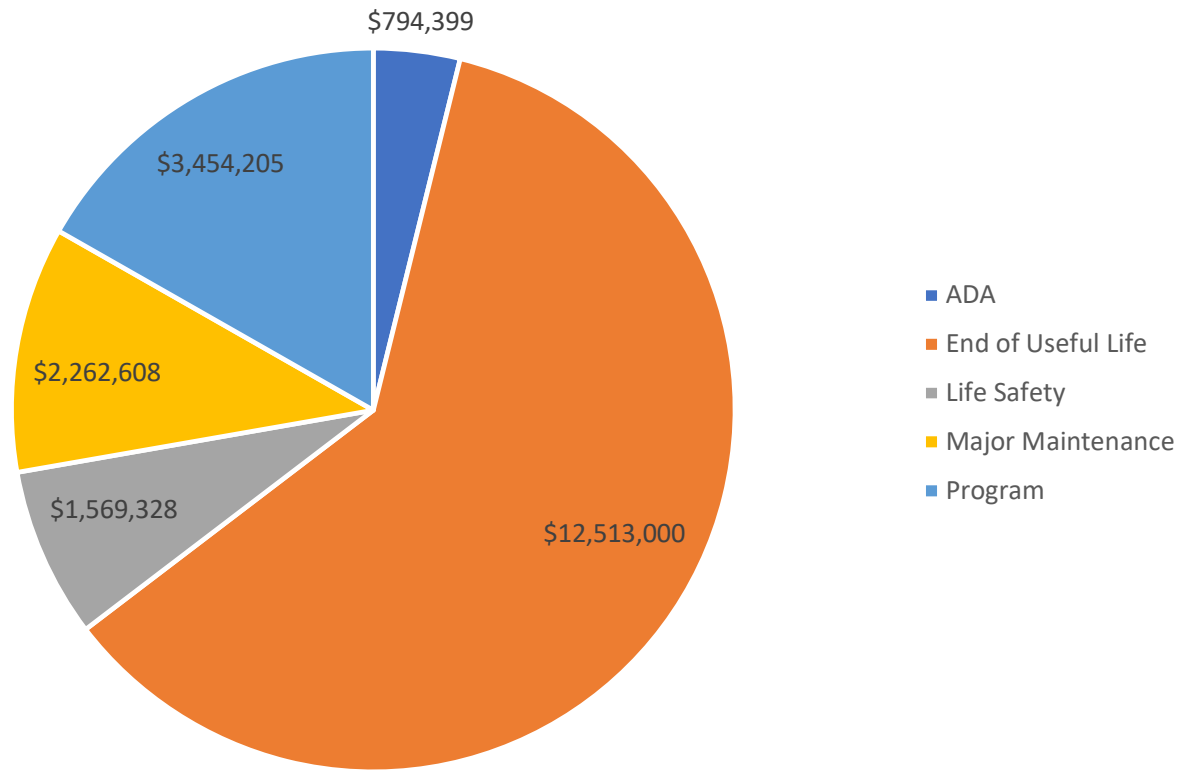
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POTENTIAL SCOPES AND COSTS

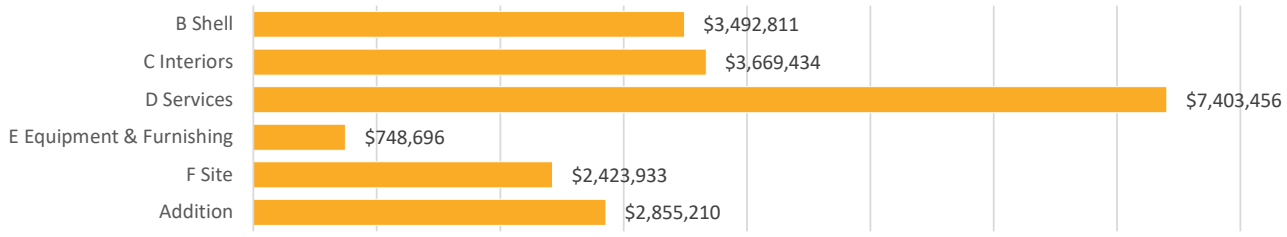
POTENTIAL SCOPES

+ Replace roof
+ Repair all exterior sealants
+ Secure vestibule
+ Replace classroom, library, and administration carpet
+ Fire alarm, bell and paging system replacement
+ Replace furniture in classrooms, administration,and library
+ Replace acoustics tiles in classrooms
+ Building addition for SPED and renovation of existing SPED
+ New playground
+ Site accessibility

IMPROVEMENT COSTS BY TYPE



IMPROVEMENT COSTS BY CATEGORY



POTENTIAL SCOPES AND COSTS

Suquamish Elementary School Building Improvements	Estimated Budgets (11/1/2024 Dollars)
B Shell	**$ 3,492,811**
Replace exterior sealants (windows and siding)	$ 86,328
Replace roof and roof drains - full assembly	$ 3,284,365
Paint exterior cladding & clean masonry	$ 122,117
C Interiors	**$ 3,669,434**
Refresh bathroom finishes	$ 375,103
Create secure entry vestibule	$ 639,178
Refresh interior paint and hallway wall covering	$ 802,942
Replace classroom casework	$ 984,348
Replace classroom, library, & admin acoustic ceilings	$ 370,898
Replace classroom, & library carpet	$ 496,966
D Services	**$ 7,403,456**
Fire alarm replacement	$ 291,222
New bell and paging system	$ 249,619
Replace HVAC controls	$ 707,254
Replace HVAC system	$ 4,409,939
Replace lights with LED fixtures	$ 1,202,332
Replace electrical switchgear	$ 499,163
Replace buried propane tank to be code compliant	$ 43,926
E Equipment & Furnishing	**$ 748,696**
Replace furniture in classrooms, admin, and library	$ 748,696
Addition	**$ 2,855,210**
Building addition that adds SPED suite and renovates existing space for classroom	$ 2,855,210
Building Total	**$ 18,169,607**
F Site	**$ 2,423,933**
New playground	$ 427,283
Create a paved parking lot along the south side of the site where the gravel lot exists	$ 598,995
Increase the parent loop queue length to approximately 1,000 feet.	$ 598,995
Replace concrete and asphalt paths and accessible ramps at various locations throughout the site to improve accessibility	$ 299,498
Remove and replace two sets of stairs between the public right-of-way and building to bring up to current codes	$ 39,933
Install an accessible concrete path from the south driveway to the building entrance.	$ 79,866
Create accessible path between building and play field	$ 39,933
Pave the existing emergency vehicle access road to create a loop around the building.	$ 299,498
Install chain link fence, gates to secure the site.	$ 39,933
Site Total	**$ 2,423,933**

VINLAND ELEMENTARY SCHOOL

NKSD ASSESSMENT REPORT



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EXECUTIVE SUMMARY

Vinland Elementary, built in 1994, is a well-maintained school but requires targeted upgrades to enhance safety, functionality, and the overall learning environment. A significant issue is the school's drop-off and pick-up loop, which is poorly designed. Buses currently park in the hardscape play area, and cars are routed around the back of the school, disrupting outdoor activities and creating safety concerns.

While the building itself is in good condition, both interior and exterior finishes would benefit from fresh paint and updates. Although security has improved by routing visitors through the administration office, the main entrance lacks a secure vestibule, which remains a vulnerability. Classroom spaces are generally adequate in size, but some rooms have awkward shapes, making furniture arrangement challenging. The commons and gymnasium are functional but in need of acoustic treatments to reduce noise and improve sound quality. Additionally, the folding partition wall between these spaces is difficult to operate.

The school's HVAC system, installed in the last three years, is functioning well overall, though minor improvements for temperature control in certain areas are recommended. The plumbing and fire protection systems are in good working condition. To improve site functionality, addressing drainage issues, upgrading site security fencing, and redesigning the traffic flow are necessary steps. These improvements will help Vinland Elementary maintain a safe and effective learning environment for its students and staff.

SCHOOL DATA

ADDRESS	22104 Rhododendron Lane NW Poulsbo, WA 98370
GRADES	K-5
CONSTRUCTION DATES	1994 - Original construction
SITE AREA	12 Acres
SITE FEATURES	Field, Hardscape play, Softscape play

55,572
SQUARE FEET
TOTAL AREA

6
PORTABLES

106
SF/STUDENT

34,991
EXTERIOR SKIN
TOTAL AREA

27
PERMANENT
CLASSROOMS

521
K-5 Students

67,093
ROOF
TOTAL AREA

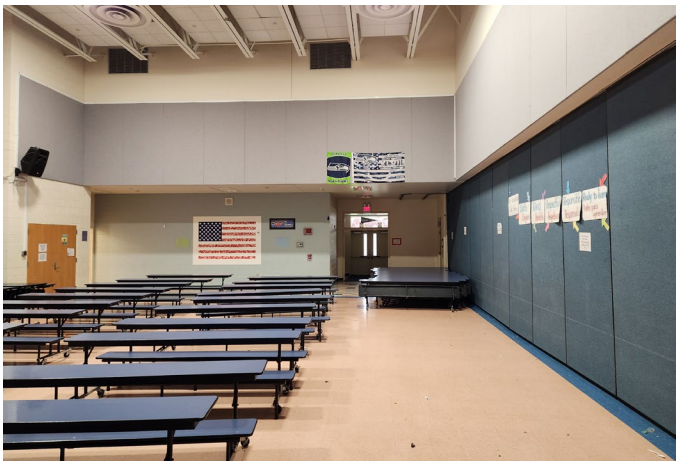
3,810
GLAZING/DOOR
TOTAL AREA







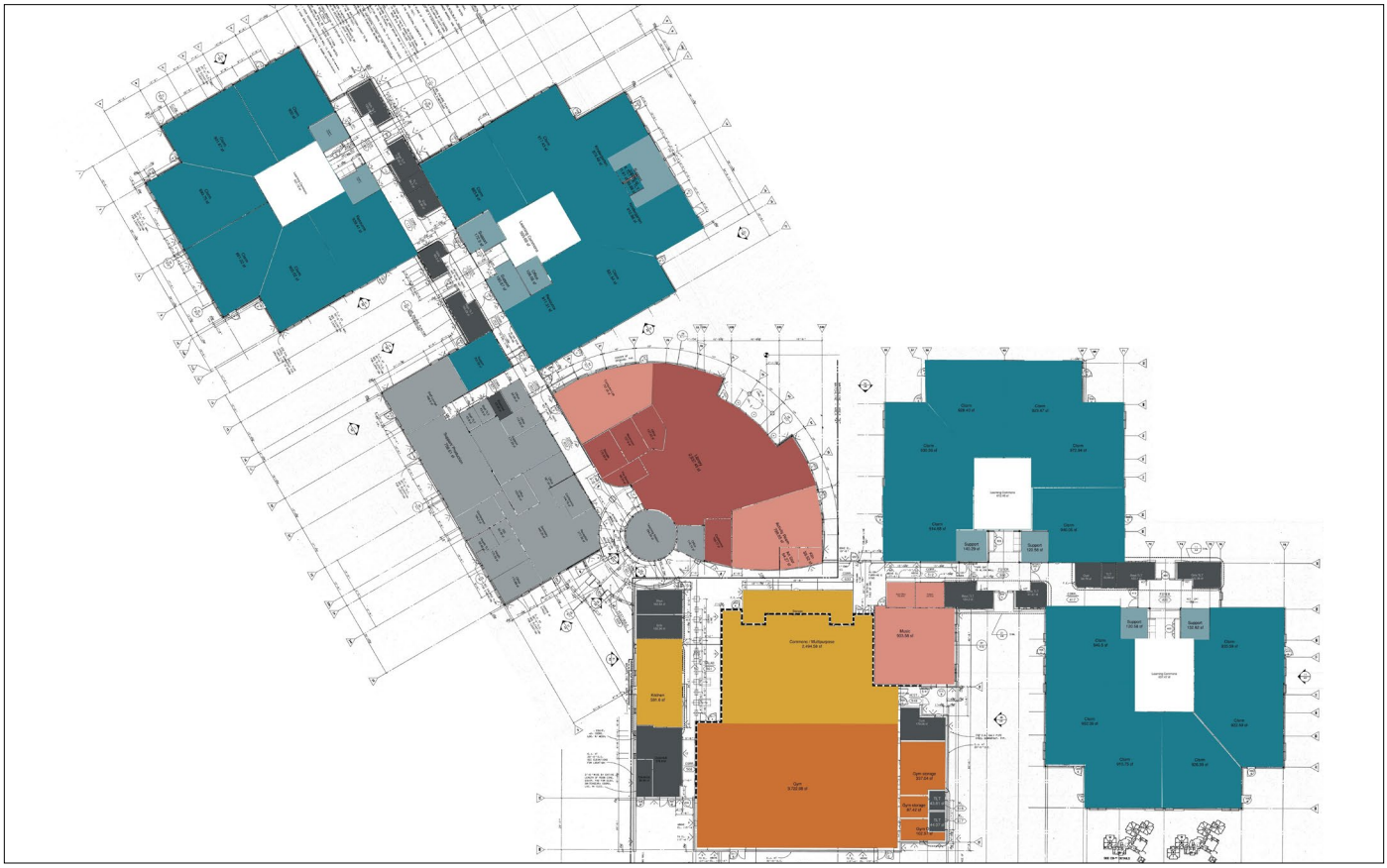






Clockwise from top left: Main entry; Covered play; Library; Learning community; Commons; Front office.

SCHOOL PROGRAM



LEARNING
LEARNING COMMONS
RESOURCE / LIBRARY
ATHLETICS
ADMINISTRATION
CTE
LEARNING SUPPORT
ART / MUSIC
COMMONS
BUILDING SUPPORT



PROGRAM AREAS

NORTH KITSAP SCHOOL DISTRICT			
VINLAND ELEMENTARY SCHOOL			
(2023-2024)			
	SPACE NAME	SQUARE FOOT	QTY	NOTES
1.0	ADMINISTRATION / SERVICES			
	Staff Lounge	499	1	
	Conference	164	1	
	Office	124	1	
	Office	84	1	
	Office	171	1	
	Conference	145	1	
	Office	187	1	
	Office	115	1	
	Reception	277	1	
	Health	173	1	
	Support/ Production	759	1	
	Staff TLT	44	1	
	Staff TLT	44	1	
	Health TLT	59	1	
	ISS	50	1	
	Secretary	446	1	
	Office	116	1	
	Teaching Station	295	1	
TOTALS		3752	18	
			Secretary	
2.0	INSTRUCTIONAL CORE			
	K TLT	32	1	
	K TLT	31	1	
	Kindergarten	911	1	
	Kindergarten	870	1	
	Resource	811	1	
	Resource	939	1	
	Classroom	917	1	
	Classroom	884	1	
	Classroom	932	1	
	Classroom	905	1	
	Classroom	891	1	
	Classroom	891	1	
	Classroom	902	1	
	Classroom	900	1	
	Classroom	930	1	
	Classroom	915	1	
	Classroom	928	1	
	Classroom	973	1	
	Classroom	923	1	
	Classroom	936	1	
	Classroom	923	1	
	Classroom	927	1	
	Classroom	911	1	
	Classroom	947	1	
	Classroom	902	1	
	Classroom	946	1	
	Support	337	1	
	Support	181	1	
	Support	129	1	
	Support	131	1	
	Support	173	1	
	Office	108	1	
	Support	305	1	
	Support	471	1	
	Support	140	1	
	Support	121	1	
	Support	121	1	
	Support	133	1	
	Learning Commons	631	1	
	Learning Commons	556	1	
	Learning Commons	612	1	
	Learning Commons	637	1	
TOTALS		26,763	29	

3.0	SPECIALTY/ CTE			
	Computer Lab	737		
TOTALS		737	0	

4.0	SPED			
	Clsrm	324	1	
TOTALS		324	1	

5.0	STUDENT DINING			
	Kitchen	592	1	
	Commons / Multipurpose	2495	1	
	Storage	427	1	
TOTALS		3514	3	

6.0	LIBRARY / MEDIA RESOURCES			
	Library	2,537		
	Workroom	138		
	Office	138		
	Storage	171		
	File Server	99		
	Conference	170		
TOTALS		3253	0	

7.0	SPECIALITY			
	Art Stor	54	1	
	Kiln	59	1	
	Activity Room	799	1	
	Music	904	1	
	Practice	104	1	
	Music Office	104	1	
TOTALS		2024	6	

8.0	ATHLETICS			
	Gym	3723	1	
	Gym storage	337	1	
	Gym storage	87	1	
	Office	103	1	
TOTALS		4250	4	

9.0	OUTDOOR PLAY*			
TOTALS		0	0	* NOT INCLUDED IN NET/GROSS SQFT

10.0	MAINTENANCE / CUSTODIAL			
	Cust	97	1	
	Cust	179	1	
	Cust	95	1	
	Custodial	379	1	
	Electrical	54	1	
	Electrical	87	1	
TOTALS		891	6	

11.0	RESTROOM			
	Boys TLT	164	1	
	Boys TLT	112	1	
	Boys TLT	164	1	
	Boys TLT	164	1	
	Boys TLT	123	1	
	Girls TLT	129	1	
	Girls TLT	93	1	
	Girls TLT	156	1	
	Girls TLT	92	1	
	Girls TLT	142	1	
	TLT	54	1	
	TLT	51	1	
	TLT	44	1	
	TLT	44	1	
TOTALS		1532	14	

	SQFT	Total Spaces	SQFT/student
TOTAL NET SQ FT	**47040**	**81**	**90**
TOTAL GROSS SQ FT	**55572**		**106**

NET TO GROSS

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TEACHING AND LEARNING ASSESSMENT

71.8
T & L Rating

Vinland Elementary is one of the District's newer schools. Built in 1994, it is sited on a dense forested site, with the forest in the front also being a memorial. The school drop-off and pick-up loop does not function well. Buses are parked in the hardscape play area and cars are routed around the building directly adjacent to the portables. As the queue often begins well in advance of school letting out, this is disruptive to outdoor play and teaching.

The school is in good condition, but interior and exterior would benefit from updated paint and finishes.

The school has added a door directly to the administration suite to route visitors through the office before entering the school. The entry is accessed through an intercom system. However, there is no secure vestibule at the main entry point to the school.

Learning communities are adequate in size with an open small group learning space in each. These spaces are often used for push-in services. Some of the classrooms are awkwardly shaped, requiring creative furniture configurations for effective teaching and learning. The commons / gymnasium are adequately sized, but they are both in need of acoustic treatments to minimize echoes and allow for staff and students to hear presentations and each other more easily. The folding partition wall is difficult to operate. The library is generous in size with adequate daylighting and the reading nook is a much-loved feature.

SPED support is currently using re-purposed spaces and the sensory room is the size of a small broom closet. The school could benefit from additional SPED resources.

The portables are in poor structural condition, in need of new ADA ramps, and do not have restrooms. Students have fobs to use the restrooms in the main building. Security is an issue as the site gates are open and community members frequently use the fields. The adjacent pick-up loop is a safety concern as well and often has strong diesel and fuel fumes.



Vinland Elementary students upcycle bottle caps to design a mural for the annual school auction. Credit: Kitsap Daily News.

The following survey was developed to measure how well a school meets modern teaching and learning objectives. We walked each school campus and spoke with staff and used the information gathered to evaluate each school.

NORTH KITSAP SCHOOL DISTRICT
TEACHING AND LEARNING ASSESSMENT

Facility Name	Enrollment
Vinland Elementary School	521
Address	**GSF Area**
22104 Rhododendron Lane NE, Poulsbo, WA	55,572

		SCORE	100	75	50	25	0	
A.	**Overall Physical Features**							
1	The visual appearance of the school is neat, well maintained and promotes a sense of welcoming and pride			1				
2	The main entrance is clearly visible and welcoming.			1				
3	The campus is cohesive		1					
4	Public areas (courtyards, commons, multipurpose rooms, etc.) foster a sense of community			1				
5	The school functions well as a community resource, i.e. athletic fields, multipurpose room, theater etc.			1				
6	School building is zoned appropriately for community use at day, night, and for year round programs				1			
7	Facilities support 21st Century learning through innovative furniture and equipment			1				
		Count	1	5	1	0	0	**7**
		Subtotal	100	375	50	0	0	**525**
		Average	**75**					
B.	**Site Layout**							
1	Site wayfinding is clear and safe			1				
2	Parking lots, drop off zones, bike routes and pedestrian routes are adequately sized to meet traffic needs.			1				
3	Adequate safety precautions (sidewalks, crosswalks, crosswalk lighting, etc.) are provided			1		1		
		Count	0	3	0	1	0	**4**
		Subtotal	0	225	0	25	0	**250**
		Average	**83.3**					
C.	**Core Learning Areas**							
1	Each student is in a permanent classroom					1		
2	Learning areas are flexible and adaptable in supporting a variety teaching and learning approaches		1					
3	Learning areas provide formal and informal spaces for students to interact and collaborate		1					
4	Learning spaces allow for large group, small group, and individualized instruction		1					
5	Learning spaces can be easily re-arranged to meet changing needs		1					
6	Core learning area provides space for "push in" services		1					
7	Learning spaces provide adequate space to display student work.		1					
8	Specialty labs, studios, etc. are flexible and adaptable to support a variety of programs.						1	
9	Learning spaces support hands-on learning and CTE pathways						1	
10	Learning spaces receive natural daylight throughout the space			1				
11	Light can be easily controlled for dimming, darkening and other occupancy activities			1				
12	Glare from daylight or light fixtures is minimized.			1				
13	Learning spaces have adequate sound isolation			1				
14	Learning spaces are thermally comfortable (not too hot, not too cold)					1		
15	Support spaces within the school can be adapted into learning spaces				1			
16	Learning spaces allow for staff and student collaboration		1					
17	Learning spaces are provided with adequate storage throughout the school		1					
18	Learning spaces support SPED			1				
		Count	8	5	1	2	2	**18**
		Subtotal	800	375	50	50	0	**1275**
		Average	**70.8**					
D.	**Common Areas & Support Spaces**							
1	Administrative and counseling areas are distributed to enhance student and adult connections				1			
2	Teachers and staff have work spaces that encourage collaboration and teamwork			1				
3	The school commons or cafeteria space in centrally located and easily accessed by staff and students		1					
4	The commons/cafeteria/multipurpose room meets the capacity needs of the school				1			
5	The commons/cafeteria/multipurpose room is flexible and accommodates a variety of activities.				1			
6	The library/media center is a multifaceted and flexible space that accommodates a variety of activities.			1				
7	The library/media center meets the capacity needs of the school			1				
8	Physical education spaces are flexible and adaptable to support multiple modes of physical education			1				
9	Physical education spaces storage needs are met			1				

NORTH KITSAP SCHOOL DISTRICT
TEACHING AND LEARNING ASSESSMENT

bassetti architects

10	Music Spaces are adequate to support school needs		1				
11	Performance and presentation spaces have proper acoustics.				1		
12	Flex areas receive natural daylight throughout the space.			1			
13	Flex areas are acoustically comfortable (not too loud when at full capacity).				1		
14	Flex areas are thermally comfortable (not too hot, not too cold)			1			
15	School provides a variety of formal and informal small group learning and social spaces	1					
	Count	2	6	5	2	0	**15**
	Subtotal	200	450	250	50	0	**950**
	Average	**63.3**					
E.	**Resource Distribution**						
1	Resource spaces (i.e. library, computer labs) are located for easy access by all students	1					
2	Toilet rooms for staff and students are disbursed evenly and appropriately throughout the school			1			
3	Adequate storage is provided throughout the school	1					
4	Custodial rooms are evenly distributed around the school			1			
	Count	2	0	2	0	0	**4**
	Subtotal	200	0	100	0	0	**300**
	Average	**75.0**					
F.	**Outdoor Areas**						
1	Interior learning spaces have easy access to outdoor learning spaces		1				
2	Outdoor learning spaces are accessible		1				
3	Outdoor areas provide adequate opportunities for play, socialization and other activities for all students/abilities		1				
4	Outdoor areas feature a range of natural elements.	1					
	Count	1	3	0	0	0	**4**
	Subtotal	100	225	0	0	0	**325**
	Average	**81.3**					
G.	**Technology**						
1	Power and data is accessible throughout the school, both inside and outside of the classroom		1				
2	Teachers and staff have access to technology that provides flexibility in all learning spaces		1				
3	The library meets the learning needs of 21st century students		1				
	Count	0	3	0	0	0	**3**
	Subtotal	0	225	0	0	0	**225**
	Average	**75**					
H.	**Safety and Security**						
1	Interior organization, staff locations, and space transparency allows for passive supervision by adults		1				
2	Interior organization minimizes unsupervised niches and corners for students to hide or congregate		1				
3	Exterior organization minimizes unsupervised niches and corners for students to hide or congregate		1				
4	Exterior and site surveillance system is in place	1					
5	Ofice admin is able to monitor the surveillance system from one central location	1					
6	Building can be zoned for security lockdown			1			
7	Interior has adequate corridor widths to facilitate safe exiting	1					
8	Student locker locations can be easily supervised by staff					1	
9	Interior lighting is adequate and appropriate for space	1					
	Count	4	3	1	0	1	**9**
	Subtotal	400	225	50	0	0	**675**
	Average	**75.0**					

GRAND TOTAL	**4525**
GRAND TOTAL AVERAGE	**71.8**

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ARCHITECTURAL SUMMARY

EXISTING CONDITIONS

ENVELOPE

The exterior cladding is a mix of CMU and wood siding which are showing their age but are still effective and durable cladding for the building. The windows are aluminum and doors are hollow metal. The roof is asphalt shingles which are nearing the end of their useful life and will likely be due for replacement in the next five years.

RECOMMENDATIONS

Clean and reseal with water repellent at CMU and wood siding panels. Replace all CMU joint sealants in order to prevent water intrusion and potential significant interior damage. Replace the asphalt shingles.

EXISTING CONDITIONS

INTERIOR FINISHES

The interior finishes are becoming dated but are generally in good shape. Hallway floors are waxed linoleum and are in good condition but require a significant ongoing effort to maintain. Classroom carpeting is old and near the end of its useful life. The ceilings are a mix of gypsum wall board and lay-in acoustic ceiling tiles.

RECOMMENDATIONS

Replacing lighting, ceiling tiles, and carpets would likely have the highest impact in terms of brightening up the spaces and making them feel refreshed.

STRUCTURAL SUMMARY

Original Year Built: 1994
Previous Seismic Strengthening: None apparent

SYSTEM DESCRIPTION

ROOF

Metal deck supported by open web joists and steel beams

FLOOR

Concrete slab on grade

GRAVITY SYSTEM

Steel columns, CMU walls

EXTERIOR STRUCTURE

Metal stud walls

FOUNDATION

Conventional spread and continuous concrete footings

LATERAL SYSTEM

CMU shear walls and steel tension strap brace frames

OBSERVATIONS / COMMENTS

As detailed and constructed, the tube steel braced frames are no longer code conforming. Steel to steel and steel to concrete connection requirements are much more stringent under current code, and as detailed damage may occur at some locations in a seismic event. The CMU shear walls are in general conformance of current codes, and only minor upgrades would be likely.

RECOMMENDATIONS

Considering the previous comments, the following is recommended:

+ Perform additional studies on the braced frame connections to determine adequacy
+ Anchorage of the roof to the masonry bearing walls

MECHANICAL SUMMARY

EXISTING SYSTEM CONDITIONS / OBSERVATIONS

HVAC

Building HVAC systems are supplied by a centralized hydronic heating and condenser water plant. A single electric heating boiler is located in the plant room space and a single cooling tower is located on site serves condenser water to the facility.

Heating and cooling are provided via water-to-air heat pumps located in mechanical attics. Heat pumps are served by the central condenser water plant and are ducted to spaces served. Return air from spaces served is ducted to mechanical attics to mix with ventilation air provided from outside air louvers. Mixed air routes to the water to air heat pumps via open plenums. Ducted relief fans are provided for building pressurization control.

HVAC system was installed within the last 3 years and is in overall good condition.

PLUMBING

Plumbing fixtures generally appear to be original to the building construction with repairs made as needed. Fixtures

appeared to be in acceptable operating condition at all locations.

Domestic water and waste/vent piping was not observed but no issues were observed or reported.

The electric storage type domestic water heaters were replaced as part of the 2022 HVAC replacement project and hot water circulation pumps and piping were added at that time.

FIRE PROTECTION

The facility has complete fire sprinkler system coverage. System appeared to be in acceptable working condition.

CONTROLS

Building automation system is Tridium Niagara installed by ATS during the 2022 HVAC replacement project.

RECOMMENDATIONS

+ Consider providing dedicated split system cooling to MDF room adjacent to the library.
+ Rebalance library supply air to divert additional airflow to rotunda area to provide better temperature regulation of space.
+ Provide 12 months of utility billing data for each facility to verify status of compliance with new clean building act legislation (HB 1257).

ELECTRICAL SUMMARY

EXISTING CONDITIONS

ELECTRICAL

The electrical distribution is in good condition. The transformer in the Custodian area is not bolted to the floor and is showing signs of age.

LIGHTING

The lighting fixtures are LED with newer lighting controls.

INTERCOM/CLOCK

The existing system is functioning but is becoming outdated and some repair parts are no longer available.

FIRE ALARM

The fire alarm panel is original to the building and is at or near the end of is useful life. The fire alarm system does not meet current voice requirements or addressable.

SECURITY/ACCESS CONTROL

The existing system is at the end of its useful life.

RECOMMENDATIONS

+ Have an arc assessment and short circuit current analysis completed for the electrical distribution system.
+ Consider replacement of the transformer in the Custodian area.
+ Consider replacement of the intercom/clock system.
+ Consider upgrading the fire alarm system to addressable with voice.
+ Consider replacement of the security system.

CIVIL SUMMARY

EXISTING CONDITIONS

The site is located at 22104 Rhododendron Lane NW, Poulsbo, WA 98370. The site is bordered to the west by Rhododendron Lane NW and to the north by a street associated with a new residential plat development. Existing development includes an elementary school building and portable classroom buildings. Existing site improvements include two parking lots, drive aisles, a bus loading/unloading zone that is combined with a paved play area, a parent loading/unloading zone, playgrounds, and play fields.

Challenges and Issues

The following challenges and issues were observed:

+ The parent vehicle loop appears to have an insufficient queue length of approximately 350 feet.
+ The parent vehicle loop has a narrow drive aisle of 12 feet at the entrance and exit.
+ There is not an accessible path to the play fields.
+ Some access roads and a portion of the northern parking area are gravel.
+ Stormwater drainage around the portable buildings north of the school building, and the courtyard, appears to be insufficient.
+ Play areas, fields, and courtyard are not fully secure with fencing and gates.

RECOMMENDATIONS

We recommend the potential improvements listed below, as a way of addressing the challenges and issues identified above.

+ Create a designated bus loop at the front of the school, where the parent loop is currently located. Create a designated parent loop with egress in the southerly driveway, a loop around the east side of the building,

and a loading/unloading zone near the northwest corner of the building. See standalone vehicular circulation improvements sketch prepared by Bassetti Architects, dated 10/19/2023.

+ Widen the parent drop off drive aisle by 12 feet at the entrance and exit with asphalt pavement, for approximately 300 feet.
+ Provide approximately 100 feet of asphalt pavement pedestrian path between the school building and play fields to meet accessibility requirements.
+ Install approximately 1,000 square yards of asphalt pavement on the gravel sections of access road and parking areas and perform code-required storm drainage improvements.
+ Improve drainage around the portable buildings located north of the school building and the courtyard by installing one catch basin in the courtyard with approximately 50 feet of drain pipe, and improving the existing drainage swales around the portable buildings to the existing catch basin.
+ Install chain link fence gates to secure play areas, fields, and the courtyard.

POTENTIAL SCOPES AND COSTS

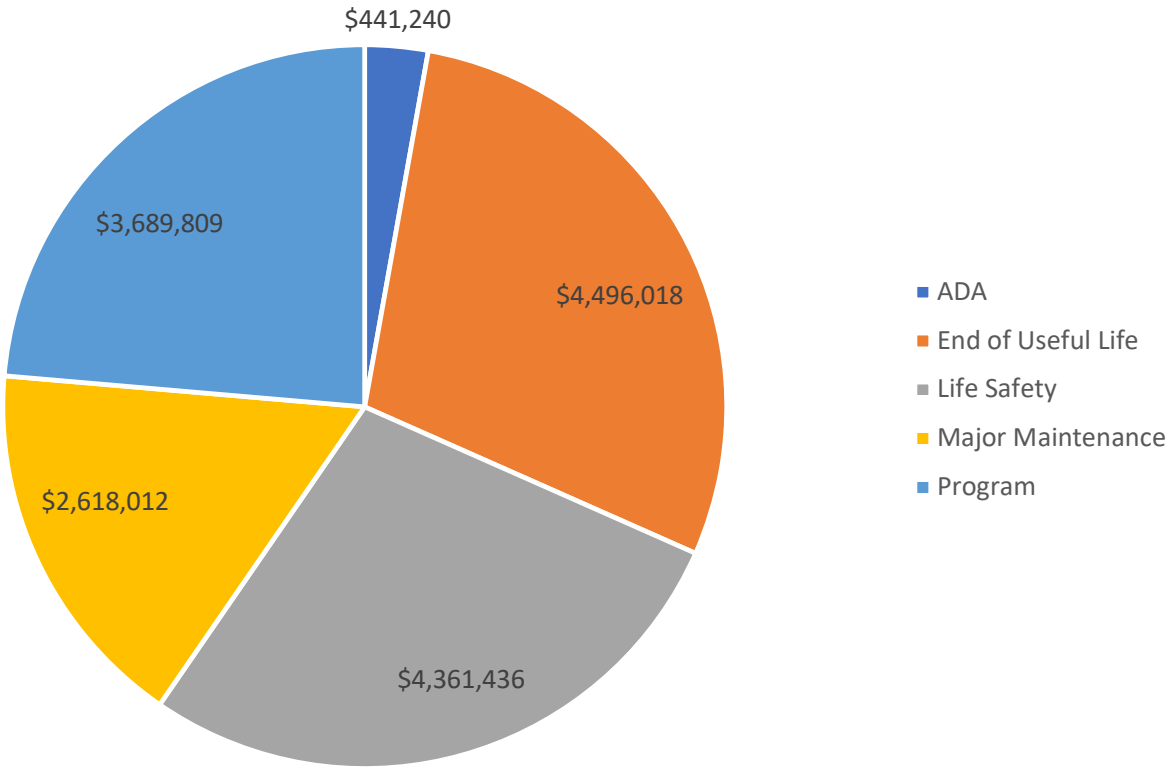
Vinland Elementary School Building Improvements	Estimated Budgets (11/1/2024 Dollars)
B Shell	**$ 1,560,648**
Replace roof	$ 1,560,648
C Interiors	**$ 2,692,468**
Refresh bathroom finishes	$ 381,340
Replace classroom acoustic ceiling tiles	$ 436,667
Create secure entry vestibule	$ 516,134
Refresh interior paint and hallway wall covering	$ 141,243
New gym/commons flooring	$ 205,081
Gym acoustics	$ 87,853
Replace Gym Operable Partition	$ 349,414
Replace classroom, library, & admin carpets	$ 460,927
Library finish upgrades and operAble wall infill	$ 113,809
D Services	**$ 2,147,982**
Fire alarm replacement	$ 388,352
New bell and paging system	$ 332,874
Add mini-split cooling for MDF room	$ 30,349
Improve anchorage of the roof to the masonry bearing walls	$ 276,286
Speaker system in classrooms	$ 970,372
Improved Gym A/V and Teaching wall/LED Screen	$ 149,749
E Equipment & Furnishing	**$ 1,126,510**
Replace furniture in classrooms, admin, and library	$ 1,126,510
Addition	**$ 3,936,395**
New covered play area	$ 1,051,236
2 Classroom addition w/ support space, and SPED space	$ 2,885,159
Building Total	**$ 11,464,003**
F Site	**$ 4,142,512**
New playground	$ 424,750
ADA path between building and fields	$ 59,900
Improve drainage around the portable buildings	$ 59,900
Pave gravel areas and address storm drainage	$ 199,665
Widen the parent drop off drive aisle by 12 feet	$ 79,866
Canopy over waiting areas for bus and parent drop-off	$ 137,769
Install chain link fence, gates to secure the site.	$ 39,933
Create a designated bus loop at the front of the school - no sidewalks	$ 3,140,730
Site Total	**$ 4,142,512**

POTENTIAL SCOPES AND COSTS

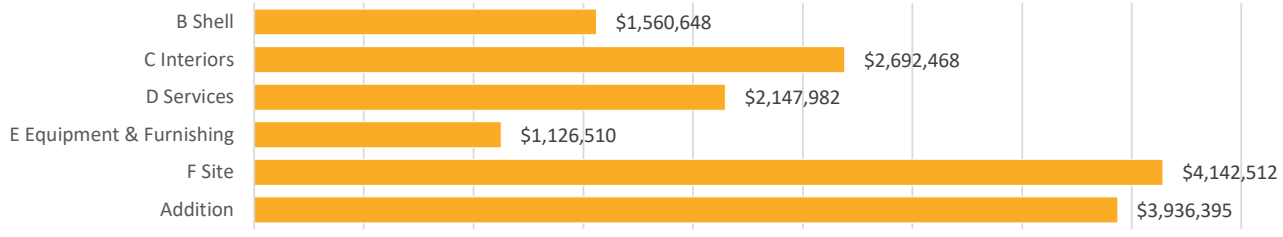
POTENTIAL SCOPES

+ Replace roof
+ Secure vestibule
+ Replace classroom, library,and administration carpet
+ Fire alarm, bell and paging system replacement
+ Replace gym, commons flooring, gym operable partition
+ Replace furniture in classrooms, administration,and library
+ Replace acoustics tiles in classrooms
+ Building addition for SPED and renovation of existing SPED
+ New covered play / new playground
+ New two classroom addition with support and SPED
+ Site accessibility

IMPROVEMENT COSTS BY TYPE



IMPROVEMENT COSTS BY CATEGORY



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BREIDABLIK ELEMENTARY SCHOOL

NKSD FACILITIES ASSESSMENT REPORT



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EXECUTIVE SUMMARY

Breidablik Elementary school was closed as an elementary school in 2013. It has since been used by the Kitsap Children's Musical Theater.

When in use as a school, buses and cars share the middle driveway along Waghorn Road NW with vehicles appearing to travel on the left of the road, counter to standard practices. Lanes are narrow leading to further congested traffic and the queue is short. Emergency vehicle access is limited, and the site is in need of accessibility improvements, especially leading from the public right of way to the entrance.

There is no secure vestibule at the entry to the school. Many of the learning spaces have been used for a variety of painting and shop activities and in the need of interior renovation. Classroom spaces could be returned to use, but lack the flexible furniture and modern lighting needed to support diverse teaching and learning styles.

The school's HVAC system, a split system, is failing and the school is currently only heated by electric heat

SCHOOL DATA

ADDRESS	25142 Waghorn Rd NW, Poulsbo, WA 98370
GRADES	Unoccupied
CONSTRUCTION DATES	1990 - Original construction
SITE AREA	12.45 Acres
SITE FEATURES	Covered play, Fields

45,768
SQUARE FEET
TOTAL AREA

0
PORTABLES

0
SF/STUDENT

20,571
EXTERIOR
SKIN

23
PERMANENT
CLASSROOMS

0
K-5 STUDENTS

52,935
ROOF
TOTAL AREA

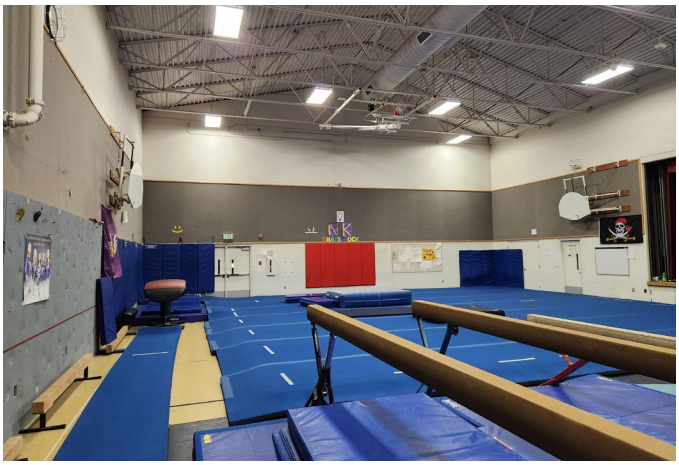
1,963
GLAZING/DOOR
TOTAL AREA













Clockwise from top left: Exterior view; Classroom; Classroom; Covered play; Gymnasium, Front entry.

SCHOOL PROGRAM



LEARNING
LEARNING COMMONS
RESOURCE / LIBRARY
ATHLETICS
ADMINISTRATION
CTE
LEARNING SUPPORT
ART / MUSIC
COMMONS
BUILDING SUPPORT



PROGRAM AREAS

NORTH KITSAP SCHOOL DISTRICT				
BREIDABLIK ELEMENTARY SCHOOL				
(2023-2024)				
	SPACE NAME	SQUARE FOOT	QTY	NOTES
1.0	ADMINISTRATION / SERVICES			
	Reception	297	1	
	Staff Lounge	428	1	
	Workroom	332	1	
	Office	222	1	
	Office	71	1	
	Counseling	102	1	
	Psychologist	97	1	
	Clinic	150	1	
	Storage	44	1	
	Alt Lounge	110	1	
	Storage	28	1	
	Workroom	333	1	
	Native Studies	224	1	
	Preschool	844	1	
	Preschool toilet	24	1	
	Preschool toilet	37	1	
	Preschool Office	94	1	
	Community Room	95	1	
TOTALS		3532	18	
2.0	INSTRUCTIONAL CORE			
	Kindergarten	1,050	1	
	Kindergarten	1,067	1	
	Kindergarten Planning	146	1	
	Boys TLT	31	1	
	Girls TLT	30	1	
	Classroom	823	1	
	Classroom	816	1	
	Classroom	831	1	
	Classroom	820	1	
	Classroom	836	1	
	Classroom	836	1	
	Classroom	829	1	
	Classroom	833	1	
	Classroom	703	1	
	Classroom	833	1	
	Classroom	843	1	
	Classroom	828	1	
	Classroom	801	1	
	Classroom	827	1	
	Classroom	820	1	
	Classroom	851	1	
	Classroom	828	1	
	Classroom	813	1	
TOTALS		17,095	23	
3.0	SPECIALTY/ CTE			
TOTALS		0	0	
4.0	SPED			
	Learning Center	1061	1	
	Classroom	679	1	
	Single TLT	102	1	
	OT/PT	259	1	
	Resource	516	1	
	Conference	72	1	
	Conference	74	1	
	Conference	75	1	
	Speech	116	1	
	Speech	116	1	
TOTALS		3070	10	

5.0	STUDENT DINING			
	Kitchen	610	1	
	Table Storage	170	1	
	Commons/Multipurpose	3872	1	
	Storage	118	1	
TOTALS		4770	4	

6.0	LIBRARY / MEDIA RESOURCES			
	Library	2,225	1	
	Library Office	107	1	
	Tech	107	1	
	AV	183	1	
	Peridical Storage	140	1	
TOTALS		2762	5	

7.0	SPECIALITY			
	Kiln Room	70	1	
	Music	877	1	
	Storage	91	1	
	Office	124	1	
	Practice	27	1	
	Practice	27	1	
TOTALS		1216	6	

8.0	ATHLETICS			
TOTALS		0	0	

9.0	OUTDOOR PLAY*			
	Covered play	3021		
TOTALS		0	0	* NOT INCLUDED IN NET/GROSS SQFT

10.0	MAINTENANCE / CUSTODIAL			
	Custodian	45	1	
	Custodian	46	1	
	Custodian	44	1	
	Storage	328	1	
	Mech	133	1	
TOTALS		596	5	

11.0	RESTROOM			
	Staff TLT	75	1	
	Staff TLT	46	1	
	Staff TLT	42	1	
	Woman	53	1	
	Man	60	1	
	Girls	109	1	
	Girls	110	1	
	Boys	111	1	
	Boys	107	1	
TOTALS		713	9	

	SQFT	Total Spaces	SQFT/student
TOTAL NET SQ FT	33754	80	
TOTAL GROSS SQ FT	45768		

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ARCHITECTURAL SUMMARY

EXISTING CONDITIONS

EXTERIOR

The exterior cladding is a mix of painted CMU, stucco and metal wall panels which are showing their age but are still effective and durable cladding for the building. The windows are aluminum and doors are hollow metal. The roof is asphalt shingles which are nearing the end of their useful life and will likely be due for replacement in the next five years. Currently the kitchen roof has tarp in place due to leaks.

RECOMMENDATIONS

Clean and repaint the CMU and metal panels. Replace all CMU wall sealant joints in order to prevent water intrusion and potential significant interior damage. Replace the asphalt shingle roofs.

EXISTING CONDITIONS

INTERIOR FINISHES

The interior finishes are becoming dated but are generally in good shape. Hallway floors are waxed linoleum and are in good condition but require a significant ongoing effort to maintain. Classroom carpeting is old and near the end of its useful life. The ceilings are a mix of gypsum wall board and lay-in acoustic ceiling tiles.

RECOMMENDATIONS

Replacing lighting, ceiling tiles, and carpets would likely have the highest impact in terms of brightening up the spaces and making them feel refreshed. Several classrooms were previously leased out as shop spaces. These classroom interiors were damaged and require intensive cleaning and repair.

STRUCTURAL SUMMARY

Original Year Built: 1990

SYSTEM DESCRIPTION

ROOF

Metal deck supported by open web steel joists and steel beams

FLOOR

Concrete slab on grade

GRAVITY SYSTEM

Steel columns, CMU walls

EXTERIOR STRUCTURE

Metal stud walls

FOUNDATION

Conventional spread and continuous concrete footings

LATERAL SYSTEM

CMU shear walls and steel tension strap brace frames

OBSERVATIONS / COMMENTS

As detailed and constructed, the steel tension strap lateral system is no longer code conforming. The frames appear to be lightly loaded, but significant lateral deflection is likely in a larger seismic event. The CMU shear walls are in general conformance of current codes, and only minor upgrades would be likely.

RECOMMENDATIONS

Considering the previous comments, the following is recommended:

+ Perform additional studies on the tension strap connections to determine adequacy.
  - Anchorage of the roof to the masonry bearing walls.
  - Improve the tension strap connections or replace with a new lateral system.

MECHANICAL SUMMARY

EXISTING SYSTEM CONDITIONS / OBSERVATIONS

HVAC

Heating and cooling for the building is provided by indoor split system air to air heat pump units located in mechanical spaces. Accessibility to equipment in mechanical spaces is very limited.

Ventilation air is provided to the indoor units from outside air louvers serving the units. Air is returned to the units through shared attic plenum space and is relieved from spaces via soffit grilles at the building overhang. The heat pump outdoor units have failed and the building is currently heated by electric heat only, no heat pump heating and cooling is presently available.

There are multiple classrooms currently being used as shop spaces with evidence of ongoing painting, gluing, and woodworking activities.

NKSD maintenance notes building heating is run 24/7 during winters to keep up with the building load.

All HVAC equipment is at end of life.

PLUMBING

Plumbing fixtures generally appear to be original to the building construction. Fixtures observed during site walk were stained and not entirely operational. In the classroom wing currently rented by the theater company, paint residue was observed at the custodial sink and floor drain.

Domestic water piping located within mechanical rooms was the only piping observed within the building and much of it was covered by insulation. It appears most of the domestic water piping is copper and original to the building's construction.

The majority of the electric storage type domestic water heaters serving the buildings are at the end of their recommended service life.

FIRE PROTECTION

The facility has complete fire sprinkler system coverage. System is older but appears to be in acceptable working condition.

CONTROLS

Building automation system is Alerton IBEX which is now obsolete with replacement parts no longer available.

RECOMMENDATIONS

+ HVAC system controls replacement and revised sequences of operations.
+ HVAC system equipment replacement to include new split system air source heat pump units.
    - As part of system replacement, consider addition of dedicated outdoor air system to decouple ventilation systems from heating/cooling system equipment if space/cost are not prohibitive.
    - Due to inaccessibility to HVAC equipment in mechanical space. Unitary replacement would need to occur either through roof removal and replacement or systems would need to built-up in place and refurbished in the current spaces.
+ Ductwork cleaning throughout building with potential duct replacement at classroom areas being used as shop and paint rooms.
+ Replace domestic water heaters and circulation pumps.
+ Provide 12 months of utility billing data for each facility to verify status of compliance with new clean building act legislation (HB 1257).

ELECTRICAL SUMMARY

EXISTING CONDITIONS

ELECTRICAL

The electrical distribution system is in good shape and the equipment manufacturer has parts readily available if there is an issue. The building is not currently being utilized. It is recommended that a complete system infra-red scan and re-torque of all the feeder connections be completed as a pre-caution if the building utilization changes.

The general-purpose electrical power is in good condition. It was noted that there are many panelboards that are inaccessible with storage in front of them. A few panels are located where chemicals are currently being stored that will cause rust and deterioration of the panels. Recommend relocating the chemicals to a dedicated storage room.

LIGHTING

The lighting fixtures are fluorescent and installed in 2008. The current lighting and lighting controls do not meet the new energy standards. Some lights have broken lenses and lamps that are inoperable.

The exit signs are old and in need of replacement. The battery back up egress lighting are not functioning. The batteries are in need of replacement, or an emergency lighting inverter installed to accommodate the hallway lighting circuits.

INTERCOM/CLOCK

The existing system is non-functional and original to the construction of the building in the 1990s. The intercom system should be upgraded if the facility becomes a functional educational building again.

FIRE ALARM

The fire alarm system does not meet current voice requirements or addressable. The existing system is no longer supported for replacement parts.

SECURITY/ACCESS CONTROL

The existing system is Sonitrol.

RECOMMENDATIONS

+ Have an arc assessment and short circuit current analysis completed for the electrical distribution system.
+ Trouble shoot the breaker tripping issue at the Administration area.
+ Upgrade existing lighting to LED and lighting controls to include photocells for daylight sensing and vacancy/occupancy sensors.
+ Consider upgrading the fire alarm system to addressable with voice.

CIVIL SUMMARY

EXISTING CONDITIONS

The site located at 25142 Waghorn Road NW, Poulsbo, WA 98370. The site is bordered to the west by Waghorn Road NW and on all other sides by residential development. The site is a former elementary school that was closed in 2013. Current facility uses include a theater program and storage. Existing development includes a former elementary school building with an attached covered play area. Existing site improvements include two parking lots, drive aisles, a bus loading/unloading zone, a parent loading/unloading zone, playgrounds, and play fields.

CHALLENGES AND ISSUES

The following challenges and issues were observed:

+ Parents and buses appear to share the middle driveway along Waghorn Road NW. Vehicles also appear to travel on the "left" side of the driveway, which is the opposite direction compared to standard travel. The departure lane appears to be narrow for bus maneuvers.
+ The parent vehicle loop appears to have an insufficient queue length of approximately 150 feet.
+ The emergency vehicle lanes along the south and east sides of the building do not meet current access requirements.
+ Existing site improvements are generally in a state of deferred maintenance and disrepair.
+ Asphalt pavement in the parking lots and drive aisles is in fair condition.
+ Asphalt pavement located north of the covered play area is damaged and potholed.
+ Concrete curb in the parking areas and drive aisles is deteriorated.
+ The three existing accessible parking spaces are insufficient in quantity and exceed maximum slope requirements.
+ There is not an accessible path between the public right-of-way and the building entrance.
+ There is not an accessible pedestrian route between the play field located in the north end of the site and the building.
+ On-site pedestrian paths do not meet accessibility requirements.
+ On-site stairs and railings do not meet current building code requirements.
+ Play areas and fields are not fully secure with fencing and gates.

RECOMMENDATIONS

We recommend the potential improvements listed below, as a way of addressing the challenges and issues identified above.

+ Maintain bus egress at the middle driveway along Waghorn Road NW, re-route parent traffic to the northerly driveway, and perform minor paving, curb, and sidewalk improvements to increase pavement width for buses and to separate bus traffic from parent traffic.
+ Increase the queue length of the parent loop by re-directing parent traffic to enter the site at the northerly driveway and performing minor asphalt pavement and curb improvements. Once on-site, traffic would be routed south through the existing parking lot drive aisle, and then east and north to the existing loading/unloading zone. Traffic would exit the site at the northerly drive aisle. The resulting parent loop queue length would be approximately 500 feet.
+ If additional queue length is preferred, a loop around the building could provide approximately 1,000-1,200 feet of queuing.
+ Pave the existing emergency vehicle access road along the south side of the building and extend it to the northeast to create a loop around the building. This will require approximately 1,000 square yards of asphalt pavement.
+ Replace traffic signage, re-paint curbs, re-paint traffic markings, pressure wash curbs and pedestrian paths, sweep parking areas, and perform other similar maintenance tasks.
+ Apply approximately 90,000 square feet of seal coat to all asphalt pavement areas and provide new pavements markings.
+ Replace approximately 20 square yards of damaged asphalt pavement located north of the covered play area.

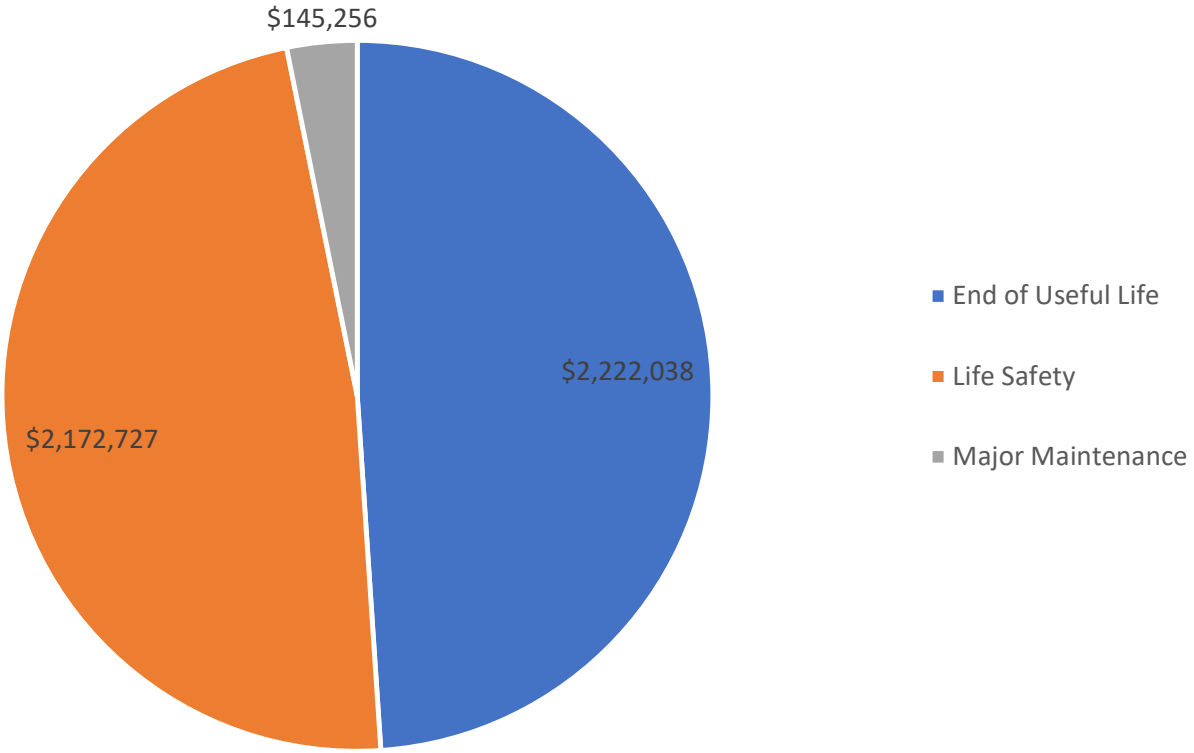
+ Replace approximately 300 feet of damaged curb in parking areas.
+ Create 4 accessible parking spaces and an accessible path that leads to the building entrance (pavement replacement, grading improvements, pavement markings, signage, accessible ramp, etc.).
+ Provide an accessible concrete sidewalk path that connects the public right-of-way to the building entrance. It is recommended that the path follows one of the three existing drive aisles.
+ Remove the existing asphalt path between the play field and building and replace with an accessible concrete path with a length of approximately 300 feet.
+ Replace concrete and asphalt paths and accessible ramps at various locations throughout the site to improve accessibility.
+ Remove and replace one set of stairs and railings along the path between the building and play field, and two sets between the parking lot and building.
+ Install chain link fence gates to secure play areas and fields.

POTENTIAL SCOPES AND COSTS

POTENTIAL SCOPES

+ New gymnasium flooring
+ Fire alarm and bell and paging replacement
+ Improve roof to wall anchorage

IMPROVEMENT COSTS BY TYPE



IMPROVEMENT COSTS BY CATEGORY



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VOLUME 3.0

MIDDLE SCHOOLS

North Kitsap School District



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KINGSTON MIDDLE SCHOOL

NKSD FACILITIES ASSESSMENT REPORT



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EXECUTIVE SUMMARY

Kingston Middle School is currently experiencing low enrollment and as a result, the second floor is not being used at all. Situated next to Kingston High School, the campus has unsecured access between the two sites. Students use the parking lot for play, as hardscape play areas are minimal, and the field is natural grass. While the gymnasium has two stages, its bleachers are outdated, and the library has worn carpeting and no natural light.

Although parking is adequate, the pick-up line often extends into the street, and parents frequently block buses by circumventing the queue. The main entry lacks a secure vestibule, and students must call the office to be let into the classroom building due to the absence of fob access.

Classrooms lack lockers, requiring students to carry their belongings. Outdated furniture is not adaptable to modern teaching methods, and science and CTE rooms need modernization. The school also lacks breakout spaces and learning commons, though small group rooms are available.

The HVAC has been recently replaced with new controls. The lighting has also recently been replaced. The District is in the process of replacing the domestic water heaters and anticipate that work being complete in Q1 of 2025.

Key recommendations include reconfiguring the parent pick-up loop, upgrading mechanical and plumbing systems, modernizing classrooms, and improving site safety, security, and accessibility.

SCHOOL DATA

ADDRESS	9000 NW West Kingston Road Kingston, WA 98346
GRADES	6-8
CONSTRUCTION DATES	1988 - Original construction 1994 - 2-story classroom building
SITE AREA	12.5 Acres
SITE FEATURES	Hardscape play. Field, Track

117,147
SQUARE FOOT TOTAL AREA

0
PORTABLES

250
SF/STUDENT

55,410
EXTERIOR SKIN TOTAL AREA

36
PERMANENT CLASSROOMS

468
STUDENTS

108,229
ROOF TOTAL AREA

5,791
GLAZING/DOOR TOTAL AREA







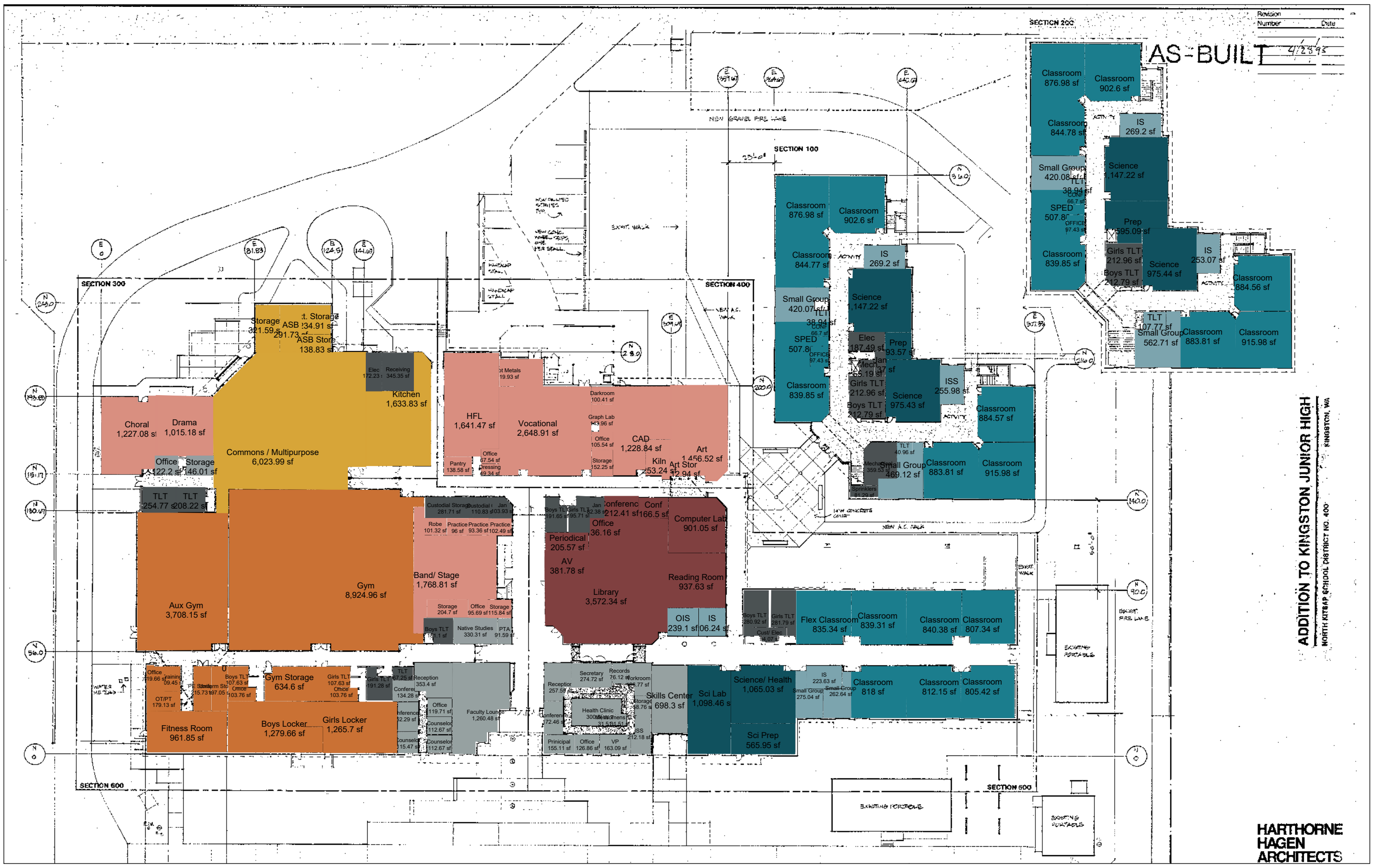




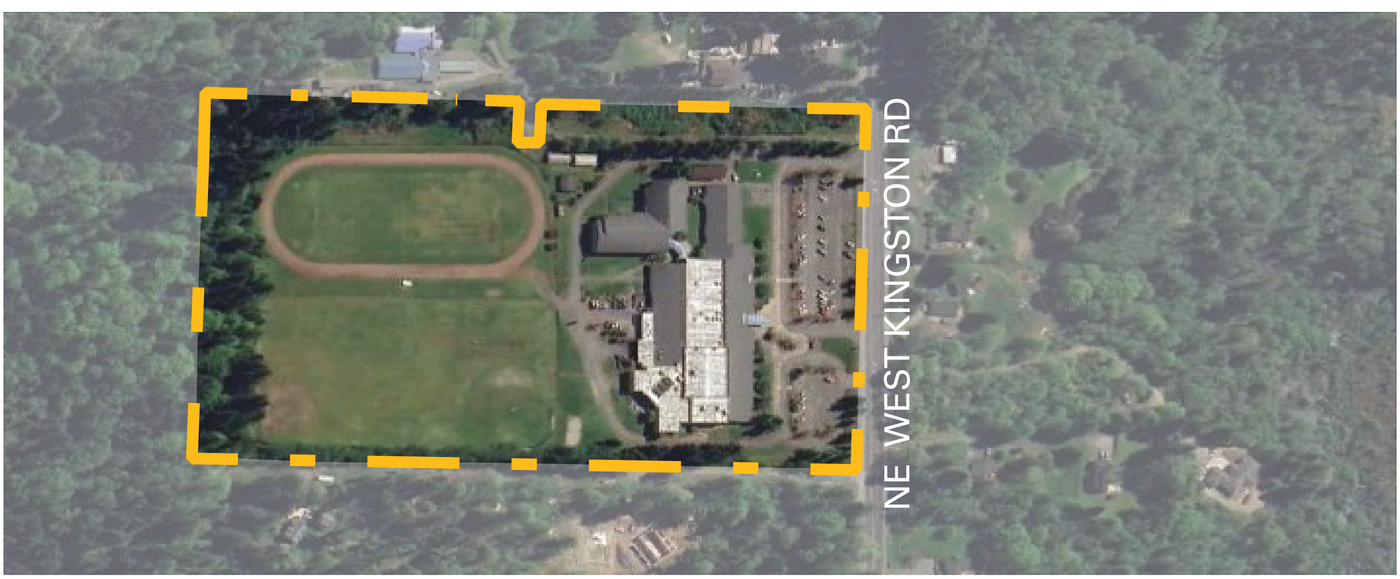


Clockwise from top left: Main entry; Library' Hallway; Main gymnasium; Locker room; Commons.

SCHOOL PROGRAM



LEARNING	CTE
LEARNING COMMONS	LEARNING SUPPORT
RESOURCE / LIBRARY	ART / MUSIC
ATHLETICS	COMMONS
ADMINISTRATION	BUILDING SUPPORT



PROGRAM AREAS

NORTH KITSAP SCHOOL DISTRICT				
KINGSTON MIDDLE SCHOOL				
(2023-2024)				
	SPACE NAME	SQUARE FOOT	QTY	NOTES
1.0	ADMINISTRATION / SERVICES			
	Conference	172	1	
	Conference	134	1	
	Conference	162	1	
	Counselor	113	1	
	Counselor	113	1	
	Counselor	115	1	
	Faculty Lounge	1260	1	
	Health Clinic	301	1	
	ISS	212	1	
	Mens TLT	32	1	
	Native Studies	330	1	
	Office	120	1	
	Office	127	1	
	Prinicipal	155	1	
	PTA	92	1	
	Reception	353	1	
	Reception	258	1	
	Storage	59	1	
	VP	163	1	
	Womens TLT	32	1	
	Office	122	1	
	Storage	146	1	
	Workroom	197	1	
TOTALS		4768	23	
			Secretary	
2.0	INSTRUCTIONAL CORE			
	Classroom	839	1	
	Classroom	840	1	
	Classroom	807	1	
	Classroom	818	1	
	Classroom	812	1	
	Classroom	805	1	
	Classroom	916	1	
	Classroom	885	1	
	Classroom	884	1	
	Classroom	840	1	
	Classroom	845	1	
	Classroom	877	1	
	Classroom	903	1	
	Classroom	845	1	
	Classroom	877	1	
	Classroom	903	1	
	Classroom	916	1	
	Classroom	885	1	
	Classroom	884	1	
	Classroom	840	1	
	Flex Classroom	835	1	
	IS	224	1	
	IS	269	1	
	IS	269	1	
	IS	253	1	
	IS	206	1	
	ISS	256	1	
	OIS	239	1	
	Small Group	275	1	
	Small Group	263	1	
	Small Group	420	1	
	Small Group	420	1	
	Small Group	469	1	
	Small Group	563	1	
	TLT	39	1	
	TLT	39	1	
	TLT	41	1	
TOTALS		22,301	29	

3.0	SPECIALTY/ CTE			
	Prep	194	1	
	Prep	595	1	
	Sci Lab	1098	1	
	Sci Prep	567	1	
	Science	975	1	
	Science	1147	1	
	Science	975	1	
	Science	1147	1	
	Science/ Health	1065	1	
TOTALS		7763	9	

4.0	SPED			
	SPED	508	1	
	Office	97	1	
	Conference	68	1	
	SPED	508	1	
	Office	97	1	
	Conference	68	1	
TOTALS		1346	6	

5.0	STUDENT DINING			
	ASB	292	1	
	ASB Store	139	1	
	Commons / Multipurpose	6024	1	
	Ext. Storage	235	1	
	Kitchen	1634	1	
	Storage	322	1	
TOTALS		8646	6	

6.0	LIBRARY / MEDIA RESOURCES			
	AV	382	1	
	Computer Lab	901	1	
	Conf	167	1	
	Conference	212	1	
	Library	3572	1	
	Office	136	1	
	Periodical	206	1	
	Reading Room	938	1	
TOTALS		6514	8	

7.0	SPECIALITY			
	Art	1,457	1	
	Art Stor	113	1	
	Band/ Stage	1,769	1	
	CAD	1229	1	
	Choral	1227	1	
	Darkroom	100	1	
	Drama	1015	1	
	Dressing	49	1	
	Graph Lab	144	1	
	HFL	1641	1	
	Hot Metals	120	1	
	Kiln	253	1	
	Office	96	1	
	Office	106	1	
	Office	68	1	
	Pantry	139	1	
	Practice	96	1	
	Practice	93	1	
	Practice	102	1	
	Robe	101	1	
	Storage	205	1	
	Storage	116	1	
	Storage	152	1	
	Vocational	2649	1	
TOTALS		13040	24	

8.0	ATHLETICS			
	Aux Gym	3708	1	
	Boys Locker	1,280	1	
	Boys TLT	108	1	
	Fitness Room	962	1	
	Girls Locker	1266	1	
	Girls TLT	108	1	
	Gym	8925	1	
	Gym Storage	635	1	
	Office	120	1	
	Office	104	1	
	Office	104	1	
	OT/PT	179	1	
	PE Storage	216	1	
	Training	109	1	
	Uniform Storage	197	1	
TOTALS		18021	15	

9.0	OUTDOOR PLAY*			
				Currently hardscape play in in rear loading area
TOTALS		0	0	

* NOT INCLUDED IN NET/GROSS SQFT

Page 2

10.0	MAINTENANCE / CUSTODIAL			
	Cust/ Elec	94	1	
	Custodial Off	111	1	
	Custodial Storage	282	1	
	Elec	188	1	
	Elec	172	1	
	Jan	82	1	
	Jan	67	1	
	Jan	104	1	
	Mech	55	1	
	Mechanical	360	1	
	Receiving	345	1	
	Sprinklers	81	1	
TOTALS		1941	10	

11.0	RESTROOM			
	Boys TLT	192	1	
	Boys TLT	281	1	
	Boys TLT	181	1	
	Boys TLT	213	1	
	Boys TLT	213	1	
	Girls TLT	196	1	
	Girls TLT	282	1	
	Girls TLT	213	1	
	Girls TLT	191	1	
	Girls TLT	213	1	
	TLT	255	1	
	TLT	208	1	
	TLT	67	1	
TOTALS		2705	13	

	SQFT	Total Spaces	SQFT/student
TOTAL NET SQ FT	**87045**	**143**	**186**
TOTAL GROSS SQ FT	**117417**		**250**

TEACHING AND LEARNING ASSESSMENT

57.9

T & L Rating

Kingston Middle School is currently experiencing low enrollment as many students opt to attend Poulsbo Middle School for its programs and athletics. While parking is adequate, the pick-up line often extends into the street, but parents often circumvent it blocking the buses. The overall presentation of the school and landscaping is poor, with the latter needing extensive attention. The main entry does not have a secure vestibule. All secondary entrances are secured, but there is no fob access for students so they have to call the office to be let into the classroom building.

The school is situated on a site adjacent to Kingston High School with unsecured access between the two. There is minimal hardscape play and students use the parking lot near loading to play 4-square and basketball. The field is not artificial turf. The school features a gymnasium and auxiliary gymnasium. The bleachers in the gymnasium are dated.

The lunchroom is brightly lit with outdoor access. It features one of two stages in the school, with the other being in the main gymnasium. The library has no natural light, but most of the artificial lighting is adjustable. The carpet is worn.

Furniture in classrooms is very dated and they are in need of flexible and adaptable furniture to support modern program needs. There are no lockers, but the school may not want lockers for safety / security reasons. There are no learning commons or breakout spaces in the main building, but there is access to several small group rooms. Each floor in the classroom building has a small open activity area, small group rooms, and space for SPED. Science and CTE rooms are in need of modernization.



The Kingston Middle School band at the 49er Day Parade in Winthrop, WA. Credit: Facebook.

The following survey was developed to measure how well a school meets modern teaching and learning objectives. We walked each school campus and spoke with staff and used the information gathered to evaluate each school.

NORTH KITSAP SCHOOL DISTRICT
TEACHING AND LEARNING ASSESSMENT

bassetti architects

Facility Name	Enrollment
Kingston Middle School	468
Address	**GSF Area**
9000 NW Kingston Road, Kingston, WA 98346	117,417

		SCORE	100	75	50	25	0	
A.	**Overall Physical Features**							
1	The visual appearance of the school is neat, well maintained and promotes a sense of welcoming and pride			1				
2	The main entrance is clearly visible and welcoming.			1				
3	The campus is cohesive			1				
4	Public areas (courtyards, commons, multipurpose rooms, etc.) foster a sense of community					1		
5	The school functions well as a community resource, i.e. athletic fields, multipurpose room, theater etc.				1			
6	School building is zoned appropriately for community use at day, night, and for year round programs				1			
7	Facilities support 21st Century learning through innovative furniture and equipment					1		
		Count	0	3	2	2	0	**7**
		Subtotal	0	225	100	50	0	**375**
		Average	**53.6**					
B.	**Site Layout**							
1	Site wayfinding is clear and safe				1			
2	Parking lots, drop off zones, bike routes and pedestrian routes are adequately sized to meet traffic needs.					1		
3	Adequate safety precautions (sidewalks, crosswalks, crosswalk lighting, etc.) are provided					1		
		Count	0	0	1	2	0	**3**
		Subtotal	0	0	50	50	0	**100**
		Average	**33.3**					
C.	**Core Learning Areas**							
1	Each student is in a permanent classroom			1				
2	Learning areas are flexible and adaptable in supporting a variety teaching and learning approaches				1			
3	Learning areas provide formal and informal spaces for students to interact and collaborate				1			
4	Learning spaces allow for large group, small group, and individualized instruction			1				
5	Learning spaces can be easily re-arranged to meet changing needs				1			
6	Core learning area provides space for "push in" services				1			
7	Learning spaces provide adequate space to display student work.					1		
8	Specialty labs, studios, etc. are flexible and adaptable to support a variety of programs.				1			
9	Learning spaces support hands-on learning and CTE pathways			1				
10	Learning spaces receive natural daylight throughout the space				1			
11	Light can be easily controlled for dimming, darkening and other occupancy activities					1		
12	Glare from daylight or light fixtures is minimized.		1					
13	Learning spaces have adequate sound isolation			1				
14	Learning spaces are thermally comfortable (not too hot, not too cold)			1				
15	Support spaces within the school can be adapted into learning spaces				1			
16	Learning spaces allow for staff and student collaboration				1			
17	Learning spaces are provided with adequate storage throughout the school			1				
18	Learning spaces support SPED			1				
		Count	1	7	8	2	0	**18**
		Subtotal	100	525	400	50	0	**1075**
		Average	**59.7**					
D.	**Common Areas & Support Spaces**							
1	Administrative and counseling areas are distributed to enhance student and adult connections		1					
2	Teachers and staff have work spaces that encourage collaboration and teamwork			1				
3	The school commons or cafeteria space in centrally located and easily accessed by staff and students				1			
4	The commons/cafeteria/multipurpose room meets the capacity needs of the school			1				
5	The commons/cafeteria/multipurpose room is flexible and accommodates a variety of activities.			1				
6	The library/media center is a multifaceted and flexible space that accommodates a variety of activities.			1				
7	The library/media center meets the capacity needs of the school		1					
8	Physical education spaces are flexible and adaptable to support multiple modes of physical education			1				
9	Physical education spaces storage needs are met				1			

NORTH KITSAP SCHOOL DISTRICT
TEACHING AND LEARNING ASSESSMENT

10	Music Spaces are adequate to support school needs		1				
11	Performance and presentation spaces have proper acoustics.				1		
12	Flex areas receive natural daylight throughout the space.		1				
13	Flex areas are acoustically comfortable (not too loud when at full capacity).		1				
14	Flex areas are thermally comfortable (not too hot, not too cold)		1				
15	School provides a variety of formal and informal small group learning and social spaces		1				
	Count	2	10	2	1	0	**15**
	Subtotal	200	750	100	25	0	**1075**
	Average	**71.7**					
E.	**Resource Distribution**						
1	Resource spaces (i.e. library, computer labs) are located for easy access by all students	1					
2	Toilet rooms for staff and students are disbursed evenly and appropriately throughout the school			1			
3	Adequate storage is provided throughout the school			1			
4	Custodial rooms are evenly distributed around the school				1		
	Count	1	0	2	1	0	**4**
	Subtotal	100	0	100	25	0	**225**
	Average	**56.3**					
F.	**Outdoor Areas**						
1	Interior learning spaces have easy access to outdoor learning spaces				1		
2	Outdoor learning spaces are accessible				1		
3	Outdoor areas provide adequate opportunities for play, socialization and other activities for all students/abilities				1		
4	Outdoor areas feature a range of natural elements.			1			
	Count	0	0	1	3	0	**4**
	Subtotal	0	0	50	75	0	**125**
	Average	**31.3**					
G.	**Technology**						
1	Power and data is accessible throughout the school, both inside and outside of the classroom		1				
2	Teachers and staff have access to technology that provides flexibility in all learning spaces			1			
3	The library meets the learning needs of 21st century students		1				
	Count	0	2	1	0	0	**3**
	Subtotal	0	150	50	0	0	**200**
	Average	**66.7**					
H.	**Safety and Security**						
1	Interior organization, staff locations, and space transparency allows for passive supervision by adults		1				
2	Interior organization minimizes unsupervised niches and corners for students to hide or congregate			1			
3	Exterior organization minimizes unsupervised niches and corners for students to hide or congregate			1			
4	Exterior and site surveillance system is in place		1				
5	Ofice admin is able to monitor the surveillance system from one central location		1				
6	Building can be zoned for security lockdown				1		
7	Interior has adequate corridor widths to facilitate safe exiting		1				
8	Student locker locations can be easily supervised by staff					1	
9	Interior lighting is adequate and appropriate for space			1			
	Count	0	4	3	1	1	**9**
	Subtotal	0	300	150	25	0	**475**
	Average	**52.8**					

GRAND TOTAL	**3650**
GRAND TOTAL AVERAGE	**57.9**

ARCHITECTURAL SUMMARY

EXISTING CONDITIONS

ENVELOPE

The exterior cladding is a mix of CMU, metal panel, and stucco and appear to be in good condition but in need of a fresh coat of paint. The windows are aluminum and are in need of new sealant between the frames and the surrounding cladding. The roof is a mix of asphalt shingles and single ply membrane which is nearing the end of its useful life and likely due for replacement in the next five years.

RECOMMENDATIONS

Clean and repaint the exterior walls. Replace window joint sealants, and replace the roof membrane at the low slope roofs.

EXISTING CONDITIONS

INTERIOR FINISHES

Hallway floors are waxed linoleum and are in good condition but require a significant ongoing effort to maintain. Classroom carpeting is old and near the end of its useful life and the walls are painted gypsum wall-board. The ceilings are a mix of gypsum wall board and lay-in acoustic ceiling tiles.

RECOMMENDATIONS

Replacing ceiling tiles, and carpets would likely have the highest impact in terms of brightening up the spaces and making them feel refreshed. The hallways should also receive wainscot that extends at least six feet from the floor.

STRUCTURAL SUMMARY

MAIN BUILDING

Original Year Built: 1989, 1994 (attached addition)
Previous Seismic Strengthening: None apparent

SYSTEM DESCRIPTION

ROOF

1989: Metal deck supported by open web steel joists and steel beams
1994: Metal deck supported by open web steel joists and steel beams

FLOORS

1989: Concrete slab on grade
1994: Concrete slab on grade

GRAVITY SYSTEM

1989: Steel columns, CMU walls
1994: Steel columns, CMU walls

EXTERIOR STRUCTURE

1989: Metal stud walls
1994: CMU Walls, metal stud walls

FOUNDATION

1989: Conventional spread and continuous concrete footings
1994: Conventional spread and continuous concrete footings

LATERAL SYSTEM

1989: CMU shear walls and steel tension strap brace frames
1994: CMU shear walls

OBSERVATIONS / COMMENTS

1989: As detailed and constructed, the steel tension strap lateral system is no longer code conforming. The frames appear to be lightly loaded, but significant lateral deflection is likely in a larger seismic event. The CMU shear walls are in general conformance of current codes, and only minor upgrades would be likely.

1994: The CMU shear walls are in general conformance of current codes, and only minor upgrades would be likely.

RECOMMENDATIONS

1989 BUILDING

Considering the previous comments, the following is recommended:

+ Perform additional studies on the tension strap connections to determine adequacy.
  - Anchorage of the roof to the masonry bearing walls.
  - Improve the tension strap connections or replace with a new lateral system.

1994 BUILDING

Considering the previous comments, the following is recommended:

+ Anchorage of the roof to the masonry bearing walls

CLASSROOM BUILDING

Original Year Built: 1994
Previous Seismic Strengthening: None apparent

SYSTEM DESCRIPTION

ROOF

Wood house builder trusses with plywood

FLOORS

Concrete slab on grade, hollowcore plank with concrete topping at the second floor

GRAVITY SYSTEM

Steel columns, wood stud bearing walls (second floor to roof)

EXTERIOR STRUCTURE

Wood stud infill wall at foundation to second floor, wood stud bearing walls at second floor to roof

FOUNDATION

Conventional spread and continuous concrete footings

LATERAL SYSTEM

Steel braced frames, plywood shear walls

OBSERVATIONS / COMMENTS

As detailed and constructed, the tube steel braced frames are no longer code conforming. Steel to steel and steel to concrete connection requirements are much more stringent under current code, and as detailed, damage may occur at some locations in a seismic event. The plywood shear walls are also likely in conformance with general detailing requirements; however, due to increases in code, prescribed seismic forces no longer provide sufficient capacity.

RECOMMENDATIONS

Considering the previous comments, the following is recommended:

+ Perform additional studies on braced frame connections and plywood shear walls to determine their anticipated capacity.
  - Improve the brace frame connections, based on results from additional studies.
  - Provide additional plywood shear walls, if necessary.

MECHANICAL SUMMARY

EXISTING SYSTEM CONDITIONS / OBSERVATIONS

HVAC

Heating and cooling for the single-story building is provided by a mix of indoor central air to air heat pump units in mechanical spaces and packaged air to air heat pump units on the roof. Ventilation air is provided to the indoor units from outside air louvers serving the units with electric preheat coils. Maintenance notes these coils are not operational. Air is relieved from spaces via soffit grilles.

Heating and cooling for the two-story building is provided via water-to-air heat pumps located in mechanical attics. Heat pumps are served by the central condenser water plant and are ducted to spaces served. Return air from spaces served is ducted to mechanical attics to mix with ventilation air provided from outside air louvers. Mixed air routes to the water to air heat pumps via open attic plenums. Air is relieved from spaces via soffit grilles. A single electric heating boiler located in the plant room space and a single cooling tower located on site serves condenser water to the two-story building.

NKSD maintenance noted they do not like the proprietary unit controls associated with the two-story building's water-to-air heat pumps and the inability to properly maintain and access the system without manufacturer assistance.

There is a dust collector and an air compressor serving the wood shop area located in a service yard outside the space served, neither system appears to be operational.

The HVAC system was recently replaced.

PLUMBING

Plumbing fixtures generally appear to be original to the building construction with repairs made as needed. Fixtures appeared to be in acceptable operating condition at all locations.

Domestic water piping located within mechanical rooms was the only piping observed within the building and much of it was covered by insulation. It appears most of the domestic water piping is copper and original to the building's construction. Some corrosion was observed on uninsulated piping.

Some of the electric storage type domestic water heaters serving the buildings were recently replaced (January 2025). Remaining units will be installed as soon as material and labor are coordinated.

FIRE PROTECTION

The facility has complete fire sprinkler system coverage. System appeared to be in acceptable working condition with some evidence of minor leaks repaired prior to site visit.

CONTROLS

Building automation system is Tridium Niagara installed by ATS.

RECOMMENDATIONS

+ Blank off and insulate portion of unused intake louvers at two-story building attics.
+ Replace CTE dust collector and air compressor.
+ Provide 12 months of utility billing data for each facility to verify status of compliance with new clean building act legislation (HB 1257).

ELECTRICAL SUMMARY

EXISTING CONDITIONS

ELECTRICAL

The electrical distribution system is original to the building. The switchboards are in good condition. The main electrical room exit doors do not have panic hardware per code.

The transformer in the 2-story building main electrical room is buzzing and the main electrical room is too warm probably due to the heat dissipated by the transformer and the lack of ventilation.

The general-purpose electrical power is in good condition. There are damaged floor boxes in the computer labs that need to be repaired.

LIGHTING

The lighting fixtures were replaced with LED and new lighting control system.

INTERCOM/CLOCK

The existing system was replaced during the 2022/2023 school year.

FIRE ALARM

The fire alarm system does not meet current voice requirements or addressable. It has been having occurrences of false alarms and the parts are becoming obsolete.

SECURITY/ACCESS CONTROL

The existing system is Sonitrol.

RECOMMENDATIONS

+ Have an arc assessment and short circuit current analysis completed for the electrical distribution system.
+ Repair floor boxes in the computer labs.
+ Consider upgrading the fire alarm system to addressable with voice.
+ Add ventilation to the main electrical room in the 2-story building.
+ Consider having an infra-red test performed on the 2-story building main electrical switchgear to make sure that the excessive heat in the room has not began to degrade the electrical components.

CIVIL SUMMARY

EXISTING CONDITIONS

The site is located at 9000 NE West Kingston Rd, Kingston, WA 98346. The site is bordered by undeveloped land to the north, NE West Kingston Rd to the south, and residential property to the east and west. Existing development includes two middle school buildings, portable classroom buildings, and greenhouses. Existing site improvements include three parking lots, drive aisles, a bus loading/unloading zone, a parent loading/unloading zone, and play fields.

CHALLENGES AND ISSUES

The following challenges and issues were observed:

+ The parent vehicle loop, which is located in the southwest parking lot, appears to have an insufficient queue length of approximately 200 feet. It also contains two abrupt turns immediately upon entry from NE West Kingston Rd, which may be difficult for drivers to maneuver.
+ There is not an accessible path between the public right-of-way and the building entrance.
+ Asphalt pavement in the parking lots and drive aisles, including the drive aisle north of the building, is in poor condition.
+ Curbs throughout the parking lots are damaged and in poor condition.

+ On-site pedestrian ramps do not meet accessibility requirements.
+ Play areas and fields are not fully secure with fencing and gates.

RECOMMENDATIONS

We recommend the potential improvements listed below, as a way of addressing the challenges and issues identified above.

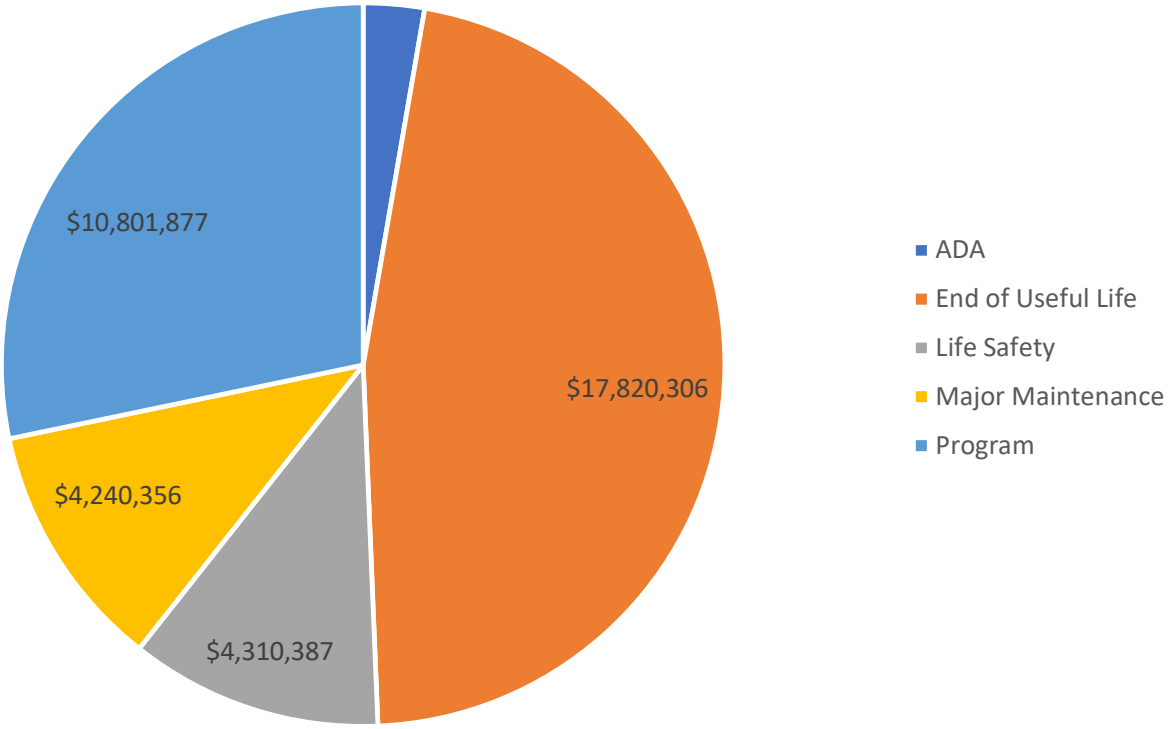
+ Create a vehicle loop for parents that travels around the north side of the building and arrives at a new loading/unloading zone along the southeast corner of the building, aligned in a north-south direction. Specific improvements include:
+ Reconfiguring the existing southwest parking lot to provide a more direct route for parents to navigate north and west through the parking lot, to the existing fire lane along the west side of the building.
+ New asphalt pavement, curb, and sidewalk along the southeast corner of the building to create a north-south loading/unloading zone. Parent traffic would depart the site after loading/unloading at the existing easterly driveway entrance.
+ Reconfiguring the existing southeast parking lot so buses and staff enter and exit at the existing middle driveway along NE West Kingston Road, and so separation is provided from the new parent loop along the east side of the site. Buses could utilize the existing unloading/loading zone along the north edge of the southeast parking lot.
+ Code-required storm drainage improvements
+ Install approximately 60 feet of concrete sidewalk and curb along the east edge of the easternmost drive aisle, to create an accessible path between the right-of-way and building entrance.
+ Grind and overlay approximately 10,000 square yards of asphalt pavement in the parking lot and drive aisles (2-inch depth), replace approximately 3,000 square yards of asphalt pavement, and perform code-required storm drainage improvements.
+ Remove and replace approximately 1,200 feet of curb.
+ Remove 4 existing curb ramps along the north side of the parking lot drive aisles, replace the two ramps that align with crosswalks with new ramps meeting accessibility requirements, and replace the remaining two with standard curb and sidewalk.
+ Install chain link fence gates to secure play areas and fields.

POTENTIAL SCOPES AND COSTS

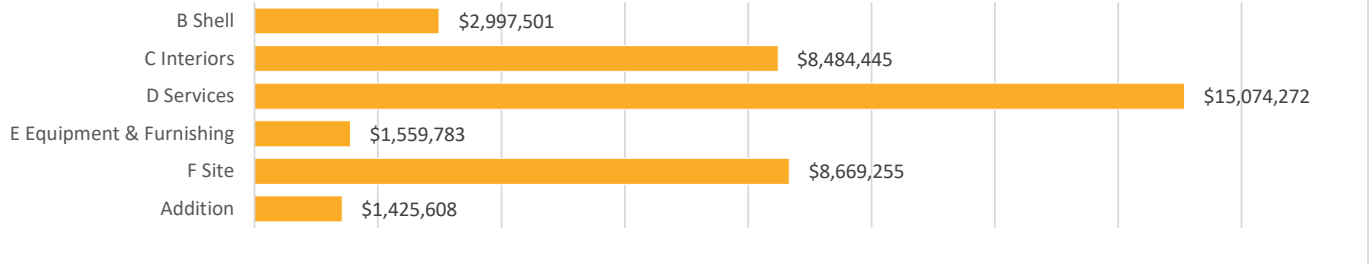
POTENTIAL SCOPES

+ Repair all exterior sealants
+ Replace roof membrane
+ Exterior painting
+ Secure entry vestibule
+ Refresh interior paint and hallway wall covering
+ Science Lab modernization, CTE Lab modernization
+ Replace gym bleachers
+ Fire alarm system replacement
+ Replace furniture in classrooms, administration,and library
+ Synthetic turf on fields
+ Replace exterior lighting with LED
+ Create new parent drop-off
+ Replace parking behind building with student plaza

IMPROVEMENT COSTS BY TYPE



IMPROVEMENT COSTS BY CATEGORY



POTENTIAL SCOPES AND COSTS

Location	KMS
Source Code	(Multiple Items)

Kingston Middle School Building Improvements	Estimated Budgets (11/1/2024 Dollars)
B Shell	**$ 2,997,501**
Exterior Painting	$ 320,840
Replace joint sealants at all windows	$ 56,657
Replace roof membrane	$ 2,620,004
C Interiors	**$ 8,484,445**
Add panic hardware on electrical room door	$ 1,997
Refresh bathroom finishes	$ 998,006
Replace classroom acoustic ceiling tiles	$ 566,050
Create secure entry vestibule	$ 653,903
Refresh interior paint and hallway wall covering	$ 339,431
Science lab modernization	$ 1,796,985
CTE Lab modernization	$ 2,695,478
Replace classroom, library, & admin carpets	$ 597,498
Mezzanine Repairs	$ 119,799
Paint classrooms, admin, and library	$ 429,779
Replace GYM bleachers	$ 285,521
D Services	**$ 1,945,596**
Fire alarm replacement	$ 820,542
Replace aging water heaters, water heaters are at end of useful life (~30 years).	$ 421,993
Add plumbing insulation on exposed piping.	$ 3,195
Blank off and insulate portion of un-used intake louver at 2-story building attic.	$ 24,758
Create separate room for MDF from Electrical room and add cooling	$ 130,341
Add mini-split cooling for MDF room	$ 26,555
Main Bldg: Improve roof anchorage and lateral system	$ 179,699
Classroom Bldg: Improve roof anchorage and lateral system	$ 110,515
Add dedicated AC for elevator machine room	$ 11,760
Replace CTE dust collector and air compressor	$ 69,883
New environmental control system at horticulture huts	$ 19,967
Add AC to MDF rooms	$ 26,555
Added security cameras	$ 99,833
E Equipment & Furnishing	**$ 1,559,783**
Replace furniture in classrooms, admin, and library	$ 1,559,783
Addition	**$ 1,425,608**
Create interior connection between buildings	$ 1,425,608
Building Total	**$ 16,412,932**
F Site	**$ 8,669,255**
Replace field with synthetic turf	$ 3,184,657
Add lights and cameras along trail to KHS	$ 598,995
Replace exterior lights with LED	$ 281,329
Create parent drop off loop on north side of bldg	$ 399,330
Replace damanged sidewalks and curbs	$ 109,816
Grind and overlay asphalt & storm improvements	$ 898,493
Make curb ramps ADA compliant	$ 39,933
LED lights at track and field	$ 898,493
Replace cinder track with rubberized track	$ 1,207,973
Remove parking behind building and replace with student plaza	$ 798,660
Replace cyclorama curtain at stage	$ 219,632
Update basketball hoop lifts	$ 11,980
Install chain link fence, gates to secure the site.	$ 19,967
Site Total	**$ 8,669,255**

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POULSBO MIDDLE SCHOOL

NKSD FACILITIES ASSESSMENT REPORT



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EXECUTIVE SUMMARY

Poulsbo Middle School, located across from North Kitsap High School, shares a busy campus with key District amenities, including the District's pool, theater, and a student-run cafe. Although students frequently cross Hostmark Street between the two schools, there is no pedestrian bridge, and drivers often ignore the crosswalks, raising safety concerns. Campus circulation is another challenge, with insufficient parking and drop-off queues that extend into the street. The site is not secure, making lock down procedures difficult, and the main entry lacks a secure vestibule.

The school's classrooms are adequately sized, but furnishings vary, leading to inequities between rooms. Some science classrooms have excessive casework, limiting flexibility, and lower-level science classrooms lack windows, raising egress concerns. Noise is also an issue due to the lack of acoustic attenuation in ceilings.

A new two-story addition will provide additional classroom space and opportunities for flexible learning. However, the gymnasium's bleachers only seat one-third of students, and the basketball court is smaller than regulation size. The dirt track on-site has caused injuries and requires replacement, and athletic fields are in poor condition.

Building 1 has new HVAC and controls (2020) while the HVAC for building 2 was replaced in 2004. Building 3 has a combination of new and aging units; the pool and Odin Inn have new HVAC units (2024) while the classroom and auditorium units are over 20 years old. The plumbing systems are functional but original, with water heaters nearing the end of their useful life. The fire sprinkler system is operational, though some older components need replacement.

Recommendations include addressing seismic deficiencies, upgrading HVAC and plumbing systems, reconfiguring campus traffic flow, improving security, and modernizing classroom furnishings to meet contemporary educational needs.

SCHOOL DATA

ADDRESS
2003 NE Hostmark St
Poulsbo, WA 98370

GRADES
6-8

CONSTRUCTION DATES
1975 - Building 1 Original construction, Building 2 Original construction
2002 - Building 3 Modernization
2023 - 2-story addition

SITE AREA
36.60 Acres (co-located with elementary school site)

136,326
SQUARE FEET
TOTAL AREA

0
PORTABLES

198
SF/STUDENT

90,698
EXTERIOR SKIN
TOTAL AREA

39
PERMANENT
CLASSROOMS

688
K-5

111,371
ROOF
TOTAL AREA

10,151
GLAZING/DOOR
TOTAL AREA







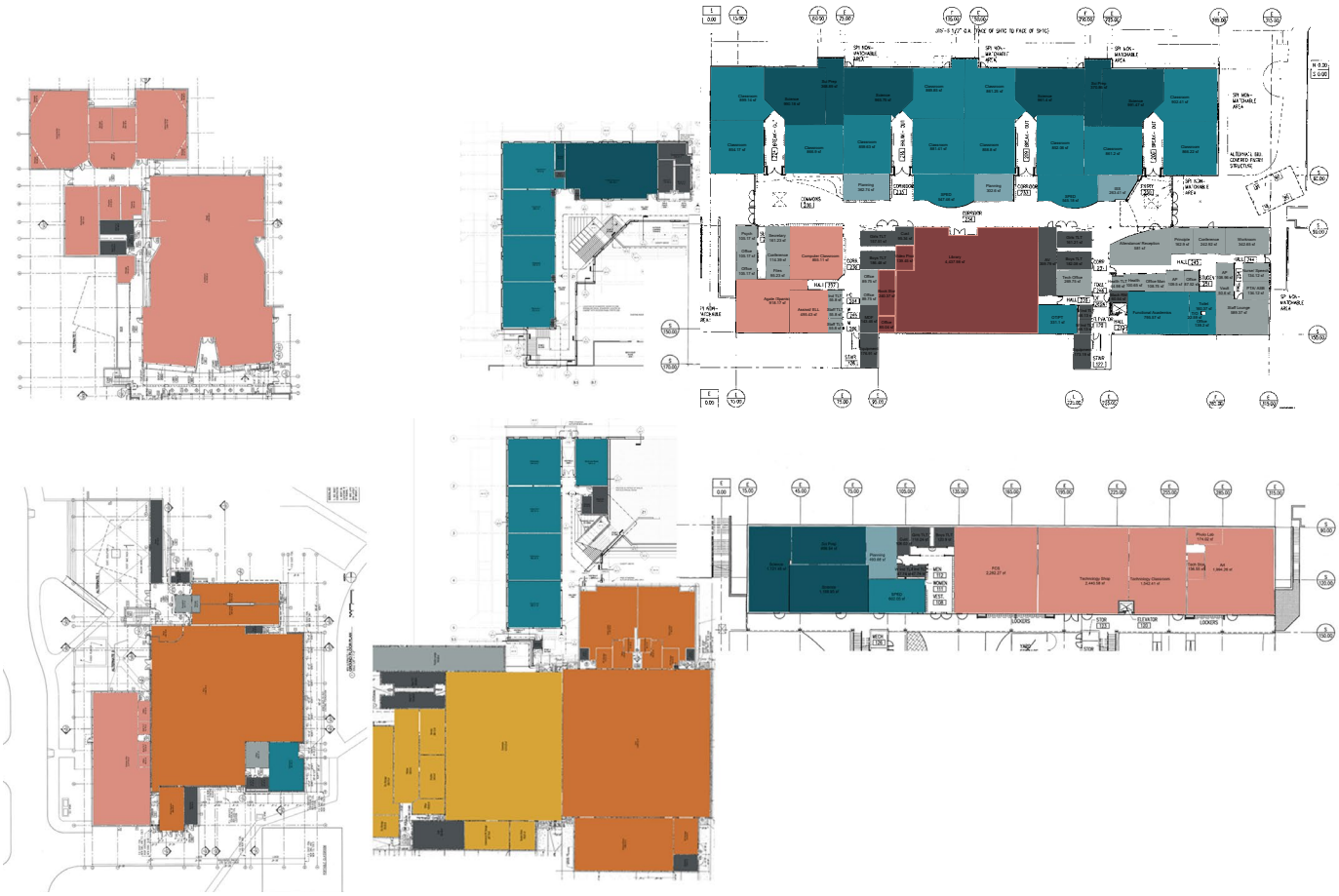




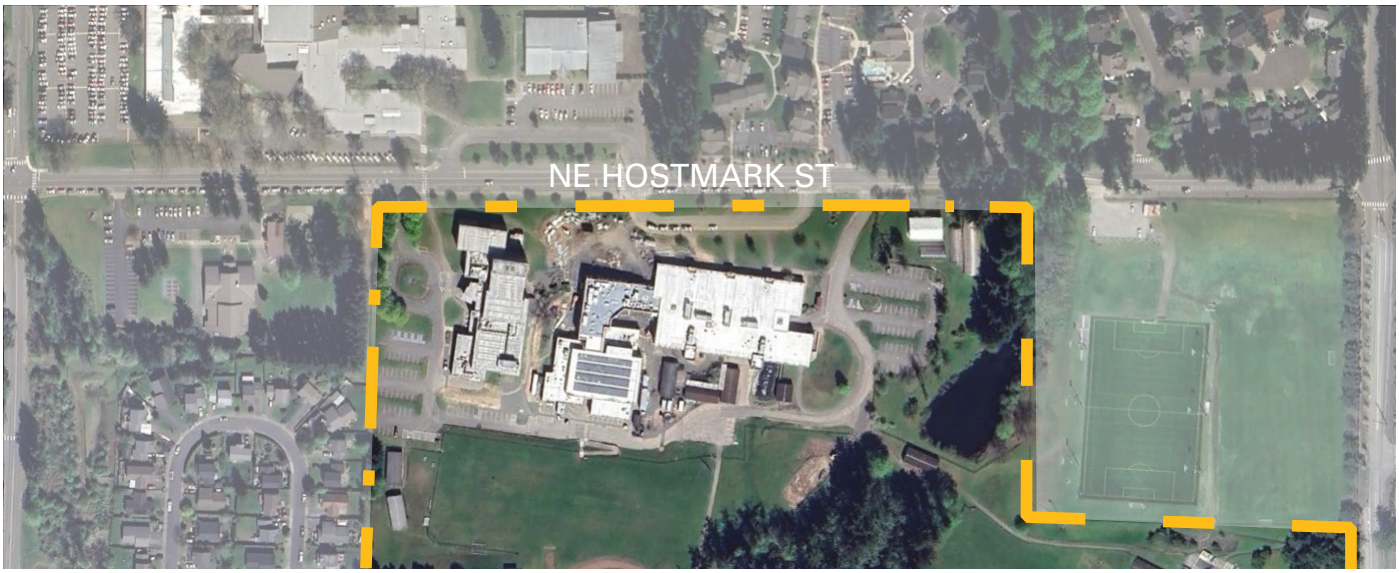


Clockwise from top left: Classroom wing; Front office; Library; Library; Portables; Hallway.

SCHOOL PROGRAM



LEARNING
LEARNING COMMONS
RESOURCE / LIBRARY
ATHLETICS
ADMINISTRATION
CTE
LEARNING SUPPORT
ART / MUSIC
COMMONS
BUILDING SUPPORT



PROGRAM AREAS

NORTH KITSAP SCHOOL DISTRICT				
POULSBO MIDDLE SCHOOL				
(2023-2024)				
	SPACE NAME	SQUARE FOOT	QTY	NOTES
1.0	ADMINISTRATION / SERVICES			
	Psych	105	1	
	Office	105	1	
	Office	105	1	
	Conference	114	1	
	Files	95	1	
	Secretary	161	1	
	Ind TLT	56	1	
	Staff TLT	56	1	
	Staff TLT	56	1	
	Office	90	1	
	Office	90	1	
	Office	88	1	
	AP	110	1	
	Office Man	109	1	
	Health	101	1	
	Health TLT	45	1	
	Principle	163	1	
	Conference	243	1	
	Workroom	343	1	
	Attendance/ Reception	581	1	
	Staff Lounge	589	1	
	AP	109	1	
	PTA/ ASB	134	1	
	Nurse/ Speech	134	1	
	Tech Office	270	1	
	Vault	51	1	
	Office	203	1	
	Reception	92	1	
	Storage	44	1	
	Office	130	1	
TOTALS		4572	30	
			Secretary	
2.0	INSTRUCTIONAL CORE			
	Classroom	902	1	
	Classroom	866	1	
	Classroom	861	1	
	Classroom	852	1	
	Classroom	859	1	
	Classroom	881	1	
	Classroom	861	1	
	Classroom	870	1	
	Classroom	860	1	
	Classroom	867	1	
	Classroom	854	1	
	Classroom	899	1	
	ISS	263	1	
	Planning	302	1	
	Planning	363	1	
	Planning	494	1	
	Classroom	562	1	
	Classroom	882	1	
	Classroom	882	1	
	Classroom	882	1	
	Classroom	882	1	
	Classrooom	926	1	
	Classroom	880	1	
	Classroom	885	1	
	Classroom	870	1	
	Resource Room	530	1	
TOTALS		20,035	26	

3.0	SPECIALTY/ CTE			
	Science	991		
	Sci Prep	371		
	Science	961		
	Science	966		
	Science	990		
	Sci Prep	369		
	Science	1121		
	Science	1199		
	Sci Prep	899		
	STEM Classroom	1867		
	Storage	93		
TOTALS		9827	0	

4.0	SPED			
	SPED	545	1	
	SPED	547	1	
	OT/PT	331	1	
	Functional Academics	796	1	
	Office	139	1	
	Toilet	160	1	
	T/O	23	1	
	SPED	602	1	
TOTALS		3143	8	

5.0	STUDENT DINING			
	Commons	4010	1	
	Commons & PE Storage	288	1	
	Student Store	161	1	
	Kitchen	531	1	
	Office	106	1	
	Scullery	246	1	
	Servery	260	1	
	Dry Storage	154	1	
	Dry Storage	531	1	
TOTALS		6287	9	

6.0	LIBRARY / MEDIA RESOURCES			
	Computer Classroom	855		
	Library	4438		
	Office	85		
	Book Stor	240		
TOTALS		5618	0	

7.0	SPECIALITY			
	Agate /Spanish	918	1	
	Assisst/ ELL	495	1	
	Video Prod	139	1	
	FCS	2282	1	
	Technology Shop	2441	1	
	Technology Classroom	1542	1	
	Art	1994	1	
	Photo Lab	174	1	
	Tech Stor	137	1	
	Auditorium	5140	1	
	Stage	1948	1	
	Instrumental	1049	1	
	Storage	37	1	
	Storage	36	1	
	Storage	254	1	
	Storage	254	1	
	Office	369	1	
	Instrumental	1315	1	
	Practice	215	1	
	Practice	202	1	
	Storage	144	1	
	Storage	56	1	
	Storage	56	1	
	Keyboards	748	1	
	Culinary Arts	2374	1	
	Office	49	1	
	Boys TLT	52	1	
	Girls TLT	53	1	
	Office	84	1	
TOTALS		24557	29	

8.0	ATHLETICS			
	Gym	8009	1	
	PE Storage	316	1	
	Girls Locker	1188	1	
	PE Storage	114	1	
	Office	159	1	
	Coach's Dressing	48	1	
	Boys Locker	1193	1	
	PE Storage	104	1	
	Coach's Dressing	50	1	
	Office	159	1	
	Fitness Room	1906	1	
	Girls Locker	567	1	
	Boys Locker	572	1	
	Pool	7440	1	
	Pool Support	380	1	
	Office	147	1	
TOTALS		22352	16	

9.0	OUTDOOR PLAY*			
TOTALS		0	0	* NOT INCLUDED IN NET/GROSS SQFT

10.0	MAINTENANCE / CUSTODIAL			
	MDF	143	1	
	AV	360	1	
	Cust	95	1	
	Cust	106	1	
	Cust	332	1	
	Cust	27	1	
	Cust	44	1	
	Custodial & Riser	205	1	
	Electrical	137	1	
	Electrical	166	1	
	Electrical	146	1	
	Equipment	173	1	
	Equipment	177	1	
	Family Changing	62	1	
	Janitor	38	1	
	Janitor	34	1	
	Mech RM	61	1	
	Mech	331	1	
	Mech	23	1	
	Mech	8	1	
	Mech	7	1	
	Mech	10	1	
	Mech	16	1	
	Mechanical Equipment	716	1	
	PA Closet	6	1	
	Storage	58	1	
	Storage	27	1	
	Storage	87	1	
TOTALS		3595	28	

11.0	RESTROOM			
	Boys TLT	186	1	
	Boys TLT	182	1	
	Boys TLT	121	1	
	Girls TLT	158	1	
	Girls TLT	161	1	
	Girls TLT	118	1	
	M Ind TLT	46	1	
	M Ind TLT	48	1	
	W Ind TLT	48	1	
	W Ind TLT	46	1	
	Boys TLT	209	1	
	Girls TLT	210	1	
	Boys TLT	120	1	
	Girls TLT	158	1	
	Ind TLT	42	1	
	Ind TLT	42	1	
	Girls TLT	177	1	
	Boys TLT	148	1	
TOTALS		2220	18	

	SQFT	Total Spaces	SQFT/student
TOTAL NET SQ FT	**102206**	**164**	**149**
TOTAL GROSS SQ FT	**136326**		**198**

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TEACHING AND LEARNING ASSESSMENT

69.0
T & L Rating

The Poulsbo Middle School Campus is located across Hostmark from North Kitsap High School. The middle school campus features the District's pool and theater in addition to a student run cafe. Students often travel between the middle school and North Kitsap High School but there is no bridge and cars often ignore the crosswalks. The campus circulation is of concern and more parking is necessary. The site is not secure and it is difficult to place the whole school under lockdown if necessary. There is a single main entry, but no secure vestibule.

The classrooms are adequately sized, however they do not all have access to daylight. Furnishings vary from room to room and there is a desire to have equity between classes. Science classrooms have large amounts of casework, which is not all used. It prevents the classroom from being configured to support all learning activities. In addition, the ceilings have no acoustic attenuation and the classrooms are very loud. There is also concern about the lack of egress as the lower science classrooms do not have windows.

A new two-story addition is being added to the school. This will house additional classrooms and support spaces and create more space for flexible learning opportunities. The Gymnasium is well-used, but the bleachers only seat about one-third of students. The basketball court is also smaller than a regulation court. Currently, the Auxiliary Gymnasium is being used for storage. The site has several fields but none that are well-kept for athletics. The dirt track has caused several injuries and is in need of replacement.



Poulsbo Middle School's boys basketball team in action.
Credit: pms.nkschools.org

The following survey was developed to measure how well a school meets modern teaching and learning objectives. We walked each school campus and spoke with staff and used the information gathered to evaluate each school.

NORTH KITSAP SCHOOL DISTRICT
TEACHING AND LEARNING ASSESSMENT

Facility Name	Enrollment
Poulsbo Middle School	688
Address	**GSF Area**
2003 NE Hostmark St, Poulsbo, WA 98370	136,326

		SCORE	100	75	50	25	0	
A.	**Overall Physical Features**							
1	The visual appearance of the school is neat, well maintained and promotes a sense of welcoming and pride			1				
2	The main entrance is clearly visible and welcoming.			1				
3	The campus is cohesive		1					
4	Public areas (courtyards, commons, multipurpose rooms, etc.) foster a sense of community			1				
5	The school functions well as a community resource, i.e. athletic fields, multipurpose room, theater etc.			1				
6	School building is zoned appropriately for community use at day, night, and for year round programs				1			
7	Facilities support 21st Century learning through innovative furniture and equipment			1				
		Count	1	5	1	0	0	**7**
		Subtotal	100	375	50	0	0	**525**
		Average	**75**					
B.	**Site Layout**							
1	Site wayfinding is clear and safe					1		
2	Parking lots, drop off zones, bike routes and pedestrian routes are adequately sized to meet traffic needs.					1		
3	Adequate safety precautions (sidewalks, crosswalks, crosswalk lighting, etc.) are provided					1		
		Count	0	0	0	3	0	**3**
		Subtotal	0	0	0	75	0	**75**
		Average	**25.0**					
C.	**Core Learning Areas**							
1	Each student is in a permanent classroom					1		
2	Learning areas are flexible and adaptable in supporting a variety teaching and learning approaches		1					
3	Learning areas provide formal and informal spaces for students to interact and collaborate		1					
4	Learning spaces allow for large group, small group, and individualized instruction		1					
5	Learning spaces can be easily re-arranged to meet changing needs		1					
6	Core learning area provides space for "push in" services		1					
7	Learning spaces provide adequate space to display student work.		1					
8	Specialty labs, studios, etc. are flexible and adaptable to support a variety of programs.						1	
9	Learning spaces support hands-on learning and CTE pathways						1	
10	Learning spaces receive natural daylight throughout the space			1				
11	Light can be easily controlled for dimming, darkening and other occupancy activities			1				
12	Glare from daylight or light fixtures is minimized.			1				
13	Learning spaces have adequate sound isolation			1				
14	Learning spaces are thermally comfortable (not too hot, not too cold)					1		
15	Support spaces within the school can be adapted into learning spaces				1			
16	Learning spaces allow for staff and student collaboration		1					
17	Learning spaces are provided with adequate storage throughout the school		1					
18	Learning spaces support SPED			1				
		Count	8	5	1	2	2	**18**
		Subtotal	800	375	50	50	0	**1275**
		Average	**70.8**					
D.	**Common Areas & Support Spaces**							
1	Administrative and counseling areas are distributed to enhance student and adult connections				1			
2	Teachers and staff have work spaces that encourage collaboration and teamwork			1				
3	The school commons or cafeteria space in centrally located and easily accessed by staff and students		1					
4	The commons/cafeteria/multipurpose room meets the capacity needs of the school				1			
5	The commons/cafeteria/multipurpose room is flexible and accommodates a variety of activities.				1			
6	The library/media center is a multifaceted and flexible space that accommodates a variety of activities.			1				
7	The library/media center meets the capacity needs of the school			1				
8	Physical education spaces are flexible and adaptable to support multiple modes of physical education			1				
9	Physical education spaces storage needs are met			1				

NORTH KITSAP SCHOOL DISTRICT
TEACHING AND LEARNING ASSESSMENT

bassetti architects

10	Music Spaces are adequate to support school needs		1				
11	Performance and presentation spaces have proper acoustics.				1		
12	Flex areas receive natural daylight throughout the space.			1			
13	Flex areas are acoustically comfortable (not too loud when at full capacity).				1		
14	Flex areas are thermally comfortable (not too hot, not too cold)			1			
15	School provides a variety of formal and informal small group learning and social spaces	1					
	Count	2	6	5	2	0	**15**
	Subtotal	200	450	250	50	0	**950**
	Average	**63.3**					
E.	**Resource Distribution**						
1	Resource spaces (i.e. library, computer labs) are located for easy access by all students	1					
2	Toilet rooms for staff and students are disbursed evenly and appropriately throughout the school			1			
3	Adequate storage is provided throughout the school	1					
4	Custodial rooms are evenly distributed around the school			1			
	Count	2	0	2	0	0	**4**
	Subtotal	200	0	100	0	0	**300**
	Average	**75.0**					
F.	**Outdoor Areas**						
1	Interior learning spaces have easy access to outdoor learning spaces		1				
2	Outdoor learning spaces are accessible		1				
3	Outdoor areas provide adequate opportunities for play, socialization and other activities for all students/abilities		1				
4	Outdoor areas feature a range of natural elements.	1					
	Count	1	3	0	0	0	**4**
	Subtotal	100	225	0	0	0	**325**
	Average	**81.3**					
G.	**Technology**						
1	Power and data is accessible throughout the school, both inside and outside of the classroom		1				
2	Teachers and staff have access to technology that provides flexibility in all learning spaces		1				
3	The library meets the learning needs of 21st century students		1				
	Count	0	3	0	0	0	**3**
	Subtotal	0	225	0	0	0	**225**
	Average	**75**					
H.	**Safety and Security**						
1	Interior organization, staff locations, and space transparency allows for passive supervision by adults		1				
2	Interior organization minimizes unsupervised niches and corners for students to hide or congregate		1				
3	Exterior organization minimizes unsupervised niches and corners for students to hide or congregate		1				
4	Exterior and site surveillance system is in place	1					
5	Ofice admin is able to monitor the surveillance system from one central location	1					
6	Building can be zoned for security lockdown			1			
7	Interior has adequate corridor widths to facilitate safe exiting	1					
8	Student locker locations can be easily supervised by staff					1	
9	Interior lighting is adequate and appropriate for space	1					
	Count	4	3	1	0	1	**9**
	Subtotal	400	225	50	0	0	**675**
	Average	**75.0**					

GRAND TOTAL	**4350**
GRAND TOTAL AVERAGE	**69.0**

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ARCHITECTURAL SUMMARY

EXISTING CONDITIONS

ENVELOPE

The exterior cladding is a mix of brick, wood siding, cementitious siding, and metal siding. All exterior materials are showing signs of wear. The windows are aluminum and are in need of new sealant between the frames and the surrounding cladding. The roof is a single ply membrane that has recently been re-coated to extend its useful life but will likely be due for replacement in the next five years.

RECOMMENDATIONS

Reclad buildings one and two, including replacing sealants around each window. Replace the roof in the next five years.

EXISTING CONDITIONS

INTERIOR FINISHES

The interior finishes are becoming dated but are generally in good shape. Hallway floors are polished concrete and are in good condition and are easy to maintain. Classroom carpeting is old and near the end of its useful life. The ceilings are a mix of gypsum wall board and lay-in acoustic ceiling tiles.

RECOMMENDATIONS

Replacing lighting, ceiling tiles, and carpets would likely have the highest impact in terms of brightening up the spaces and making them feel refreshed.

STRUCTURAL SUMMARY

BUILDING 1 (CLASSROOM)

Original Year Built: 1975

Previous Seismic Strengthening: 2005 (Partial)

SYSTEM DESCRIPTION

ROOF

Open-web wood joists with plywood

FLOORS

Concrete slab on grade, steel beams with concrete topping at second floor

GRAVITY SYSTEM

Concrete walls, steel columns, wood stud walls

EXTERIOR STRUCTURE

Concrete walls, steel columns/beams, wood studs

FOUNDATION

Conventional spread and continuous concrete footings

LATERAL SYSTEM

Concrete walls, steel moment frames, plywood shear walls

OBSERVATIONS / COMMENTS

The building is one and two stories, with the two-story portions being a daylight basement. The upper-level lateral system was originally gypsum board shear walls, but plywood was added to some of the walls in 2005. The lower level is concrete shear walls and a steel moment frame that extends up to the roof. The lateral system of the plywood shear walls, and steel moment frame are likely deficient.

RECOMMENDATIONS

Considering the previous comments, the following is recommended:

+ Perform additional studies of the shear walls and moment frames to determine their adequacy.
+ Moment frame members and connections.
+ Install additional plywood shear walls.

STRUCTURAL SUMMARY

BUILDING 2 (GYMNASIUM)

Original Year Built: 1975

Previous Seismic Strengthening: None apparent

SYSTEM DESCRIPTION

ROOF

Glulam beams, open-web wood joists, with plywood

FLOORS

Concrete slab on grade

GRAVITY SYSTEM

Wood stud walls, columns with wood stud infill

EXTERIOR STRUCTURE

Wood stud walls, glulam columns with wood stud infill.

FOUNDATION

Conventional spread and continuous concrete footings

LATERAL SYSTEM

Plywood shear walls

OBSERVATIONS / COMMENTS

The building is a one-story gymnasium with adjacent locker rooms. The lateral system may be in general conformance, but connections of the roof to the walls, and walls to the foundations may not meet current code requirements.

RECOMMENDATIONS

Considering the previous comments, the following is recommended:

+ Perform additional studies on the global lateral system to determine its adequacy.
  - Connection of the wood roof diaphragm to the wood shear walls.
  - Connection of the wood shear walls to the foundations.
  - Add plywood to existing walls, if necessary.

STRUCTURAL SUMMARY
BUILDING 3 (THEATER)

Original Year Built: 1975
Previous Seismic Strengthening: None apparent

SYSTEM DESCRIPTION

ROOF

Glulam beams, open-web wood joists, with plywood

FLOORS

Concrete slab on grade, reinforced concrete at entry/balcony

GRAVITY SYSTEM

Concrete walls, glulam columns with wood stud infill

EXTERIOR STRUCTURE

Wood stud walls, glulam columns with wood stud infill

FOUNDATION

Conventional spread and continuous concrete footings

LATERAL SYSTEM

Concrete walls, plywood shear walls

OBSERVATIONS / COMMENTS

The theater building is a mostly a one-story building, with large spaces and tall walls. Typically, wood shear wall systems perform satisfactorily in a seismic event, but additional studies are warranted.

RECOMMENDATIONS

Considering the previous comments, the following is recommended:

+ Perform additional studies on the global lateral system to determine its adequacy.
  - Connection of the wood roof diaphragm to the wood shear walls. Connection of the wood shear walls to the foundations.
  - Add plywood to existing walls, if necessary.

STRUCTURAL SUMMARY
BUILDING 3 (POOL)

Original Year Built: 1975, 1992 (Pool Building Replacement)
Previous Seismic Strengthening: 2002

SYSTEM DESCRIPTION

ROOF

Metal deck supported by open web steel joists and steel beams, open web wood joists with plywood

FLOORS

Metal deck supported by open web steel joists and steel beams at pool, open web wood joists with plywood at food service instruction area

GRAVITY SYSTEM

Masonry walls at the pool, wood stud walls at food service instruction area

EXTERIOR STRUCTURE

Masonry walls at the pool, wood stud walls at food service instruction area

FOUNDATION

Conventional spread and continuous concrete footings, with the concrete pool integral with the pool building foundations

LATERAL SYSTEM

Masonry shear walls at the pool, plywood shear walls at food service instruction area

OBSERVATIONS / COMMENTS

The Pool Building replacement is relatively recent, with masonry shear walls. No upgrades are anticipated.

MECHANICAL SUMMARY

EXISTING SYSTEM CONDITIONS / OBSERVATIONS

HVAC

There are separate HVAC systems serving each building/area of the facility:

The main building 1 heating, cooling, and ventilation is supplied via six central packaged gas fired rooftop units. The units serving the art and science wings are 100% outside air.

The building 2 heating, cooling, and ventilation is provided by a mix of split system air to air heat pump units in mechanical spaces and packaged air to air heat pump units on the roof. HVAC units are approximately 20 years old. The District central kitchen located in this building has no dedicated ventilation system and is heated by electric heaters in the space. Ventilation for this space is provided only by makeup air transfer from the adjacent space when the cooking exhaust systems are on.

The building 3 heating, cooling, and ventilation is provided by a mix of split system air to air heat pump units in mechanical spaces and packaged air to air heat pump rooftop units and packaged gas fired rooftop units. Various units serving this building have failed, including the units serving the pool office, and lobby. The gas fired units serving the auditorium and music Classrooms are at their end of life. Building 3 also houses a community pool, the pool boiler had recently failed but controller was recently replaced and boiler was operating to maintain pool temp during site visit. Odin Inn's HVAC was replaced in 2024.

Maintenance notes there is back pressure issues associated with the rooftop units on Building 1 which could be caused by duct leakage and/or failed fire dampers.

There is a dust collector located in an enclosed room off of Building 1, system is operational but nearing the end of its useful life.

Generally speaking, at minimum 20-years old, existing HVAC equipment is nearing the end of its recommended service life.

PLUMBING

Plumbing fixtures generally appear to be original to the building construction with repairs made as needed. Fixtures appeared to be in acceptable operating condition at all locations.

Domestic water piping located within mechanical rooms was the only piping observed within the building and much of it was covered by insulation. It appears the distributed domestic piping in the building is galvanized steel and original to the building's construction.

The majority of the gas fired storage type domestic water heaters, other than those located in Building 2, are at the end of their recommended service life.

FIRE PROTECTION

The facility has complete fire sprinkler system coverage. System is older but appeared to be in acceptable working condition.

CONTROLS

Building automation system is Tridium Niagara installed by ATS in building 1 and original Alerton IBEX unitary controllers in buildings 2 & 3.

RECOMMENDATIONS

+ HVAC system equipment replacement for buildings 2 & 3 to include new air source heat pump units and HVAC system controls replacement and revised sequences of operation.
    - As part of system replacement, consider addition of dedicated outdoor air system to decouple ventilation systems from heating/cooling system equipment if space/cost are not prohibitive.
+ Consider adding heat recovery to 100% packaged units serving the Building 1 art and science wings.
+ Consider increasing capacity of the dedicated split system AC cooling at Building 1 MDF room.
+ Consider adding makeup air at electrical rooms which are provided currently with temperature actuated exhaust air only.
+ Consider adding the site dry-well pump onto the BAS system for increased District monitoring capabilities.
+ Consider adding dedicated split system AC cooling at the Elevator Machine room.
+ Replace domestic water heaters and circulation pumps nearing end of recommended service life.
+ Consider replacing dust collector nearing end of service life.
+ Provide 12 months of utility billing data for each facility to verify status of compliance with new clean building act legislation (HB 1257).

ELECTRICAL SUMMARY

EXISTING CONDITIONS

ELECTRICAL

The campus is primary metered, so the District owns the distribution transformers for each of the buildings and the primary line connecting them. The primary line has been upgraded between the main switch and the transformers for Building 1 (2005) and Building 2 (2024).

BUILDING 1 (CLASSROOM)

The electrical distribution was upgraded in 2005. The switchboard is in good condition.

The general-purpose electrical power is in good condition.

BUILDING 3 (THEATER / POOL)

The main electrical distribution board and the branch panels are original to the building construction in 1987.

The main electrical distribution board is being upgraded as part of a separate project the summer of 2025.

LIGHTING

The lighting fixtures are fluorescent and installed in 2005. The current lighting and lighting controls do not meet the new energy standards. There are areas that the lighting level is low. There are some lights where the lenses are missing. The exterior lights have signs of moisture penetrating into them.

The exit signs are failing and in need of replacement. The battery back up egress lighting are not functioning. The batteries are in need of replacement or an emergency lighting inverter installed to accommodate the hallway lighting circuits.

INTERCOM/CLOCK

The existing system was upgraded in 2024-2025.

FIRE ALARM

The fire alarm system is being upgraded as part of a current classroom addition project.

SECURITY/ACCESS CONTROL

The existing system is Sonitrol. The District has mentioned upgrading to a non-proprietary system.

RECOMMENDATIONS

+ Have an arc assessment and short circuit current analysis completed for the electrical distribution system.
+ Consider replacement of the older electrical distribution panels in Buildings 2 & 3.
+ Upgrade existing lighting to LED and lighting controls to include photocells for daylight sensing and vacancy/ occupancy sensors.

CIVIL SUMMARY

EXISTING CONDITIONS

The site is located at 2003 NE Hostmark Street, Poulsbo, WA 98370. The site is bordered to the north by NE Hostmark Street, to the east by Poulsbo Elementary School and athletic fields known as "Strawberry Fields," and to the south and west by residential development. Existing development includes a middle school building; portable classroom buildings; a building with a pool, the North Kitsap High School auditorium, and student-run restaurant; and a shop building and greenhouse facility. Existing site improvements include two parking lots, drive aisles, a bus loading/unloading zone, a parent loading/unloading zone, and play fields.

CHALLENGES AND ISSUES

The following challenges and issues were observed:

+ The on-site parking quantity may be insufficient.
+ During prior site visits, parents have been observed dropping off and picking up students in the traffic loop located along the north side of the middle school building (along NE Hostmark Street), which has a queue length of less than 300 feet.
+ Asphalt pavement in the parking lot and drive aisles is in poor condition.
+ Concrete curb in the parking areas and drive aisles is deteriorated or does not exist.
+ Pedestrian paths located adjacent to drive aisles are separated by a curb with a short height (approximately 1-3 inches).
+ There are two pedestrian paths that lead to the athletic fields in the south end of the site. One of the paths does not meet accessibility requirements.
+ The asphalt in front of the main building entrance (east side of middle school building) does not appear to meet slope requirements for accessibility.
+ On-site pedestrian paths do not meet accessibility requirements.

+ A courtyard exists with joints that consist of dimensional lumber. The lumber has deteriorated and the gaps between concrete exceed accessibility requirements.
+ Several pedestrian and vehicle areas along the south side of the middle school building consist of gravel surfacing.
+ The site is not fully secure with fencing and gates.

RECOMMENDATIONS

We recommend the potential improvements listed below, as a way of addressing the challenges and issues identified above.

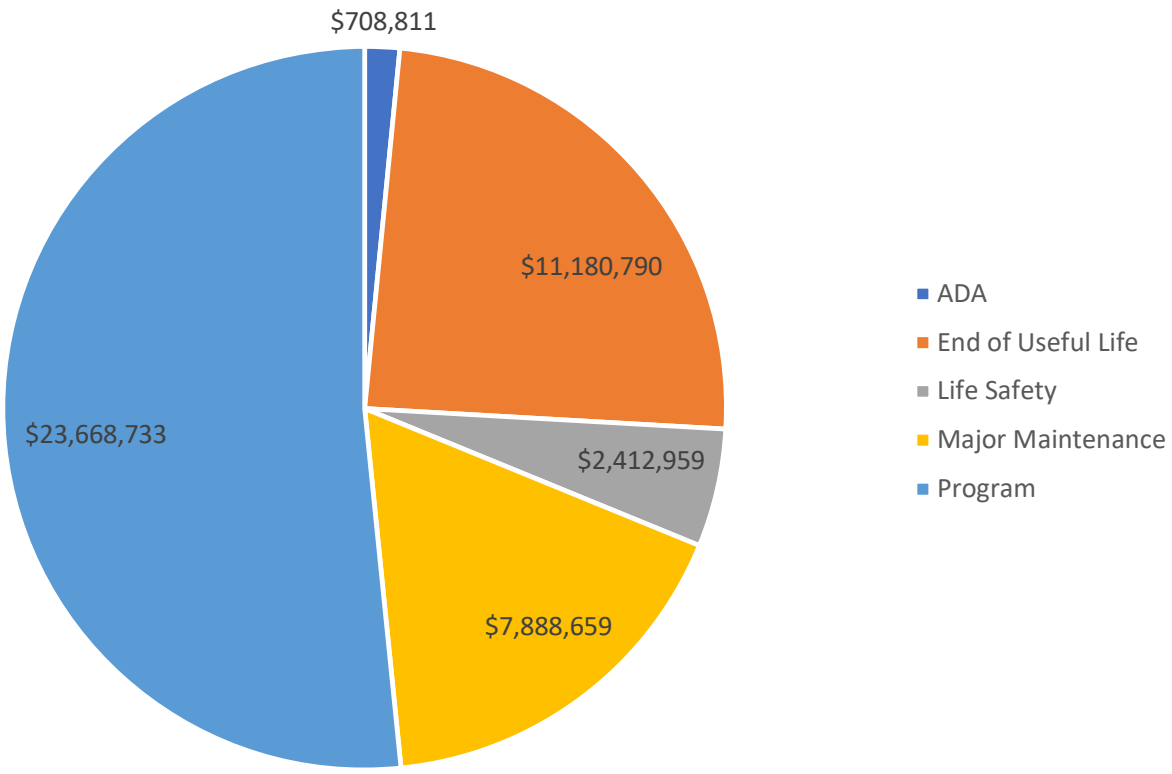
+ Expand parking at various areas throughout the site to provide approximately 30 additional parking spaces, and add code-required storm drainage improvements.
+ Direct parent traffic to a loop that travels along the south side of the building, to a student loading and unloading zone along the east side of the school. The loop could utilize existing pavement drive aisles and the queue length would be increased to approximately 1,600 feet. Perform miscellaneous pavement marking, curb, and sidewalk improvements.
+ Grind and overlay approximately 9,000 square yards of asphalt pavement in the parking lot and drive aisles (2-inch depth), replace approximately 1,000 square yards of asphalt pavement, and perform code-required storm drainage improvements.
+ Repair and replace approximately 600 feet of damaged curb throughout the parking areas and install approximately 400 feet of new curb.
+ Remove approximately 250 feet of existing low-height curb and the adjacent asphalt path, and replace with standard height curb and concrete sidewalk.
+ Remove the existing asphalt path that leads to the northwest corner of the athletic fields and replace it with 50 feet of accessible concrete sidewalk.
+ Remove approximately 250 square yards of asphalt pavement near the main building entrance (east side of middle school building) and replace it with concrete sidewalk that meets slope requirements for accessibility.
+ Perform various accessibility improvements throughout the site (remove existing asphalt paths, concrete sidewalk, handrails, stairs, code-required storm drainage improvements).
+ Remove approximately 400 square yards of concrete in the courtyard and replace it with concrete that meets accessibility requirements.
+ Install code-required storm drainage improvements.
+ Install approximately 200 square yards of asphalt pavement and 600 square yards of landscaping in areas south of the middle school building that are currently gravel.
+ Install chain link fence and gates to secure the site.

POTENTIAL SCOPES AND COSTS

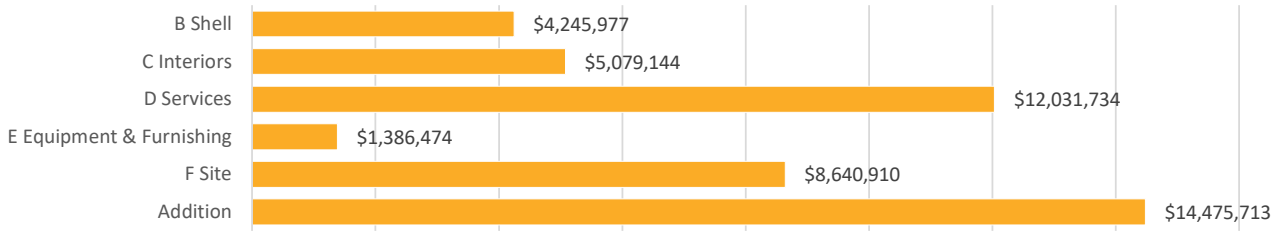
POTENTIAL SCOPES

+ Exterior painting and masonry cleaning
+ Reclad exterior of Bldgs 1, 2
+ Secure entry vestibule
+ Replace classroom acoustic tiles / acoustics in science rooms
+ Renovate culinary arts lab, shop, CTE, new environmental control in horticulture
+ Replace classroom, library, and administration carpets
+ Replace furniture in classrooms, administration,and library
+ Bldg 1 - Improve lateral system, Bldg 2 - Improve roof anchorage and lateral system
+ Asphalt repairs
+ Site accessibility

IMPROVEMENT COSTS BY TYPE



IMPROVEMENT COSTS BY CATEGORY



POTENTIAL SCOPES AND COSTS

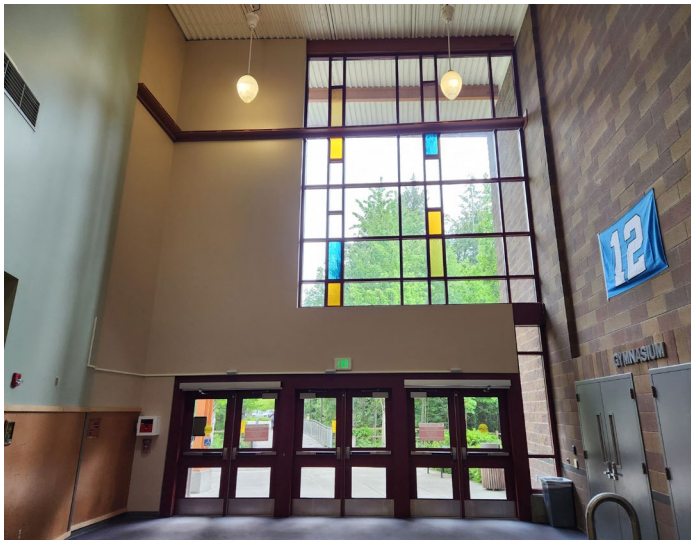
Poulsbo Middle School Building Improvements	Estimated Budgets (11/1/2024 Dollars)
B Shell	**$ 4,245,977**
Exterior Painting & masonry cleaning	$ 451,607
Reclad exterior of building 1	$ 2,453,388
Reclad exterior of building 2	$ 1,340,982
C Interiors	**$ 5,079,144**
Replace classroom acoustic ceiling tiles	$ 323,457
Create secure entry vestibule	$ 914,466
New gym flooring (includes commons	$ 396,556
Renovate Culinary Arts Lab	$ 660,417
Renovate Shop & Art CTE spaces	$ 2,358,543
Replace classroom, library, & admin carpets	$ 341,427
Science room accoustics	$ 84,279
D Services	**$ 2,168,570**
New Elevator - 2002	$ 579,029
Bldg 1: Improve lateral system	$ 1,205,784
Bldg 2: Improve roof anchorage and lateral system	$ 132,977
Increase capacity of dedicated AC for MDF room	$ 26,555
Add make-up air at elec rooms	$ 28,003
Add dedicated AC for elevator machine room	$ 11,760
Replace dust collector for tech shop	$ 69,883
Add the site dry-well pump onto the BAS system	$ 51,913
Remove rooftop PV Array	$ 42,700
New environmental control system at horticulture huts	$ 19,967
E Equipment & Furnishing	**$ 1,386,474**
Replace furniture in classrooms, admin, and library	$ 1,386,474
Addition	**$ 14,475,713**
New gym addition	$ 14,475,713
Building Total	**$ 27,355,878**
F Site	**$ 8,640,910**
Asphalt repairs - grind and overlay	$ 903,891
Replace field with synthetic turf	$ 3,184,657
Replace damanged sidewalks and curbs	$ 199,665
Grind and overlay asphalt & storm improvements	$ 499,163
Add 30 parking stalls	$ 798,660
Reconfigure drop-off loop to increase queuing length	$ 59,900
Make path to fields accessible	$ 29,950
Make pavement at main entry accessible	$ 79,866
Improve accessibility across the site	$ 598,995
Pave and landscape gravel area	$ 79,866
LED lights at track and field	$ 898,493
Replace cinder track with rubberized track	$ 1,207,973
Install chain link fence, gates to secure the site.	$ 99,833
Site Total	**$ 8,640,910**

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VOLUME 4.0

HIGH SCHOOLS

North Kitsap School District



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KINGSTON HIGH SCHOOL

NKSD FACILITIES ASSESSMENT REPORT



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EXECUTIVE SUMMARY

Kingston High School, the District's most recently built school, sits on a forested site featuring wetlands. The site also has two parking lots and drop off loops that help manage traffic effectively. However, there are some areas that require attention to enhance functionality and safety. The primary access route, located over a bridge from the south lot, lacks adequate signage directing visitors to the administration office. Additionally, there is no secure vestibule at the main entry or classroom building, presenting a potential security concern. The exterior of the building is in good condition. While the school has a gymnasium and lockers, it lacks an auxiliary gym, and the weight room is outdated for current coaching needs. The choir and band rooms are appropriately sized with good acoustics, though the school does not have a stage or performance space, limiting event capabilities.

Mechanically, the HVAC system relies on a centralized hydronic heating plant with propane-fired boilers. Some issues, such as non-operational rooftop exhaust fans and a leaking roof, need to be addressed. The plumbing and fire protection systems are original to the building but remain in good working condition. However, maintenance challenges include the controllability of certain HVAC components.

On the civil side, there are areas of the parking lot and pedestrian paths that exhibit cracking, asphalt deterioration, and damaged curbs. ADA accessibility is compromised at one crosswalk that lacks a proper ramp. Recommendations include adding an ADA ramp, repairing damaged curbs and asphalt, and addressing mechanical system inefficiencies to maintain the school's long-term functionality and safety.

SCHOOL DATA

ADDRESS	26201 Siyaya Ave NE Kingston, WA 98346
GRADES	9-12
CONSTRUCTION DATES	2006 - Original construction
SITE AREA	62.37 Acres,14.27 Acres (KING COUNTY PARKS)
SITE FEATURES	Field, Track, Baseball, Tennis

110,973
SQUARE FEET
TOTAL AREA

0
PORTABLES

212
SF/STUDENT

50,660
EXTERIOR SKIN
TOTAL AREA

24
PERMANENT
CLASSROOMS

523
STUDENTS

81,848
ROOF
TOTAL AREA

7,519
GLAZING/DOOR
TOTAL AREA







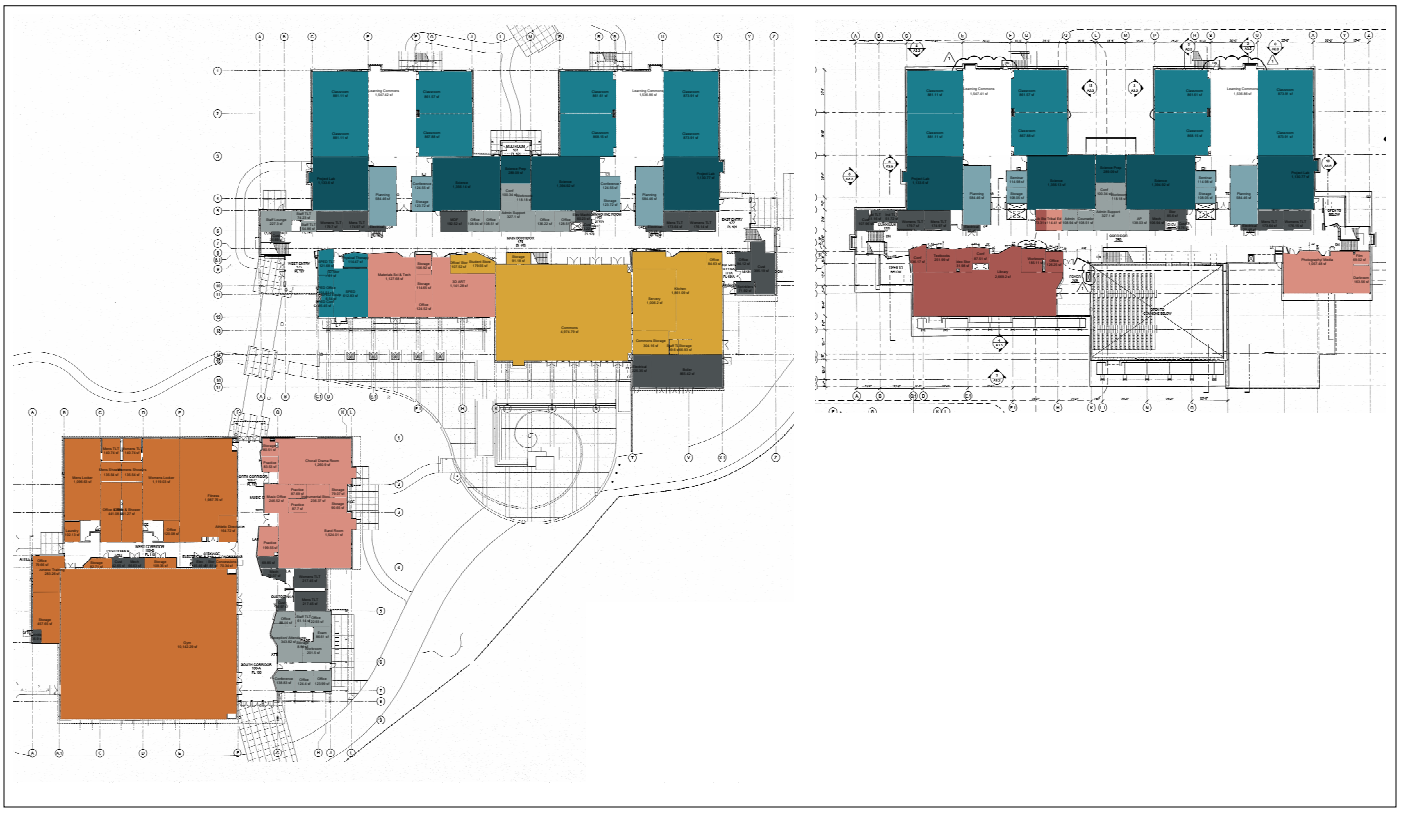






Clockwise from top left: Classroom building; Flex space; Student courtyard; Gymnasium; Library; Commons.

SCHOOL PROGRAM



LEARNING
LEARNING COMMONS
RESOURCE / LIBRARY
ATHLETICS
ADMINISTRATION
CTE
LEARNING SUPPORT
ART / MUSIC
COMMONS
BUILDING SUPPORT



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PROGRAM AREAS

NORTH KITSAP SCHOOL DISTRICT			
KINGSTON HIGH SCHOOL			
(2023-2024)			
	SPACE NAME	SQUARE FOOT	QTY	NOTES
1.0	ADMINISTRATION / SERVICES			
	Storage	8	1	
	Staff TLT	55	1	
	Staff TLT	61	1	
	Staff TLT	74	1	
	Exam	87	1	
	Office	88	1	
	Conf	100	1	
	Conf	100	1	
	Office	109	1	
	Counselor	109	1	
	Office	109	1	
	Admin	109	1	
	Workroom	118	1	
	Workroom	118	1	
	Office	123	1	
	Office	124	1	
	Office	124	1	
	Office	129	1	
	Office	136	1	
	AP	138	1	
	Conference	139	1	
	Workroom	202	1	
	Staff Lounge	227	1	
	Admin Support	327	1	
	Admin Support	327	1	
	Reception/ Attendance	344	1	
TOTALS		3585	26	
			Secretary	
2.0	INSTRUCTIONAL CORE			
	Classroom	862	1	
	Classroom	862	1	
	Classroom	862	1	
	Classroom	862	1	
	Classroom	868	1	
	Classroom	868	1	
	Classroom	868	1	
	Classroom	868	1	
	Classroom	874	1	
	Classroom	874	1	
	Classroom	874	1	
	Classroom	874	1	
	Classroom	881	1	
	Classroom	881	1	
	Classroom	881	1	
	Classroom	881	1	
	Storage	108	1	
	Storage	108	1	
	Seminar	115	1	
	Seminar	115	1	
	Storage	124	1	
	Storage	124	1	
	Conference	125	1	
	Conference	125	1	
	Planning	584	1	
	Planning	584	1	
	Planning	584	1	
	Planning	584	1	
	Learning Commons	1537	1	
	Learning Commons	1537	1	
	Learning Commons	1547	1	
	Learning Commons	1547	1	
TOTALS		23,388	29	

3.0	SPECIALTY/ CTE			
	Project Lab	1131	1	
	Project Lab	1131	1	
	Project Lab	1134	1	
	Project Lab	1134	1	
	Science	1356	1	
	Science	1356	1	
	Science	1395	1	
	Science	1395	1	
	Science Prep	289	1	
	Science Prep	289	1	
TOTALS		10610	10	

4.0	SPED			
	SPED Equip	7	1	
	SPED Stor	8	1	
	SPED Conf	95	1	
	SPED Office	102	1	
	Physical Therapy	114	1	
	SPED TLT	122	1	
	SPED	613	1	
TOTALS		1061	7	

5.0	STUDENT DINING			
	Servery	1006	1	
	Kitchen	1861	1	
	Commons	4975	1	
	Staff TLT	40	1	
	Storage	67	1	
	Office	85	1	
	Storage	91	1	
	Office/ Stor	108	1	
	Student Store	180	1	
	Commons Storage	304	1	
TOTALS		8717	10	

6.0	LIBRARY / MEDIA RESOURCES			
	Lib Stor	73	1	
	Library	2,669	1	
	Workroom	185	1	
	Office	126	1	
	Conf	88	1	
	Video Stor	132	1	
	Textbooks	252	1	
	Conf	136	1	
TOTALS		3661	8	

7.0	SPECIALITY			
	Photography/ Media	1,057	1	
	Materials Sci & Tech	1,128	1	
	3D ART	1,141	1	
	Choral/ Drama Room	1261	1	
	Band Room	1524	1	
	Film	69	1	
	Storage	79	1	
	Storage	81	1	
	Practice	84	1	
	Practice	88	1	
	Practice	88	1	
	Storage	91	1	
	Storage	107	1	
	Storage	115	1	
	Office	125	1	
	Darkroom	164	1	
	Practice	200	1	
	Instrumental Storage	236	1	
	Music Office	247	1	
	Tribal Ed	114	1	
TOTALS		7999	20	

8.0	ATHLETICS			
	Mens Locker	1097	1	
	Womens Locker	1,119	1	
	Fitness	1988	1	
	Gym	10142	1	
	Office	80	1	
	Storage	83	1	
	Laundry	102	1	
	Storage	109	1	
	Office	120	1	
	Mens Showers	136	1	
	Womens Showers	136	1	
	Mens TLT	141	1	
	Womens TLT	141	1	
	Athletic Director	165	1	
	Athletic Training	283	1	
	Office & Shower	441	1	
	Office & Shower	441	1	
	Storage	458	1	
	Concessions	70	1	
TOTALS		17252	19	

9.0	OUTDOOR PLAY*			
			Page 2	
TOTALS		0	0	* NOT INCLUDED IN NET/GROSS SQFT

10.0	MAINTENANCE / CUSTODIAL			
	Cust	23	1	
	Cust	24	1	
	Cust	27	1	
	Electrical	29	1	
	Electrical	29	1	
	Electrical	31	1	
	Electrical	31	1	
	Stor	32	1	
	Cust	33	1	
	Sprinklers	37	1	
	Cust	43	1	
	Elec	45	1	
	Elev Machine	60	1	
	Mech	67	1	
	Sprinklers	72	1	
	Mech	76	1	
	Stor	86	1	
	Office	94	1	
	Mech	107	1	
	Cust	108	1	
	MDF	193	1	
	Cust	395	1	
	Boiler	865	1	
	Electrical	225	1	
	IDF	70	1	
	Mech	1230	1	
TOTALS		4032	10	

11.0	RESTROOM			
	Mens TLT	174		
	Mens TLT	174		
	Mens TLT	175	1	
	Mens TLT	175	1	
	Mens TLT	217	1	
	Womens TLT	176	1	
	Womens TLT	176	1	
	Womens TLT	180	1	
	Womens TLT	180	1	
	Womens TLT	217	1	
TOTALS		1844	8	

	SQFT	Total Spaces	SQFT/student
TOTAL NET SQ FT	**82149**	**147**	**157**
TOTAL GROSS SQ FT	**110973**		**212**

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TEACHING AND LEARNING ASSESSMENT

78.2
T & L Rating

Kingston High School is the District's most recently built school. It consists of two buildings, one containing administration, the gymnasium, and the music rooms. The classroom building features the commons, library, and learning communities. The school is generally brightly daylit and there is access to the outdoors through the learning building. However, the upkeep of landscaping is minimal and it often blocks student access to sitting areas.

While there is a gymnasium and lockers, the school does not have an auxiliary gym. The weight room is outdated for current needs of the coaching staff. The choir and band rooms are adequate size and acoustics are good, however, there is not a stage or performance space in the school. The students perform in the commons or at Poulsbo Middle School's theater. The commons is used for school and community events.

The Classroom building features learning communities with flex learning commons and small group rooms. The District's Choice program is currently using space in the high school which has limited the number of CTE programs that the school can offer.



Class of 2024 at Kingston High School. Credit; Kitsap Sun.

The following survey was developed to measure how well a school meets modern teaching and learning objectives. We walked each school campus and spoke with staff and used the information gathered to evaluate each school.

NORTH KITSAP SCHOOL DISTRICT
TEACHING AND LEARNING ASSESSMENT

Facility Name	Enrollment
Kignston High School	523
Address	**GSF**
26201 Siyaya Ave NE, Kingston, WA 98346	110,973

		SCORE	100	75	50	25	0	
A.	**Overall Physical Features**							
1	The visual appearance of the school is neat, well maintained and promotes a sense of welcoming and pride		1					
2	The main entrance is clearly visible and welcoming.		1					
3	The campus is cohesive		1					
4	Public areas (courtyards, commons, multipurpose rooms, etc.) foster a sense of community			1				
5	The school functions well as a community resource, i.e. athletic fields, multipurpose room, theater etc.			1				
6	School building is zoned appropriately for community use at day, night, and for year round programs			1				
7	Facilities support 21st Century learning through innovative furniture and equipment			1				
		Count	3	4	0	0	0	**7**
		Subtotal	300	300	0	0	0	**600**
		Average	**85.71**					
B.	**Site Layout**							
1	Site wayfinding is clear and safe				1			
2	Parking lots, drop off zones, bike routes and pedestrian routes are adequately sized to meet traffic needs.			1				
3	Adequate safety precautions (sidewalks, crosswalks, crosswalk lighting, etc.) are provided			1				
		Count	0	2	1	0	0	**3**
		Subtotal	0	150	50	0	0	**200**
		Average	**66.7**					
C.	**Core Learning Areas**							
1	Each student is in a permanent classroom		1					
2	Learning areas are flexible and adaptable in supporting a variety teaching and learning approaches		1					
3	Learning areas provide formal and informal spaces for students to interact and collaborate		1					
4	Learning spaces allow for large group, small group, and individualized instruction		1					
5	Learning spaces can be easily re-arranged to meet changing needs			1				
6	Core learning area provides space for "push in" services		1					
7	Learning spaces provide adequate space to display student work.			1				
8	Specialty labs, studios, etc. are flexible and adaptable to support a variety of programs.				1			
9	Learning spaces support hands-on learning and CTE pathways				1			
10	Learning spaces receive natural daylight throughout the space		1					
11	Light can be easily controlled for dimming, darkening and other occupancy activities					1		
12	Glare from daylight or light fixtures is minimized.		1					
13	Learning spaces have adequate sound isolation		1					
14	Learning spaces are thermally comfortable (not too hot, not too cold)				1			
15	Support spaces within the school can be adapted into learning spaces			1				
16	Learning spaces allow for staff and student collaboration			1				
17	Learning spaces are provided with adequate storage throughout the school			1				
18	Learning spaces support SPED				1			
		Count	8	5	4	1	0	**18**
		Subtotal	800	375	200	25	0	**1400**
		Average	**77.78**					
D.	**Common Areas & Support Spaces**							
1	Administrative and counseling areas are distributed to enhance student and adult connections			1				
2	Teachers and staff have work spaces that encourage collaboration and teamwork			1				
3	The school commons or cafeteria space in centrally located and easily accessed by staff and students		1					
4	The commons/cafeteria/multipurpose room meets the capacity needs of the school		1					
5	The commons/cafeteria/multipurpose room is flexible and accommodates a variety of activities.			1				
6	The library/media center is a multifaceted and flexible space that accommodates a variety of activities.			1				
7	The library/media center meets the capacity needs of the school			1				

NORTH KITSAP SCHOOL DISTRICT
TEACHING AND LEARNING ASSESSMENT

bassetti architects

9	Physical education spaces storage needs are met		1					
10	Music Spaces are adequate to support school needs	1						
11	Performance and presentation spaces have proper acoustics.					1		
12	Common/public areas receive natural daylight throughout the space.	1						
13	Common/public areas are acoustically comfortable (not too loud when at full capacity).		1					
14	Common/public areas are thermally comfortable (not too hot, not too cold)		1					
15	School provides a variety of formal and informal small group learning and social spaces		1					
	Count	4	9	1	0	1		**15**
	Subtotal	400	675	50	0	0		**1125**
	Average	**75**						
E.	**Resource Distribution**							
1	Resource spaces (i.e. library, computer labs) are located for easy access by all students	1						
2	Toilet rooms for staff and students are disbursed evenly and appropriately throughout the school	1						
3	Adequate storage is provided throughout the school		1					
4	Custodial rooms are evenly distributed around the school		1					
	Count	2	2	0	0	0		**4**
	Subtotal	200	150	0	0	0		**350**
	Average	**87.5**						
F.	**Outdoor Areas**							
1	Interior learning spaces have easy access to outdoor learning spaces		1					
2	Outdoor learning spaces are accessible			1				
3	Outdoor areas provide adequate opportunities for play, socialization and other activities for all students/abilities		1					
4	Outdoor areas feature a range of natural elements.	1						
	Count	1	2	1	0	0		**4**
	Subtotal	100	150	50	0	0		**300**
	Average	**75.0**						
G.	**Technology**							
1	Power and data is accessible throughout the school, both inside and outside of the classroom			1				
2	Teachers and staff have access to technology that provides flexibility in all learning spaces		1					
3	The library meets the learning needs of 21st century students		1					
	Count	0	2	1	0	0		**3**
	Subtotal	0	150	50	0	0		**200**
	Average	**66.67**						
H.	**Safety and Security**							
1	Interior organization, staff locations, and space transparency allows for passive supervision by adults		1					
2	Interior organization minimizes unsupervised niches and corners for students to hide or congregate	1						
3	Exterior organization minimizes unsupervised niches and corners for students to hide or congregate		1					
4	Exterior and site surveillance system is in place and adequately covers all locations			1				
5	Interior surveillance system is in place and adequately covers all locations			1				
6	Campus security officer or Admin is able to monitor the surveillance system from one central location	1						
7	Building can be zoned for security lockdown			1				
8	Interior has adequate corridor widths to facilitate safe exiting		1					
9	Student locker locations can be easily supervised by staff	1						
10	Interior lighting is adequate and appropriate for space		1					
	Count	3	4	3	0	0		**10**
	Subtotal	300	300	150	0	0		**750**
	Average	**75.0**						

GRAND TOTAL **4925**
GRAND TOTAL AVERAGE **78.2**

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ARCHITECTURAL SUMMARY

EXISTING SYSTEM CONDITIONS

ENVELOPE

The exterior cladding is a mix of CMU and fiber cement siding. The CMU is in good condition and the fiber cement siding has some cracks. The windows are aluminum and are in need of new sealant between the frames and the surrounding cladding. The roof is a single ply membrane which is showing signs of age and worn with blisters and debris. The roof likely will need replacement in the next five years.

RECOMMENDATIONS

Clean, repair cracks and repaint the exterior walls. Replace window joint sealants, and replace the roof membrane at the low slope roofs.

EXISTING SYSTEM CONDITIONS

INTERIOR FINISHES

Hallway floors are polished concrete and are in good condition and easy to maintain. Classroom carpeting is old and near the end of its useful life and the walls are painted gypsum wall-board with MDF wall protection in the hallways. The ceilings are a mix of gypsum wall board and lay-in acoustic ceiling tiles.

RECOMMENDATIONS

The interior is not in need of any significant work.

STRUCTURAL SUMMARY

Original Year Built: 2005
Previous Seismic Strengthening: 1None

SYSTEM DESCRIPTION

ROOF

Open web steel joists, steel beams

FLOORS

Concrete Slab on Grade, composite steels beams with a concrete/metal deck at the mezzanine

GRAVITY SYSTEM

CMU bearing walls, steel columns

EXTERIOR STRUCTURE

CMU walls, metal stud infill walls

FOUNDATION

Conventional spread and continuous concrete footings

LATERAL SYSTEM

CMU shear walls, steel braced frames

OBSERVATIONS / COMMENTS

The building was constructed under the 2003 International Building Code, which is considered a benchmarked code under ASCE 41-17 Seismic Evaluation and Retrofit of Existing Buildings. Accordingly, seismic upgrades are not required.

MECHANICAL SUMMARY

EXISTING SYSTEM CONDITIONS/OBSERVATIONS

HVAC

Building HVAC heating systems are supplied by a centralized hydronic heating water plant. Two propane-fired cast iron sectional heating boilers located in the boiler room space supply heating water to the facility.

Maintenance noted they are not happy with the controllability of the Yaskawa VFD drives provided with the equipment and are in the process of replacing.

Heating for the majority of the main building spaces is provided by a centralized constant air handling units serving duct coils located near or above the ceilings of the spaces served. Split system DX cooling coils are provided for varied spaces in the main building including the admin and a few specialty lab spaces. A number of the DX units have been turned off due to leaks from condensation and freeze-ups. The Commons is provided with a dedicated rooftop unit providing hydronic heating and ventilation. There are a number of propane fired rooftop makeup air units providing tempered makeup air to various Labs and the Kitchen.

The heating for the secondary building which houses the activities room, gym and locker rooms is served via the central heating plant. The gym and activities room heating and ventilation are served by indoor air handling units with hydronic heating coils, the gym unit also includes a split cooling coil. The locker rooms are provided with heat recovery units located on the roof. There is a non-operational rooftop exhaust fan system located on the main building roof for a space that was never built-out. Fan is currently wrapped with a tarp and the penetration through the roof curb is leaking.

There is a dust collector located off the main building CTE space that facilities noted is not being used.

PLUMBING

Plumbing fixtures generally appear to be original to the building construction in 2007. Fixtures appeared to be in acceptable operating condition at all locations.

Domestic water piping located within mechanical rooms was the only piping observed within the building and much of it was covered by insulation. It appears the distributed domestic piping in the building is copper.

The propane fired storage type domestic water heaters observed are original to the building construction and are in acceptable working condition.

FIRE PROTECTION

The facility has complete fire sprinkler system coverage. System appeared to be in good working condition.

CONTROLS

Building automation system is Delta that is layered and controlled by Tridium.

RECOMMENDATIONS

+ Remove unused rooftop exhaust fan system and cap penetration to address roof leak.
+ Consider re-using the dust collector at a different District facility since it is presently not being used for program and located in a noise sensitive area.
+ Materials were observed blocking boiler room combustion air louver, relocate these items to ensure total free area of louver is not blocked.
+ Provide 12 months of utility billing data for each facility to verify status of compliance with new clean building act legislation (HB 1257).
+ Upgrade hardware BAS controls to Alerton VLC cards.

ELECTRICAL SUMMARY

EXISTING CONDITIONS

ELECTRICAL

The electrical distribution system is Square D and in good shape with replacement parts available. The switchboards are in good condition.

The general-purpose electrical power is in good condition. It was noted that there are a lack of receptacles in the computer labs with cord management posing tripping hazards.

LIGHTING

The lighting fixtures are fluorescent and installed in 2008. The current lighting and lighting controls do not meet the new energy standards. The lights are beginning to show signs of age and ballast failure.

INTERCOM/CLOCK

The existing system is functioning but has been prone to occasional failure. The service vendor has reported that parts are no longer produced and replacement stock is becoming unavailable.

FIRE ALARM

The fire alarm system is original to the building. No issues reported.

SECURITY/ACCESS CONTROL

The existing system is Sonitrol.

RECOMMENDATIONS

+ Have an arc assessment and short circuit current analysis completed for the electrical distribution system.
+ Upgrade existing lighting to LED and lighting controls to include photocells for daylight sensing and vacancy/ occupancy sensors.
+ Consider replacement of the intercom/clock system.
+ Consider upgrading the fire alarm system to addressable with voice.

CIVIL SUMMARY

EXISTING CONDITIONS

The site is located at 26201 Siyaya Ave NE, Kingston, WA 98346. The site is bordered to the east by the NKSD transportation center and Nike Park, and by residential properties on all other sides. Existing development includes two high school buildings and three small maintenance/ storage buildings. Existing site improvements include five parking lots, drive aisles, a bus loading/unloading zone, a courtyard, tennis courts, a rubber track and turf field, and grass sports fields.

CHALLENGES AND ISSUES

The following challenges and issues were observed:

+ At the north end of the student parking lot, there is a crosswalk that leads pedestrians from ADA parking stalls to the main school entrance. At the north end of the crosswalk, there is a curb step, requiring a user to divert outside of the crosswalk path to reach the ramp entrance.
+ Some sections of curb are damaged throughout the parking areas.
+ Areas of the drive aisles exhibit some pooling, cracking, and asphalt deterioration.
+ There is an asphalt pedestrian path from the school building to the right-of-way, including a curb that separates pedestrians from traffic. Some sections of curb are damaged or missing, and some portions of asphalt are damaged.
+ The driveway and parking area for the building between the student parking lot and Transportation Facility is gravel.

RECOMMENDATIONS

We recommend the potential improvements listed below, as a way of addressing the challenges and issues identified above.

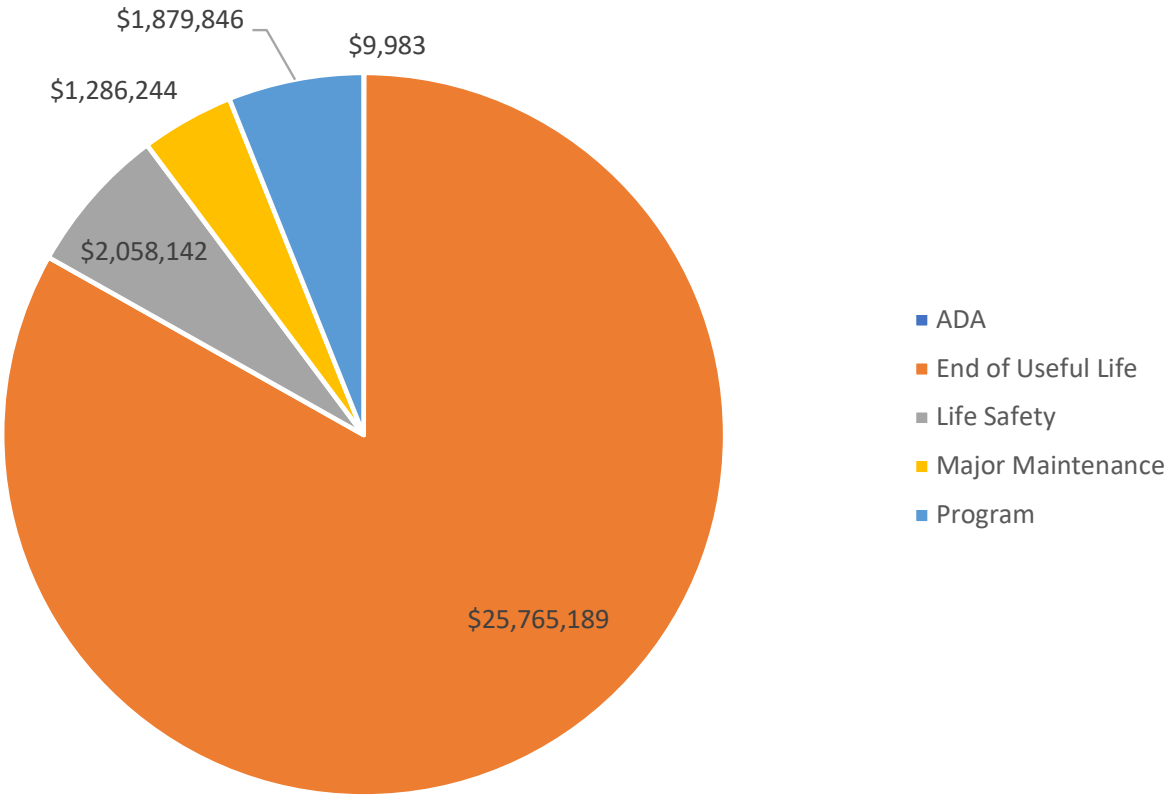
+ Add an ADA ramp at the north end of the crosswalk in the student parking lot.
+ Repair and replace approximately 200 feet of damaged sections of curb throughout the parking areas.
+ Replace approximately 50 square yards of damaged asphalt pavement in the drive aisle located west of the Transportation Facility, at the intersection with Siyaya Ave NE.
+ Replace approximately 100 feet of damaged/missing sections of curb along the pedestrian path on the main access road, and patch approximately 40 square yards of damaged sections of asphalt.
+ Create a paved parking lot between the student parking lot and Transportation Facility (approximately 1,000 square yards of asphalt pavement, curb, landscaping, and code-required storm drainage improvements).

POTENTIAL SCOPE AND COSTS

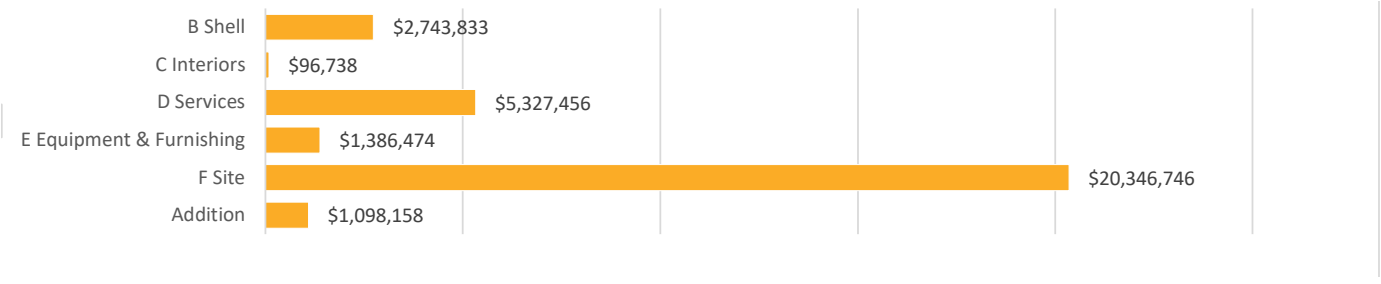
POTENTIAL SCOPES

+ Replace roof on both buildings
+ Fire alarm and bell paging system replacement
+ Replace all HVAC controls
+ Replace furniture in classrooms, administration,and library
+ Bridge covering / roof / structural assessment
+ Synthetic turf baseball and softball fields, lights, grandstands, tickets/concessions
+ Site fencing and accessibility

IMPROVEMENT COSTS BY TYPE



IMPROVEMENT COSTS BY CATEGORY



POTENTIAL SCOPE AND COSTS

Kingston High School Building Improvements	Estimated Budgets (11/1/2024 Dollars)	
B Shell	**$**	**2,743,833**
Replace roof on both buildings	$	2,058,353
TPO Roof repair	$	685,480
C Interiors	**$**	**96,738**
Emergency lighting in toilet rooms	$	96,738
D Services	**$**	**5,327,456**
Fire alarm replacement	$	775,510
New bell and paging system	$	664,723
Replace all above ceiling hot water coil hose connections (on-going leaks)	$	79,866
Replace HVAC controls	$	2,160,349
Remove rooftop PV Array	$	42,700
Replace HVAC for MDF room	$	43,926
Replace VFD drives for boiler pumps	$	573,039
Replace propane generator with diesel generator	$	249,581
Provide AC for elevator machine room per inspector	$	11,980
Demo un-used HEF-02 and ductwork on roof	$	49,916
Move/Add propane tank closer to site	$	59,900
Remove Decommissioned Rooftop HEF Unit	$	36,938
Replace north building elevator	$	579,029
E Equipment & Furnishing	**$**	**1,386,474**
Replace furniture in classrooms, admin, and library	$	1,386,474
Addition	**$**	**1,098,158**
Build dedicated makerspace room	$	1,098,158
Building Total	**$**	**10,652,657**
F Site	**$**	**20,346,746**
Add ADA ramp at N end of student parking	$	9,983
Repair/replace damaged curbs throughout site	$	49,916
Replace damaged asphalt in drive aisles	$	19,967
Paving parking lot between student lot and transpo bldg	$	199,665
Bridge covering/roof/structual assessement	$	195,672
Exterior LED Lighting	$	389,347
Fencing and drive guardrail repair	$	79,866
New sythnetic turf baseball & softball fields, ligths, grandstands, tickets/concessions	$	17,969,850
Old Choice Academy Demolition and Removal	$	600,876
Utility Bldg. Demo.	$	49,916
Potable water tap at baseball/softball fields	$	299,498
Fence around entire stadium and plaza	$	314,472
Fence west side of stadium and plaza	$	167,719
Site Total	**$**	**20,346,746**

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NORTH KITSAP HIGH SCHOOL

NKSD FACILITIES ASSESSMENT REPORT



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EXECUTIVE SUMMARY

The facility, constructed over multiple phases and with several additions, has undergone seismic upgrades in many buildings, significantly improving its structural resilience. Buildings 100, 200, 400, 500, and 600 received seismic improvements in 2003 and 2007, including the installation of plywood shear walls and improved roof diaphragms. These upgrades are sufficient, and no further seismic modifications are necessary for these buildings. However, Buildings 300 and 900 lack proper documentation of seismic upgrades, and their structural integrity, particularly in the event of an earthquake, remains uncertain. Building 900 is in particularly poor condition, with failing roofing, minimal bracing, and unreinforced masonry posing a significant collapse hazard. Full replacement of Building 900 is recommended due to the extensive work required for seismic and structural improvements.

The mechanical systems across the facility show varying degrees of wear. While some buildings use modern HVAC systems, aging boilers, leaking piping, and outdated controls need immediate attention. Buildings 700 and 800, as well as Building 900, require HVAC system replacement, with improvements to include better controls, outdoor air ventilation, and cooling where currently unavailable. Plumbing systems, though generally functional, rely on original fixtures, and water heaters across the campus are nearing the end of their service life.

Civil issues include insufficient parking, degraded pavement, and poor accessibility, particularly around the athletic fields and drop-off areas. Recommended site improvements include repaving gravel lots, redesigning parking and drop-off zones, upgrading pedestrian pathways to meet accessibility standards, and enhancing overall site security with new fencing and gates. Upgrading the baseball and softball fields to synthetic turf and improving on-site traffic flow, particularly in coordination with the adjacent middle school, are also key priorities.

These upgrades will ensure long-term safety, functionality, and compliance with modern building standards across the campus.

ADDRESS	1870 NE Hostmark St Poulsbo, WA 98370
GRADES	6-8
CONSTRUCTION DATES	1956 - Original construction 1962 - Gymnasium 1969 - 100 Building 1988 - Technology Building
SITE AREA	36.6 Acres
SITE FEATURES	Track, Baseball, Tennis, Fields

174,348
SQUARE FEET
TOTAL AREA

7
PORTABLES

169
SF/STUDENT

50,660
EXTERIOR SKIN
TOTAL AREA

43
PERMANENT
CLASSROOMS

959
STUDENTS

180,583
ROOF
TOTAL AREA

7,519
GLAZING/DOOR
TOTAL AREA







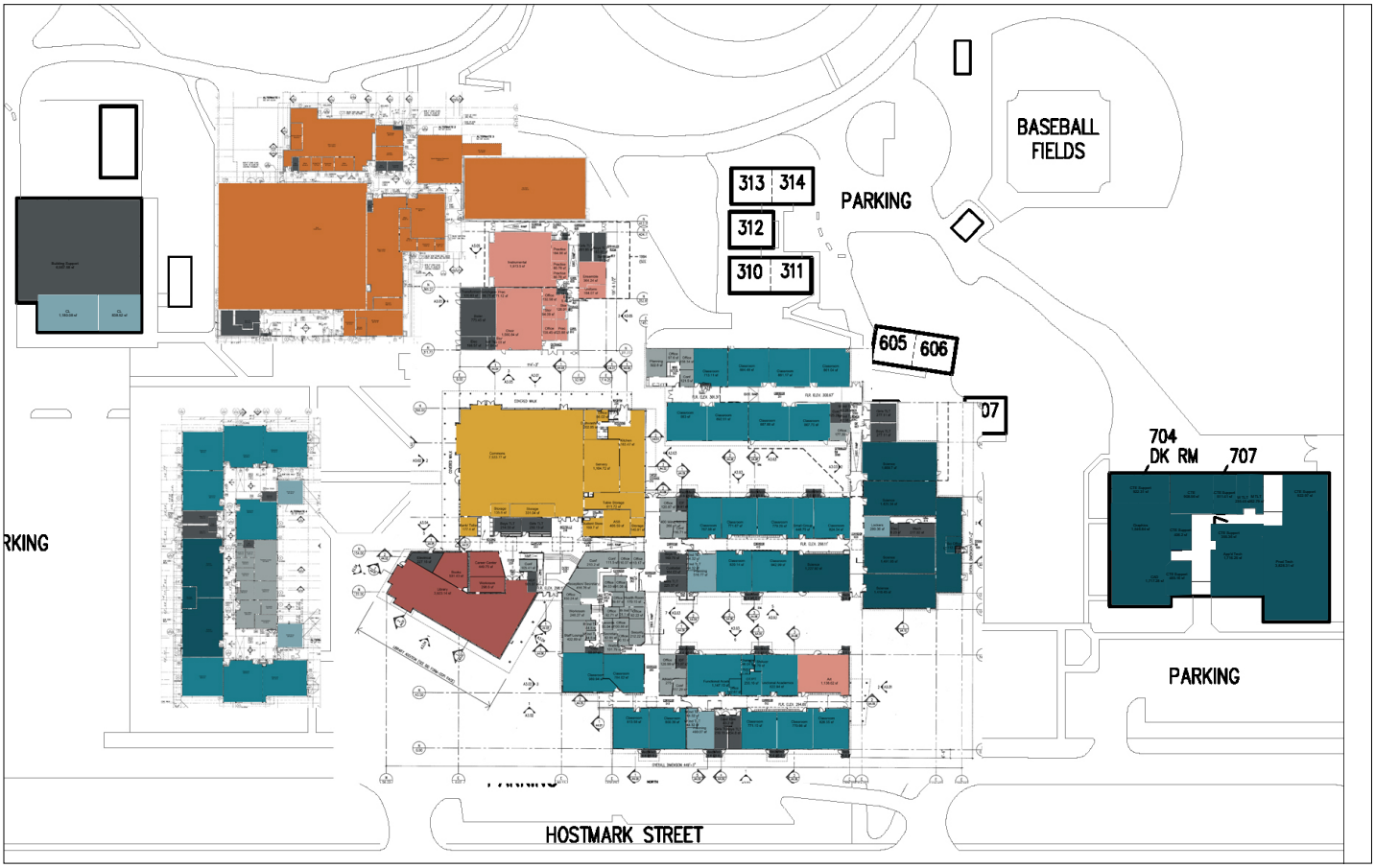




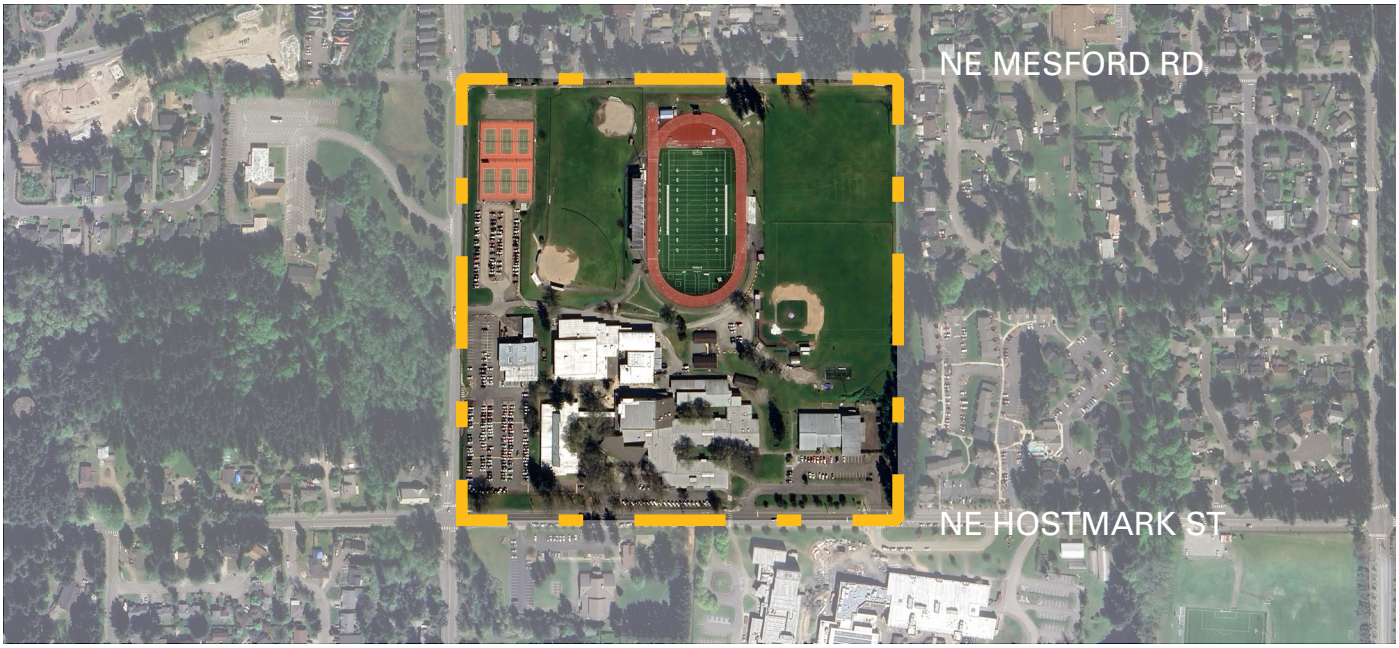


Clockwise from top left: Exterior of main building; Library; Gymnasium; Commons; Outdoor walkways; Outdoor gathering space.

SCHOOL PROGRAM



LEARNING
LEARNING COMMONS
RESOURCE / LIBRARY
ATHLETICS
ADMINISTRATION
CTE
LEARNING SUPPORT
ART / MUSIC
COMMONS
BUILDING SUPPORT



PROGRAM AREAS

NORTH KITSAP SCHOOL DISTRICT				
NORTH KITSAP HIGH SCHOOL				
959 (2023-2024)				
	SPACE NAME	SQUARE FOOT	QTY	NOTES
1.0	ADMINISTRATION / SERVICES			
	Planning	323	1	
	Office	98	1	
	Office	156	1	
	Conf	122	1	
	Office	177	1	
	Athletic Office	275	1	
	Conf	117	1	
	Staff Lounge	403	1	
	Workroom	246	1	
	Reception/ Secretary	417	1	
	Conf	105	1	
	Office	95	1	
	Office	91	1	
	Conf	213	1	
	Office	121	1	
	Conf	112	1	
	Office	110	1	
	Office	113	1	
	Health Room	170	1	
	Office	92	1	
	Health Ind TLT	51	1	
	Security	212	1	
	Office	90	1	
	Office	104	1	
	Office	90	1	
	M Ind TLT	45	1	
	W Ind TLT	45	1	
	Office	150	1	
	Office	93	1	
	Records	55	1	
	Waiting	102	1	
	Secretary	83	1	
	Conf	117	1	
	Office	121	1	
	400 Wing Admin	266	1	
	Office/wkrm	329	1	
	Administration	174	1	
	Conference	166	1	
	Conference	248	1	
	Books	29	1	
	Counselor	126	1	
	Open Office	328	1	
	Conference	130	1	
	Workroom	100	1	
	M Ind TLT	43	1	
	W Ind TLT	43	1	
	Teachers Lounge	538	1	
TOTALS		7434	47	

2.0	INSTRUCTIONAL CORE			
	Classroom	713	1	
	Classroom	884	1	
	Classroom	881	1	
	Classroom	861	1	
	Classroom	883	1	
	Classroom	893	1	
	Classroom	888	1	
	Classroom	868	1	
	Classroom	943	1	
	Classroom	820	1	
	Classroom	814	1	
	Classroom	850	1	
	Classroom	771	1	
	Classroom	780	1	
	Classroom	827	1	
	Classroom	784	1	
	Classroom	990	1	
	Classroom	825	1	
	Classroom	779	1	
	Classroom	768	1	
	Classroom	772	1	
	Small Group	449	1	
	Lockers	299	1	
	Planning	490	1	
	M Ind TLT	44	1	
	W Ind TLT	44	1	
	Planning	517	1	
	M Ind TLT	44	1	
	W Ind TLT	44	1	
	Classroom	925	1	
	Classroom	934	1	
	Classroom	927	1	
	Classroom	930	1	
	Classroom	915	1	
	Classroom	935	1	
	Classroom	930	1	
	Classroom	921	1	
	Small Group	348	1	
	Small Group	348	1	
	CL	1180	1	
	CL	839	1	
TOTALS		29,657	29	

3.0	SPECIALTY/ CTE			
	Science	1670	1	
	Science	1425	1	
	Science	1492	1	
	Science	1418	1	
	Prep	1232	1	
	Sci Office	112	1	
	Science	1228	1	
	Science	1311	1	
	Sci Prep	171	1	
	Science	1311	1	
	CTE Support	922	1	
	CTE Support	511	1	
	CTE	909	1	
	W TLT	235	1	
	M TLT	263	1	
	CTE Support	923	1	
	Graphics	1547	1	
	CTE Support	406	1	
	CTE Support	355	1	
	CAD	1717	1	
	CTE Support	456	1	
	App'd Tech	1716	1	
	Prod Tech	3828	1	
TOTALS		25158	23	

4.0	SPED			
	Functional Academics	1147	1	
	Functional Academics	823	1	
	Changing	96	1	
	Office	103	1	
	T/O	22	1	
	TLT/ Shower	61	1	
	OT/PT	255	1	
TOTALS		2507	7	

5.0	STUDENT DINING			
	Commons	7534	1	
	Table Storage	612	1	
	Servery	1105	1	
	Dishwashing	202	1	
	Kitchen	1163	1	
	Storage	136	1	
	Storage	331	1	
	Bank/ Teller	177	1	
	Office	66	1	
	Student Store	200	1	
	Storage	141	1	
	ASB	409	1	
	Dry storage	112	1	
TOTALS		12188	13	

6.0	LIBRARY / MEDIA RESOURCES			
	Library	3,923	1	
	Books	531	1	
	Workroom	299	1	
	Career Center	450	1	
TOTALS		5203	4	

7.0	SPECIALITY			
	Art	1,139	1	
	Instrumental	1,974	1	
	Choir	1,561	1	
	Prac	71	1	
	Stor	19	1	
	Office	133	1	
	Stor	94	1	
	Office	159	1	
	Prac	124	1	
	Practice	185	1	
	Practice	81	1	
	Practice	81	1	
	Stor	127	1	
	Ensemble	364	1	
	Uniform	184	1	
TOTALS		6296	15	

8.0	ATHLETICS			
	Gym	10852	1	
	Womens Showers	164	1	
	Office	85	1	
	W Staff TLT	74	1	
	Equipment	87	1	
	Girls Locker	1911	1	
	Office	145	1	
	Office	109	1	
	Boys Locker	1951	1	
	Showers	187	1	
	Office	181	1	
	PE Storage	285	1	
	Laundry	218	1	
	PE Classroom	862	1	
	Equipment	119	1	
	M Staff TLT	65	1	
	Concessions	167	1	
	Storage	97	1	
	PE Storage	568	1	
	Sports Medicine Classroom	1227	1	
	PE Storage	341	1	
	Aux Gym	4375		
TOTALS		24070	21	

9.0	OUTDOOR PLAY*			
TOTALS		0	0	* NOT INCLUDED IN NET/GROSS SQFT

10.0	MAINTENANCE / CUSTODIAL			
	Elec	13	1	
	Cust	125	1	
	Mech	277	1	
	Elec	58	1	
	Sprinkler	19	1	
	Electrical	227	1	
	MDF	101	1	
	IDF	73	1	
	Cust	51	1	
	Mech	29	1	
	Mech	29	1	
	Mech	29	1	
	Mech	29	1	
	Mech	29	1	
	Mech	29	1	
	Mech	29	1	
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	Mech	29	1	
	Mech	29	1	
	Mech	29	1	
	Mech	29	1	
	Mech	29	1	
	Mech	29	1	
	Custodial	164	1	
	Mech	29	1	
	Mech	29	1	
	Mech	29	1	
	Mech	29	1	
	Mech	29	1	
	Mech	29	1	
	Mech	29	1	
	Cust/ Elec	43	1	
	IDF	70	1	
	Sprinkler	11	1	
	Boiler	775	1	
	Transformer	121	1	
	Elec	199	1	
	Ind TLT	57	1	
	Switchgear	87	1	
	Cust	33	1	
	Elec	5	1	
	Closet	22	1	

	TLT	52	1	
	Receiving	164	1	
	Elec	45	1	
	IDF	32	1	
	Elec	58	1	
	Sprinkler	22	1	
	Custodial	80	1	
	Women TLT	290	1	
	Men TLT	204	1	
	Elec	14	1	
	Cust	63	1	
	Electrical	78	1	
	IDF	45	1	
	Elec	5	1	
	Building Support	6568	1	
TOTALS		**10860**	**10**	

11.0	**RESTROOM**			
	M Ind TLT	43	1	
	W Ind TLT	43	1	
	Girls TLT	277	1	
	Boys TLT	277	1	
	Boys TLT	215	1	
	Girls TLT	230	1	
	Girls TLT	210	1	
	Boys TLT	205	1	
	Boys TLT	170	1	
	Girls TLT	225	1	
	Girls TLT	202	1	
	Boys TLT	184	1	
	Boys TLT	213	1	
	Girls TLT	209	1	
TOTALS		**2703**	**14**	

	SQFT	Total Spaces	SQFT/student
TOTAL NET SQ FT	**126076**	**183**	**131**
TOTAL GROSS SQ FT	**173348**		**181**

TEACHING AND LEARNING ASSESSMENT

65.9
T & L Rating

North Kitsap High School was constructed over multiple phases. It is located across from Poulsbo Middle School with students frequently sharing the pool, theater, and Odin Cafe. The crosswalks are often ignored by drivers making for dangerous movement between the two campuses.

The campus is not ADA accessible, with multiple grade changes and ramps between buildings. The attendance office is not located directly adjacent to the main entry.

Counseling is located in Building100, which is inconvenient for students and there are no dispersed counseling offices.

The technology building is a standalone building and does not have sufficient instructional support. The CTE spaces are dated and it does not support modern teaching and learning.

Classroom design is not consistent across campus. Classrooms are organized departmentally, not by grade. In the main classroom wings, there are double-loaded corridors while in the west building, the classroom clusters have a flex learning space and small group rooms. Science labs are very outdated and do not support modern instructional needs.

The music and choral rooms are also outdated and are set away from the main building. Roof leaks and HVAC issues make the spaces difficult to use.



Graduation from North Kitsap High School.
Credit: Megan Reid, Kitsap Sun.

The following survey was developed to measure how well a school meets modern teaching and learning objectives. We walked each school campus and spoke with staff and used the information gathered to evaluate each school.

NORTH KITSAP SCHOOL DISTRICT
TEACHING AND LEARNING ASSESSMENT

bassetti architects

Facility Name	Enrollment
North Kitsap High School	959

Catchment Area	GSF Area
1870 NE Hostmark St, Poulsbo, WA 98370	172,348

	SCORE	100	75	50	25	0	
A. Overall Physical Features							
1 The visual appearance of the school is neat, well maintained and promotes a sense of welcoming and pride					1		
2 The main entrance is clearly visible and welcoming.			1				
3 The campus is cohesive					1		
4 Public areas (courtyards, commons, multipurpose rooms, etc.) foster a sense of community				1			
5 The school functions well as a community resource, i.e. athletic fields, multipurpose room, theater etc.				1			
6 School building is zoned appropriately for community use at day, night, and for year round programs					1		
7 Facilities support 21st Century learning through innovative furniture and equipment					1		
	Count	0	1	2	4	0	
	Subtotal	0	75	100	100	0	**275**
	Average	**39.3**					
B. Site Layout							
1 Site wayfinding is clear and safe				1			
2 Parking lots, drop off zones, bike routes and pedestrian routes are adequately sized to meet traffic needs.					1		
3 Adequate safety precautions (sidewalks, crosswalks, crosswalk lighting, etc.) are provided				1			
	Count	0	0	2	1	0	
	Subtotal	0	0	100	25	0	**125**
	Average	**41.7**					
C. Core Learning Areas							
1 Each student is in a permanent classroom					1		
2 Learning areas are flexible and adaptable in supporting a variety teaching and learning approaches				1			
3 Learning areas provide formal and informal spaces for students to interact and collaborate				1			
4 Learning spaces allow for large group, small group, and individualized instruction				1			
5 Learning spaces can be easily re-arranged to meet changing needs					1		
6 Core learning area provides space for "push in" services			1				
7 Learning spaces provide adequate space to display student work.			1				
8 Specialty labs, studios, etc. are flexible and adaptable to support a variety of programs.				1			
9 Learning spaces support hands-on learning and CTE pathways							
10 Learning spaces receive natural daylight throughout the space			1				
11 Light can be easily controlled for dimming, darkening and other occupancy activities						1	
12 Glare from daylight or light fixtures is minimized.			1				
13 Learning spaces have adequate sound isolation			1				
14 Learning spaces are thermally comfortable (not too hot, not too cold)				1			
15 Support spaces within the school can be adapted into learning spaces				1			
16 Learning spaces allow for staff and student collaboration				1			
17 Learning spaces are provided with adequate storage throughout the school				1			
18 Learning spaces support SPED					1		
	Count	0	5	8	3	1	
	Subtotal	0	375	400	75	0	**850**
	Average	**47.2**					
D. Common Areas & Support Spaces							
1 Administrative and counseling areas are distributed to enhance student and adult connections				1			
2 Teachers and staff have work spaces that encourage collaboration and teamwork				1			
3 The school commons or cafeteria space in centrally located and easily accessed by staff and students		1					
4 The commons/cafeteria/multipurpose room meets the capacity needs of the school		1					
5 The commons/cafeteria/multipurpose room is flexible and accommodates a variety of activities.			1				
6 The library/media center is a multifaceted and flexible space that accommodates a variety of activities.				1			
7 The library/media center meets the capacity needs of the school				1			
8 Physical education spaces are flexible and adaptable to support multiple modes of physical education			1				
9 Physical education spaces storage needs are met			1				

NORTH KITSAP SCHOOL DISTRICT
TEACHING AND LEARNING ASSESSMENT

10	Music Spaces are adequate to support school needs		1				
11	Performance and presentation spaces have proper acoustics.			1			
12	Common/public areas receive natural daylight throughout the space.		1				
13	Common/public areas are acoustically comfortable (not too loud when at full capacity).		1				
14	Common/public areas are thermally comfortable (not too hot, not too cold)			1			
15	School provides a variety of formal and informal small group learning and social spaces				1		
	Count	2	6	6	1	0	
	Subtotal	200	450	300	25	0	**975**
	Average	**65**					
E.	**Resource Distribution**						
1	Resource spaces (i.e. library, computer labs) are located for easy access by all students			1			
2	Toilet rooms for staff and students are disbursed evenly and appropriately throughout the school			1			
3	Adequate storage is provided throughout the school			1			
4	Custodial rooms are evenly distributed around the school				1		
	Count	0	0	3	1	0	
	Subtotal	0	0	150	25	0	**175**
	Average	**43.8**					
F.	**Outdoor Areas**						
1	Interior learning spaces have easy access to outdoor learning spaces			1			
2	Outdoor learning spaces are accessible					1	
3	Outdoor areas provide adequate opportunities for play, socialization and other activities for all students/abilities					1	
4	Outdoor areas feature a range of natural elements.					1	
	Count	0	0	1	0	3	
	Subtotal	0	0	50	0	0	**50**
	Average	**12.5**					
G.	**Technology**						
1	Power and data is accessible throughout the school, both inside and outside of the classroom			1			
2	Teachers and staff have access to technology that provides flexibility in all learning spaces			1			
3	The library meets the learning needs of 21st century students			1			
	Count	0	0	3	0	0	**3**
	Subtotal	0	0	150	0	0	**150**
	Average	**50**					
H.	**Safety and Security**						
1	Interior organization, staff locations, and space transparency allows for passive supervision by adults			1			
2	Interior organization minimizes unsupervised niches and corners for students to hide or congregate				1		
3	Exterior organization minimizes unsupervised niches and corners for students to hide or congregate				1		
4	Exterior and site surveillance system is in place and adequately covers all locations				1		
5	Interior surveillance system is in place and adequately covers all locations			1			
6	Campus security officer or Admin is able to monitor the surveillance system from one central location				1		
7	Building can be zoned for security lockdown				1		
8	Interior has adequate corridor widths to facilitate safe exiting			1			
9	Student locker locations can be easily supervised by staff				1		
10	Interior lighting is adequate and appropriate for space					1	
	Count	0	0	3	6	1	**10**
	Subtotal	0	0	150	150	0	**300**
	Average	**30.0**					

GRAND TOTAL **2900**
GRAND TOTAL AVERAGE **65.9**

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ARCHITECTURAL SUMMARY

EXISTING CONDITIONS

ENVELOPE

Across five buildings, the exterior cladding is a mix of CMU, brick, metal panel, stucco and fiber cement siding. The windows are a mix of aluminum and steel. The aluminum windows are in need of new sealant between the frames and the surrounding cladding while the steel windows are in need of replacement. The roof is a mix of metal and single ply membrane which is nearing the end of its useful life and likely due for replacement in the next five years.

RECOMMENDATIONS

Clean and repaint the exterior walls. Replace window joint sealants, and replace the roof membrane at the low slope roofs.

EXISTING CONDITIONS

INTERIOR FINISHES

The interiors of the five buildings vary wildly. Some buildings are finished with durable materials and are in good condition while others are dated and in need of replacement.

RECOMMENDATIONS

Replacing lighting, ceiling tiles, and carpets would likely have the highest impact in terms of brightening up the spaces and making them feel refreshed.

STRUCTURAL SUMMARY

Original Year Built: 1962 (Bldg 100); Varying Eras, 1950s (assumed) to 2007 (Bldg 200); Unknown (Bldg 300); Varying Eras, 1950s (assumed) to 2007 (Bldg 400, 500, 600); 1989 (Bldg 700); 1962, 1969, 1970s (assumed) to 2003 (Bldg 800); Unknown (Bldg 900)

Previous Seismic Strengthening: 2003 (Bldg 100); 2007 (Bldg 700); Unknown (Bldg 300); 2007 (Bldg 400, 500, 600); None (Bldg 700); 2003 (Bldg 800); None (Bldg 900)

SYSTEM DESCRIPTION

ROOF

100: Wood beams supporting wood T&G/plywood deck

200: Wood joists with wood decking, steel joists with tectum, steel joists with metal deck

300: Wood beams supporting wood T&G/plywood deck

400, 500, 600: Wood joists with wood decking, steel joists with tectum, steel beams with metal deck

700: Wood joists, supporting a wood roof deck

800: Wood beams with wood decking, steel joists with tectum, steel joists with metal deck, wood joists with plywood sheathing

900: Steel joists with a tectum deck

FLOORS

100: Concrete slab on grade

200: Concrete slab on grade, steel beams and composite deck at 2007 mechanical mezzanine

300: Concrete slab on grade

400, 500, 600: Concrete slab on grade, steel beams and composite deck at 2007 mechanical mezzanine

700: Concrete slab on grade

800: Concrete slab on grade

900: Concrete slab on grade

GRAVITY SYSTEM

100: Wood stud walls, wood posts

200: Wood stud walls, wood posts, CMU walls, steel column

300: Wood stud walls, wood posts

400, 500, 600: Wood stud walls, wood posts, CMU walls, steel columns

700: Wood bearing walls, steel columns

800: Steel columns, masonry bearing walls, masonry infill walls

900: Steel columns

EXTERIOR STRUCTURE

100: Wood stud walls

200: Wood stud walls, CMU walls, metal stud infill

300: Wood stud walls

400, 500, 600: Wood stud walls, wood posts, CMU walls, steel columns

600: Masonry bearing and infill walls

700: Wood stud walls

800: Masonry bearing and infill walls

900: Infill walls/storefront, unreinforced masonry

FOUNDATIONS

100: Conventional spread and continuous concrete footings

200: Conventional spread and continuous concrete footings

300: Conventional spread and continuous concrete footings

400, 500, 600: Conventional spread and continuous concrete footings

700: Conventional spread and continuous concrete footings

800: Conventional spread and continuous concrete footings

900: Conventional spread and continuous concrete footings

LATERAL SYSTEM

100: Plywood roof, plywood shear walls

200: Wood roof deck, tectum, metal deck, masonry shear walls, plywood shear walls, steel brace frames

300: Plywood roof, plywood shear walls

400, 500, 600: Wood roof deck, tectum, masonry shear walls, plywood shear walls

700: Plywood shear walls

800: Masonry walls (reinforced bearing walls, unreinforced infill walls)

900: Unreinforced masonry walls, steel strap bracing

OBSERVATIONS/COMMENTS

BUILDING 100

The lateral upgrade performed in 2003 provided plywood shear walls, a plywood roof diaphragm, and improved connections/detailing. These modifications have improved how the building will respond in a seismic event, and no additional seismic upgrades are recommended at this time.

BUILDING 200

The 2007 additions (Library and Cafeteria) were designed under benchmarked building codes. No seismic upgrades are required.

The older portions of the building were seismically upgraded in 2007, by improving roof diaphragms and adding plywood shear walls. These modifications have improved how the building will respond in a seismic event, and no additional seismic upgrades are recommended at this time.

BUILDING 300

Existing documentation was not available for review.

It appears the building may have been modified from its original configuration, as there is detailing (such as masonry glass block infill) that does not occur elsewhere on campus.

BUILDING 400, 500, 600

The older portions of the buildings were seismically upgraded in 2007, by improving roof diaphragms and adding plywood shear walls. These modifications have improved how the buildings will respond in a seismic event and no additional seismic upgrades are recommended at this time.

BUILDING 700

Existing drawings were not available for review, and the structural systems were also not visible. However, it appears Building 700 is a wood framed plywood shear wall building, and since it was constructed in 1989 and was designed under benchmarked building codes, no seismic upgrades are required.

BUILDING 800

The 2002 additions (north locker rooms) were designed under benchmarked building codes. No seismic upgrades are required.

The auxiliary gym had seismic mitigation performed in 2003,

primarily with the addition of anchors between the roof and walls. Seismic capacity of the walls was not addressed.

Seismic upgrades to the main gym have not occurred. This building is framed with long-span steel joists supporting a tectum roof. The joists are supported by steel columns with unreinforced CMU infill between the columns.

Seismic upgrades to the band, choir, and mechanical buildings have not occurred. The framing systems at these areas are unknown, although a wood framed roof with masonry walls is assumed.

BUILDING 900

The overall condition of Building 900 is poor. The roofing is failing in many areas due to water intrusion.

The existing seismic capacity of Building 900 is poor. It has deficient roof diaphragm capacity, and the vertical bracing elements from the roof to the foundations are minimal. The unreinforced CMU and brick walls also pose a failing/collapse hazard in a seismic event.

RECOMMENDATIONS

BUILDING 300

It is unknown if any seismic upgrades have occurred on the facility. With that in consideration, the following is recommended:

+ Determine if existing documentation is available that will provide a better understanding of the system and capacities.
+ Consider performing a seismic upgrade, such as installing plywood shear walls and removing the masonry glass block (which may be a falling hazard in an earthquake).

BUILDING 800

Considering the previous comments, the following is recommended:

+ Perform additional studies on the primary gym, auxiliary gym, chorus building, band building, and mechanical building.
+ Anchorage of the roof to walls at the primary gym, chorus, band, and boiler buildings.
+ Provide additional wall bracing at the gymnasium infill walls by installing steel tubes that span horizontally between the steel columns, anchored to the columns and the masonry. The vertical spacing of the tubes will be approximately 9 feet on center, and can be installed on the inside or outside of the building.
+ Potentially provide new concrete shear walls at the gymnasium

BUILDING 900

Considering the previous comments, the following is recommended:

+ Seismically upgrading the entire system, while also improving the condition of the entire facility, will require a complete interior demolition, installation of new brace frames/shear walls, removal/replacement/strengthening of existing masonry walls, and replacement of many areas of the existing roof deck. The cost of this endeavor will likely exceed the value of the existing building; therefore, the replacement of Building 900 with a new facility should be strongly considered.

MECHANICAL SUMMARY

EXISTING SYSTEM CONDITIONS/OBSERVATIONS

HVAC

The 100 building HVAC systems are supplied by two standalone gas-fired heating boilers with a heat exchanger located in the building's mechanical mezzanine space and a single cooling tower located on site supply condenser water to the buildings heat pumps. Heating, cooling, and ventilation to spaces is provided by vertical water-to-air heat pumps located in the mechanical mezzanine. Ventilation air is provided by outside air louvers ducted to the water-to-air heat pumps.

The 100 buildin mezzanine is a plywood deck and there are multiple instances of repaired and current leaks at mechanical piping and unit connections. Access to the mezzanine is limited for unit replacement and removal.

The main building housing wings 200, 300, 400, 500 & 600 HVAC systems are supplied by a centralized hydronic heating and cooling water plant. Two gas-fired cast iron sectional heating boilers located in the boiler room attached to the 800 building supply heating water and a single chiller located on site supplies chilled water. This central plant supplies heating and chilled water to the main building. Heating, cooling, and ventilation to the main building spaces is provided by fan coil units located in attics and closets.

One hundred percent outside air heat recovery units are provided for the 600 science wing. Ventilation and relief air are provided by outside air and exhaust louvers ducted to the equipment and spaces served.

Spaces within the 800 building heating, cooling, and ventilation are provided by single zone air handling units with hydronic coils located in mechanical spaces with difficult accessibility or within the space served. Cooling is only provided to the main gym, lockers and fitness rooms in this building and not provided to the aux gym or adjacent music rooms. Ventilation air is provided by outside air louvers and roof hoods ducted to the air handling units. Relief air for the big box spaces is provided by relief air louvers or roof hoods in the spaces served. The locker rooms are provided with dedicated exhaust air and makeup air transfer from the main gym, the makeup air opening for the boys locker is much smaller than the size for the girls locker and appears undersized, maintenance notes there is a damper present on the girls locker transfer path but not on the path serving the boys. Located within this building is a commercial laundry washing machine and gas fired dryer.

At the time of the site visit the chiller was not operational and it appeared the control panel was off (potentially due to power service interruption). Within the boiler room, the circulating pumps were leaking and wide spread failure of grooved joint piping connections was observed both in the boiler room and in the distributed piping to the buildings served. Grooved joint piping connections need to be repaired. At present, to avoid leaks at these fittings due to expansion and contraction, the boilers must operate at all times. Maintenance notes there are multiple failed fire dampers in the gym building and occupant complaints from the commercial dryer flue gasses entering through the intake roof hood to the girls locker. At the time of the site visit one of the Aux Gym air handling units had failed. Complaints of over-heating are widespread.

The 700 building HVAC system is supplied by a centralized hydronic heating water plant. Two gas-fired boilers are located in a mechanical space within the building. Heating and ventilation to spaces is provided by fan coil units located in the ceiling space of the zones served. Outside air and relief air are ducted to exterior soffit grilles in the building overhang. The wood shop area heating and ventilation is served by a dedicated air handling unit within the space. There are various specialty exhaust systems serving the CTE spaces within the building. Dust collection infrastructure remains in the wood shop area though no dust collector is currently installed.

Maintenance notes one of the boilers in the 700 building is at end of life. The combustion air inlet to the boiler room also appears to be undersized.

The 900 building heating is provided by packaged units with electric heat only. There is no ventilation provided for this building and maintenance notes the units are turned off during spring and summer to ensure no space overheating.

At minimum, 20-years old or more existing equipment in all the buildings is beyond or near the end of its recommended service life.

PLUMBING

Plumbing fixtures generally appear to be original to the building construction throughout. Fixtures appeared to be in overall acceptable operating condition.

Domestic water piping located within mechanical rooms was the only piping observed within the building and much of it was covered by insulation. It appears the distributed domestic piping in most of the building is copper.

There is a mix of electric and gas-fired storage type domestic water heaters throughout the building. Most observed were at the end of their recommended service life.

FIRE PROTECTION

The facility has complete fire sprinkler system coverage. System appeared to be in older but acceptable working condition.

CONTROLS

Building automation is Alerton IBEX controllers with a Compass head end and is now obsolete with replacement parts no longer available. The controls service to the main building (wings 300, 400 & 500) was lost and a temporary above ground service is in place.

Maintenance noted the BAS integration with Gym building lighting controls is not effective.

RECOMMENDATIONS

+ Replace existing grooved joint hydronic water piping connections with new.
+ HVAC system replacement at building 900 to include addition of BAS and outdoor air ventilation.
+ HVAC and controls replacement at equipment nearing end

of recommended life at buildings 100, 200, 300, 400, 500, 600, 700, and 800.
+ Consider adding cooling to remaining spaces in building 800 as overheating complaints are frequent.
+ HVAC system controls replacement and revised sequences of operations within next 5-10 years for main building.
+ Retro commissioning of HVAC systems in building 800.
+ Replace domestic water heaters and circulation pumps.
+ Provide 12 months of utility billing data for each facility to verify status of compliance with new clean building act legislation (HB 1257).

ELECTRICAL SUMMARY

EXISTING CONDITIONS

ELECTRICAL

MAIN BUILDING

The electrical distribution system is in good shape with replacement parts available. The switchboards are in good condition.

GYM BUILDING

Most electrical distribution panels are blocked with storage items. The 500 kVA transformer feeder pull box is not listed for serving the transformer as installed. The bottom of the box is cut out with no plugs and there are rat droppings inside the box which can lead to potential failure of the wiring.

The general-purpose electrical power is in good condition.

LIGHTING

The lighting fixtures are T8 fluorescent. The current lighting and lighting controls do not meet the new energy standards. The lights are beginning to show signs of age and ballast failure.

INTERCOM/CLOCK

The existing system is functioning but has some speakers in the hallways not working. It also has some connection issues to the other adjacent buildings.

FIRE ALARM

The fire alarm system is original to the building. A few issues have been reported.

SECURITY/ACCESS CONTROL

The existing system is Sonitrol.

RECOMMENDATIONS

+ Have an arc assessment and short circuit current analysis completed for the electrical distribution system.
+ Replace the feeder pull box to the transformer in the Gym Building.
+ Remove storage items from in front of the panelboards.
+ Upgrade existing lighting to LED and lighting controls to include photocells for daylight sensing and vacancy/ occupancy sensors.
+ Consider replacement of the intercom/clock system.
+ Consider upgrading the fire alarm system to addressable with voice.

CIVIL SUMMARY

EXISTING CONDITIONS

The site is located at 1780 NE Hostmark St, Poulsbo, WA 98370. The site is bordered to the north by NE Mesford Rd, to the west by Caldart Ave NE, to the south by NE Hostmark St, and to the east by residential properties. Existing development includes several high school buildings, an applied technology building, a maintenance building, a gym and music building, and multiple portable classroom buildings. Existing site improvements include parking lots, drive aisles, a bus loading/unloading zone, a track, tennis courts, and play fields. The track and field and tennis courts were recently improved.

CHALLENGES AND ISSUES

The following challenges and issues were observed:
+ The existing baseball and softball fields are natural grass, access to the fields is limited, and on-site parking may be insufficient.
+ The bus loop located south of the applied technology building shares an entrance intersection with Poulsbo Middle School. According to staff, traffic backs up on NE Hostmark St due to insufficient queue length.
+ The primary parent drop off is in the parking lot located west of the school building. The parking lot does not have a designed drop-off / pick-up location.
+ Pavement in the courtyard between the school building and gym/music building is in poor condition. Cracking, pooling, and erosion on the edge of pavement were observed. Additionally, the pedestrian paths in this area do not meet accessibility requirements.
+ The parking lots to the north and south of the tennis courts are gravel.

+ The parking lot located south of the track and west of the baseball field is gravel.
+ The asphalt pavement in the bus loop located south of the applied technology building is in poor condition.
+ There is not an accessible pedestrian path from the parking lots on the west side of the site to the buildings or athletic fields.
+ The site is not fully secure with fencing and gates.

RECOMMENDATIONS

We recommend the potential improvements listed below, as a way of addressing the challenges and issues identified above.

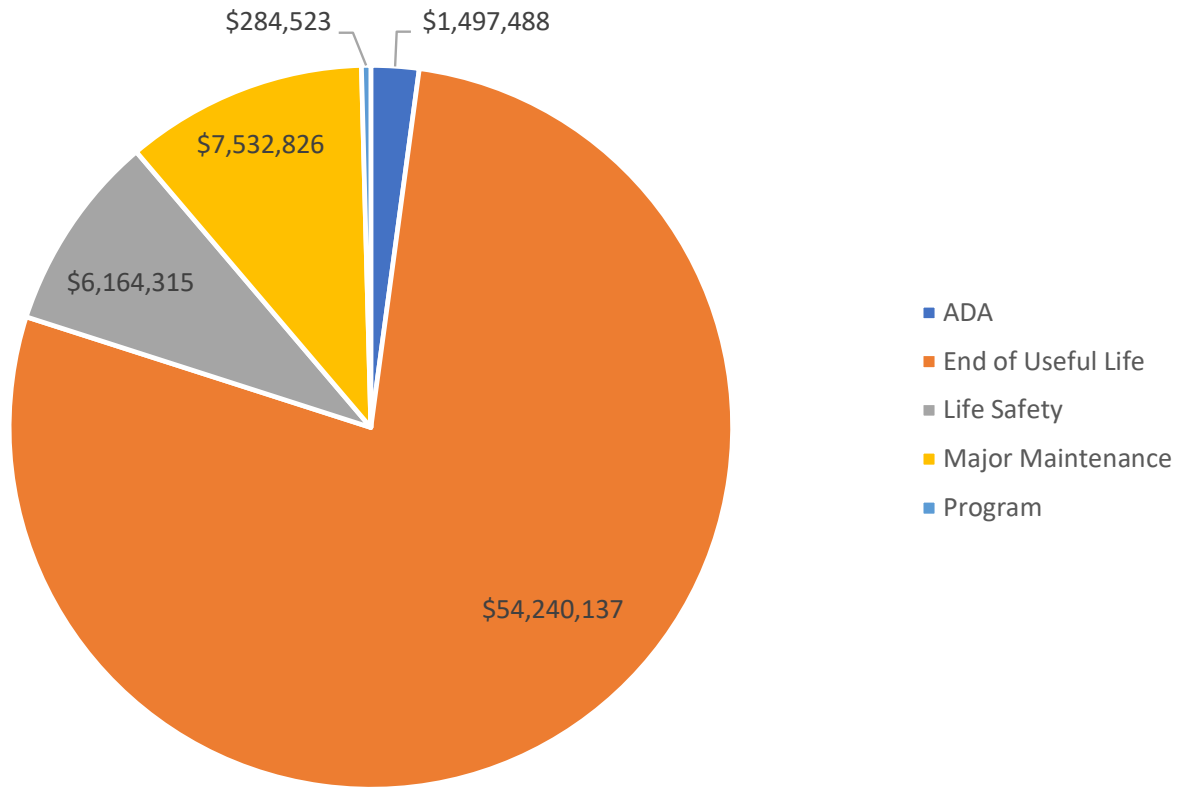
+ Perform a major site improvement project consisting of new synthetic turf baseball and softball fields, a central plaza for the athletic fields, and a parking lot located north of the applied technology building. Refer to the 08.15.2023 North Kitsap Athletic Fields sketch prepared by Bassetti Architects and the 08.31.2023 Opinion of Probable Construction Costs prepared by Ethos Civil.
+ Perform on-site traffic improvements at Poulsbo Middle School to improve the drop-off / pick-up queue length. This is expected to prevent traffic from backing up on NE Hostmark St and to improve the flow of NKHS buses.
+ Improve the parking lot located west of the school buildings to create a designated pick-up/drop-off zone for parents. Improvements will likely include curb, sidewalk, pavement markings, and asphalt pavement. Re-develop the courtyard with concrete sidewalk, pedestrian ramps, handrails, storm drainage, and landscaping improvements. Refer to the attached 03.20.2024 preliminary site plan prepared by Ethos Civil.
+ Improve the parking lots to the north and south of the existing tennis courts with curb, asphalt pavement, pavement markings, sidewalk, traffic signage, landscaping, site lighting, and storm drainage improvements. Ethos Civil prepared an estimate for such improvements, as part of the 2022 tennis court improvements project. The estimate is attached and can be used as a reference (Option 1).
+ Improve the parking lot located south of the track and west of the baseball field with curb, asphalt pavement, pavement markings, traffic signage, landscaping, site lighting, and storm drainage improvements. The total area of improvement is approximately 12,000 square feet.
+ Improve the bus loop south of the applied technology building with 1500 SY of replaced asphalt and code-required storm drainage improvements.
+ Install approximately 800 feet of accessible sidewalk and ramps to provide an accessible path between the parking lots on the west side of the site and the buildings / athletic fields. The sidewalk alignment could follow the existing asphalt path that connects the parking lots to the courtyard, or the alignment could follow the existing service road along the north side of the buildings.
+ Install chain link fence, and gates to secure the site.

POTENTIAL SCOPES AND COSTS

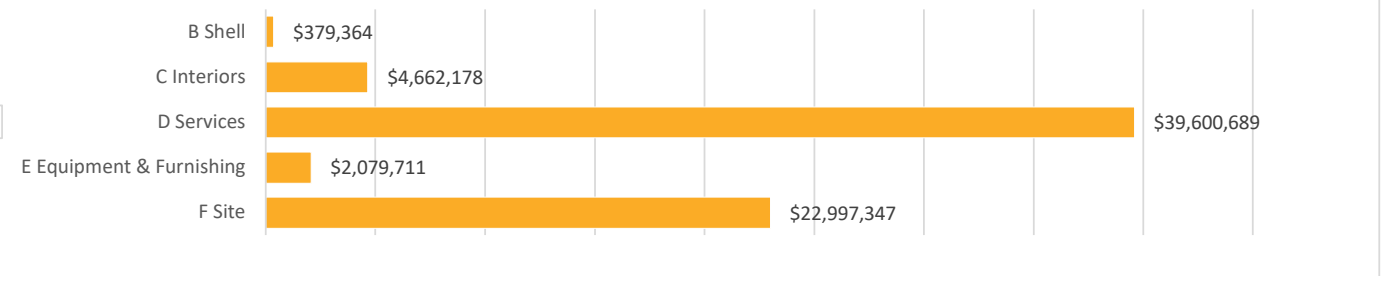
POTENTIAL SCOPES

+ Bldg 100 - Roof membrane repair, New lighting control system
+ Bldg 300 - Seismic upgrades
+ Bldg 700 - Tech building - Replace HVAC, Add dust collector
+ Bldg 800 - Locker room rehab and modernization, Replace band instrument lockers,
  Upgrade HVAC, Provide additional wall bracing at gym
+ Bldg 900 - Roof coating, replace HVAC
+ Replace all lighting with LED
+ Replace all HVAC controls
+ New fire alarm and bell and paging system
+ Replace furniture in classrooms, administration, and library
+ Synthetic baseball, softball, central plaza
+ Redevelop courtyard with ramps, drains, and landscaping
+ Fencing to secure site

IMPROVEMENT COSTS BY TYPE



IMPROVEMENT COSTS BY CATEGORY



POTENTIAL SCOPES AND COSTS

North Kitsap High School Building Improvements	Estimated Budgets (11/1/2024 Dollars)
Bldg 100	**$ 489,399**
B Shell	**$ 379,364**
BLDG 100: Roofing top ply repair	$ 379,364
D Services	**$ 110,035**
BLDG 100: Replace existing Commons Crestron lighting control system with a new system that is more user friendly. The existing system is	$ 110,035
Bldg 300	**$ 482,391**
D Services	**$ 482,391**
BLDG 300: Perform seismic upgrade, such as installing plywood shear walls and removing the masonry glass block (which may be a falling h	$ 482,391
Bldg 700	**$ 2,251,373**
D Services	**$ 2,251,373**
TECH BLDG: Replace HVAC system	$ 2,096,632
TECH BLDG: Add dust collector system back to woodshop in CTE utilizing the existing underfloor	$ 54,908
TECH BLDG: Replace 1 boiler	$ 99,833
Bldg 800	**$ 8,616,593**
C Interiors	**$ 4,662,178**
GYM BLDG: locker room rehab/modernization	$ 4,567,337
BLDG 800: Replace water fountain in music area	$ 4,992
BLDG 800: Replace band instrument storage lockers	$ 89,849
D Services	**$ 3,954,415**
BLDG 800: Anchorage of the roof to wall at the primary gym, chorus, band, and boiler buildings.	$ 1,816,283
MUSIC BLDG: Upgrade building HVAC and add cooling.	$ 727,779
MUSIC BLDG: Replace and relocate water heater to a more accessible location.	$ 39,933
GYM BLDG: Replace chiller	$ 219,632
AUX GYM : Replace belt driven fan coil units with new or RTU.	$ 126,747
GYM BLDG: Existing lithonia lighting control system and building DDC system are both trying to control the gym lighting. Also an issue with	$ 69,883
GYM BLDG: Provide additional wall bracing at the gymnasium infill walls by installing steel tubes that span horizontally between the steel c	$ 229,615
GYM BLDG: Provide new concrete shear walls at the gymnamium.	$ 724,544
Bldg 900	**$ 1,415,575**
D Services	**$ 1,415,575**
BLDG 900: Roof Coating	$ 235,929
BLDG 900: replace HVAC. Include addition of BAS and outdoor air ventilation	$ 1,179,646
Whole Site	**$ 33,466,611**
D Services	**$ 31,386,900**
Fire alarm replacement	$ 1,218,392
ALL BLDGS: Replace all fluorescent lights with LED and upgrade the lighting controls.	$ 3,742,203
ALL BLDGS: Replace HVAC controls	$ 3,394,091
STADIUM: Replace electric heaters in stadium weight room	$ 35,940
ALL BLDGS: Replace HVAC System	$ 20,364,548
ALL BLDGS: Replace temp DDC comm trunk line cable	$ 522,168
ALL BLDGS: Repair leak in main boiler loop	$ 90,509
ALL BLDGS: Duct Cleaning	$ 139,245
ALL BLDGS: New bell and paging system	$ 1,044,336
ALL BLDGS: Replace existing grooved joint hydronic water piping connections	$ 208,867
ALL BLDGS: Replace domestic water heaters and circulation pumps	$ 626,601
E Equipment & Furnishing	**$ 2,079,711**
ALL BLDGS: Replace furniture in classrooms, admin, and library	$ 2,079,711
Building Total	**$ 46,721,941**
F Site	**$ 22,997,347**
Fire Lane Civil Improvements (North of gym building)	$ 399,330
New synthetic baseball and softball fields, central plaza, and parking lot	$ 17,969,850
Improve the parking lot located west of the school buildings to create a designated pick-up/drop-off zone for parents.	$ 139,766
Re-develop the courtyard with concrete sidewalk, pedestrian ramps, handrails, storm drainage, and landscaping improvements.	$ 1,497,488
Improve the parking lots to the north and south of the existing tennis courts with curb, asphalt pavement, pavement markings, sidewalk, traf	$ 1,197,990
Improve the parking lot located south of the track and west of the baseball field with curb, asphalt pavement, pavement markings, traffic sig	$ 598,995
Improve the bus loop south of the applied technology building with 1500 SY of replaced asphalt and code-required storm drainage improvem	$ 399,330
Install approximately 800 feet of accessible sidewalk and ramps to provide an accessible path between the parking lots on the west side of th	$ 299,498
Install chain link fence, gates to secure the site.	$ 79,866
BLDG 900: Demolish only	$ 415,235
Site Total	**$ 22,997,347**











VOLUME 5.0
DISTRICT FACILITIES

North Kitsap School District
Facilities Assessment Report



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ADMINSTRATION BUILDING

NKSD FACILITIES ASSESSMENT REPORT

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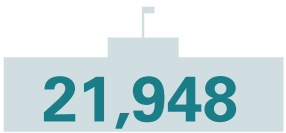
EXECUTIVE SUMMARY

The Administrative Building, which serves as the central hub for District operations, is an aging facility in need of significant upgrades. Key issues include outdated electrical, plumbing, and HVAC systems that are both inefficient and costly to maintain. The current office spaces are often infiltrated by a number of different pests and most spaces struggle to maintain a comfortable temperature.

While the buildings have supported essential administrative functions for many years, the administrative buildings are at the end of their useful life and require either full replacement or a major renovation. The structural, mechanical and electrical deficiencies are so great that a full replacement is likely close to cost neutral with the cost to renovate.

BUILDING DATA

ADDRESS	18360 Caldart Ave NE Poulsbo, WA 98370
CONSTRUCTION DATES	1956 - Original construction
SITE AREA	3.33 Acres



21,948
SQUARE FEET
TOTAL AREA



21,948
ROOF
TOTAL AREA



NA
EXTERIOR
SKIN



NA
GLAZING/DOOR
TOTAL AREA







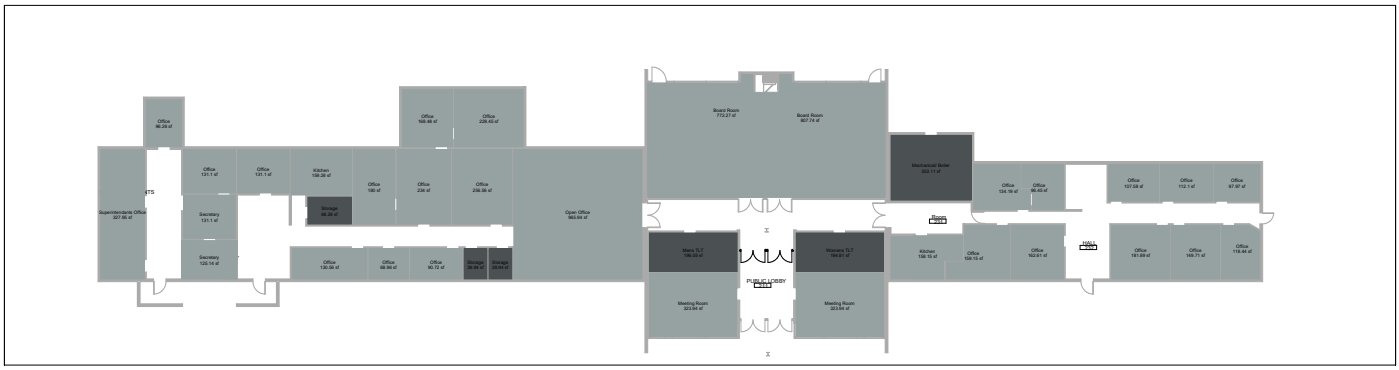


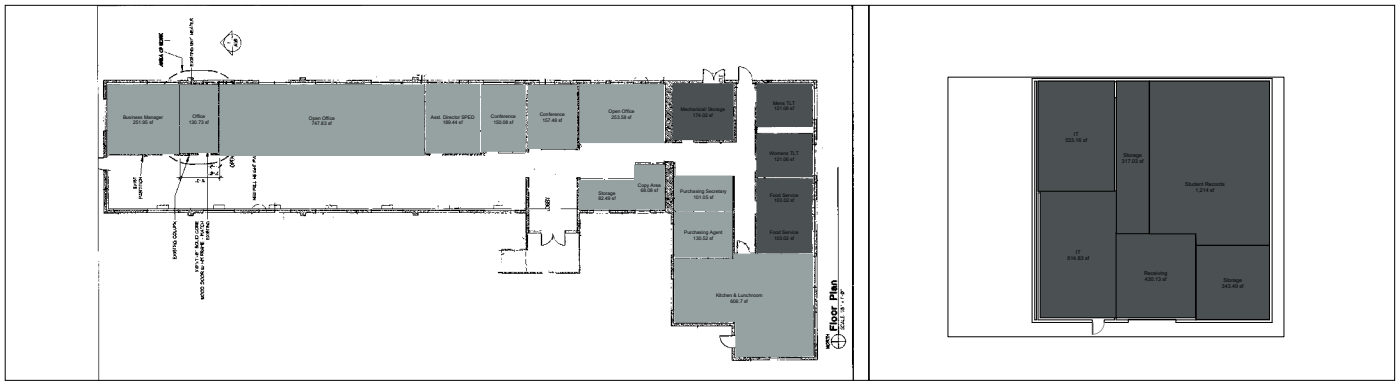




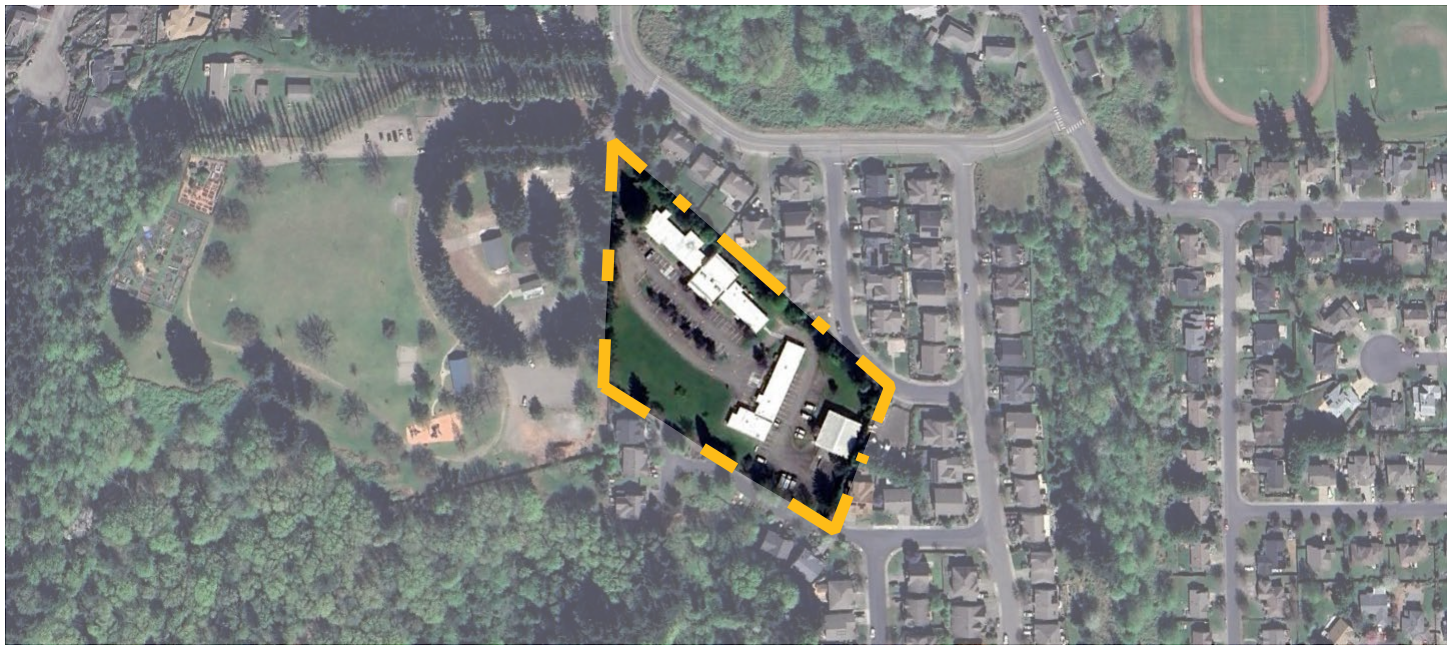
Clockwise from top left: Exterior; Conference room; Meeting room; Bathrooms; Administration; Front entry.

BUILDING PROGRAM





LEARNING
LEARNING COMMONS
RESOURCE / LIBRARY
ATHLETICS
ADMINISTRATION
CTE
LEARNING SUPPORT
ART / MUSIC
COMMONS
BUILDING SUPPORT



PROGRAM AREAS

NORTH KITSAP SCHOOL DISTRICT			
STUDENT SUPPORT CENTER			
(2023-2024)			
	SPACE NAME	SQUARE FOOT	QTY	NOTES
1.0	ADMINISTRATION / SERVICES			
	MAIN BLDG		1	
	Meeting Room	324	1	
	Meeting Room	324	1	
	Open Office	966	1	
	Superintendants Office	328	1	
	Office	96	1	
	Office	131	1	
	Office	131	1	
	Office	180	1	
	Office	234	1	
	Office	257	1	
	Office	228	1	
	Office	131	1	
	Office	69	1	
	Office	91	1	
	Board Room	772	1	
	Board Room	808	1	
	Kitchen	158	1	
	Kitchen	159	1	
	Office	168	1	
	Office	134	1	
	Office	159	1	
	Office	163	1	
	Office	96	1	
	Office	182	1	
	Office	150	1	
	Office	108	1	
	Office	112	1	
	Office	98	1	
	Office	118	1	
	Secretary	131	1	
	Secretary	125	1	
	Business Manager	252	1	
	Kitchen & Lunchroom	607	1	
	Purchasing Agent	131	1	
	Purchasing Secretary	101	1	
	Storage	82	1	
	Copy Area	68	1	
	Open Office	254	1	
	Office	131	1	
	Open Office	748	1	
	Asst. Director SPED	189	1	
	Conference	150	1	
	Conference	157	1	
	WING			
	Business Manager	251	1	
	Office	131	1	
	Open Office	747	1	
	Asst Dir SPED	190	1	
	Conference	150	1	
	Conference	157	1	
	Open Office	253	1	
	Copy	68	1	
	Storage	82	1	
	Purchasing Secretary	101	1	
	Purchasing Agent	130	1	
	Kitchen/ Lunch room	608	1	
	WAREHOUSE			
	IT	533	1	
	IT	614	1	
	Storage	317	1	
	Storage	343	1	
	Student Records	1,214	1	
	Receiving	430	1	
TOTALS		**16321**	**62**	

2.0 INSTRUCTIONAL CORE			
TOTALS	0	0	

3.0 SPECIALTY/ CTE			
TOTALS	0	0	

4.0 SPED			
TOTALS	0	0	

5.0 STUDENT DINING			
TOTALS	0	0	

6.0 LIBRARY / MEDIA RESOURCES			
TOTALS	0	0	

7.0 SPECIALITY			
TOTALS	0	0	

8.0 ATHLETICS			
TOTALS	0	0	

9.0 OUTDOOR PLAY*			
TOTALS	0	0	* NOT INCLUDED IN NET/GROSS SQFT

10.0 MAINTENANCE / CUSTODIAL			
MAIN BLDG			
Storage	40	1	
Storage	40	1	
Storage	68	1	
Mechanical/ Boiler	302	1	
Mechanical/ Storage	174	1	
Food Service	103	1	
Food Service	103	1	
IT	533	1	
IT	615	1	
Storage	317	1	
Storage	343	1	
Receiving	430	1	
Student Records	1214	1	
WING			
Mech	174	1	
Food Service	103	1	
Food Service	103	1	
TOTALS	4662	16	

11.0 RESTROOM			
Mens TLT	196	1	
Womens TLT	195	1	
Womens TLT	121	1	
Mens TLT	121	1	
Mens TLT	121	1	
Womens TLT	121	1	
TOTALS	875	6	

	SQFT	Total Spaces
TOTAL NET SQ FT	21858	84
TOTAL GROSS SQ FT	21948	

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ARCHITECTURAL SUMMARY

EXISTING CONDITIONS

ENVELOPE

The exterior cladding is painted CMU. The windows are aluminum and in need of new sealant between the frames and the CMU. The roof is a single ply membrane which is nearing the end of its useful life and likely due for replacement in the next five years.

RECOMMENDATIONS

Clean and repaint the exterior walls. Replace window joint sealants, and replace the roof membrane at the low slope roofs.

EXISTING CONDITIONS

INTERIOR FINISHES

The interior is in poor condition throughout. All finishes are in need of replacement.

RECOMMENDATIONS

Undergo a complete remodel of the interior including insulating the exterior walls.

STRUCTURAL SUMMARY

Original Year Built: 1955 (approximate); 1999 (Remodel / attached addition); 1955 (Bldg 300)
Previous Seismic Strengthening: None apparent

SYSTEM DESCRIPTION

ROOF

1955: Wood framed roof, with built up wood beams
1999: Metal deck, steel beams, steel joists
Bldg 300: Wood framed roof, with built-up wood beams

FLOORS

1955: Concrete slab on grade
1999: Concrete slab on grade
Bldg 300: Concrete slab on grade

1955: Masonry walls, built up wood columns
1999: Steel columns, masonry walls
Bldg 300: Masonry walls, built up wood columns

EXTERIOR STRUCTURE

1955: Masonry walls
1999: Masonry walls
Bldg 300: Masonry walls

FOUNDATIONS

1955: Conventional spread and continuous concrete footings
1999: Conventional spread and continuous concrete footings
Bldg 300: Conventional spread and continuous concrete footings

LATERAL SYSTEM

1955: Masonry shear walls
1999: Masonry shear walls
Bldg 300: Masonry shear walls

OBSERVATIONS / COMMENTS

The building appears to be in good condition.

Drawings were not available for review; however, based on the 1955 era of construction, it's likely the masonry walls are minimally reinforced and their connection to the roof structure is also minimal. The connections and shear wall capacity in the 1999 addition is likely sufficient.

RECOMMENDATIONS

Considering the previous comments, the following is recommended:

+ Perform additional studies on the global lateral system of the building to determine the adequacy of the masonry shear walls.
  - Anchorage of the roof to the masonry infill walls.
  - Installation of new interior plywood shear walls.

MECHANICAL SUMMARY

EXISTING SYSTEM CONDITIONS / OBSERVATIONS

HVAC

The 100/200 building HVAC systems are supplied by a centralized hydronic heating and chilled water plant. A single gas-fired cast iron sectional heating boiler is located in the plant room space. A single chiller serves the conference rooms and entry area only as part of the addition that connected these two buildings. Heating and cooling for this area is served by a dedicated air handling unit with hydronic coils located in the plant room space. The underground supply duct serving this space periodically fills with water and so a sump pump has been installed to evacuate accumulated water. The remaining office spaces in the older, original portions of 100/200 are provided with heating only provided by hydronic coils behind built in casework on exterior walls. Ventilation for original portions of building 100/200 is provided by exhaust fans.

District maintenance noted the conference room chiller has to be reset frequently; at least 20 times per year.

The heating and ventilation for building 300 is provided by unit ventilators in each space. These are located on the exterior walls with dedicated exterior intake louvers. The louvers are sized for ventilation airflow and not for full economizer. The main District server is located in this building and is provided with two dedicated 4-ton split system air conditioning units.

The separate storage and IT building is served by a gas fired unit heater in the storage area and two 3-ton split system heat pump units for the IT office area.

PLUMBING

Plumbing fixtures generally appear to be original to the building construction. Fixtures appeared to be in acceptable operating condition at all locations.

Domestic water piping located within mechanical rooms was the only piping observed within the building and much of it was covered by insulation. It appears most of the domestic water piping is original to the building's construction.

The electric storage type domestic water heaters serving the buildings are at the end of their recommended service life.

FIRE PROTECTION

The facility has complete fire sprinkler system coverage. System is older but appeared to be in acceptable working condition.

CONTROLS

There is no building automation system for the main areas of building 100/200. All zones served by a single manual thermostat.

Building automation system for the conference and entry area between buildings 100/200 and building 300 is Alerton IBEX which is now obsolete with replacement parts no longer available.

RECOMMENDATIONS

+ HVAC system controls replacement and revised sequences of operations.
  - As part of controls replacement consider adding monitoring of the conference room AHU sump pump onto BAS.
+ HVAC system equipment replacement to include building 100/200 radiators, conference room chiller compressor or full unit replacement, building 300 unit ventilators.
  - As part of system replacement, consider addition of dedicated outdoor air system to decouple ventilation systems from heating system equipment if space/ cost are not prohibitive. Consider addition of cooling to spaces.
+ Replace domestic water heaters and circulation pumps.
+ Provide 12 months of utility billing data for each facility to verify status of compliance with new clean building act legislation (HB 1257).

ELECTRICAL SUMMARY

EXISTING CONDITIONS

ELECTRICAL

The service switchgear is original to the facility. Most panelboards were replaced in 1999 during the renovation. The branch wiring is a combination of original 1956 and remodeled portions of 1999.

There is a standby generator that provides back-up power in case of a power outage.

LIGHTING

The lighting fixtures are fluorescent and installed in 1999. The current lighting and lighting controls do not meet the new energy standards

INTERCOM/CLOCK

The facility has no communication system except telephones.

FIRE ALARM

The fire alarm system does not meet current voice requirements or addressable.

RECOMMENDATIONS

+ Replace existing switchgear that is original to the facility. Upgrade any existing distribution panels that are in poor condition.
+ Have an arc assessment and short circuit current analysis completed for the electrical distribution system.
+ Upgrade existing lighting to LED and lighting controls to include photocells for daylight sensing and vacancy/ occupancy sensors.
+ Replace the existing fire alarm system with new addressable type system.

CIVIL SUMMARY

EXISTING CONDITIONS

The site is located at 18360 Caldart Ave NE, Poulsbo, WA 98370. The site is bordered to the north, east, and south by residential properties, and to the west by Frank Raab Municipal Park. Existing development includes two administration buildings and a warehouse. Existing site improvements include two parking lots, drive aisles, a maintenance shed, a loading bay, and lawn surfaces.

CHALLENGES AND ISSUES

The following challenges and issues were observed:

+ Asphalt pavement in the northwest parking lot, closest to the site entry, is in poor condition.
+ Asphalt pavement in the southeast parking lot, east of the business services building, is in poor condition. Excessive rutting and cracking was observed. Stormwater appears to flow in a pavement valley to the southern edge of the asphalt. The concentrated stormwater is causing erosion in the adjacent lawn area.
+ Wheelstops are being used for a vehicle barrier along the southwest edge of the main entry drive aisle
+ There is no emergency vehicle turnaround in the southeast parking lot.
+ There is no accessible path between the buildings and the public right-of-way.
+ The concrete retaining wall at the loading dock near the warehouse is in disrepair.
+ Roof downspouts are discharging stormwater to adjacent landscaped areas without proper drainage.

RECOMMENDATIONS

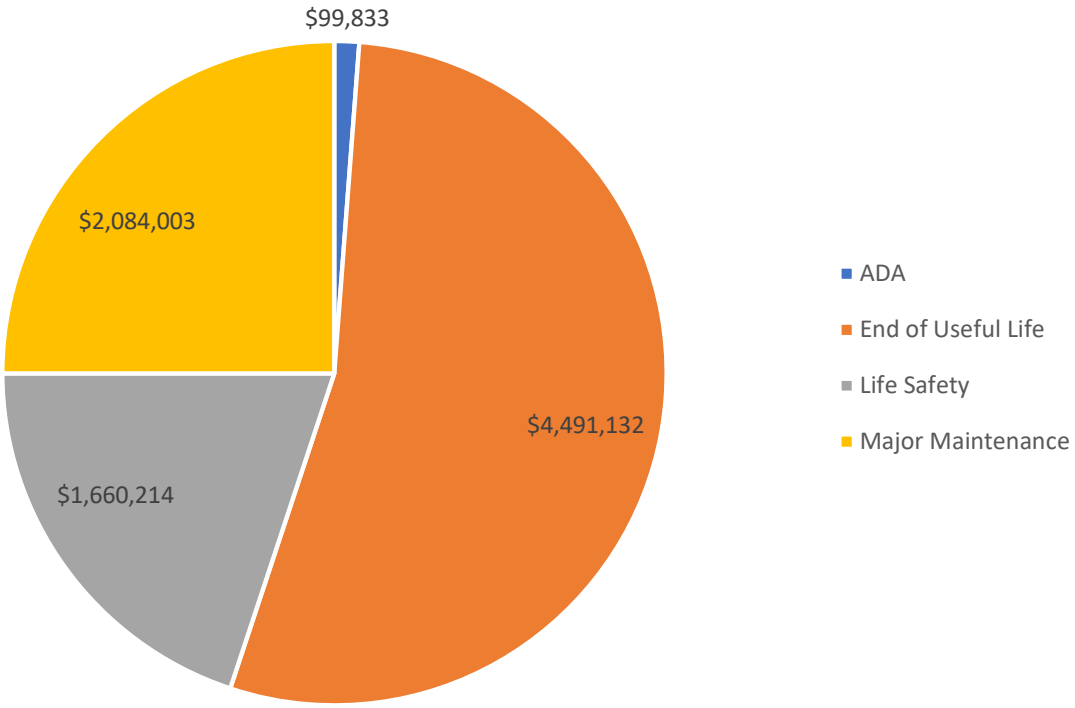
+ We recommend the potential improvements listed below, as a way of addressing the challenges and issues identified above.
+ In the northwest parking lot and drive aisles, grind and overlay approximately 2,300 square yards of asphalt pavement (2-inch depth), replace approximately 1,000 square yards of asphalt pavement, and perform code-required storm drainage improvements.
+ In the southeast parking lot and drive aisle, grind and overlay approximately 1,200 square yards of asphalt pavement (2-inch depth), replace approximately 400 square yards of asphalt pavement, perform code-required storm drainage improvements, and add a quarry spall pad to reduce erosion.
+ Replace wheelstops at pavement edge and install approximately 300 feet of curb with curb cuts for stormwater drainage.
+ Create a dead-end emergency vehicle access road in the southeast portion of the site by installing a new driveway entrance and gate along Mt Townsend Drive NE and approximately 150 square yards of asphalt pavement.
+ Install an accessible path from the north end of building 300 to the Caldart Ave NE right-of-way. This is expected to include approximately 300 feet of sidewalk, curb and gutter, and chain link fence improvements.
+ Replace the concrete retaining wall at the loading dock and install protective bollards.
+ Install a roof drainage conveyance network and connect all building downspouts. The is anticipated to include approximately 1,200 feet of 6" PVC pipe, cleanouts, surface restoration, and a dispersion trench outlet.

POTENTIAL SCOPES AND COSTS

POTENTIAL SCOPES

+ Interior demo and reorganization of warehouse
+ Replace HVAC system and controls
+ Add guardrails to loading dock
+ Grind and overlay NW and SE parking lots and improve drainage
+ Install accessible path to Caldart Ave ROW

IMPROVEMENT COSTS BY TYPE



IMPROVEMENT COSTS BY CATEGORY



POTENTIAL SCOPES AND COSTS

Administrative Buildings and Warehouse Improvements	Estimated Budgets (11/1/2024 Dollars)	
C Interiors	**$**	**1,252,399**
Add second means of egress from warehouse	$	16,972
Interior Demo and renovation/reorganization of warehouse	$	1,235,427
D Services	**$**	**5,933,199**
Replace HVAC controls	$	308,848
Replace HVAC system	$	1,925,757
Improve roof anchorage to walls, add shear walls	$	1,507,471
Replace all electrical in administrative buildings & warehouse	$	2,191,124
Building Total	**$**	**7,185,598**
F Site	**$**	**1,149,584**
Add guardrails and handrails to warehouse loading dock	$	55,906
Replace the concrete retaining wall at the loading dock and install protective bollards.	$	99,833
Create a dead-end EV access road in the southeast portion of the site by installing a new driveway entrance and gate along Mt Townsend Dri	$	79,866
Grind and overlay NW parking lot asphalt and drainage improvements	$	349,414
Grind and overlay SE parking lot asphalt and drainage improvements	$	199,665
Install a roof drainage conveyance network and connect all building downspouts	$	149,749
Install an accessible path from the north end of building 300 to the Caldart Ave NE right-of-way.	$	99,833
Replace water heaters and circulation pumps	$	65,403
Replace wheelstops at pavement edge and install approximately 300 feet of curb with curb cuts for stormwater drainage.	$	49,916
Site Total	**$**	**1,149,584**

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MAINTENANCE AND OPERATIONS BUILDING

NKSD FACILITIES ASSESSMENT REPORT

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EXECUTIVE SUMMARY

The facility is in generally good condition but requires several upgrades. Due to its construction era, the masonry walls are likely minimally reinforced, with limited connections to the roof structure, necessitating further structural assessment. Mechanical systems function but have challenges. The front office and break room experience poor temperature control due to shared zoning on two 5-ton electric heat pumps. Other areas rely on electric unit heaters and exhaust fans for ventilation. Some obsolete steam piping remains, and the original domestic water heaters are nearing the end of their service life. The facility has full fire sprinkler coverage but lacks a building automation system to improve energy efficiency.

Site improvements are needed as well. The parking areas have minor stormwater ponding, cracks, and developing potholes, while the gravel visitor lot is not accessible. The chain link fence on the south side is also in disrepair. Recommended upgrades include resurfacing parking, adding an accessible path, and replacing domestic water heaters.

BUILDING DATA

ADDRESS	1365 NW Finn Hill Road Poulsbo, WA98370
CONSTRUCTION DATES	1959 - Original construction
SITE AREA	3.03 Acres



12,415
SQUARE FEET
TOTAL AREA



13,060
ROOF
TOTAL AREA



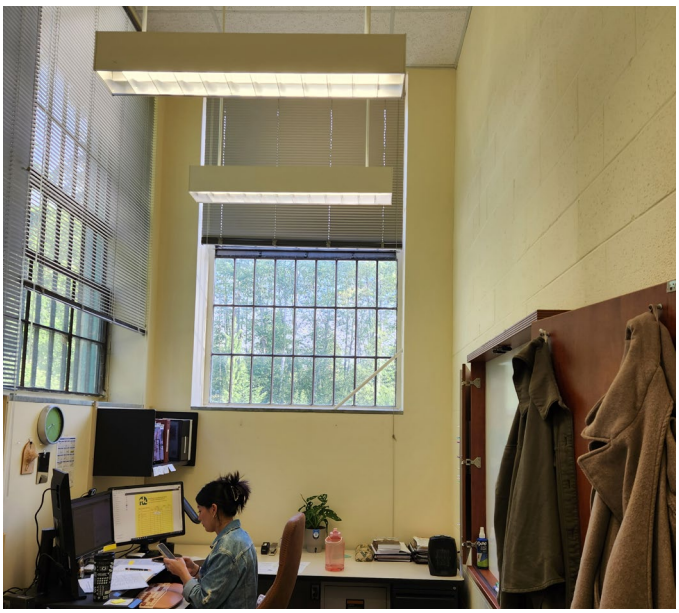
8,836
EXTERIOR
SKIN



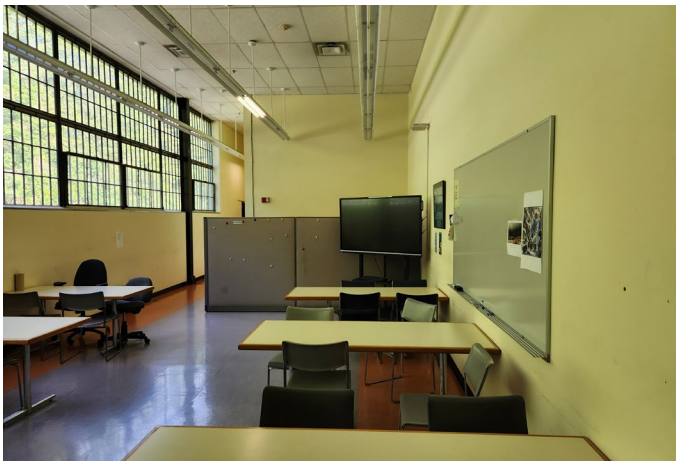
3,040
GLAZING/DOOR
TOTAL AREA

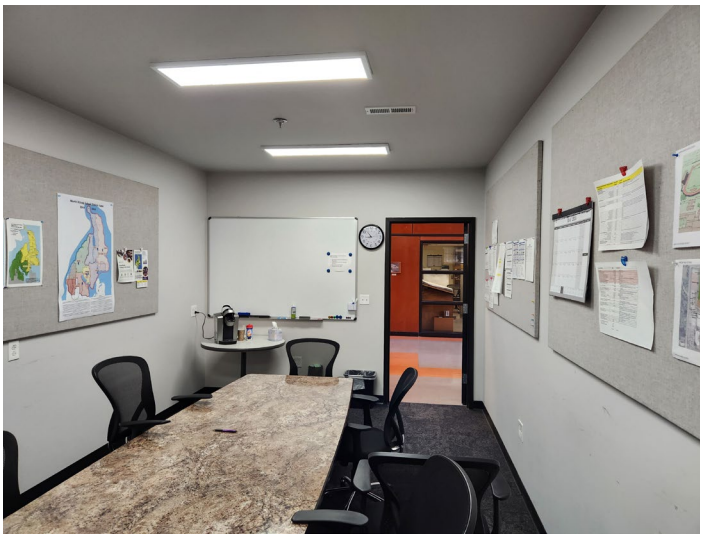










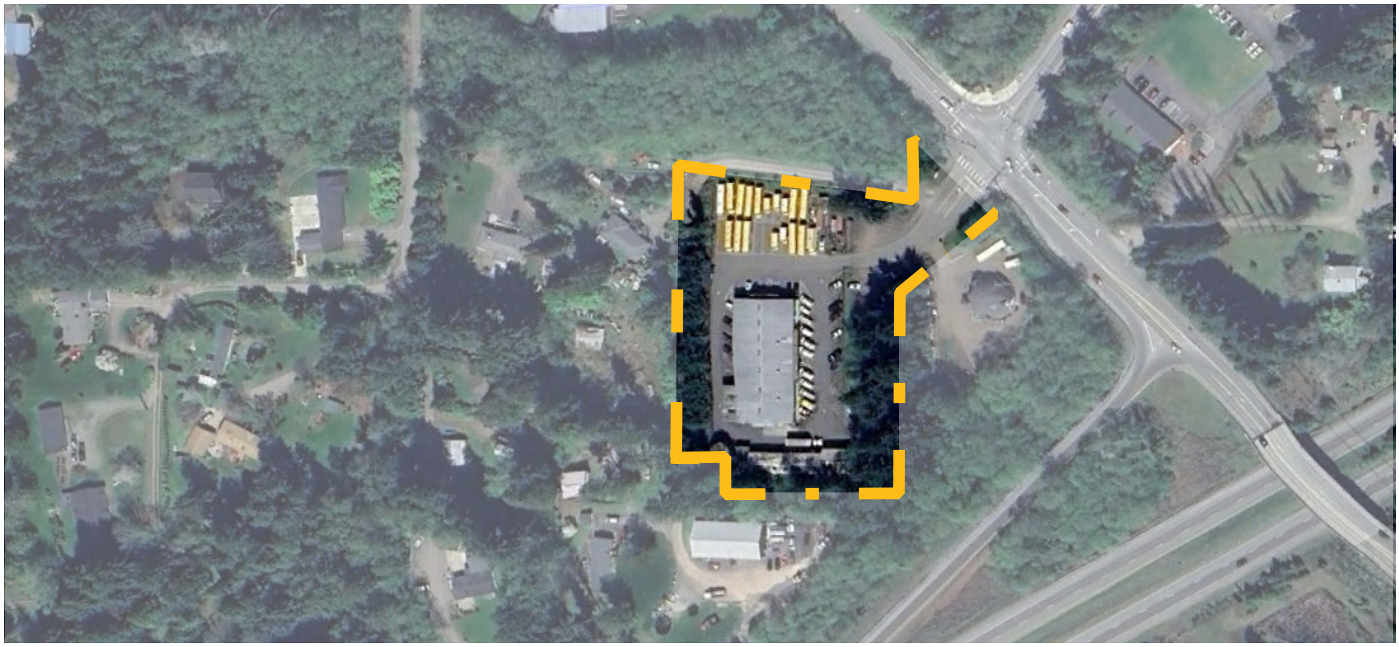


Clockwise from top left: Storage; Hallway; Offices; Meeting room; Training/meeting room; Office.

BUILDING PROGRAM



LEARNING
LEARNING COMMONS
RESOURCE / LIBRARY
ATHLETICS
ADMINISTRATION
CTE
LEARNING SUPPORT
ART / MUSIC
COMMONS
BUILDING SUPPORT



PROGRAM AREA

NORTH KITSAP SCHOOL DISTRICT				
NKF (FACILITIES AND MAINTENANCE)				
(2023-2024)				
	SPACE NAME	SQUARE FOOT	QTY	NOTES
1.0	ADMINISTRATION / SERVICES			
	Crew Lunch Room	810	1	
	Plan Archive	222	1	
	Print Room	211	1	
	Supervisor's Office	133	1	
	Conference	138	1	
	Reception	138	1	
	Custodial Manager Office	122	1	
	Open Office & Work Area	1169	1	
TOTALS		2943	8	
			Secretary	
2.0	INSTRUCTIONAL CORE			
TOTALS		0	0	
3.0	SPECIALTY/ CTE			
TOTALS		0	0	
4.0	SPED			
TOTALS		0	0	
5.0	STUDENT DINING			
TOTALS		0	0	
6.0	LIBRARY / MEDIA RESOURCES			
TOTALS		0	0	
7.0	SPECIALITY			
TOTALS		0	0	
8.0	ATHLETICS			
TOTALS		0	0	
9.0	OUTDOOR PLAY*			
TOTALS		0	0	* NOT INCLUDED IN NET/GROSS SQFT
10.0	MAINTENANCE / CUSTODIAL			
	Grounds Storage	306	1	
	Boiler/ Compressor	431	1	
	Grounds Shop	661	1	
	Large Item Storage	739	1	
	Custodial Storage	180	1	
	Carpentry/ Glass Shop	2,393	1	
	Appliance Repair Shop	1,093	1	
	Lock/ Key Shop	167	1	
	Computer/ AV Shop	210	1	
	Mezzanine Storage	610	1	
	Mech Equipment	431	1	
TOTALS		7221	9	
11.0	RESTROOM			
	Womens TLT	167	1	
	Mens TLT	176	1	
TOTALS		343	2	

	SQFT	Total Spaces
TOTAL NET SQ FT	10507	19
TOTAL GROSS SQ FT	12415	

ARCHITECTURAL SUMMARY

EXISTING CONDITIONS

ENVELOPE

The exterior cladding is a mix of CMU and metal panel and appear to be in okay condition but in need of a fresh coat of paint. The windows are steel and in need of replacement. The roof is asphalt shingles and in need of replacement.

RECOMMENDATIONS

Clean and repaint the exterior walls. Replace windows and replace the roof, gutters, and downspouts.

EXISTING CONDITIONS

INTERIOR FINISHES

Interior finishes are generally in good condition.

RECOMMENDATIONS

We do not recommend making significant investments in the interior of this building over the next decade.

STRUCTURAL SUMMARY

Original Year Built: 1959
Previous Seismic Strengthening: None Apparent

SYSTEM DESCRIPTION

ROOF

Metal deck supported by steel joists and steel beams

FLOORS

Concrete slab on grade

GRAVITY SYSTEM

Steel columns (pre-fabricated metal building configuration)

EXTERIOR STRUCTURE

CMU infill walls

FOUNDATIONS

Conventional spread and continuous concrete footings

LATERAL SYSTEM

Steel rod cross bracing, masonry infill walls

OBSERVATIONS / COMMENTS

The building appears to be in good condition.

Drawings were not available for review; however, based on the era of construction, it's likely the masonry walls are minimally reinforced and their connection to the roof structure is also minimal.

RECOMMENDATIONS

Considering the previous comments, the following is recommended:

+ Perform additional studies on the global lateral system to determine the adequacy of the rod cross bracing and the masonry infill walls.
    - Anchorage of the roof to the masonry infill walls.
    - Installation of new interior shear walls, either masonry or plywood.

MECHANICAL SUMMARY

EXISTING SYSTEM CONDITIONS / OBSERVATIONS

HVAC

Heating and cooling for the front office and break room portion of the building is provided by two 5-ton electric split coil air-to-air heat pump units in a mechanical space. Ventilation air is provided to the indoor units from outside air louvers serving the units.

There are occupant complaints about the poor temperature control at interior offices as a result of exterior and interior zones being combined on the same unit.

Heating for the remaining areas of the building is provided by individual electric unit heaters located in the shop and storage areas. Ventilation is provided only by exhaust fans. An operational dust collector serves the wood shop area.

The obsolete steam piping from the original heating system and some original ductwork has been abandoned in place within the facility.

The open bay at the separate garage building is not provided with heating. Electric unit heaters are provided in the closed bays. One of the closed bays houses an air compressor.

PLUMBING

Plumbing fixtures generally appear to be original to the building construction. Fixtures appeared to be in acceptable operating condition at all locations.

Domestic water piping located within mechanical rooms was the only piping observed within the building and much of it

was covered by insulation. It appears most of the domestic water piping is original to the building's construction.

The electric storage type domestic water heaters serving the buildings are at the end of their recommended service life.

There is no plumbing provided in the separate garage building.

FIRE PROTECTION

The facility has complete fire sprinkler system coverage. System is older but appeared to be in acceptable working condition.

CONTROLS

There is no building automation system at this site. The heat pumps are controlled via programmable thermostats and the heaters and exhaust fans have manual control.

RECOMMENDATIONS

+ Replace domestic water heaters and circulation pumps.
+ Consider adding an additional electric heat pump system to serve the interior zoned office spaces to improve occupant temperature controls.
+ Add building automation system.
+ Provide 12 months of utility billing data for each facility to verify status of compliance with new clean building act legislation (HB 1257).

ELECTRICAL SUMMARY

EXISTING CONDITIONS

ELECTRICAL

The electrical distribution system was installed in 1998. The switchboards are getting to the age where replacement parts may become unavailable.

The general-purpose electrical power is in average condition.

LIGHTING

The lighting fixtures are fluorescent and installed in 1998. The current lighting and lighting controls do not meet the new energy standards.

The exit signs are old and in need of replacement. The battery back up egress lighting are not functioning.

FIRE ALARM

The fire alarm system does not meet current code requirements of being an addressable type system.

SECURITY/ACCESS CONROLS

The existing system is Sonitrol.

RECOMMENDATIONS

+ Have an arc assessment and short circuit current analysis completed for the electrical distribution system.
+ Consider replacement of the electrical switchboard and panelboards
+ Upgrade existing lighting to LED and lighting controls to include photocells for daylight sensing and vacancy/ occupancy sensors.
+ Consider upgrading the fire alarm system to addressable with voice.

CIVIL SUMMARY

EXISTING CONDITIONS

The site is located at 1365 NW Finn Hill Road, Poulsbo, WA 98370. The site is bordered to the north by Kitsap Public Utility District and to the east, west, and south by residential properties. Existing development includes a steel framed storage warehouse, a steel framed covered parking for maintenance vehicles, and a water reservoir. Existing site improvements include a paved parking lot, drive aisles with parking around the warehouse, a chain link perimeter fence, and a gravel parking area near the main entry.

CHALLENGES AND ISSUES

The following challenges and issues were observed:

+ Parking areas exhibit minor ponding of stormwater, cracking, and rippling, with potholes beginning to develop.
+ The visitor parking lot is gravel.
+ There is no accessible path between the building and public right-of-way.
+ Chain link fence along the south end of the site is in disrepair.

RECOMMENDATIONS

+ We recommend the potential improvements listed below, as a way of addressing the challenges and issues identified above.

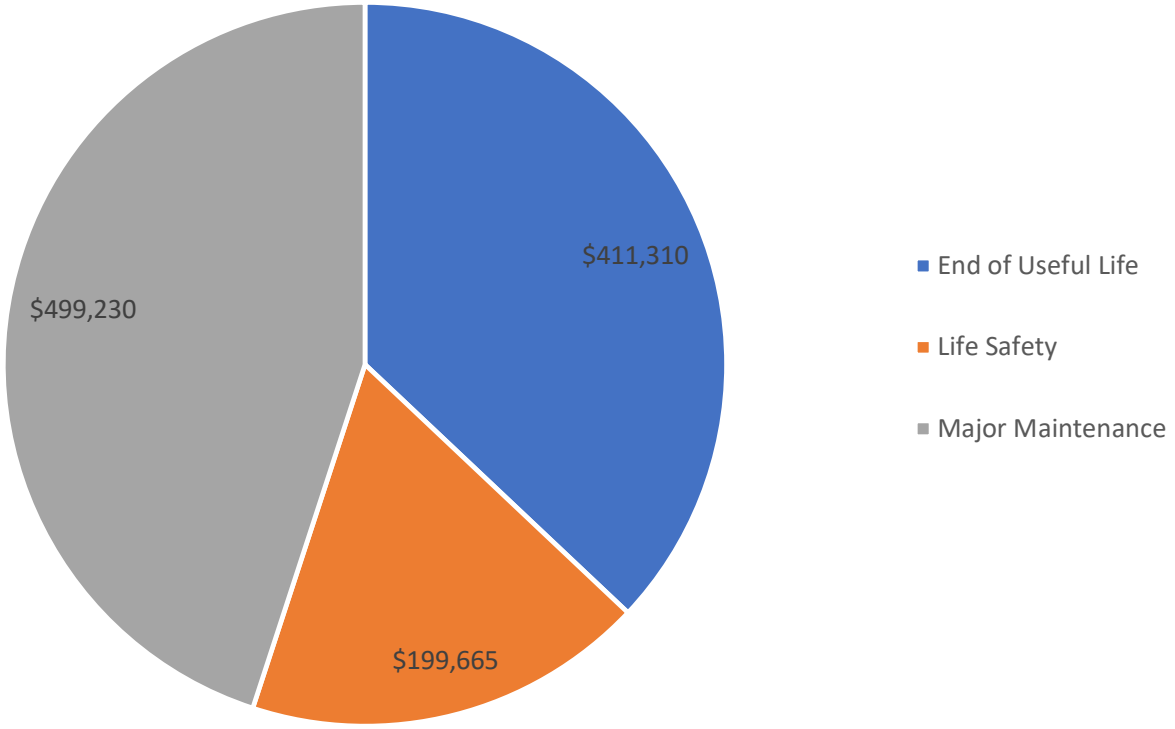
+ Grind and overlay approximately 3,000 square yards of asphalt pavement (2-inch depth) and apply new pavement markings.
+ Install approximately 600 square yards of asphalt pavement in the visitor parking area, including curb, pavement markings, traffic, signage, and code-required storm drainage improvements.
+ Install an accessible path from the building main entrance to the southwest corner of the NW Finn Hill Road and Olhava Way NW intersection. This is expected to include approximately 300 feet of sidewalk, a driveway entrance, and chain link fence improvements.
+ Replace approximately 70 feet of chain link fence along the south end of the site.

POTENTIAL SCOPES AND COSTS

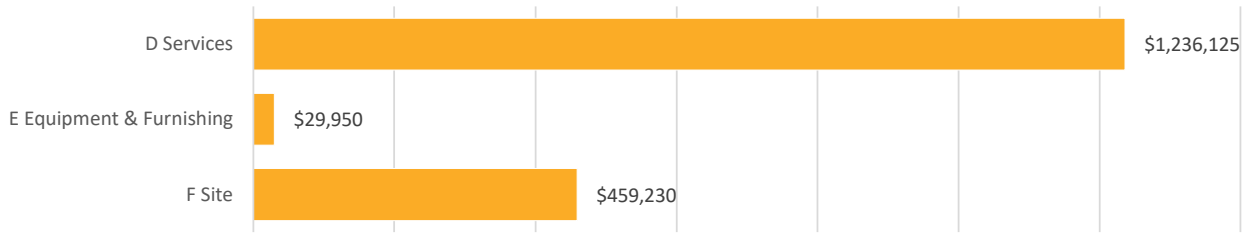
POTENTIAL SCOPES

+ New shop generator
+ Replace water heaters and circulation pumps
+ Add BAS
+ Add electric heat pump for offices
+ Improve anchorage of walls to roof
+ ADA path from road to building
+ Grind and overlay parking lot, pave visitor parking
+ Replace chainlink fencing

IMPROVEMENT COSTS BY CATEGORY



IMPROVEMENT COSTS BY TYPE



POTENTIAL SCOPES AND COSTS

Maintenance & Operations Building Improvements	Estimated Budgets (11/1/2024 Dollars)
D Services	**$ 1,236,125**
Facilities/Shop Generator	$ 159,732
Replace water heaters and circulation pumps	$ 44,619
Add BAS	$ 198,307
Add electric heat pump system for offices	$ 449,246
Improve anchorage of roof to masonry walls, add shear walls	$ 384,220
E Equipment & Furnishing	**$ 29,950**
Hazardous materials storage	$ 29,950
Building Total	**$ 1,266,075**
F Site	**$ 459,230**
ADA path from road to building	$ 79,866
Grind and overlay parking lot asphalt	$ 159,732
Replace chainlink fence	$ 19,967
Pave visitor parking area	$ 199,665
Site Total	**$ 459,230**

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TRANSPORTATION CENTER

NKSD FACILITIES ASSESSMENT REPORT

5.3

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EXECUTIVE SUMMARY

The facility generally aligns with current standards and serves its intended purpose well. The work needed on this facility are typical of a facility this age and include a mix of deferred maintenance and replacement of systems that are approaching the end of their useful lives.

The mechanical systems are operational but aging. The office and lounge areas are heated and cooled by propane-fired heat pumps, while service bays use propane and oil-fired heaters. Plumbing fixtures and water heaters are original, with the water heaters nearing the end of their service life. The fire sprinkler system is functional, but the obsolete IBEX building automation system needs replacement.

Site issues include gravel parking at the Parent Assisted Learning (PAL) building and deteriorating asphalt in the bus parking lot, with cracks and pooling water.

BUILDING DATA

ADDRESS	26000 NE Siyaya Avenue Kingston, WA 98346
CONSTRUCTION DATES	1958 - Original construction
SITE AREA	62.37 Acres (co-located with Kingston HS) 14.27 Acres (Kitsap Co Parks)



15,051
SQUARE FEET
TOTAL AREA



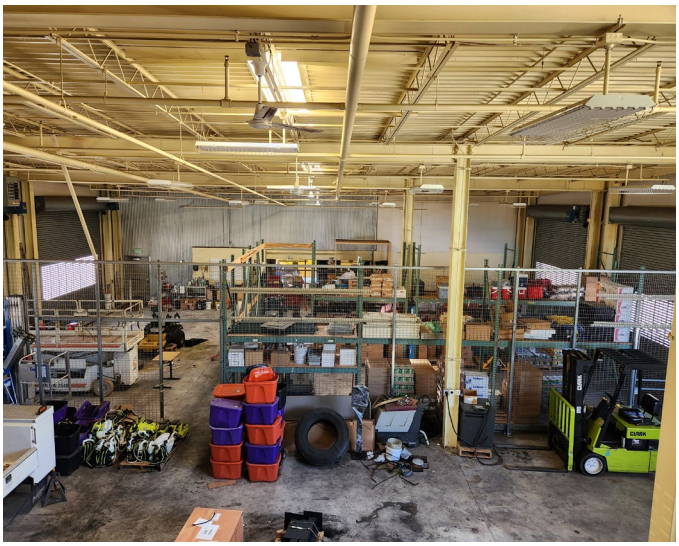
19,041
ROOF
TOTAL AREA



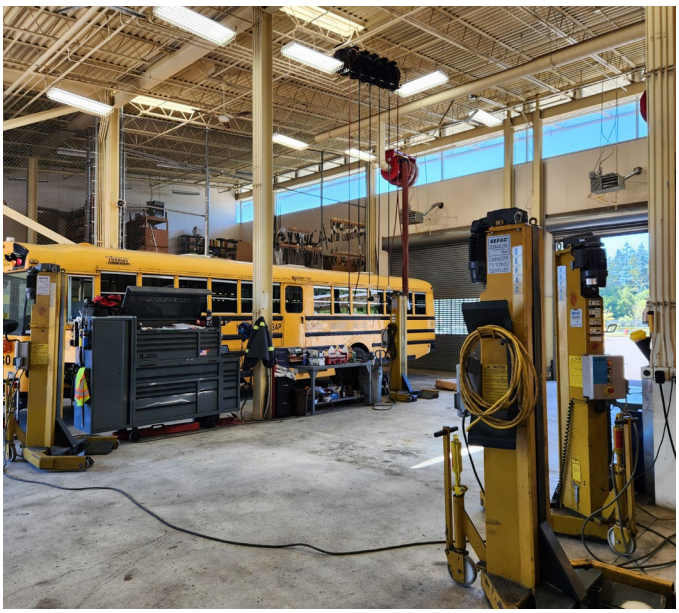
19,191
EXTERIOR SKIN
TOTAL AREA



4,660
GLAZING/DOOR
TOTAL AREA







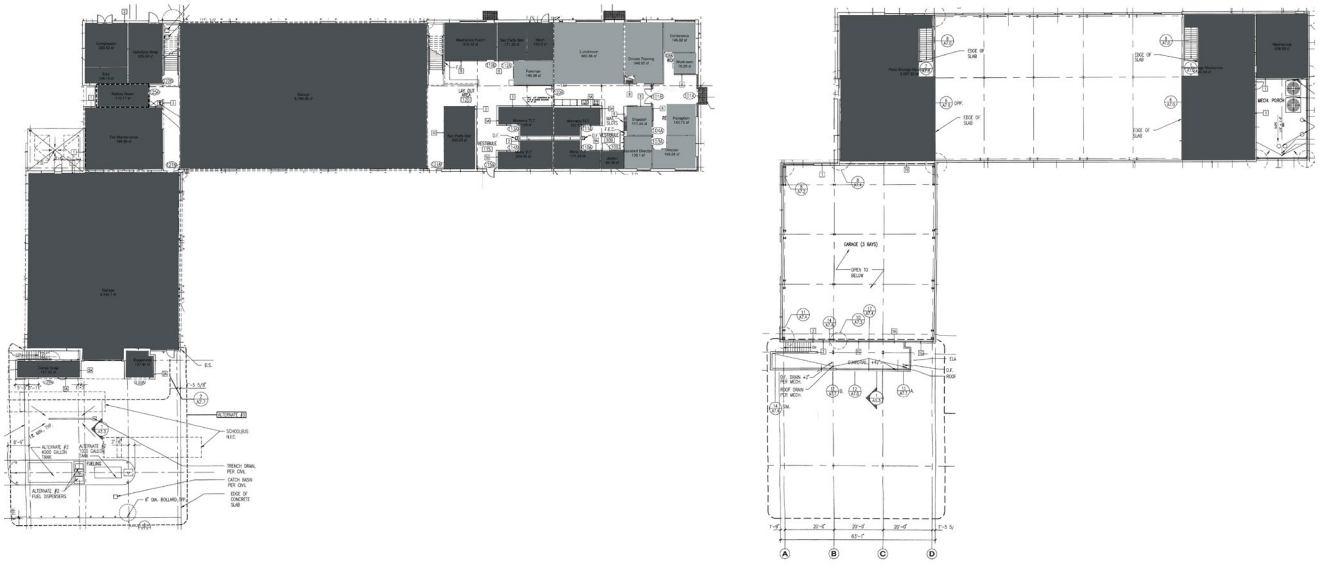




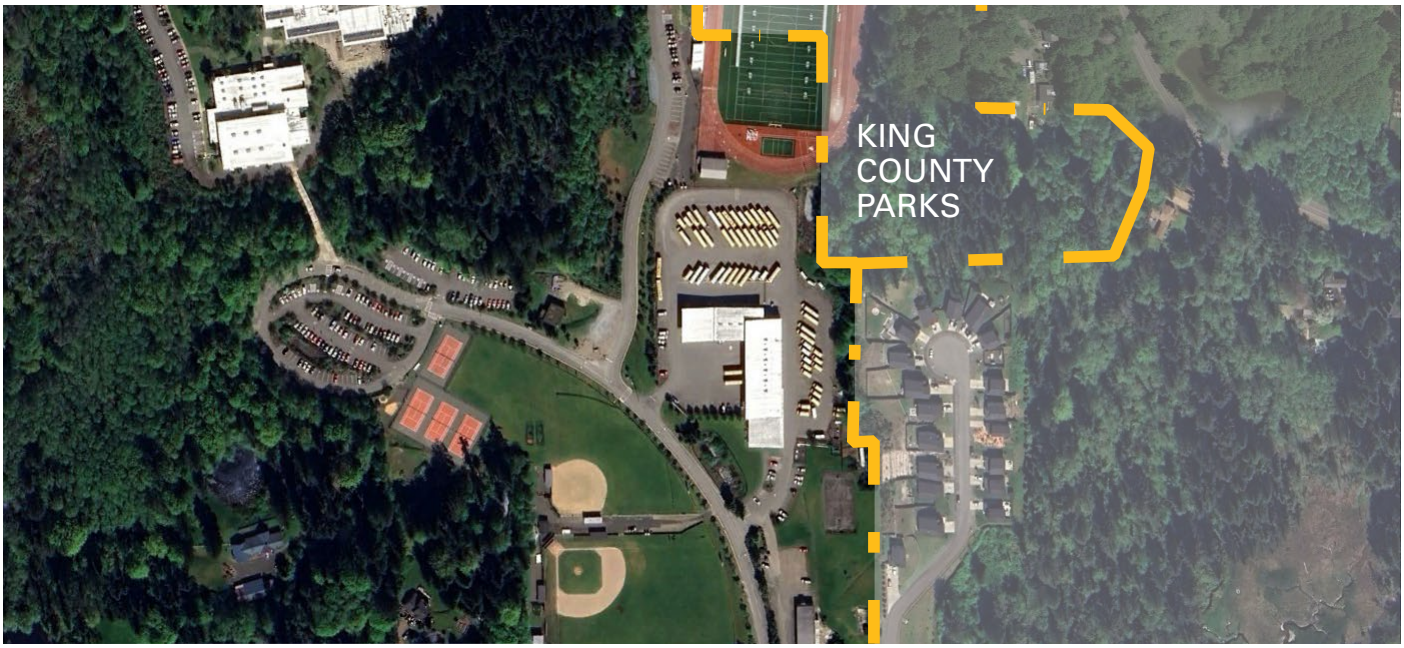


Clockwise from top left: Maintenance area; Front office; Administration; Maintenance office; Lockers; Bus bay.

BUILDING PROGRAM



LEARNING
LEARNING COMMONS
RESOURCE / LIBRARY
ATHLETICS
ADMINISTRATION
CTE
LEARNING SUPPORT
ART / MUSIC
COMMONS
BUILDING SUPPORT



PROGRAM AREAS

NORTH KITSAP SCHOOL DISTRICT TRANSPORTATION FACILITY (2023-2024)				
	SPACE NAME	SQUARE FOOT	QTY	NOTES
1.0	ADMINISTRATION / SERVICES			
	Foreman	147	1	
	Lunchroom	683	1	
	Drivers Training	347	1	
	Conference	147	1	
	Workroom	70	1	
	Dispatch	111	1	
	Assistant Director	138	1	
	Reception	144	1	
	Director	188	1	
TOTALS		1975	9	
2.0	INSTRUCTIONAL CORE			
TOTALS		0	0	
3.0	SPECIALTY/ CTE			
TOTALS		0	0	
4.0	SPED			
TOTALS		0	0	
5.0	STUDENT DINING			
TOTALS		0	0	
6.0	LIBRARY / MEDIA RESOURCES			
TOTALS		0	0	
7.0	SPECIALITY			
TOTALS		0	0	
8.0	ATHLETICS			
TOTALS		0	0	
9.0	OUTDOOR PLAY*			
TOTALS		0	0	* NOT INCLUDED IN NET/GROSS SQFT
10.0	MAINTENANCE / CUSTODIAL			
	Compressor	290	1	
	Elec	106	1	
	Upholstry Shop	325	1	
	Battery Room	172	1	
	Tire Maintenance	765	1	
	Garage	5,796	1	
	Mechanics Room	310	1	
	Sec Parts Stor	171	1	
	Mech	151	1	
	Sec Parts Stor	303	1	
	Janitor	63	1	
	Parts Storage Mezzanine	2087	1	
	Parts Storage Mezzanine	1591	1	
	Mechanical	529	1	
	Garage	4342	1	
	Comp/Soap	158	1	
	Equipment	107	1	
TOTALS		17266	10	

11.0	RESTROOM			
	Womens TLT	212		
	Mens TLT	205		
	Womens TLT	168		
	Mens TLT	171		
TOTALS		756	0	

	SQFT	Total Spaces
TOTAL NET SQ FT	19997	19
TOTAL GROSS SQ FT	19997	

ARCHITECTURAL SUMMARY

EXISTING CONDITIONS

ENVELOPE

The exterior cladding is a mix of CMU and metal panel and appear to be in good condition but in need of a fresh coat of paint. The windows are aluminum and also appear to be in good condition. The roof is a single ply membrane which is nearing the end of its useful life and likely due for replacement in the next five years.

RECOMMENDATIONS

Clean and repaint the exterior metal wall panels including the exposed metal deck at the soffits and the wash bay.

EXISTING CONDITIONS

INTERIOR FINISHES

The interior is made of durable materials and appears to be in good condition.

RECOMMENDATIONS

No major work recommended.

STRUCTURAL SUMMARY

Original Year Built: 1996

Previous Seismic Strengthening: None apparent

SYSTEM DESCRIPTION

ROOF

Metal deck, open-web steel joists, steel beams

FLOORS

Mezzanine: Concrete/metal deck, steel beams

At-Grade: Concrete Slab on Grade

GRAVITY SYSTEM

Steel columns, masonry bearing walls

EXTERIOR STRUCTURE

Masonry walls, metal stud infill walls

FOUNDATIONS

Conventional spread and continuous concrete footings

LATERAL SYSTEM

Masonry shear walls, steel braced frames

0BSERVATIONS / COMMENTS

The building was constructed under the 1994 Uniform Building Code, which is not considered a benchmarked code under ASCE 41-17 Seismic Evaluation and Retrofit of Existing Buildings. However, due to the layout of the facility, most details and capacities likely conform to the intent of current building codes.

RECOMMENDATIONS

Considering the previous comments, the following is recommended:

+ Review the connection capacity of the steel brace frames, and the connection of the masonry wall to the roof diaphragm, to confirm adequate capacity.
+ At a minimum, consider improving the following:
+ Anchorage of the roof to the masonry walls.

MECHANICAL SUMMARY

EXISTING SYSTEM CONDITIONS / OBSERVATIONS

HVAC

Heating and cooling for the front office and mechanic's lounge portion of the building is provided by propane fired split system air-to-air heat pump units in mechanical spaces. Ventilation air is provided to the indoor units from outside air louvers serving the units and each unit is provided with a dedicated return/relief fan.

Heating for the remaining areas of the building is provided by individual propane fired Reznor unit heaters located in the service bays and storage areas, the storage bay units are linked to door switches. There is an additional large oil burning Reznor unit heater located in the main service area. Ceiling fans, compressed air, and vehicular exhaust systems are provided for each service bay.

PLUMBING

Plumbing fixtures generally appear to be original to the building construction. Fixtures appeared to be in acceptable operating condition at all locations.

Domestic water piping located within mechanical rooms was the only piping observed within the building and much of it was covered by insulation. It appears most of the domestic water piping is copper and original to the building's construction.

The propane fired storage type domestic water heaters serving the buildings are at the end of their recommended service life.

Compressed air system serving vehicle bay tooling appears to be in acceptable condition.

FIRE PROTECTION

The facility has complete fire sprinkler system coverage. System appeared to be in acceptable working condition.

CONTROLS

Building automation system is Alerton Compass with IBEX which is now obsolete with replacement parts no longer available. Maintenance requests that ceiling fans in maintenance bays be adjustable for speed.

RECOMMENDATIONS

+ Replace domestic water heaters and circulation pumps.
+ Replace IBEX controls.
+ 12 months of utility billing data for each facility to verify status of compliance with new clean building act legislation (HB 1257).
+ Install adjustable speed fans in maintenance bays.

ELECTRICAL SUMMARY

EXISTING SYSTEM CONDITIONS

ELECTRICAL

The electrical distribution system was installed in 1997. The switchboards are getting to the age where replacement parts may become unavailable.

The general-purpose electrical power is in average condition.

LIGHTING

The lighting fixtures are fluorescent and installed in 1997. The current lighting and lighting controls do not meet the new energy standards.

The exit signs are old and in need of replacement. The battery back up egress lighting are not functioning.

FIRE ALARM

The fire alarm system does not meet current code requirements of being an addressable type system.

SECURITY/ACCESS CONTROL

The existing system is Sonitrol.

RECOMMENDATIONS

+ Have an arc assessment and short circuit current analysis completed for the electrical distribution system.
+ Consider replacement of the electrical switchboard and panelboards
+ Upgrade existing lighting to LED and lighting controls to include photocells for daylight sensing and vacancy/ occupancy sensors.
+ Consider upgrading the fire alarm system to addressable with voice.

CIVIL SUMMARY

EXISTING CONDITIONS

The site is located at 25901 Siyaya Ave NE, Kingston, WA 98346. The site is bordered to the north by Nike Park, to the west by Kingston High School, and to the east and south by residential development. Existing development includes two administrative buildings, and two warehouse/maintenance buildings. Existing site improvements include two parking lots, drive aisles, a bus loading/unloading zone, a parent loading/unloading zone, playgrounds, and play fields.

CHALLENGES AND ISSUES

The following challenges and issues were observed:

+ A portion of parking at the Parent Assisted Learning (PAL) building, south of the bus parking and staging lot, is gravel.
+ Asphalt pavement in the bus parking and staging lot exhibits pooling, longitudinal cracking, and vegetation growing through cracks.
+ Pavement markings throughout the bus parking and staging lot are faded.

RECOMMENDATIONS

We recommend the potential improvements listed below, as a way of addressing the challenges and issues identified above.

+ Install approximately 700 square yards of asphalt pavement on the PAL building parking lot, including pavement markings, signage, and code-required storm drainage improvements.
+ Grind and overlay approximately 300 square yards of asphalt pavement on the bus parking and staging lot area (2-inch depth) including pavement markings, to improve drive surface.
+ Apply approximately 80,000 square feet of seal coat to the bus parking and staging lot and provide new pavement markings.

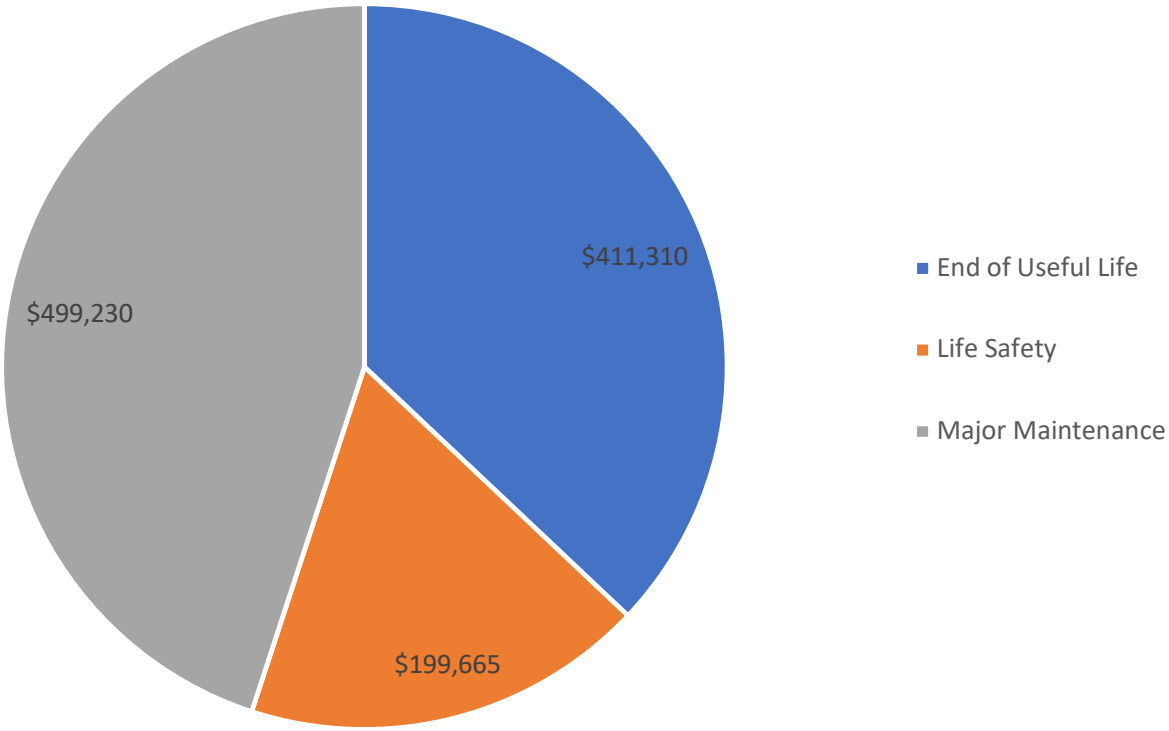
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POTENTIAL SCOPES AND COSTS

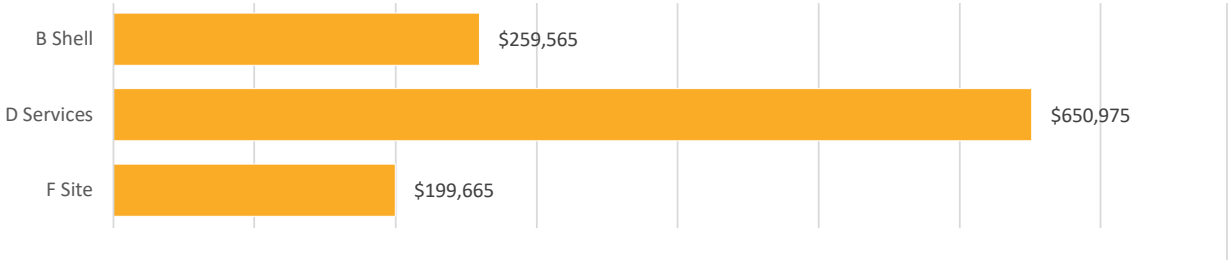
POTENTIAL SCOPES

+ Repaint eaves and washbay
+ New bus lift/hoist
+ Replace HVAC controls
+ Replace water heaters and circulation pumps
+ Improve anchorage of roof to walls
+ Pave gravel parking lot
+ Grind and overlay bus parking lot

IMPROVEMENT COSTS BY TYPE



IMPROVEMENT COSTS BY CATEGORY



POTENTIAL SCOPES AND COSTS

Transportation Building Improvements	Estimated Budgets (11/1/2024 Dollars)
B Shell	**$ 259,565**
Repaint eaves and washbay structure	$ 259,565
D Services	**$ 650,975**
Transportation - Bus Lift/Hoist	$ 40,000
Replace HVAC controls	$ 339,431
Replace water heaters and circulation pumps	$ 71,879
Improve anchorage of roof to masonry walls	$ 199,665
Building Total	**$ 910,539**
F Site	**$ 199,665**
Pave gravel parking area	$ 99,833
Grind and overlay asphalt in bus parking	$ 9,983
seal coat and new markings on bus parking area	$ 89,849
Site Total	**$ 199,665**

APPENDIX

NKSD FACILITES ASSESSMENT REPORT

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DAVID WOLFLE ELEMENTARY SCHOOL

EXISTING CONDITIONS PHOTOS





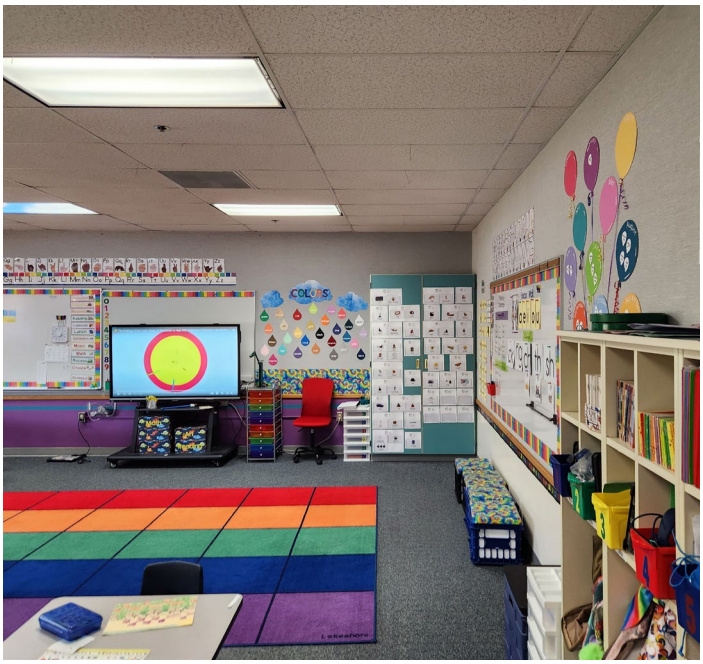











COLORS


T MINDS AT WORK
Must Do
May Do
READ


EXIT
School



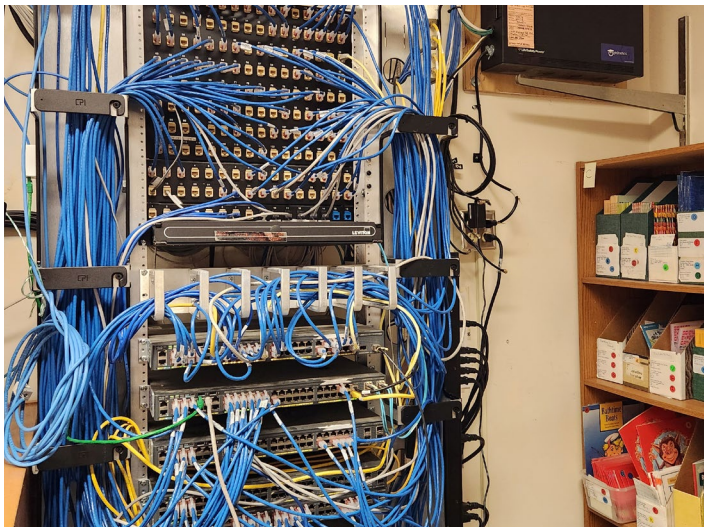

OUT
IN






SONITROL
VERIFIED ELECTRONIC SECURITY
SONITROL
ACCESS TO
AHU-4 AND 2


AHU #2



DAVID WOLFE ELEMENTARY SCHOOL

	Uniformat - Level 3	Subsystem	Main Building, Separate Building, Building Addition	Original Construction Date	System Upgrade Date	Condition Score	Deficiency	Solution	Notes
1a	A1010	Standard foundations	Main Building	1990	N/A	90	Minor cracking	Patch	report. As detailed and constructed, the steel tension strap lateral system is no longer code
2a	A1020	Special Foundations	Main Building			N/A			
3a	A1030	Slab on Grade	Main Building	1990	N/A	90	Minor cracking	Patch	Minor cracks visible
4a	A2020	Basement Walls	Main Building	N/A					
1a	B1010	Floor Construction	Main Building	1990	N/A	90	Minor cracking	Patch	Building structure requires further study per PCS 2024-05-21 report
2a	B1020	Roof Construction	Main Building	1990	N/A	62	N/A	N/A	Building structure requires further study per PCS 2024-05-21 report
3a	B2010	Exterior Closure & Walls	Main Building	1990	N/A	90	Minor cracking	Patch	Exterior CMU wall minor cracks visible
4a	B2020	Exterior Windows	Main Building	1990	N/A	62	Finish fading	Refinish	Ext alum windows worn and finish fading
5a	B2030	Exterior Doors	Main Building	1990	N/A	62	Finish fading	Refinish	Ext door/frame surfaces worn, finish fading scratches visible
6a	B3010	Roof Coverings	Main Building	1990	2007	62	Roof shingles worn	Replace	Main building roof shingle show signs of worn & aging
8a	B3030	Roof Projections	Main Building	1990	2007	62	Roof shingles worn	Replace	Main building roof shingle show signs of worn & aging
1a	C1010	Partitions	Main Building	1990	N/A	90	Surface worn out	Refinish/repair	Partition surface worn, damaged, finish fading
2a	C1020	Interior Doors	Main Building	1990	N/A	62	Interior door/frame surface worn	Refinish	Interior door/frame surfaces worn, scratches visible
3a	C1030	Interior Fittings	Main Building	1990	N/A	90	Surface worn out	Refinish	Surface worn and finish fading
4a	C2010	Stair Construction	Main Building	1990	N/A	90	Surface worn out	Repair/refinish/	Stair surface worn and finish fading
5a	C2020	Stair Finishes	Main Building	1990	N/A	62	Surface worn out	Refinish	Surface worn and finish fading
6a	C3010	Wall Finishes	Main Building	1990	N/A	62	Surface worn out	Refinish/replace	Surface worn and finish fading
7a	C3020	Floor Finishes	Main Building	1990	N/A	62	Surface worn out	Refinish/replace	Surface worn, scratches, finish fading
8a	C3030	Ceiling Finishes	Main Building	1990	N/A	62	Surface worn out	Refinish/replace	Surface worn, scratches, finish fading
1a	D1010	Elevators and Lifts	Main Building	N/A					
2a	D1090	Other Conveying Systems	Main Building	N/A					
3a	D2010	Plumbing Fixtures	Main Building	1990	N/A	62	Old fixtures	Repair / replace	Old fixtures
4a	D2020	Domestic Water Distribution	Main Building	1990	N/A	62	Old system and piping	Repair / replace	Old system and piping
5a	D2030	Sanitary Waste	Main Building	1990	N/A	62	Old system and piping	Repair / replace	Old system and piping
6a	D2040	Rain Water Drainage	Main Building	1990	N/A	62	Old system and piping	Repair / replace	Old system and piping
7a	D2090	Other Plumbing Systems	Main Building	N/A					
8a	D3010	Energy Supply	Main Building	N/A					
9a	D3020	Heat Generating Systems	Main Building	1990	N/A	90	Old system and piping	Repair / replace	
10a	D3030	Cooling Generating Systems	Main Building	1990	N/A	90	Old system and piping	Repair / replace	
11a	D3040	HVAC Distribution Systems	Main Building	1990	N/A	90	Old system and piping	Repair / replace	
12a	D3050	Terminal & Package Units	Main Building	1990	N/A	90	Old system and piping	Repair / replace	
13a	D3060	Controls & Instrumentation	Main Building	1990	N/A	90	Old system and piping	Repair / replace	
14a	D3090	Other HVAC Systems	Main Building	N/A					
15a	D4010	Sprinklers	Main Building	1990	N/A	62	Old system and piping	Repair / replace	Old system and piping
16a	D4020	Standpipes	Main Building	1990	N/A	62	Old system and piping	Repair / replace	Old system and piping
17a	D4030	Fire Protection Specialties	Main Building	1990	N/A	62	Signs of age	Repair / replace	Fire extinguisher with annual inspection
18a	D4090	Other Fire Protection Systems	Main Building	N/A					
19a	D5010	Electrical Service and Distribution	Main Building	1990	N/A	62	Old elec system	Repair / replace	Old elec system
20a	D5020	Lighting and Branch Wiring	Main Building	1990	N/A	62	Old elec lighting syst	Repair / replace	Old elec lighting system
21a	D5030	Communication and Security	Main Building	1990	N/A	62	Old comm system	Repair / replace	Old comm system
22a	D5090	Other Electrical Systems	Main Building	N/A					
1a	E1010	Commercial Equipment	Main Building	1990	N/A	90	Components worn	Refinish/repair	Components worn, showing age, finish fading
2a	E1020	Institutional Equipment	Main Building	1990	N/A	90	Components worn	Refinish/repair	
3a	E1030	Vehicular Equipment	Main Building	1990	N/A	62	Components worn	Refinish/repair	Loading dock was too high, truck area was too small for truck to turn & back in for loading/unloading
4a	E1090	Other equipment	Main Building	1990	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
5a	E2010	Fixed Furnishings	Main Building	1990	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
1a	F1010	Special Structures	Main Building	N/A					
2a	F1020	Integrated Construction	Main Building	N/A					
3a	F1030	Special Construction Systems	Main Building	N/A					
4a	F1040	Special Facilitates	Main Building	N/A					
1a	G2010	Roadways	Main Building	1990	N/A	90	Minor cracking	Patch	Minor cracks visible

2a	G2020	Parking Lots	Main Building	1990	N/A	90	Minor cracking	Patch	Minor cracks visible
3a	G2030	Pedestrian Paving	Main Building	1990	N/A	90	Minor cracking	Patch	Minor cracks visible
4a	G2040	Site Development	Main Building	1990	N/A	90	Components worn	Refinish/repair	
5a	G2050	Landscaping	Main Building	1990	N/A	90	Components worn	Refinish/repair	
6a	G3010	Water & Water Supply	Main Building	1990	N/A	62	Old piping	Repair / replace	Old piping
7a	G3020	Sanitary Sewer	Main Building	1990	N/A	62	Old piping	Repair / replace	Old piping
8a	G3030	Storm Sewer & Storm Drainage	Main Building	1990	N/A	62	Old piping	Repair / replace	Old piping
9a	G3040	Heating Distribution	Main Building	N/A					
10a	G3050	Cooling Distribution	Main Building	N/A					
11a	G3060	Fuel Distribution& Gas Service	Main Building	N/A					
12a	G3090	Other Site Mechanical Utilities	Main Building	N/A					
13a	G4010	Electrical Distribution	Main Building	1990	N/A	62	Old equipment	Repair / replace	Old equipment
14a	G4020	Site Lighting	Main Building	1990	N/A	62	Old light system	Repair / replace	Old light fixtures / system
15a	G4030	Site Communications and Security	Main Building	1990	N/A	62	Old equipment	Repair / replace	Old equipment
16a	G4090	Other Site Electrical Utilities	Main Building	N/A					
17a	G9010	Service and Pedestrian Tunnels	Main Building	N/A					
18a	G9090	Other Site Systems and Equipment	Main Building	N/A					

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HILDER PEARSON ELEMENTARY SCHOOL

EXISTING CONDITIONS PHOTOS


























wessels
company
CP-2


evapco
DANGER


GAS VENT







HILDER PEASON ELEMENTARY SCHOOL

	Uniformat - Level 3	Subsystem	Main Building, Separate Building, Building Addition	Original Construciton Date	System Upgrade Date	Conditon Score	Deficiency	Solution	Notes
1a	A1010	Standard foundations	Upper building	1961/1968	2003	90	N/A	N/A	adding plywood shear walls and improving the out of plane support of the masonry
1b			Lower building	1951/1953/1961	2003	90	N/A	N/A	
2a	A1020	Special Foundations	Upper building	N/A					
2b			Lower building	N/A					
3a	A1030	Slab on Grade	Upper building	1961/1968	2003	62	signs of age and cracks	Repair cracks	
3b			Lower building	1951/1953/1961	2003	62	signs of age and cracks	Repair cracks	Floor slabs show minor cracks
4a	A2020	Basement Walls	Upper building	N/A					
4b			Lower building	N/A					
1a	B1010	Floor Construction	Upper building	1961/1968	2003	62	signs of age and cracks	Repair cracks	Concrete/tile/carpet/resilient flooring cracks
1b			Lower building	1951/1953/1961	2003	62	signs of age and cracks	Repair cracks	Concrete/tile/carpet/resilient flooring cracks
2a	B1020	Roof Construction	Upper building	1961/1968	2003	62	signs of age and tear	Repair/refinish	Roof glumlam beams show sign of tear and worn
2b			Lower building	1951/1953/1961	2003	62	signs of age and worn	Repair/refinish	Roof glumlam beams show sign of tear and worn
3a	B2010	Exterior Closure & Walls	Upper building	1961/1968	2003	62	signs of age and tear	Repair walls & reseal joints	Brick veneer/ plywood siding above windows sealant failing
3b			Lower building	1951/1953/1961	2003	62	Cracks & stains	Repair walls & reseal joints	Brick/CMU/Concrete/Stucco/T-111 wood siding, alum window head,jamb & sill sealant joint failing
4a	B2020	Exterior Windows	Upper building	1961/1968	2003	62	signs of age and worn	Repair/replace	Alum windows show signs of age and worn
4b			Lower building	1951/1953/1961	2003	62	signs of age and worn	Reseal joint	Alum window head, jamb & sill, sealant joint failing
5a	B2030	Exterior Doors	Upper building	1961/1968	2003	62	signs of age and tear	Repair/refinish	Hollow metal doors show signs of age and worn
5b			Lower building	1951/1953/1961	2003	62	signs of age and tear	Repair/refinish	Hollow metal doors show signs of age and worn
6a	B3010	Roof Coverings	Upper building	1961/1968	2003	30	signs of age and worn	Replace roof	Membrane roofs show sign of reaching it's useful life, Moss on the roof, Downspout leaking
6b			Lower building	1951/1953/1961	2003	30	blisters at membrane roofs	Replace roof	Membrane roofs show sign of reaching it's useful life, Moss on the roof, Downspout leaking
7a	B3020	Roof Openings	Upper building	1961/1968	2003	30	signs of age and worn	Replace roof	Membrane roofs show sign of reaching it's useful life
7b			Lower building	1951/1953/1961	2003	30	signs of age and worn	Replace roof	Membrane roofs show sign of reaching it's useful life, Moss on the roof, Downspout leaking
8a	B3030	Roof Projections	Upper building	1961/1968	2003	62	signs of age and worn	Replace roof	Roof overhang glum beams & soffit show age and worn, missing sealant at penetration
8b			Lower building	1951/1953/1961	2003	30	blisters at membrane roofs	Replace roof	Ponding water at membrane roof over covered walkway between two buildings
1a	C1010	Partitions	Upper building	1961/1968	2003	62	signs of age and worn	Repair/refinish	Worn due to buiilding age
1b			Lower building	1951/1953/1961	2003	62	signs of age and worn	Repair/refinish	Worn due to buiilding age
2a	C1020	Interior Doors	Upper building	1961/1968	2003	62	signs of age and worn	Repair/refinish	Worn due to buiilding age
2b			Lower building	1951/1953/1961	2003	62	signs of age and worn	Repair/refinish	Worn due to buiilding age
3a	C1030	Interior Fittings	Upper building	1961/1968	2003	62	signs of age and worn	Repair/refinish	Worn due to buiilding age
3b			Lower building	1951/1953/1961	2003	62	signs of age and worn	Repair/refinish	Worn due to buiilding age with pipes/conduits exposed
4a	C2010	Stair Construction	Upper building	1961/1968	2003	62	signs of age and worn	Repair/refinish	Worn due to buiilding age
4b			Lower building	1951/1953/1961	2003	62	signs of age and worn	Repair/refinish	Worn due to buiilding age
5a	C2020	Stair Finishes	Upper building	1961/1968	2003	62	signs of age and worn	Repair/refinish	Worn due to buiilding age
5b			Lower building	1951/1953/1961	2003	62	signs of age and worn	Repair/refinish	Worn due to buiilding age
6a	C3010	Wall Finishes	Upper building	1961/1968	2003	62	signs of age and worn	Repair/refinish	Worn due to buiilding age with cables/conduits exposed
6b			Lower building	1951/1953/1961	2003	62	signs of age and worn	Repair/refinish	Worn due to buiilding age with cables/conduits exposed
7a	C3020	Floor Finishes	Upper building	1961/1968	2003	62	signs of age and worn	Repair/refinish	Worn due to buiilding age
7b			Lower building	1951/1953/1961	2003	62	signs of age and worn	Repair/refinish	Worn due to buiilding age
8a	C3030	Ceiling Finishes	Upper building	1961/1968	2003	62	signs of age and worn	Repair/refinish	Worn due to buiilding age with pipes/conduits exposed
8b			Lower building	1951/1953/1961	2003	62	signs of age and worn	Repair/refinish	Worn due to buiilding age, unsightly low ceiling cramped w/ exposed pipes/conduits for addition and repairs
1a	D1010	Elevators and Lifts	Upper building	N/A					
1b			Lower building	N/A					
2a	C1090	Other Conveying Systems	Upper building	N/A					
2b			Lower building	N/A					
3a	D2010	Plumbing Fixtures	Upper building	1961/1968	2003	62	Old fixtures	Repair / replace	Old fixtures
3b			Lower building	1951/1953/1961	2003	62	Old fixtures	Repair / replace	Old fixtures
4a	D2020	Domestic Water Distribution	Upper building	1961/1968	2003	62	Old system and piping	Repair / replace	Old system and piping
4b			Lower building	1951/1953/1961	2003	62	Old system and piping	Repair / replace	Old system and piping
5a	D2030	Sanitary Waste	Upper building	1961/1968	2003	62	Old system and piping	Repair / replace	Old system and piping
5b			Lower building	1951/1953/1961	2003	62	Old system and piping	Repair / replace	Old system and piping
6a	D2040	Rain Water Drainage	Upper building	1961/1968	2003	62	Old system and piping	Repair / replace	Old system and piping
7b			Lower building	1951/1953/1961	2003	30	Old system and piping	Repair / replace	Old system and piping, joint leak
8a	D2090	Other Plumbing Systems	Upper building	1961/1968	2003	62	Old system and piping	Repair / replace	Old system and piping
8b			Lower building	1951/1953/1961	2003	62	Old system and piping	Repair / replace	Old system and piping

9a	D3010	Energy Supply	Upper building	1961/1968	2003	62	Old system and piping	Repair / replace	Old system and piping
9b			Lower building	1951/1953/1961	2003	62	Old system and piping	Repair / replace	Old system and piping
10a	D3020	Heat Generating Systems	Upper building	1961/1968	2003	62	Old system and piping	Repair / replace	Old system and piping
10b			Lower building	1951/1953/1961	2003	30	Old system and piping	Repair / replace	Old system and piping
11a	D3030	Cooling Generating Systems	Upper building	1961/1968	2003	62	Old system and piping	Repair / replace	Old system and piping
11b			Lower building	1951/1953/1961	2003	62	Old system and piping	Repair / replace	Old system and piping
12a	D3040	HVAC Distribution Systems	Upper building	1961/1968	2003	62	Old system and piping	Repair / replace	Old system and piping
12b			Lower building	1951/1953/1961	2003	62	Old system and piping	Repair / replace	Old system and piping
13a	D3050	Terminal & Package Units	Upper building	1961/1968	2003	62	Old system and piping	Repair / replace	Old system and piping
13b			Lower building	1951/1953/1961	2003	62	Old system and piping	Repair / replace	Old system and piping
14a	D3060	Controls & Instrumentation	Upper building	1961/1968	2003	62	Old system and piping	Repair / replace	Old system and piping
14b			Lower building	1951/1953/1961	2003	62	Old system and piping	Repair / replace	Old system and piping
15a	D3090	Other HVAC Systems	Upper building	N/A					
15b			Lower building	N/A					
16a	D4010	Sprinklers	Upper building	1961/1968	2003	62	Old system and piping	Repair / replace	Old system and piping
16b			Lower building	1951/1953/1961	2003	62	Old system and piping	Repair / replace	Old system and piping
17a	D4020	Standpipes	Upper building	1961/1968	2003	62	Old system and piping	Repair / replace	Old system and piping
17b			Lower building	1951/1953/1961	2003	62	Old system and piping	Repair / replace	Old system and piping
18a	D4030	Fire Protection Specialties	Upper building	1961/1968	2003	62	signs of age and worn	Repair / replace	Fire extinguisher with annual inspection
18b			Lower building	1951/1953/1961	2003	62	signs of age and worn	Repair / replace	Fire extinguisher with annual inspection
19a	D4090	Other Fire Protection Systems	Upper building	N/A					
19b			Lower building	N/A					
20a	D5010	Electrical Service and Distribution	Upper building	1961/1968	2003	62	Old elec system	Repair / replace	Old elec system
20b			Lower building	1951/1953/1961	2003	62	Old elec system	Repair / replace	Old elec system
21a	D5020	Lighting and Branch Wiring	Upper building	1961/1968	2003	62	Old elec system	Repair / replace	Old elec system
21b			Lower building	1951/1953/1961	2003	62	Old elec system	Repair / replace	Old elec system
22a	D5030	Communication and Security	Upper building	1961/1968	2003	62	Old elec system	Repair / replace	Old elec system
22b			Lower building	1951/1953/1961	2003	62	Old elec system	Repair / replace	Old elec system
23a	D5090	Other Electrical Systems	Upper building	N/A					
23b			Lower building	N/A					
1a	E1010	Commercial Equipment	Upper building	1961/1968	2003	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
1b			Lower building	1951/1953/1961	2003	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
2a	E1020	Institutional Equipment	Upper building	1961/1968	2003	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
2b			Lower building	1951/1953/1961	2003	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
3a	E1030	Vehhicular Equipment	Upper building	N/A					No loading dock
3b			Lower building	N/A					No loading dock
4a	E1090	Other equipment	Upper building	1961/1968	2003	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
4b			Lower building	1951/1953/1961	2003	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
5a	E2010	Fixed Furnishings	Upper building	1961/1968	2003	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
5b			Lower building	1951/1953/1961	2003	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
6a	E2020	Moveable Equipment	Upper building	1961/1968	2003	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
6b			Lower building	1951/1953/1961	2003	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
1a	F1010	Special Structures	Upper building	N/A					
1b			Lower building	N/A					
2a	F1020	Integrated Construction	Upper building	N/A					
2b			Lower building	N/A					
3a	F1030	Special Construction Systems	Upper building	N/A					
3b			Lower building	N/A					
4a	F1040	Special Faciltites	Upper building	N/A					
4b			Lower building	N/A					
1a	G2010	Roadways	Upper building	1961/1968	2003	62	paving cracks, rough edge	Repair/replace	Old pavements worn
1b			Lower building	1951/1953/1961	2003	62	paving cracks, rough edge	Repair/replace	Old pavements worn
2a	G2020	Parking Lots	Upper building	1961/1968	2003	62	paving cracks, rough edge	Repair/replace	Old pavements worn
2b			Lower building	1951/1953/1961	2003	62	paving cracks, rough edge	Repair/replace	Old pavements worn
3a	G2030	Pedestrian Paving	Upper building	1961/1968	2003	62	paving cracks, rough edge	Repair/replace	No clear pedestrian ADA accessible routes for in and out of school
3b			Lower building	1951/1953/1961	2003	62	paving cracks, rough edge	Repair/replace	No clear pedestrian ADA accessible routes for in and out of school
4a	G2040	Site Development	Upper building	1961/1968	2003	62	bus site circulation not well defined	Repair/replace	No clear ADA accessible routes to travel from lower builidng to upper building
4b			Lower building	1951/1953/1961	2003	62	bus site circulation not well defined	Repair/replace	No clear ADA accessible routes to travel from lower builidng to upper building

5a	G2050	Landscaping	Upper building	1961/1968	2003	62	update and improvement	Repair/replace	Old landscap needs update and improvement
5b			Lower building	1951/1953/1961	2003	62	needs update and improvement	Repair/replace	Old landscap needs update and improvement
6a	G3010	Water & Water Supply	Upper building	1961/1968	2003	62	Old piping	Repair/replace	Old piping
6b			Lower building	1951/1953/1961	2003	62	Old piping	Repair/replace	Old piping
7a	G3020	Sanitary Sewer	Upper building	1961/1968	2003	62	Old piping	Repair/replace	Old piping
7b			Lower building	1951/1953/1961	2003	62	Old piping	Repair/replace	Old piping
8a	G3030	Storm Sewer & Storm Drainage	Upper building	1961/1968	2003	62	Old piping	Repair/replace	Old piping
8b			Lower building	1951/1953/1961	2003	62	Old piping	Repair/replace	Old piping
9a	G3040	Heating Distribution	Upper building	N/A					
9b			Lower building	N/A					
10a	G3050	Cooling Distribution	Upper building	N/A					
10b			Lower building	N/A					
11a	G3060	Fuel Distribution& Gas Service	Upper building	N/A					
11b			Lower building	N/A					
12a	G3090	Other Site Mechanical Utilities	Upper building	N/A					
12b			Lower building	1951/1953/1961	2003	62	Old system	Repair / replace	Old system
13a	G4010	Electrical Distribution	Upper building	1961/1968	2003	62	Old elec system	Repair / replace	Old elec system
13b			Lower building	1951/1953/1961	2003	62	Old elec system	Repair / replace	Old elec system
14a	G4020	Site Lighting	Upper building	1961/1968	2003	62	Old light system	Repair / replace	Old light fixtures / system
14b			Lower building	1951/1953/1961	2003	62	Old light system	Repair / replace	Old light fixtures / system
15a	G4030	Site Communications and Security	Upper building	1961/1968	2003	62	Old comm system	Repair / replace	Old comm system
15b			Lower building	1951/1953/1961	2003	62	Old comm system	Repair / replace	Old comm system
16a	G4090	Other Site Electrical Utilities	Upper building	N/A					
16b			Lower building	N/A					
17a	G9010	Service and Pedestrian Tunnels	Upper building	N/A					
17b			Lower building	N/A					
18a	G9090	Other Site Systems and Equipment	Upper building	N/A					
18b			Lower building	N/A					

POULSBO ELEMENTARY SCHOOL

EXISTING CONDITIONS PHOTOS














Information Station
CAUTION
SLIPPERY


THE ADVENTURE
BEGINS
HERE!





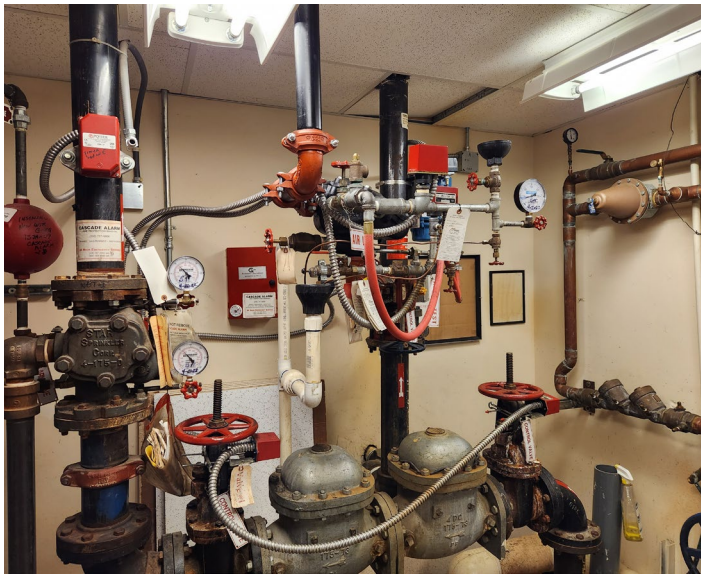





What Is a Bird?


CAN WASH






A.O. Smith


DANGER
EXPLOSIVES
KEEP OUT

POULSBO ELEMENTARY SCHOOL

	Uniformat - Level 3	Subsystem	Main Building, Separate Building, Building Addition	Original Construction date	System Upgrade Date	Condition Score	Deficiency	Solution	Notes
1a	A1010	Standard foundations	Main Building	1974	2003	90	Minor cracks	Patch	The building was seismically upgraded in 2003 by adding plywood shear walls and
2a	A1020	Special Foundations	Main Building	1974	2003	N/A			
3a	A1030	Slab on Grade	Main Building	1974	2003	90	Minor cracks	Patch	
4a	A2020	Basement Walls	N/A						
1a	B1010	Floor Construction	Main Building	1974	2003	90	Minor cracks	Patch	Concrete/tile/carpet/resilient flooring show minor cracks
2a	B1020	Roof Construction	Main Building	1974	2003	90	signs of age	Repair / refinish	
3a	B2010	Exterior Closure & Walls	Main Building	1974	2003	62	Siding joints failing	Repair/Replace	Ext fiber cement siding joints were failing & showing cracks
4a	B2020	Exterior Windows	Main Building	1974	2003	62	Single pane glazing	Replace	Some windows were glazed with single panel glass, not energy efficient
5a	B2030	Exterior Doors	Main Building	1974	2003	62	Scratches, finish fading	Refinish	Door trims joint was not installed properly
6a	B3010	Roof Coverings	Main Building	1974	2003	30	Roof blisters, ponding water,	Replace	Ponding water, debris on single -ply roof, membrane blisters, roof slope too shallow to drain
7a	B3020	Roof Openings	Main Building	1947	2003	62	Skylight discoloring	Replace	Skylight show sign of age / discoloring
8a	B3030	Roof Projections	Main Building	1947	2003	62	Roof blisters, ponding water,	Replace	Ponding water, debris on single -ply roof, membrane blisters, roof slope too shallow to drain
1a	C1010	Partitions	Main Building	1947	2003	62	signs of age and worn	Repair / refinish	Interior partitions show signs of scratches, tears, dents, holes
2a	C1020	Interior Doors	Mian Building	1947	2003	90	Scratches, finish fading	Refinish	Interior doors show signs of age,
3a	C1030	Interior Fittings	Main Building	1947	2003	62	signs of age and tear	Repair / refinish	Interior fittings show signs of scratches, tears, dents, holes
6a	C3010	Wall Finishes	Main Building	1947	2003	90	signs of age and tear	Repair / refinish	Interior wall finishes show signs of age, wear-and tear
7a	C3020	Floor Finishes	Main Building	1947	2003	90	signs of age and tear	Repair / refinish	Floor finishes show signs of age, wear and cracks
8a	C3030	Ceiling Finishes	Main Building	1947	2003	62	signs of age and tear	Repair / refinish	Ceiling finishes show signs of surface damage, caracks & stains
1a	D1010	Elevators and Lifts	N/A						
2a	D1090	Other Conveying Systems	N/A						
3a	D2010	Plumbing Fixtures	Main Building	1947	2003	62	Old fixtures	Repair / replace	Old fixtures
4a	D2020	Domestic Water Distribution	Main Building	1947	2003	62	Old system and piping	Repair / replace	Old system and piping
5a	D2030	Sanitary Waste	Main Building	1947	2003	62	Old system and piping	Repair / replace	Old system and piping
6a	D2040	Rain Water Drainage	Main Building	1947	2003	62	Old system and piping	Repair / replace	Old system and piping
7a	D2090	Other Plumbing Systems	Main Building	1947	2003	62	Old system and piping	Repair / replace	Old system and piping
8a	D3010	Energy Supply	Main Building	1947	2003	62	Old system and piping	Repair / replace	Old system and piping
9a	D3020	Heat Generating Systems	Main Building	1947	2003	62	Old system and piping	Repair / replace	Old system
10a	D3030	Cooling Generating Systems	Main Building	1947	2003	62	Old system and piping	Repair / replace	Old system
11a	D3040	HVAC Distribution Systems	Main Building	1947	2003	62	Old system and piping	Repair / replace	Old system
13a	D3060	Controls & Instrumentation	Main Building	1947	2003	62	Old system and piping	Repair / replace	Old system
14a	D3090	Other HVAC Systems	N/A						
15a	D4010	Sprinklers	Main Building	1947	2003	62	Old system and piping		Old system and piping
16a	D4020	Standpipes	Main Building	1947	2003	62	Old system and piping		Old system and piping
17a	D4030	Fire Protection Specialties	Main Building	1947	2003	62	Sign of age	Repair / replace	Fire extinguisher with annual inspection
18a	D4090	Other Fire Protection Systems	N/A						
19a	D5010	Electrical Service and Distribution	Main Building	1947	2003	62	Old elec system	Repair / replace	Old elec system
20a	D5020	Lighting and Branch Wiring	Main Building	1947	2003	90	Old elec system	Repair / replace	LED Upgrades Present
21a	D5030	Communication and Security	Main Building	1947	2003	62	Old comm system	Repair / replace	Old comm system
22a	D5090	Other Electrical Systems	Main Building	1947	2003	62	Old elec system	Repair / replace	Old elec system
1a	E1010	Commercial Equipment	Main Building	1947	2003	90	signs of age and tear	Repair / replace	
2a	E1020	Institutional Equipment	Main Building	1947	2003	90	signs of age and tear	Repair / replace	
3a	E1030	Vehicular Equipment	N/A						No loading dock
5a	E2010	Fixed Furnishings	Main Building	1947	2003	62	signs of age and tear	Repair / replace	Old equipment
1a	F1010	Special Structures	N/A						
2a	F1020	Integrated Construction	N/A						
3a	F1030	Special Construction Systems	N/A						
4a	F1040	Special Facilitates	N/A						
1a	G2010	Roadways	Main Building	1947	2003	90	paving cracks, rough edge		
2a	G2020	Parking Lots	Main Building	1947	2003	90	paving cracks, rough edge		
3a	G2030	Pedestrian Paving	Main Building	1947	2003	90	paving cracks, rough edge		
4a	G2040	Site Development	Main Building	1947	2003	90	Pedestrian / car/ bus site circulation		

5a	G2050	Landscaping	Main Building	1947	2003	90	old landscaping needs update and	Repair / replace	
6a	G3010	Water & Water Supply	Main Building	1947	2003	62	signs of age and worn	Repair / replace	Old piping
7a	G3020	Sanitary Sewer	Main Building	1947	2003	62	signs of age and worn	Repair / replace	Old piping
8a	G3030	Storm Sewer & Storm Drainage	Main Building	1947	2003	62	signs of age and worn	Repair / replace	Old piping
9a	G3040	Heating Distribution	N/A						
10a	G3050	Cooling Distribution	N/A						
11a	G3060	Fuel Distribution& Gas Service	N/A						
12a	G3090	Other Site Mechanical Utilities	N/A						
13a	G4010	Electrical Distribution	Main building	1947	2003	62		Repair / replace	
13a	G4020	Site Lighting	Main building	1947	2003	62	old fixtures	Repair / replace	Old light fixtures / system
14a	G4030	Site Communications and Security	Main building	1947	2003	62	old systems	Repair / replace	Old equipment
15a	G4090	Other Site Electrical Utilities	N/A						
16a	G9010	Service and Pedestrian Tunnels	N/A						
17a	G9090	Other Site Systems and Equipment	N/A						

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RICHARD GORDON ELEMENTARY SCHOOL

EXISTING CONDITIONS PHOTOS






















READ
EVERYBODY
READ








01005
DANGER
DANGER


ON
SIEMENS
DANGER
OFF
LA
TRANSFORMER T3




HPW-50MB

RICHARD GORDON ELEMENTARY SCHOOL

	Uniformat - Level 3	Subsystem	Main Building, Separate Building, Building Addition	Original Construction Date	System Upgrade Date	Condition Score	Deficiency	Solution	Notes
1a	A1010	Standard foundations	Main Building	1994	N/A	90	None	N/A	Building structure requires further study per PCS 2024-05-21 report
2a	A1020	Special Foundations	N/A						
3a	A1030	Slab on Grade	Main Building	1994	N/A	62	Cracks	Patch	Cracks on slab-on-grade visible
4a	A2020	Basement Walls	N/A						
1a	B1010	Floor Construction	Main Building	1994	N/A	90	Minor cracking	Patch	Minor cracks on slab-on-grade visible
2a	B1020	Roof Construction	Main Building	1994	N/A	90	Sign of age	Repair / refinish	Building structure requires further study per PCS 2024-05-21 report
3a	B2010	Exterior Closure & Walls	Main Building	1994	N/A	90	Minor cracking	Repair / refinish	Minor cracking on CMU walls, wood lap siding was aged & faded
4a	B2020	Exterior Windows	Main Building	1994	N/A	90	Weather seal missing	Reseal / replace	Existing windows not energy efficient, it appeared that windows were small, less natural light in classrooms
5a	B2030	Exterior Doors	Main Building	1994	N/A	62	Weather seal missing	Reseal / replace	Existing doors not energy efficient, weather seal & finish failing, staff reported insect / ant intrusion
6a	B3010	Roof Coverings	Main Building	1994	N/A	62	Roofs show age & worn	Repair / replace	Asphalt shingle roof worn, debris / vegetation on the roof
7a	B3020	Roof Openings	Main Building	1994	N/A	62	skylights show age & worn	Replace	Skylights at learning pods were removed & covered with asphalt shingle roof and GWB inside for leak repair
8a	B3030	Roof Projections	Main Building	1994	N/A	62	Roofs show age & worn	Repair / refinish	Rusted roof deck & steel members at covered play area
1a	C1010	Partitions	Main Building	1994	N/A	62	Scratches, tears, dents, holes	Repair / refinish	Interior partitions show signs of scratches, tears, dents, holes
2a	C1020	Interior Doors	Main Building	1994	N/A	62	Scratches, tears, dents, holes	Repair / refinish	Interior doors show signs of age, wear-and tear
3a	C1030	Interior Fittings	Main Building	1994	N/A	62	Scratches, tears, dents, holes	Repair / replace	Interior fittings show signs of scratches, tears, dents, holes
4a	C2010	Stair Construction	Main Building	1994	N/A	62	Wear and cracks	Repair / replace	Stairs show signs of age, wear and cracks
5a	C2020	Stair Finishes	Main Building	1994	N/A	62	Wear and cracks	Repair / replace	Stair finishes show signs of age, wear and cracks
6a	C3010	Wall Finishes	Main Building	1994	N/A	90	Scratches, tears, dents, holes	Repair / refinish	Interior wall finishes show signs of age, wear-and tear
7a	C3020	Floor Finishes	Main Building	1994	N/A	62	Wear and cracks	Repair / replace	Floor finishes show signs of age, wear and cracks
8a	C3030	Ceiling Finishes	Main Building	1994	N/A	62	Surface damage, cracks & stains	Repair / replace	Ceiling finishes show signs of surface damage, caracks & stains
1a	D1010	Elevators and Lifts	N/A						
2a	D1090	Other Conveying Systems	N/A						
3a	D2010	Plumbing Fixtures	Main Building	1994	N/A	62	Old fixtures	Repair / replace	Old fixtures
4a	D2020	Domestic Water Distribution	Main Building	1994	N/A	62	Old system and piping	Repair / replace	Old system and piping
5a	D2030	Sanitary Waste	Main Building	1994	N/A	62	Old system and piping	Repair / replace	Old system and piping
6a	D2040	Rain Water Drainage	Main Building	1994	N/A	62	Old system and piping	Repair / replace	Old system and piping
7a	D2090	Other Plumbing Systems	Main Building	1994	N/A	62	Old system and piping	Repair / replace	Old system and piping
8a	D3010	Energy Supply	Main Building	1994	N/A	90	None	N/A	Full HVAC system replaced 2021-2023
9a	D3020	Heat Generating Systems	Main Building	1994	N/A	90	None	N/A	Full HVAC system replaced 2021-2023
10a	D3030	Cooling Generating Systems	Main Building	1994	N/A	90	None	N/A	Full HVAC system replaced 2021-2023
11a	D3040	HVAC Distribution Systems	Main Building	1994	N/A	90	None	N/A	Full HVAC system replaced 2021-2023
12a	D3050	Terminal & Package Units	Main Building	1994	N/A	90	None	N/A	Full HVAC system replaced 2021-2023
13a	D3060	Controls & Instrumentation	Main Building	1994	N/A	90	None	N/A	Full HVAC system replaced 2021-2023
14a	D3090	Other HVAC Systems	N/A						
15a	D4010	Sprinklers	Main Building	1994	N/A	90	Old system and piping	Repair / replace	Old system and piping
16a	D4020	Standpipes	Main Building	1994	N/A	90	Old system and piping	Repair / replace	Old system and piping
17a	D4030	Fire Protection Specialties	Main Building	1994	N/A	90	None	N/A	Fire extinguisher with annual inspection
18a	D4090	Other Fire Protection Systems	N/A						
19a	D5010	Electrical Service and Distribution	Main Building	1994	N/A	90	None	N/A	
20a	D5020	Lighting and Branch Wiring	Main Building	1994	N/A	90	None	N/A	
21a	D5030	Communication and Security	Main Building	1994	N/A	62	Old comm system	Repair / replace	Old comm system
22a	D5090	Other Electrical Systems	Main Building	1994	N/A	62	Old elec system	Repair / replace	Old elec system
1a	E1010	Commercial Equipment	Main Building	1994	N/A	62	Old commercial equipment	Repair / replace	Old equipment
2a	E1020	Institutional Equipment	Main Building	1994	N/A	62	Old equipment	Repair / replace	Old equipment
3a	E1030	Vehicular Equipment	N/A						No loading dock
4a	E1090	Other equipment	Main Building	1994	N/A	62	Old equipment	Repair / replace	Old equipment
5a	E2010	Fixed Furnishings	Main Building	1994	N/A	62	Old equipment	Repair / replace	Old equipment
6a	E2020	Moveable Equipment	Main Building	1994	N/A	62	Old equipment	Repair / replace	Old equipment
1a	F1010	Special Structures	N/A						
2a	F1020	Integrated Construction	N/A						
3a	F1030	Special Construction Systems	N/A						
4a	F1040	Special Facilitates	N/A						
1a	G2010	Roadways	Main Building	1994	N/A	90	Old pavement	Repair / replace	

2a	G2020	Parking Lots	Main Building	1994	N/A	90	Old pavement	Repair / replace	
3a	G2030	Pedestrian Paving	Main Building	1994	N/A	90	Old pavement	Repair / replace	
4a	G2040	Site Development	Main Building	1994	N/A	90	Old pavement	Repair / replace	
5a	G2050	Landscaping	Main Building	1994	N/A	90	Old pavement	Repair / replace	
6a	G3010	Water & Water Supply	Main Building	1994	N/A	62	Old piping	Repair / replace	Old piping
7a	G3020	Sanitary Sewer	Main Building	1994	N/A	62	Old piping	Repair / replace	Old piping
8a	G3030	Storm Sewer & Storm Drainage	Main Building	1994	N/A	62	Old piping	Repair / replace	Old piping
9a	G3040	Heating Distribution	N/A						
10a	G3050	Cooling Distribution	N/A						
11a	G3060	Fuel Distribution& Gas Service	N/A						
12a	G3090	Other Site Mechanical Utilities	N/A						
13a	G4010	Electrical Distribution	Main Building	1994	N/A	62	Old equipment	Repair / replace	Old equipment
14a	G4020	Site Lighting	Main Building	1994	N/A	62	Old light system	Repair / replace	Old light fixtures / system
15a	G4030	Site Communications and Security	Main Building	1994	N/A	62	Old equipment	Repair / replace	Old equipment
16a	G4090	Other Site Electrical Utilities	N/A						
17a	G9010	Service and Pedestrian Tunnels	N/A						
18a	G9090	Other Site Systems and Equipment	N/A						

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SUQUAMISH ELEMENTARY SCHOOL

EXISTING CONDITIONS PHOTOS














EXIT



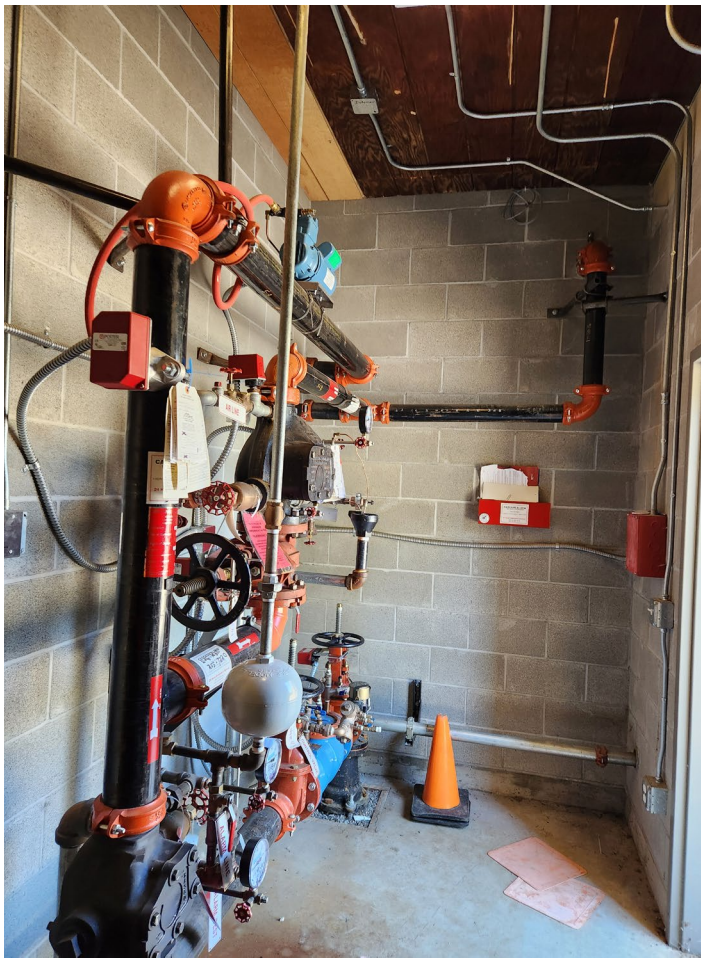



Problem Solving
Perseverance















SUQUAMISH ELEMENTARY SCHOOL

	Uniformat - Level 3	Subsystem	Main Building, Separate Building, Building Addition	Original Construction Date	System Upgrade Date	Condition Score	Deficiency	Solution	Notes
1a	A1010	Standard foundations	Main building	1961/1978/1989 /1994	2004/2005	90	None	NA	available for review. However, architectural/mechanical/electrical drawings were
2a	A1020	Special Foundations	N/A						
3a	A1030	Slab on Grade	Main building	1961/1978/1989 /1994	2004/2005	62	Minor cracks	NA	
4a	A2020	Basement Walls	Main building	1961/1978/1989 /1994	2004/2005	62	None	NA	
1a	B1010	Floor Construction	Main building	1961/1978/1989 /1994	2004/2005	62	signs of age and minor cracks	Repair cracks	Concrete/tile/carpet/resilient flooring show minor cracks
2a	B1020	Roof Construction	Main building	1961/1978/1989 /1994	2004/2005	62	signs of age and tear	Repair / refinish	Glulams show signs of age and worn
3a	B2010	Exterior Closure & Walls	Main building	1961/1978/1989 /1994	2004/2005	62	Cracking on stucco walls	Repair cracks	Brick/CMU/Concrete/Stucco cracks
4a	B2020	Exterior Windows	Main building	1961/1978/1989 /1994	2004/2005	62	Window/ wall joint failing	Repair joints	Window joint failing
5a	B2030	Exterior Doors	Main building	1961/1978/1989 /1994	2004/2005	62	signs of worn and tear	Repair / refinish	Hollow metal doors show signs of age and worn
6a	B3010	Roof Coverings	Main building	1961/1978/1989 /1994	2004/2005	62	Ponding water at membrane roofs	Repair / replace roof	membrane roofs show sign of age and worn
7a	B3020	Roof Openings	Main building	1961/1978/1989 /1994	2004/2005	62	Condensation at skylights	Repair / replace skylight	Condensation at skylights
8a	B3030	Roof Projections	Main building	1961/1978/1989 /1994	2004/2005	62	Minor blisters at membrane roofs	Repair / replace roof	Asphalt shingle roof / multi-ply membrane roof/ single ply roof show signs of age and worn
1a	C1010	Partitions	Main building	1961/1978/1989 /1994	2004/2005	62	signs of age and worn	Repair / refinish	Interior partitions show signs of scratches, tears, dents, holes
2a	C1020	Interior Doors	Main building	1961/1978/1989 /1994	2004/2005	90	signs of age and worn	Repair / refinish	Interior doors show signs of age, wear-and tear
3a	C1030	Interior Fittings	Main building	1961/1978/1989 /1994	2004/2005	62	signs of age and tear	Repair / refinish	Interior fittings show signs of scratches, tears, dents, holes
4a	C2010	Stair Construction	Main building	1961/1978/1989 /1994	2004/2005	62	signs of age and tear	Repair / refinish	Stairs show signs of age, wear and cracks
5a	C2020	Stair Finishes	Main building	1961/1978/1989 /1994	2004/2005	62	signs of age and tear	Repair / refinish	Stair finishes show signs of age, wear and cracks
6a	C3010	Wall Finishes	Main building	1961/1978/1989 /1994	2004/2005	62	signs of age and tear	Repair / refinish	Interior wall finishes show signs of age, wear-and tear
7a	C3020	Floor Finishes	Main building	1961/1978/1989 /1994	2004/2005	90	signs of age and tear	Repair / refinish	Floor finishes show signs of age, wear and cracks
8a	C3030	Ceiling Finishes	Main building	1961/1978/1989 /1994	2004/2005	62	signs of age and tear	Repair / refinish	Ceiling finishes show signs of surface damage, caracks & stains
1a	D1010	Elevators and Lifts	N/A						
2a	C1090	Other Conveying Systems	N/A						
3a	D2010	Plumbing Fixtures	Main building	1961/1978/1989 /1994	2004/2005	62	signs of age and tear	Repair / replace	Old fixtures
4a	D2020	Domestic Water Distribution	Main building	1961/1978/1989 /1994	2004/2005	62	signs of age and tear	Repair / replace	Old piping
5a	D2030	Sanitary Waste	Main building	1961/1978/1989 /1994	2004/2005	62	Broken pipe /leak at covered play area	Repair / replace	Aging pipe system reaching its useful life
6a	D2040	Rain Water Drainage	Main building	1961/1978/1989 /1994	2004/2005	62	Internal roof drain covers need repair	Repair / replace	Old piping
7a	D2090	Other Plumbing Systems	N/A						
8a	D3010	Energy Supply	Main building	1961/1978/1989 /1994	2004/2005	62	signs of age and tear	Repair / replace	Old piping
9a	D3020	Heat Generating Systems	Main building	1961/1978/1989 /1994	2004/2005	62	signs of age and tear	Repair / replace	Old piping
10a	D3030	Cooling Generating Systems	N/A						
11a	D3040	HVAC Distribution Systems	Main building	1961/1978/1989 /1994	2004/2005	62	Areas of too hot and too cold	Repair / replace	Occupant complaint of too hot and too cold
12a	D3050	Terminal & Package Units	Main building	1961/1978/1989 /1994	2004/2005	62	signs of age and tear	Repair / replace	Old system and piping
13a	D3060	Controls & Instrumentation	Main building	1961/1978/1989 /1994	2004/2005	62	Areas of too hot and too cold	Repair / replace	Occupant complaint of too hot and too cold
14a	D3090	Other HVAC Systems	N/A						
15a	D4010	Sprinklers	Main building	1961/1978/1989 /1994	2004/2005	62	Rust pipes	Repair / replace	Old system and piping
16a	D4020	Standpipes	N/A						
17a	D4030	Fire Protection Specialties	Main building	1961/1978/1989 /1994	2004/2005	62	signs of age and tear	Repair / replace	Fire extinguisher with annual inspection
18a	D4090	Other Fire Protection Systems	N/A						
19a	D5010	Electrical Service and Distribution	Main building	1961/1978/1989 /1994	2004/2005	62	signs of age and tear	Repair / replace	Old elec system
20a	D5020	Lighting and Branch Wiring	Main building	1961/1978/1989 /1994	2004/2005	62	old fixtures and wiring	Repair / replace	Old elec system
21a	D5030	Communication and Security	Main building	1961/1978/1989 /1994	2004/2005	62	Old comm system	Repair / replace	Old comm system
22a	D5090	Other Electrical Systems	Main building	1961/1978/1989 /1994	2004/2005	62	signs of age and tear	Repair / replace	Old elec system
1a	E1010	Commercial Equipment	Main building	1961/1978/1989 /1994	2004/2005	62	signs of age and tear	Repair / replace	Old equipment
2a	E1020	Institutional Equipment	Main building	1961/1978/1989 /1994	2004/2005	62	signs of age and tear	Repair / replace	Old equipment
3a	E1030	Vehicular Equipment	N/A						No loading dock
4a	E1090	Other equipment	Main building	1961/1978/1989 /1994	2004/2005	62	signs of age and tear	Repair / replace	Old equipment
5a	E2010	Fixed Furnishings	Main building	1961/1978/1989 /1994	2004/2005	62	signs of age and tear	Repair / replace	Old equipment
6a	E2020	Moveable Equipment	Main building	1961/1978/1989 /1994	2004/2005	62	signs of age and tear	Repair / replace	Old equipment
1a	F1010	Special Structures	N/A						
2a	F1020	Integrated Construction	N/A						
3a	F1030	Special Construction Systems	N/A						
4a	F1040	Special Facilitates	N/A						
1a	G2010	Roadways	Main building	1961/1978/1989 /1994	N/A	62	paving cracks, rough edge	Repair / replace	Old pavements worn

2a	G2020	Parking Lots	Main building	1961/1978/1989 /1994	N/A	62	paving cracks, rough edge	Repair / replace	Old pavements worn
3a	G2030	Pedestrian Paving	Main building	1961/1978/1989 /1994	N/A	62	paving cracks, rough edge	Repair / replace	No clear pedestrian ADA accessible routes for in and out of school/classrooms
4a	G2040	Site Development	Main building	1961/1978/1989 /1994	N/A	62	site circulation not well defined	Repair / replace	No clear ADA accessible routes to lower covered play areas and outdoor play areas
5a	G2050	Landscaping	Main building	1961/1978/1989 /1994	N/A	62	update and improvement	Repair / replace	Old pavements worn
6a	G3010	Water & Water Supply	Main building	1961/1978/1989 /1994	N/A	62	signs of age and worn	Repair / replace	Old piping
7a	G3020	Sanitary Sewer	Main building	1961/1978/1989 /1994	N/A	62	signs of age and worn	Repair / replace	Old piping
8a	G3030	Storm Sewer & Storm Drainage	Main building	1961/1978/1989 /1994	N/A	62	signs of age and worn	Repair / replace	Old piping
9a	G3040	Heating Distribution	N/A						
10a	G3050	Cooling Distribution	N/A						
11a	G3060	Fuel Distribution& Gas Service	N/A						
12a	G3090	Other Site Mechanical Utilities	N/A						
13a	G4010	Electrical Distribution	Main building	1961/1978/1989 /1994	N/A	62	aging systems	Repair / replace	Old equipment
13a	G4020	Site Lighting	Main building	1961/1978/1989 /1994	N/A	62	old fixtures	Repair / replace	Old light system
14a	G4030	Site Communications and Security	Main building	1961/1978/1989 /1994	N/A	62	old systems	Repair / replace	Old equipment
15a	G4090	Other Site Electrical Utilities	N/A						
16a	G9010	Service and Pedestrian Tunnels	N/A						
17a	G9090	Other Site Systems and Equipment	N/A						

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VINLAND ELEMENTARY SCHOOL

EXISTING CONDITIONS PHOTOS














Mr. Smith




BOOKS












ADE-1





VINLAND ELEMENTARY SCHOOL

	Uniformat - Level 3	Subsystem	Main Building, Separate Building, Building Addition	Original Construction Date	System Upgrade Date	Condition Score	Deficiency	Solution	Critical Level (High, Medium, Low)	LifeCycle Assessment	Notes
1a	A1010	Standard foundations	Main Building	1994	N/A	90	Braced frame connections	Structure requires further study	High-Medium	75	Building structure requires further study per PCS 2024-05-21 report
2a	A1020	Special Foundations	N/A								
3a	A1030	Slab on Grade	Main Building	1994	N/A	62	Minor cracking	Patch	Low	75	Cracks on slab-on-grade visible (hallways, main custodian room, kitchen)
4a	A2020	Basement Walls	N/A								
1a	B1010	Floor Construction	Main Building	1994	N/A	62	Minor cracking	Patch	Low	50	Cracks on slab-on-grade visible (hallways, main custodian room, kitchen)
2a	B1020	Roof Construction	Main Building	1994	N/A	90	roof to the masonry bearing walls	Structure requires further study	High-Medium	50	Building structure requires further study per PCS 2024-05-21 report
3a	B2010	Exterior Closure & Walls	Main Building	1994	N/A	90	missing exp/soft joint sealant &	Repair / refinish	Low	30	joints at CMU walls, flashing failing at CMU walls & roof joints above entry, wood lap siding was aged & faded,
4a	B2020	Exterior Windows	Main Building	1994	N/A	90	weather seal missing	Reseal / replace	Low	30	Existing windows not energy efficient, it appeared that windows were small, less natural light in classrooms
5a	B2030	Exterior Doors	Main Building	1994	N/A	62	missing, finish fading	Reseal / replace	Low	30	Existing doors not energy efficient, weather seal & finish failing
6a	B3010	Roof Coverings	Main Building	1994	N/A	62	Roofs show age & worn	Repair / replace	Medium	30	Asphalt shingle roof worn, debris / vegetation on the roof, flashing failing at roof/wall joints
7a	B3020	Roof Openings	Main Building	1994	N/A	62	skylights show age & worn	Replace	Low	30	Skylights at learning pods were removed & covered with asphalt shingle roof and GWB inside for leak repair
8a	B3030	Roof Projections	Main Building	1994	N/A	62	Roofs show age & worn	Repair / refinish	Medium	30	Rusted roof deck & steel members at covered play area, gutter at roof / wood siding wall joints leak
1a	C1010	Partitions	Main Building	1994	N/A	62	Scratches, tears, dents, holes	Repair / refinish	Low	20	Interior partitions show signs of scratches, tears, dents, holes
2a	C1020	Interior Doors	Main Building	1994	N/A	62	Scratches, tears, dents, holes	Repair / refinish	Low	20	Interior doors show signs of age, wear-and tear
3a	C1030	Interior Fittings	Main Building	1994	N/A	62	Scratches, tears, dents, holes	Repair / replace	Low	20	Interior fittings show signs of scratches, tears, dents, holes
4a	C2010	Stair Construction	Main Building	1994	N/A	90	Wear and cracks	Repair / replace	Low	20	Stairs show signs of age, wear and cracks
6a	C3010	Wall Finishes	Main Building	1994	N/A	90	Scratches, tears, dents, holes	Repair / refinish	Low	20	Interior wall finishes show signs of age, wear-and tear
7a	C3020	Floor Finishes	Main Building	1994	N/A	62	Wear and cracks	Repair / replace	Low	20	Floor finishes show signs of age, wear and cracks (hallways, main custodian room, kitchen drains)
8a	C3030	Ceiling Finishes	Main Building	1994	N/A	62	Surface damage, cracks & stains	Repair / replace	Low	20	Ceiling finishes show signs of surface damage, caracks & stains
1a	D1010	Elevators and Lifts	N/A								
2a	D1090	Other Conveying Systems	N/A								
3a	D2010	Plumbing Fixtures	Main Building	1994	N/A	62	Old fixtures	Repair / replace	Low	30	Old fixtures
4a	D2020	Domestic Water Distribution	Main Building	1994	N/A	62	Old system and piping	Repair / replace	Low	30	Old system and piping
5a	D2030	Sanitary Waste	Main Building	1994	N/A	62	Old system and piping	Repair / replace	Low	30	Old system and piping
6a	D2040	Rain Water Drainage	Main Building	1994	N/A	62	Old system and piping	Repair / replace	Low	30	Downspout joints leak
7a	D2090	Other Plumbing Systems	Main Building	1994	N/A	62	Old system and piping	Repair / replace	Low	30	Old system and piping
8a	D3010	Energy Supply	Main Building	1994	N/A	90	None	N/A	N/A	30	Full HVAC system replaced 2021-2023
9a	D3020	Heat Generating Systems	Main Building	1994	N/A	90	None	N/A	N/A	30	Full HVAC system replaced 2021-2023
10a	D3030	Cooling Generating Systems	Main Building	1994	N/A	90	None	N/A	N/A	30	Full HVAC system replaced 2021-2023
11a	D3040	HVAC Distribution Systems	Main Building	1994	N/A	90	None	N/A	N/A	30	Full HVAC system replaced 2021-2023
12a	D3050	Terminal & Package Units	Main Building	1994	N/A	90	None	N/A	N/A	30	Full HVAC system replaced 2021-2023
13a	D3060	Controls & Instrumentation	Main Building	1994	N/A	90	None	N/A	N/A	30	Full HVAC system replaced 2021-2023
14a	D3090	Other HVAC Systems	N/A								
15a	D4010	Sprinklers	Main Building	1994	N/A	90	Old system and piping	Repair / replace	Low	30	Rusted pipes at covered play area
16a	D4020	Standpipes	Main Building	1994	N/A	90	Old system and piping	Repair / replace	Low	30	Old system and piping
17a	D4030	Fire Protection Specialties	Main Building	1994	N/A	90	None	N/A	N/A	Annual	Fire extinguisher with annual inspection
18a	D4090	Other Fire Protection Systems	N/A								
19a	D5010	Electrical Service and Distribution	Main Building	1994	N/A	90	None	N/A	N/A	30	
20a	D5020	Lighting and Branch Wiring	Main Building	1994	N/A	90	None	N/A	N/A	30	New LED light lamps & wireless controls with existing wiring
21a	D5030	Communication and Security	Main Building	1994	N/A	62	Old comm system	Repair / replace	Low	30	New security camera system & old comm system
1a	E1010	Commercial Equipment	Main Building	1994	N/A	62	Old commercial equipment	Repair / replace	Low	10	New & old equipment
2a	E1020	Institutional Equipment	Main Building	1994	N/A	62	Old equipment	Repair / replace	Low	10	New & old equipment
3a	E1030	Vehicular Equipment	N/A								No loading dock
4a	E1090	Other equipment	Main Building	1994	N/A	62	Old equipment	Repair / replace	Low	10	Old equipment
5a	E2010	Fixed Furnishings	Main Building	1994	N/A	62	Old equipment	Repair / replace	Low	10	Old equipment
6a	E2020	Moveable Equipment	Main Building	1994	N/A	62	Old equipment	Repair / replace	Low	10	Old equipment
1a	F1010	Special Structures	N/A								
2a	F1020	Integrated Construction	N/A								
3a	F1030	Special Construction Systems	N/A								
4a	F1040	Special Facilitates	N/A								
1a	G2010	Roadways	Main Building	1994	N/A	90	Old pavement	Repair / replace	Low	20	
2a	G2020	Parking Lots	Main Building	1994	N/A	90	Old pavement	Repair / replace	Low	20	
3a	G2030	Pedestrian Paving	Main Building	1994	N/A	90	Old pavement	Repair / replace	Low	20	
4a	G2040	Site Development	Main Building	1994	N/A	62	Old pavement	Repair / replace	Low	20	
5a	G2050	Landscaping	Main Building	1994	N/A	62	Old pavement	Repair / replace	Low	20	
6a	G3010	Water & Water Supply	Main Building	1994	N/A	62	Old piping	Repair / replace	Low	30	Old piping
7a	G3020	Sanitary Sewer	Main Building	1994	N/A	62	Old piping	Repair / replace	Low	30	Old piping

8a	G3030	Storm Sewer & Storm Drainage	Main Building	1994	N/A	62	Old piping	Repair / replace	Low	30	Old piping
9a	G3040	Heating Distribution	N/A								
10a	G3050	Cooling Distribution	N/A								
11a	G3060	Fuel Distribution& Gas Service	N/A								
12a	G3090	Other Site Mechanical Utilities	N/A								
13a	G4010	Electrical Distribution	Main Building	1994	N/A	62	Old equipment	Repair / replace	Low	30	Old equipment
14a	G4020	Site Lighting	Main Building	1994	N/A	62	Old light system	Repair / replace	Low	30	Old light fixtures / system
15a	G4030	Site Communications and Security	Main Building	1994	N/A	62	Old equipment	Repair / replace	Low	30	Old equipment
16a	G4090	Other Site Electrical Utilities	N/A								
17a	G9010	Service and Pedestrian Tunnels	N/A								
18a	G9090	Other Site Systems and Equipment	N/A								

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KINGSTON MIDDLE SCHOOL

EXISTING CONDITIONS PHOTOS













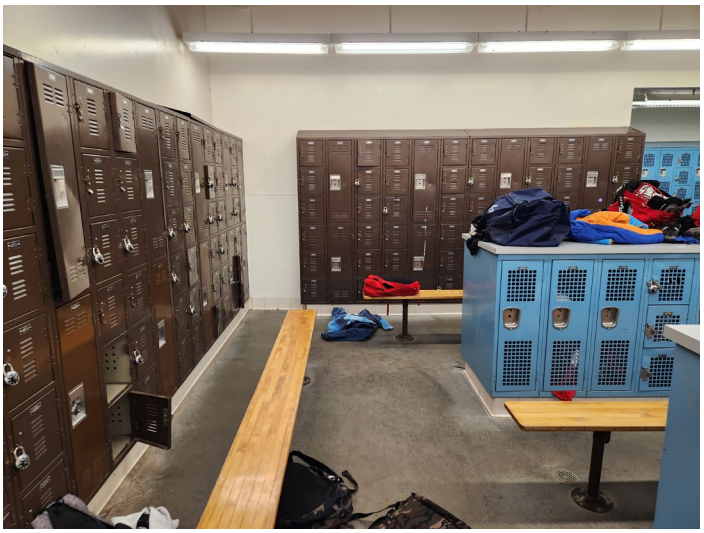

KINGSTON
CAVALIERS








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INSPECTOR'S TEST






DEMMER
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3825-90W



KINGSTON MIDDLE SCHOOL

	Uniformat - Level 3	Subsystem	Main Building, Separate Building, Building Addition	Original Construction Date	System Upgrade Date	Condition Score	Deficiency	Solution	Notes
1a	A1010	Standard foundations	One-story building	1988	N/A	62	N/A	N/A	Building structure requires further study per PCS 2024-05-21 report. 1989 Building: Considering the previous
1b			Two-story building	1994	N/A	62	N/A	N/A	1. Perform additional studies on braced frame connections and plywood
2a	A1020	Special Foundations	One-story building	N/A					
2b			Two-story building	N/A					
3a	A1030	Slab on Grade	One-story building	1988	N/A	62	Minor cracks	Repair cracks	Floor slabs show minor cracks
3b			Two-story building	1994	N/A	62	Minor cracks	Repair cracks	Floor slabs show minor cracks
4a	A2020	Basement Walls	One-story building	N/A					
4b			Two-story building	N/A					
1a	B1010	Floor Construction	One-story building	1988	N/A	62	Minor cracks	Repair cracks	Concrete/tile/carpet/resilient flooring cracks
1b			Two-story building	1994	N/A	62	Minor cracks	Repair cracks	Concrete/tile/carpet/resilient flooring cracks
2a	B1020	Roof Construction	One-story building	1988	N/A	62	signs of age and tear	Repair/refinish	1989 Building: Considering the previous comments, the following is recommended:
2b			Two-story building	1994	N/A	62	signs of age and worn	Repair/refinish	1. Perform additional studies on braced frame connections and plywood
3a	B2010	Exterior Closure & Walls	One-story building	1988	N/A	62	Stucco walls with stains/worn, CMU	Repair walls & reseal joints	Storefront window head, jamb & sill sealant joint failing at stucco walls at Commons clerestory
3b			Two-story building	1994	N/A	62	Minor cracks & stains	Repair walls & reseal joints	CMU walls with stains / signs of insect nesting
4a	B2020	Exterior Windows	One-story building	1988	N/A	62	signs of age and worn	Repair/replace	Storefront window head, jamb & sill sealant joint failing at stucco walls at Commons clerestory
4b			Two-story building	1994	N/A	62	signs of age and worn	Reseal joint	Alum windows show signs of age and worn
5a	B2030	Exterior Doors	One-story building	1988	N/A	62	signs of age and tear	Repair/refinish	Hollow metal doors show signs of age and worn
5b			Two-story building	1994	N/A	62	signs of age and tear	Repair/refinish	Hollow metal doors show signs of age and worn
6a	B3010	Roof Coverings	One-story building	1988	N/A	62	signs of age and worn	Repair/refinish	Roof show sign of reaching it's useful life, blisters, debris on the roof
6b			Two-story building	1994	N/A	90	N/A	N/A	Asphalt shingle roof and metal roof appeared to be in good condition
7a	B3020	Roof Openings	One-story building	1988	N/A	62	signs of age and worn	Replace roof	Membrane roofs show sign of reaching it's useful life, skylights discoloring
7b			Two-story building	1994	N/A	62	signs of age and tear	Repair/refinish	
8a	B3030	Roof Projections	One-story building	1988	N/A	62	signs of age and worn	Replace roof	Membrane roofs show sign of reaching it's useful life
8b			Two-story building	1994	N/A	62	signs of age and tear	Repair/refinish	Stain & debris on metal canopy, rusted steel members
1a	C1010	Partitions	One-story building	1988	N/A	62	signs of age and worn	Repair/refinish	Worn due to building age
1b			Two-story building	1994	N/A	62	signs of age and worn	Repair/refinish	Worn due to building age
2a	C1020	Interior Doors	One-story building	1988	N/A	62	signs of age and worn	Repair/refinish	Worn due to building age
2b			Two-story building	1994	N/A	62	signs of age and worn	Repair/refinish	Worn due to building age
3a	C1030	Interior Fittings	One-story building	1988	N/A	62	signs of age and worn	Repair/refinish	Worn due to building age
3b			Two-story building	1994	N/A	62	signs of age and worn	Repair/refinish	Worn due to building age
4a	C2010	Stair Construction	One-story building	1988	N/A	62	signs of age and worn	Repair/refinish	Worn due to building age
4b			Two-story building	1994	N/A	62	signs of age and worn	Repair/refinish	Worn due to building age
5a	C2020	Stair Finishes	One-story building	1988	N/A	62	signs of age and worn	Repair/refinish	Worn due to building age
5b			Two-story building	1994	N/A	62	signs of age and worn	Repair/refinish	Worn due to building age
6a	C3010	Wall Finishes	One-story building	1988	N/A	62	signs of age and worn	Repair/refinish	Worn due to building age
6b			Two-story building	1994	N/A	62	signs of age and worn	Repair/refinish	Worn due to building age
7a	C3020	Floor Finishes	One-story building	1988	N/A	62	signs of age and worn	Repair/refinish	Worn due to building age
7b			Two-story building	1994	N/A	62	signs of age and worn	Repair/refinish	Worn due to building age
8a	C3030	Ceiling Finishes	One-story building	1988	N/A	62	signs of age and worn	Repair/refinish	Worn due to building age
8b			Two-story building	1994	N/A	62	signs of age and worn	Repair/refinish	Worn due to building age
1a	D1010	Elevators and Lifts	One-story building	N/A					
1b			Two-story building	1994	N/A	62	N/A	N/A	
2a	C1090	Other Conveying Systems	One-story building	N/A					
2b			Two-story building	N/A					
3a	D2010	Plumbing Fixtures	One-story building	1988	N/A	62	Old fixtures	Repair / replace	Old fixtures
3b			Two-story building	1994	N/A	62	Old fixtures	Repair / replace	Old fixtures
4a	D2020	Domestic Water Distribution	One-story building	1988	N/A	62	Old system and piping	Repair / replace	Old system and piping
4b			Two-story building	1994	N/A	62	Old system and piping	Repair / replace	Old system and piping
5a	D2030	Sanitary Waste	One-story building	1988	N/A	62	Old system and piping	Repair / replace	Old system and piping
5b			Two-story building	1994	N/A	62	Old system and piping	Repair / replace	Old system and piping
6a	D2040	Rain Water Drainage	One-story building	1988	N/A	62	Old system and piping	Repair / replace	Old system and piping
7b			Two-story building	1994	N/A	62	Old system and piping	Repair / replace	Old system and piping, joint leak

8a	D2090	Other Plumbing Systems	One-story building	1988	N/A	62	Old system and piping	Repair / replace	Old system and piping
8b			Two-story building	1994	N/A	62	Old system and piping	Repair / replace	Old system and piping
9a	D3010	Energy Supply	One-story building	1988	N/A	62	Old system and piping	Repair / replace	Old system and piping
9b			Two-story building	1994	N/A	62	Old system and piping	Repair / replace	Old system and piping
10a	D3020	Heat Generating Systems	One-story building	1988	N/A	62	Old system and piping	Repair / replace	Old system and piping
10b			Two-story building	1994	N/A	62	Old system and piping	Repair / replace	Old system and piping
11a	D3030	Cooling Generating Systems	One-story building	1988	N/A	62	Old system and piping	Repair / replace	Old system and piping
11b			Two-story building	1994	N/A	62	Old system and piping	Repair / replace	Old system and piping
12a	D3040	HVAC Distribution Systems	One-story building	1988	N/A	90	N/A	N/A	Rooftop units replaced in 2018/2019
12b			Two-story building	1994	N/A	90	N/A	N/A	Rooftop units replaced in 2018/2019
13a	D3050	Terminal & Package Units	One-story building	1988	N/A	62	Old system and piping	Repair / replace	Old system and piping
13b			Two-story building	1994	N/A	62	Old system and piping	Repair / replace	Old system and piping
14a	D3060	Controls & Instrumentation	One-story building	1988	N/A	62	Old system and piping	Repair / replace	Old system and piping
14b			Two-story building	1994	N/A	62	Old system and piping	Repair / replace	Old system and piping
15a	D3090	Other HVAC Systems	Upper building	N/A					
15b			Lower building	N/A					
16a	D4010	Sprinklers	One-story building	1988	N/A	62	Old system and piping	Repair / replace	Old system and piping
16b			Two-story building	1994	N/A	62	Old system and piping	Repair / replace	Old system and piping
17a	D4020	Standpipes	One-story building	N/A					
17b			Two-story building	N/A					
18a	D4030	Fire Protection Specialties	One-story building	1988	N/A	62	signs of age and worn	Repair / replace	Fire extinguisher with annual inspection
18b			Two-story building	1994	N/A	62	signs of age and worn	Repair / replace	Fire extinguisher with annual inspection
19a	D4090	Other Fire Protection Systems	One-story building	N/A					
19b			Two-story building	N/A					
20a	D5010	Electrical Service and Distribution	One-story building	1988	N/A	62	Old elec system	Repair / replace	Old elec system
20b			Two-story building	1994	N/A	62	Old elec system	Repair / replace	Old elec system
21a	D5020	Lighting and Branch Wiring	One-story building	1988	N/A	90	N/A	N/A	New LED lights, occupancy sensors, egress lighting and lighting controls
21b			Two-story building	1994	N/A	90	N/A	N/A	New LED lights, occupancy sensors, egress lighting and lighting controls
22a	D5030	Communication and Security	One-story building	1988	N/A	62	Old elec system	Repair / replace	Old elec system
22b			Two-story building	1994	N/A	62	Old elec system	Repair / replace	Old elec system
23a	D5090	Other Electrical Systems	One-story building	N/A					
23b			Two-story building	N/A					
1a	E1010	Commercial Equipment	One-story building	1988	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
1b			Two-story building	1994	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
2a	E1020	Institutional Equipment	One-story building	1988	N/A	62	Components worn	Refinish/repair	Bleacher worn, showing age, finish fading
2b			Two-story building	1994	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
3a	E1030	Vehicular Equipment	One-story building	1988	N/A	62	Components worn	Refinish/repair	Loading dock components worn
3b			Two-story building	N/A					
4a	E1090	Other equipment	One-story building	1988	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
4b			Two-story building	1994	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
5a	E2010	Fixed Furnishings	One-story building	1988	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
5b			Two-story building	1994	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
6a	E2020	Moveable Equipment	One-story building	1988	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
6b			Two-story building	1994	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
1a	F1010	Special Structures	One-story building	1988	1993	62	Components worn	Refinish/repair	Wood shop, dark room, welding booth, wood shop components worn, showing age, finish fading
1b			Two-story building	N/A					
2a	F1020	Integrated Construction	One-story building	N/A					
2b			Two-story building	N/A					
3a	F1030	Special Construction Systems	One-story building	N/A					
3b			Two-story building	N/A					
4a	F1040	Special Facilitates	One-story building	N/A					
4b			Two-story building	N/A					
1a	G2010	Roadways	One-story building	1988	N/A	62	paving cracks, rough edge	Repair/replace	Old pavements worn
1b			Two-story building	1994	N/A	62	paving cracks, rough edge	Repair/replace	Old pavements worn
2a	G2020	Parking Lots	One-story building	1988	N/A	62	paving cracks, rough edge	Repair/replace	Old pavements worn
2b			Two-story building	1994	N/A	62	paving cracks, rough edge	Repair/replace	Old pavements worn

3a	G2030	Pedestrian Paving	One-story building	1988	N/A	62	paving cracks, rough edge	Repair/replace	Old pavements worn
3b			Two-story building	1994	N/A	62	paving cracks, rough edge	Repair/replace	Old pavements worn
4a	G2040	Site Development	One-story building	1988	N/A	62	Pedestrian / car/ bus site circulation	Repair/replace	Band room & stage ADA ramp was located outside without cover, it was inconvenient for ADA ramp users
4b			Two-story building	1994	N/A	62	Pedestrian / car/ bus site circulation	Repair/replace	Site/landscape components worn
5a	G2050	Landscaping	One-story building	1988	N/A	62	old landscape needs update and	Repair/replace	Site/landscape components worn
5b			Two-story building	1994	N/A	62	old landscaping needs update and	Repair/replace	Site/landscape components worn
6a	G3010	Water & Water Supply	One-story building	1988	N/A	62	Old piping	Repair/replace	Old piping
6b			Two-story building	1994	N/A	62	Old piping	Repair/replace	Old piping
7a	G3020	Sanitary Sewer	One-story building	1988	N/A	62	Old piping	Repair/replace	Old piping
7b			Two-story building	1994	N/A	62	Old piping	Repair/replace	Old piping
8a	G3030	Storm Sewer & Storm Drainage	One-story building	1988	N/A	62	Old piping	Repair/replace	Old piping
8b			Two-story building	1994	N/A	62	Old piping	Repair/replace	Old piping
9a	G3040	Heating Distribution	One-story building	N/A					
9b			Two-story building	N/A					
10a	G3050	Cooling Distribution	One-story building	N/A					
10b			Two-story building	N/A					
11a	G3060	Fuel Distribution& Gas Service	One-story building	N/A					
11b			Two-story building	N/A					
12a	G3090	Other Site Mechanical Utilities	One-story building	N/A					
12b			Two-story building	N/A					
13a	G4010	Electrical Distribution	One-story building	1988	N/A	62	Old elec system	Repair / replace	Old elec system
13b			Two-story building	1994	N/A	62	Old elec system	Repair / replace	Old elec system
14a	G4020	Site Lighting	One-story building	1988	N/A	62	Old light system	Repair / replace	Old light fixtures / system
14b			Two-story building	1994	N/A	62	Old light system	Repair / replace	Old light fixtures / system
15a	G4030	Site Communications and Security	One-story building	1988	N/A	62	Old comm system	Repair / replace	New security camera system and old comm system
15b			Two-story building	1994	N/A	62	Old comm system	Repair / replace	New security camera system and old comm system
16a	G4090	Other Site Electrical Utilities	One-story building	1988					
16b			Two-story building	1994					
17a	G9010	Service and Pedestrian Tunnels	One-story building	1988					
17b			Two-story building	1994					
18a	G9090	Other Site Systems and Equipment	One-story building	1988					
18b			Two-story building	1994					

POULSBO MIDDLE SCHOOL

EXISTING CONDITIONS PHOTOS
















PARA PSST
HIGH
SCHOOL
EDUCATION
SPORTS


NEW BOOKS
HISTORICAL
FICTION












HT 28 - 1L
EMERGENCY
PROCEDURES
CLOSE VALVE #1
OPEN VALVE #2


SONITROL





POULSBO MIDDLE SCHOOL

	Uniformat - Level 3	Subsystem	Main Building, Separate Building, Building Addition	Original Construction Date	System Upgrade Date	Condition Score	Deficiency	Solution	Notes
1a	A1010	Standard foundations	Classroom building	1976	1987/2007	90	Perform additional studies of the shear	Moment frame members and	Building structure requires further study per PCS 2024-05-31 report. Perform additional studies of the shear
1b			Gym/Cafeteria building	1976	1987/2007	90	Perform additional studies on the	Connection of the wood diaphragm to	Perform additional studies on the globle lateral system. Connection of the wood diaphragm to the wood shear
2a	A1020	Special Foundations	Classroom building	N/A					
2b			Gym/Cafeteria building	N/A					
3a	A1030	Slab on Grade	Classroom building	1976	1987/2007	90	Minor cracks	Repair cracks	
3b			Gym/Cafeteria building	1976	1987/2007	90	Minor cracks	Repair cracks	
4a	A2020	Basement Walls	Classroom building	1976	1987/2007	62	Cracks	Repair cracks	Stains /leak signs on east wall of lower level art classroom with clogged walkway floor drain above per
1a	B1010	Floor Construction	Classroom building	1976	1987/2007	90	Minor cracks	Repair cracks	
1b			Gym/Cafeteria building	1976	1987/2007	90	Minor cracks	Repair cracks	
2a	B1020	Roof Construction	Classroom building	1976	1987/2007	62	signs of age and worn	Repair/refinish	Perform additional studies of the shear walls and moment frames. Moment frame members and
2b			Gym/Cafeteria building	1976	1987/2007	62	signs of age and worn	Repair/refinish	Perform additional studies on the globle lateral system. Connection of the wood diaphragm to the wood shear
3a	B2010	Exterior Closure & Walls	Classroom building	1976	1987/2007	62	Fiber cement panel & siding walls with	Repair / refinish walls & reseal	Fiber cement panel wall joints were not installed with proper trim material, joints failing
3b			Gym/Cafeteria building	1976	1987/2007	62	Fiber cement panel & siding walls with	Repair / refinish walls & reseal joints	Fiber cement panel wall joints were not installed with proper trim material, joints failing
4a	B2020	Exterior Windows	Classroom building	1976	1987/2007	62	signs of age and worn	Repair/replace	Alum windows show signs of age and worn
4b			Gym/Cafeteria building	1976	1987/2007	62	signs of age and worn	Repair/replace	Alum windows show signs of age and worn
5a	B2030	Exterior Doors	Classroom building	1976	1987/2007	62	signs of age and tear	Repair/refinish	Hollow metal doors show signs of age and worn
5b			Gym/Cafeteria building	1976	1987/2007	62	signs of age and tear	Repair/refinish	Hollow metal doors show signs of age and worn
6a	B3010	Roof Coverings	Classroom building	1976	1987/2007	62	signs of age and worn	Repair/replace	Membrane roofs show sign of age & worn
6b			Gym/Cafeteria building	1976	1987/2007	62	signs of age and worn	Repair/replace	Membrane roofs show sign of age & worn. PV panel supporting curbs damaged
7a	B3020	Roof Openings	Classroom building	1976	1987/2007	62	signs of age and worn	Repair/replace	Membrane roofs show sign of age & worn
7b			Gym/Cafeteria building	1976	1987/2007	62	signs of age and worn	Repair/replace	Membrane roofs show sign of age & worn
8a	B3030	Roof Projections	Classroom building	1976	1987/2007	62	signs of age and worn	Repair/replace	Membrane roofs show sign of age & worn
8b			Gym/Cafeteria building	1976	1987/2007	62	signs of age and worn	Repair/replace	Membrane roofs show sign of age & worn
1a	C1010	Partitions	Classroom building	1976	1987/2007	62	signs of age and worn	Repair/refinish	
1b			Gym/Cafeteria building	1976	1987/2007	62	signs of age and worn	Repair/refinish	
2a	C1020	Interior Doors	Classroom building	1976	1987/2007	90	signs of age and worn	Repair/refinish	
2b			Gym/Cafeteria building	1976	1987/2007	90	signs of age and worn	Repair/refinish	
3a	C1030	Interior Fittings	Classroom building	1976	1987/2007	90	signs of age and worn	Repair/refinish	
3b			Gym/Cafeteria building	1976	1987/2007	90	signs of age and worn	Repair/refinish	
4a	C2010	Stair Construction	Classroom building	1976	1987/2007	62	signs of age and worn	Repair/refinish	Worn due to building age
4b			Gym/Cafeteria building	1976	1987/2007	62	signs of age and worn	Repair/refinish	Worn due to building age
5a	C2020	Stair Finishes	Classroom building	1976	1987/2007	62	signs of age and worn	Repair/refinish	Worn due to building age
5b			Gym/Cafeteria building	1976	1987/2007	62	signs of age and worn	Repair/refinish	Worn due to building age
6a	C3010	Wall Finishes	Classroom building	1976	1987/2007	90	signs of age and worn	Repair/refinish	Worn due to building age
6b			Gym/Cafeteria building	1976	1987/2007	90	signs of age and worn	Repair/refinish	Worn due to building age
7a	C3020	Floor Finishes	Classroom building	1976	1987/2007	90	signs of age and worn	Repair/refinish	Worn due to building age
7b			Gym/Cafeteria building	1976	1987/2007	90	signs of age and worn	Repair/refinish	Worn due to building age
8a	C3030	Ceiling Finishes	Classroom building	1976	1987/2007	90	signs of age and worn	Repair/refinish	Worn due to building age, lacking acoustical treatments at exposed to structure ceilings in the some classrooms
8b			Gym/Cafeteria building	1976	1987/2007	90	signs of age and worn	Repair/refinish	Worn due to building age
1a	D1010	Elevators and Lifts	Classroom building	1976	1987/2007	62	signs of age and worn	Repair/refinish	
1b			Gym/Cafeteria building	1976	1987/2007	N/A			
2a	C1090	Other Conveying Systems	Classroom building	1976	1987/2007	N/A			
2b			Gym/Cafeteria building	1976	1987/2007	N/A			
3a	D2010	Plumbing Fixtures	Classroom building	1976	1987/2007	62	Old fixtures	signs of age and worn	Fixtures appeared to be in acceptable operating condition at all locations. See Matrix report
3b			Gym/Cafeteria building	1976	1987/2007	62	signs of age and worn	Repair/refinish	Fixtures appeared to be in acceptable operating condition at all locations. See Matrix report
4a	D2020	Domestic Water Distribution	Classroom building	1976	1987/2007	62	signs of age and worn	Repair/refinish	It appears the distributed domestic piping in the building is galvanized steel and original to the building's
4b			Gym/Cafeteria building	1976	1987/2007	62	signs of age and worn	Repair/refinish	It appears the distributed domestic piping in the building is galvanized steel and original to the building's
5a	D2030	Sanitary Waste	Classroom building	1976	1987/2007	62	Old system and piping	Repair / replace	Old system and piping
5b			Gym/Cafeteria building	1976	1987/2007	62	Old system and piping	Repair / replace	Old system and piping
6a	D2040	Rain Water Drainage	Classroom building	1976	1987/2007	62	Old system and piping	Repair / replace	Old system and piping
6b			Gym/Cafeteria building	1976	1987/2007	62	Old system and piping	Repair / replace	Old system and piping
7a	D2090	Other Plumbing Systems	Classroom building	1976	1987/2007	62	Old system and piping	Repair / replace	Old system and piping

7b			Gym/Cafeteria building	1976	1987/2007	62	Old system and piping	Repair / replace	Old system and piping
8a	D3010	Energy Supply	Classroom building	1976	1987/2007	62	Old system and piping	Repair / replace	Old system and piping
8b			Gym/Cafeteria building	1976	1987/2007	62	Old system and piping	Repair / replace	Old system and piping. PV panel supporting curbs damaged
9a	D3020	Heat Generating Systems	Classroom building	1976	1987/2007	90	Old system and piping	Repair / replace	See Matrix report
9b			Gym/Cafeteria building	1976	1987/2007	90	Old system and piping	Repair / replace	See Matrix report
10a	D3030	Cooling Generating Systems	Classroom building	1976	1987/2007	90	Old system and piping	Repair / replace	See Matrix report
10b			Gym/Cafeteria building	1976	1987/2007	90	Old system and piping	Repair / replace	See Matrix report
11a	D3040	HVAC Distribution Systems	Classroom building	1976	1987/2007	90	Old system and piping	Repair / replace	See Matrix report
11b			Gym/Cafeteria building	1976	1987/2007	90	Old system and piping	Repair / replace	See Matrix report
12a	D3050	Terminal & Package Units	Classroom building	1976	1987/2007	62	Old system and piping	Repair / replace	See Matrix report
12b			Gym/Cafeteria building	1976	1987/2007	62	Old system and piping	Repair / replace	See Matrix report
13a	D3060	Controls & Instrumentation	Classroom building	1976	1987/2007	62	Old system and piping	Repair / replace	See Matrix report
13b			Gym/Cafeteria building	1976	1987/2007	62	Old system and piping	Repair / replace	See Matrix report
14a	D3090	Other HVAC Systems	Classroom building	1976	1987/2007	62	Old system and piping	Repair / replace	See Matrix report
14b			Gym/Cafeteria building	1976	1987/2007	62	Old system and piping	Repair / replace	See Matrix report
15a	D4010	Sprinklers	Classroom building	1976	1987/2007	62	Old piping	Repair / replace	System is older but appeared to be in acceptable working condition. See Matrix report
15b			Gym/Cafeteria building	1976	1987/2007	62	Old piping	Repair / replace	System is older but appeared to be in acceptable working condition. See Matrix report
16a	D4020	Standpipes	Classroom building	1976	1987/2007	62	Old piping	Repair / replace	System is older but appeared to be in acceptable working condition. See Matrix report
16b			Gym/Cafeteria building	1976	1987/2007	62	Old piping	Repair / replace	System is older but appeared to be in acceptable working condition. See Matrix report
17a	D4030	Fire Protection Specialties	Classroom building	1976	1987/2007	62	signs of age and worn	Repair / replace	System is older but appeared to be in acceptable working condition. See Matrix report
17b			Gym/Cafeteria building	1976	1987/2007	62	signs of age and worn	Repair / replace	System is older but appeared to be in acceptable working condition. See Matrix report
18a	D4090	Other Fire Protection Systems	Classroom building	1976	1987/2007	N/A			
18b			Gym/Cafeteria building	1976	1987/2007	N/A			
19a	D5010	Electrical Service and Distribution	Classroom building	1976	1987/2007	62	Old elec system	Repair / replace	Old elec system
19b			Gym/Cafeteria building	1976	1987/2007	62	Old elec system	Repair / replace	Old elec system
20a	D5020	Lighting and Branch Wiring	Classroom building	1976	1987/2007	62	Old lighting and wiring	Repair / replace	Old lighting and wiring
20b			Gym/Cafeteria building	1976	1987/2007	62	Old lighting and wiring	Repair / replace	Old lighting and wiring
21a	D5030	Communication and Security	Classroom building	1976	1987/2007	62	Old elec system	Repair / replace	Staff complaint of lacking digital security control door entry system (key fob) for whole campus 3 buildings
21b			Gym/Cafeteria building	1976	1987/2007	62	Old elec system	Repair / replace	Staff complaint of lacking digital security control door entry system (key fob) for whole campus 3 buildings
22a	D5090	Other Electrical Systems	Classroom building	1976	1987/2007	N/A			
22b			Gym/Cafeteria building	1976	1987/2007	N/A			
1a	E1010	Commercial Equipment	Classroom building	1976	1987/2007	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
1b			Gym/Cafeteria building	1976	1987/2007	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
2a	E1020	Institutional Equipment	Classroom building	1976	1987/2007	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
2b			Gym/Cafeteria building	1976	1987/2007	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
3a	E1030	Vehicular Equipment	Classroom building	1976	1987/2007	N/A			
3b			Gym/Cafeteria building	1976	1987/2007	N/A			
5a	E2010	Fixed Furnishings	Classroom building	1976	1987/2007	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
5b			Gym/Cafeteria building	1976	1987/2007	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
6a	E2020	Moveable Equipment	Classroom building	1976	1987/2007	90	Components worn	Refinish/repair	Components worn, showing age, finish fading
6b			Gym/Cafeteria building	1976	1987/2007	90	Components worn	Refinish/repair	Components worn, showing age, finish fading
1a	F1010	Special Structures	Classroom building	1976	1987/2007	62	Components worn	Refinish/repair	Wood shop, dark room, welding booth, wood shop components worn, showing age, finish fading
1b			Gym/Cafeteria building	1976	1987/2007	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
1a	G2010	Roadways	Classroom building	1976	1987/2007	62	paving cracks, rough edge	Repair/replace	Old pavements worn
1b			Gym/Cafeteria building	1976	1987/2007	62	paving cracks, rough edge	Repair/replace	Old pavements worn
2a	G2020	Parking Lots	Classroom building	1976	1987/2007	62	paving cracks, rough edge	Repair/replace	Old pavements worn
2b			Gym/Cafeteria building	1976	1987/2007	62	paving cracks, rough edge	Repair/replace	Old pavements worn
3a	G2030	Pedestrian Paving	Classroom building	1976	1987/2007	62	paving cracks, rough edge	Repair/replace	Old pavements worn
3b			Gym/Cafeteria building	1976	1987/2007	62	paving cracks, rough edge	Repair/replace	Old pavements worn
4a	G2040	Site Development	Classroom building	1976	1987/2007	90	Pedestrian / car/ truck site circulation	Repair/replace	
4b			Gym/Cafeteria building	1976	1987/2007	90	Pedestrian / car/ truck site circulation	Repair/replace	
5a	G2050	Landscaping	Classroom building	1976	1987/2007	90	old landscape needs update and	Repair/replace	
5b			Gym/Cafeteria building	1976	1987/2007	90	old landscaping needs update and	Repair/replace	
6a	G3010	Water & Water Supply	Classroom building	1976	1987/2007	62	Old piping	Repair/replace	Old piping
6b			Gym/Cafeteria building	1976	1987/2007	62	Old piping	Repair/replace	Old piping
7a	G3020	Sanitary Sewer	Classroom building	1976	1987/2007	62	Old piping	Repair/replace	Old piping
7b			Gym/Cafeteria building	1976	1987/2007	62	Old piping	Repair/replace	Old piping

8a	G3030	Storm Sewer & Storm Drainage	Classroom building	1976	1987/2007	62	Old piping	Repair/replace	Old piping
8b			Gym/Cafeteria building	1976	1987/2007	62	Old piping	Repair/replace	Old piping
9a	G3040	Heating Distribution	Classroom building	1976	1987/2007	N/A			
9b			Gym/Cafeteria building	1976	1987/2007	N/A			
10a	G3050	Cooling Distribution	Classroom building	1976	1987/2007	N/A			
10b			Gym/Cafeteria building	1976	1987/2007	N/A			
11a	G3060	Fuel Distribution& Gas Service	Classroom building	1976	1987/2007	N/A			
11b			Gym/Cafeteria building	1976	1987/2007	N/A			
12a	G3090	Other Site Mechanical Utilities	Classroom building	1976	1987/2007	N/A			
12b			Gym/Cafeteria building	1976	1987/2007	N/A			
13a	G4010	Electrical Distribution	Classroom building	1976	1987/2007	62	Old elec system	Repair / replace	Old elec system
13b			Gym/Cafeteria building	1976	1987/2007	62	Old elec system	Repair / replace	Old elec system
14a	G4020	Site Lighting	Classroom building	1976	1987/2007	62	Old light system	Repair / replace	Old light fixtures / system
14b			Gym/Cafeteria building	1976	1987/2007	62	Old light system	Repair / replace	Old light fixtures / system
15a	G4030	Site Communications and Security	Classroom building	1976	1987/2007	62	Old comm system	Repair / replace	New security camera system and old comm system
15b			Gym/Cafeteria building	1976	1987/2007	62	Old comm system	Repair / replace	New security camera system and old comm system
16a	G4090	Other Site Electrical Utilities	Classroom building	1976	1987/2007	N/A			
16b			Gym/Cafeteria building	1976	1987/2007	N/A			
17a	G9010	Service and Pedestrian Tunnels	Classroom building	1976	1987/2007	N/A			
17b			Gym/Cafeteria building	1976	1987/2007	N/A			
18a	G9090	Other Site Systems and Equipment	Classroom building	1976	1987/2007	N/A			
18b			Gym/Cafeteria building	1976	1987/2007	N/A			

KINGSTON HIGH SCHOOL

EXISTING CONDITIONS PHOTOS

















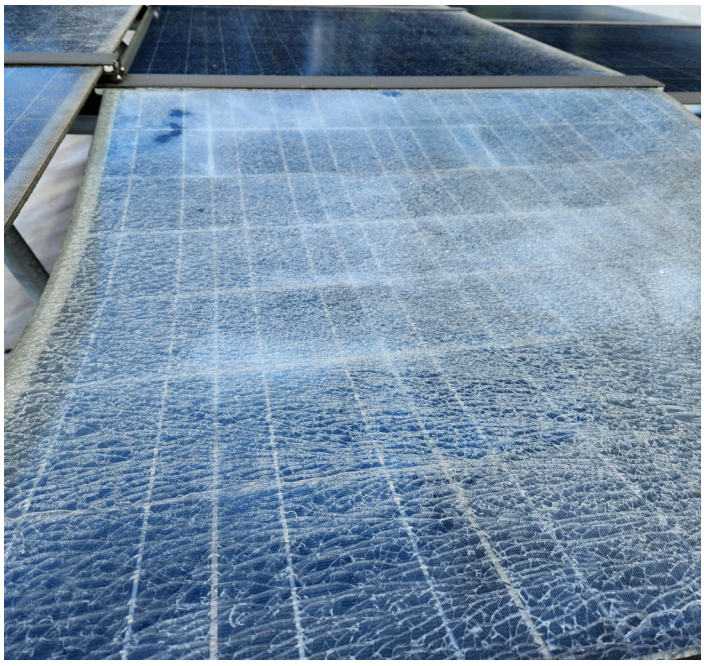


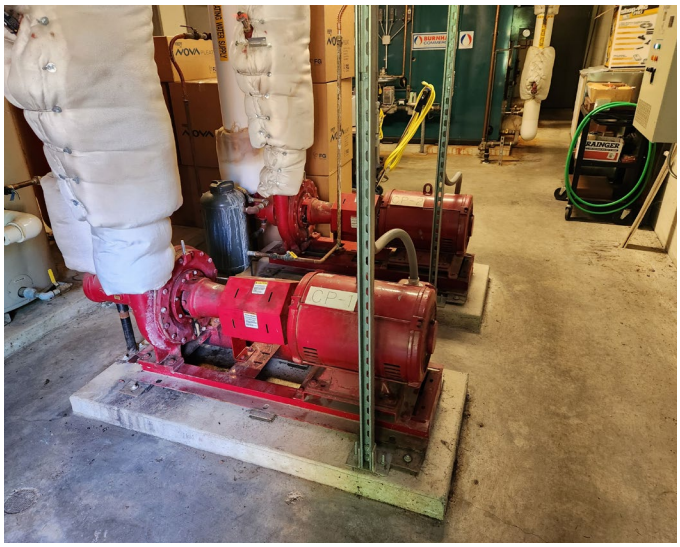






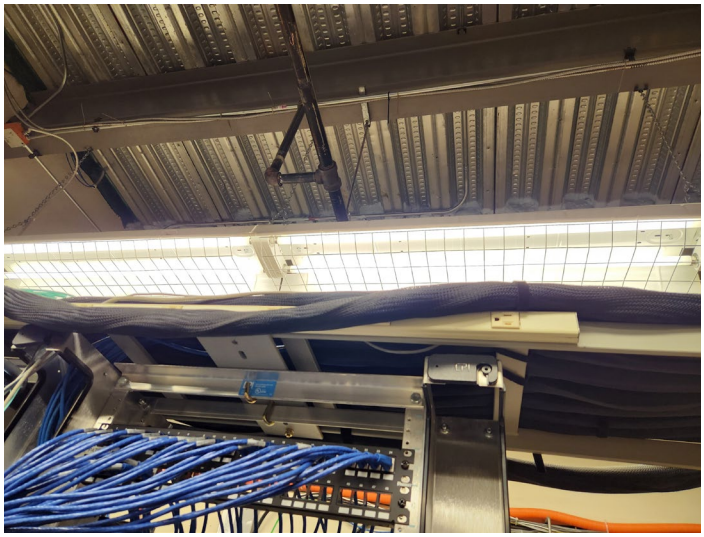












KINGSTON HIGH SCHOOL

	Uniformat - Level 3	Subsystem	Main Building, Separate Building, Building Addition	Original Construction Date	System Upgrade Date	Condition Score	Deficiency	Solution	Notes
1a	A1010	Standard foundations	North building	2007	N/A	90	N/A	N/A	The building was constructed under the 2003 International Building Code, which is
1b			South building	2007	N/A	90	N/A	N/A	The building was constructed under the 2003 International Building Code, which is
2a	A1020	Special Foundations	North building	2007	N/A				
2b			South building	2007	N/A				
3a	A1030	Slab on Grade	North building	2007	N/A	90			Floor slabs show minor cracks
3b			South building	2007	N/A	90			Floor slabs show minor cracks
4a	A2020	Basement Walls	North building	2007	N/A	N/A			
4b			South building	2007	N/A	N/A			
1a	B1010	Floor Construction	North building	2007	N/A	90	Minor cracks	Repair cracks	Concrete/tile/carpet/resilient flooring cracks
1b			South building	2007	N/A	90	Minor cracks	Repair cracks	Concrete/tile/carpet/resilient flooring cracks
2a	B1020	Roof Construction	North building	2007	N/A	90	N/A	N/A	The building was constructed under the 2003 International Building Code, which is
2b			South building	2007	N/A	90	N/A	N/A	The building was constructed under the 2003 International Building Code, which is
3a	B2010	Exterior Closure & Walls	North building	2007	N/A	90	N/A	N/A	CMU appears in good condition; fiber cement siding with minor cracks
3b			South building	2007	N/A	90	N/A	N/A	CMU appears in good condition; fiber cement siding with minor cracks
4a	B2020	Exterior Windows	North building	2007	N/A	90	signs of age and worn	Repair/replace	Broken window handles
4b			South building	2007	N/A	90	signs of age and worn	Repair/replace	Broken window handles
5a	B2030	Exterior Doors	North building	2007	N/A	90	signs of age and tear	Repair/refinish	Hollow metal doors show signs of age and worn
5b			South building	2007	N/A	90	signs of age and tear	Repair/refinish	Hollow metal doors show signs of age and worn
6a	B3010	Roof Coverings	North building	2007	N/A	62	signs of age and worn	Repair/replace	Staff reported minor leaks, membrane roofs show sign of age & worn with blisters & debris; broken solar
6b			South building	2007	N/A	62	signs of age and worn	Repair/replace	Staff reported minor leaks, membrane roofs show sign of age & worn with blisters & debris; broken solar
7a	B3020	Roof Openings	North building	2007	N/A	62	signs of age and worn	Repair/replace	Membrane roofs show sign of age & worn with blisters & debris; skylights show surface weathering
7b			South building	2007	N/A	62	signs of age and worn	Repair/replace	Membrane roofs show sign of age & worn with blisters & debris; skylights show surface weathering
8a	B3030	Roof Projections	North building	2007	N/A	62	signs of age and worn	Repair/replace	Membrane roofs show sign of age & worn with blisters & debris
8b			South building	2007	N/A	62	signs of age and worn	Repair/replace	Membrane roofs show sign of age & worn with blisters & debris
1a	C1010	Partitions	North building	2007	N/A	90	signs of age and worn	Repair/refinish	Worn due to building age
1b			South building	2007	N/A	90	signs of age and worn	Repair/refinish	Worn due to building age
2a	C1020	Interior Doors	North building	2007	N/A	90	signs of age and worn	Repair/refinish	Worn due to building age
2b			South building	2007	N/A	90	signs of age and worn	Repair/refinish	Worn due to building age
3a	C1030	Interior Fittings	North building	2007	N/A	90	signs of age and worn	Repair/refinish	Worn due to building age
3b			South building	2007	N/A	90	signs of age and worn	Repair/refinish	Worn due to building age
4a	C2010	Stair Construction	North building	2007	N/A	90	signs of age and worn	Repair/refinish	Worn due to building age
4b			South building	2007	N/A	N/A			
5a	C2020	Stair Finishes	North building	2007	N/A	90		Repair/refinish	Minor cracks in concrete stair treads
5b			South building	2007	N/A	N/A			
6a	C3010	Wall Finishes	North building	2007	N/A	90	signs of age and worn	Repair/refinish	Worn due to building age
6b			South building	2007	N/A	90	signs of age and worn	Repair/refinish	Worn due to building age
7a	C3020	Floor Finishes	North building	2007	N/A	90	signs of age and worn	Repair/refinish	Worn due to building age
7b			South building	2007	N/A	90	signs of age and worn	Repair/refinish	Worn due to building age
8a	C3030	Ceiling Finishes	North building	2007	N/A	62	signs of age and worn	Repair/refinish	Some minor ceiling tile damage due to age, leaks and rough treatments
8b			South building	2007	N/A	62	signs of age and worn	Repair/refinish	Some minor ceiling tile damage due to age, leaks and rough treatments
1a	D1010	Elevators and Lifts	North building	2007	N/A	90	N/A	N/A	
1b			South building	2007	N/A	N/A			
2a	D1090	Other Conveying Systems	North building	2007	N/A	N/A			
2b			South building	2007	N/A	N/A			
3a	D2010	Plumbing Fixtures	North building	2007	N/A	90	N/A	N/A	
3b			South building	2007	N/A	90	N/A	N/A	
4a	D2020	Domestic Water Distribution	North building	2007	N/A	90	N/A	N/A	
4b			South building	2007	N/A	90	N/A	N/A	
5a	D2030	Sanitary Waste	North building	2007	N/A	90	N/A	N/A	
5b			South building	2007	N/A	90	N/A	N/A	
6a	D2040	Rain Water Drainage	North building	2007	N/A	62	Gutter/downspout clogged	Repair / replace	Gutter/downspout clogged
6b			South building	2007	N/A	62	Gutter/downspout clogged	Repair / replace	Staff reported clogged downspout /underground pipe at northeast corner of South building

7a	D2090	Other Plumbing Systems	North building	2007	N/A	90	N/A	N/A	
7b			South building	2007	N/A	90	N/A	N/A	
8a	D3010	Energy Supply	North building	2007	N/A	62	signs of age and worn	Repair / replace	Generator appeared in fair condition with signs of age and worn; broken rooftop PV panels not functioning
8b			South building	2007	N/A	62	signs of age and worn	Repair / replace	Generator appeared in fair condition with signs of age and worn; broken rooftop PV panels not functioning
9a	D3020	Heat Generating Systems	North building	2007	N/A	90	N/A	N/A	
9b			South building	2007	N/A	90	N/A	N/A	
10a	D3030	Cooling Generating Systems	North building	2007	N/A	90	N/A	N/A	
10b			South building	2007	N/A	62	N/A	N/A	
11a	D3040	HVAC Distribution Systems	North building	2007	N/A	62	Systems need adjustment	Repair / replace	Staff & students complaint of areas of too hot or too cold. Maintenance staff not happy with current control
11b			South building	2007	N/A	62	Systems need adjustment	Repair / replace	Staff & students complaint of areas of too hot or too cold. Maintenance staff not happy with current control
12a	D3050	Terminal & Package Units	North building	2007	N/A	62	Systems need adjustment	Repair / replace	Maintenance staff not happy with current control system, see Matrix report
12b			South building	2007	N/A	62	Systems need adjustment	Repair / replace	Maintenance staff not happy with current control system, see Matrix report
13a	D3060	Controls & Instrumentation	North building	2007	N/A	62	Systems need adjustment	Repair / replace	Maintenance staff not happy with current control system, see Matrix report
13b			South building	2007	N/A	62	Systems need adjustment	Repair / replace	Maintenance staff not happy with current control system, see Matrix report
14a	D3090	Other HVAC Systems	North building	2007	N/A	62	Systems need adjustment	Repair / replace	Consider re-using the dust collector at a different district facility since it is presently not being used for
14b			South building	2007	N/A	62	Systems need adjustment	Repair / replace	Maintenance staff not happy with current control system, see Matrix report
15a	D4010	Sprinklers	North building	2007	N/A	90	N/A	N/A	The facility has complete fire sprinkler system coverage. System appeared to be in good working
15b			South building	2007	N/A	90	N/A	N/A	The facility has complete fire sprinkler system coverage. System appeared to be in good working
16a	D4020	Standpipes	North building	2007	N/A	90	N/A	N/A	The facility has complete fire sprinkler system coverage. System appeared to be in good working
16b			South building	2007	N/A	90	N/A	N/A	The facility has complete fire sprinkler system coverage. System appeared to be in good working
17a	D4030	Fire Protection Specialties	North building	2007	N/A	90	N/A	N/A	The facility has complete fire sprinkler system coverage. System appeared to be in good working
17b			South building	2007	N/A	90	N/A	N/A	The facility has complete fire sprinkler system coverage. System appeared to be in good working
18a	D4090	Other Fire Protection Systems	North building	2007	N/A	N/A			
18b			South building	2007	N/A	N/A			
19a	D5010	Electrical Service and Distribution	North building	2007	N/A	90	N/A	N/A	
19b			South building	2007	N/A	90	N/A	N/A	
20a	D5020	Lighting and Branch Wiring	North building	2007	N/A	62	Old fixtures	Replace	Old fixtures with T-8 fluorescent lights with ballast issues, switching to LED lights in transition. Student
20b			South building	2007	N/A	62	Old fixtures	Replace	Old fixtures with T-8 fluorescent lights with ballast issues, switching to LED lights in transition
21a	D5030	Communication and Security	North building	2007	N/A	62	Old comm system	Repair / replace	Old comm system
21b			South building	2007	N/A	62	Old comm system	Repair / replace	Old comm system
22a	D5090	Other Electrical Systems	North building	2007	N/A	N/A			
22b			South building	2007	N/A	N/A			
1a	E1010	Commercial Equipment	North building	2007	N/A	90	Components worn	Refinish/repair	Components worn, showing age, finish fading
1b			South building	2007	N/A	90	Components worn	Refinish/repair	Components worn, showing age, finish fading
2a	E1020	Institutional Equipment	North building	2007	N/A	90	Components worn	Refinish/repair	Components worn, showing age, finish fading
2b			South building	2007	N/A	90	Components worn	Refinish/repair	Components worn, showing age, finish fading
3a	E1030	Vehicular Equipment	North building	2007	N/A	N/A			No loading dock
3b			South building	2007	N/A	N/A			No loading dock
4a	E1090	Other equipment	North building	2007	N/A		Components worn	Refinish/repair	Components worn, showing age, finish fading
4b			South building	2007	N/A		Components worn	Refinish/repair	Components worn, showing age, finish fading
5a	E2010	Fixed Furnishings	North building	2007	N/A	90	Components worn	Refinish/repair	Components worn, showing age, finish fading
5b			South building	2007	N/A	90	Components worn	Refinish/repair	Components worn, showing age, finish fading
6a	E2020	Moveable Equipment	North building	2007	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
6b			South building	2007	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
1a	F1010	Special Structures	North building	2007	N/A	62	Components worn	Refinish/repair	Wood shop, dark room, welding booth, wood shop components worn, showing age, finish fading
1b			South building	2007	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
2a	F1020	Integrated Construction	North building	2007	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
2b			South building	2007	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
3a	F1030	Special Construction Systems	North building	2007	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
3b			South building	2007	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
4a	F1040	Special Facilitates	North building	2007	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
4b			South building	2007	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
1a	G2010	Roadways	North building	2007	N/A	90	paving cracks, rough edge	Repair/replace	Old pavements worn
1b			South building	2007	N/A	90	paving cracks, rough edge	Repair/replace	Old pavements worn
2a	G2020	Parking Lots	North building	2007	N/A	90	paving cracks, rough edge	Repair/replace	Old pavements worn
2b			South building	2007	N/A	90	paving cracks, rough edge	Repair/replace	Old pavements worn

3a	G2030	Pedestrian Paving	North building	2007	N/A	90	paving cracks, rough edge	Repair/replace	Old pavements worn
3b			South building	2007	N/A	90	paving cracks, rough edge	Repair/replace	Old pavements worn
4a	G2040	Site Development	North building	2007	N/A	62	Pedestrian / car/ truck site circulation	Repair/replace	No loading docks for loading/unloading
4b			South building	2007	N/A	62	Pedestrian / car/ truck site circulation	Repair/replace	Site/landscape components worn
5a	G2050	Landscaping	North building	2007	N/A	62	old landscape needs update and	Repair/replace	Site/landscape components worn
5b			South building	2007	N/A	62	old landscaping needs update and	Repair/replace	Site/landscape components worn
6a	G3010	Water & Water Supply	North building	2007	N/A	62	Components worn	Repair/replace	Components worn, showing age, finish fading
6b			South building	2007	N/A	62	Components worn	Repair/replace	Components worn, showing age, finish fading
7a	G3020	Sanitary Sewer	North building	2007	N/A	62	Components worn	Repair/replace	Components worn, showing age, finish fading
7b			South building	2007	N/A	62	Components worn	Repair/replace	Components worn, showing age, finish fading
8a	G3030	Storm Sewer & Storm Drainage	North building	2007	N/A	62	Components worn	Repair/replace	Components worn, showing age, finish fading
8b			South building	2007	N/A	62	Components worn	Repair/replace	Components worn, showing age, finish fading
9a	G3040	Heating Distribution	North building	2007	N/A	N/A			
9b			South building	2007	N/A	N/A			
10a	G3050	Cooling Distribution	North building	2007	N/A	N/A			
10b			South building	2007	N/A	N/A			
11a	G3060	Fuel Distribution& Gas Service	North building	2007	N/A	62	Components worn, s	Repair/replace	Main propane tank located near bus transportation facility appears in fair condition
11b			South building	2007	N/A	62	Components worn, s	Repair/replace	Main propane tank located near bus transportation facility appears in fair condition
12a	G3090	Other Site Mechanical Utilities	North building	2007	N/A	N/A			
12b			South building	2007	N/A	N/A			
13a	G4010	Electrical Distribution	North building	2007	N/A	90	Components worn, s	Repair / replace	Components worn, showing age, finish fading
13b			South building	2007	N/A	90	Components worn, s	Repair / replace	Components worn, showing age, finish fading
14a	G4020	Site Lighting	North building	2007	N/A	90	Components worn, s	Repair / replace	Components worn, showing age, finish fading
14b			South building	2007	N/A	90	Components worn	Repair / replace	Components worn, showing age, finish fading
15a	G4030	Site Communications and Security	North building	2007	N/A	90	Components worn	Repair / replace	Components worn, showing age, finish fading
15b			South building	2007	N/A	90	Components worn	Repair / replace	Components worn, showing age, finish fading
16a	G4090	Other Site Electrical Utilities	North building	2007	N/A	N/A			
16b			South building	2007	N/A	N/A			
17a	G9010	Service and Pedestrian Tunnels	North building	2007	N/A	N/A			
17b			South building	2007	N/A	N/A			
18a	G9090	Other Site Systems and Equipment	North building	2007	N/A	N/A			
18b			South building	2007	N/A	N/A			

NORTH KITSAP HIGH SCHOOL

EXISTING CONDITIONS PHOTOS

















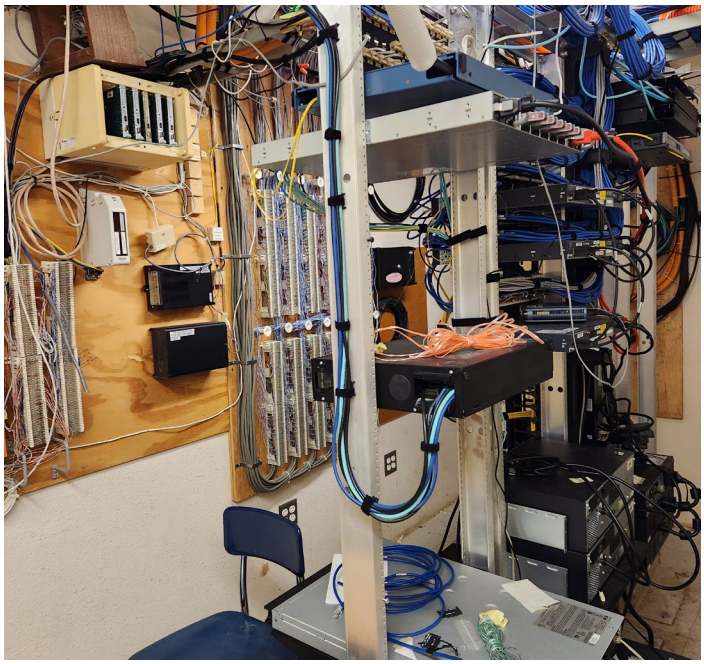



SENIOR DECISION DAY


VIKING















NORTH KITSAP HIGH SCHOOL

	Uniformat - Level 3	Subsystem	Main Building, Separate Building, Building Addition	Original Construction Date	System Upgrade Date	Condition Score	Deficiency	Solution	Notes
1a	A1010	Standard foundations	Main building (200/300/400/500/6	1956	2009	62	Minor cracks	Repair cracks	For 200 Building (Library & Cafeteria) no additional seismic upgrades are recommended at this time. For
1b			Music (800)	1956	2009	62	Cracks	Repair cracks	1. Perform additional studies on the primary gym, auxiliary gym, chorus
1c			Old vocational (900)	1956	N/A	30	signs of worn & torn	Replace	The overall condition of Building 900 is poor. The roofing is failing in many areas
1d			Gym/Aux Gym	1962	2004	62	Cracks	Repair cracks	1. Perform additional studies on the primary gym, auxiliary gym, chorus
1e			H building (100)	1969	2004	62	Cracks	Repair cracks	No additional seismic upgrades are recommended at this time. See PCS report
1f			Technology (700)	1988	1998	62	Cracks	Repair cracks	No seismic upgrades are required. See PCS report
1g			Stadium	1974	N/A	62	Cracks	Repair cracks	To be reviewed by PCS
2a	A1020	Special Foundations	Main building (200/300/400/500/6	1956	2009	N/A			
2b			Music (800)	1956	2009	N/A			
2c			Old vocational (900)	1956	N/A	N/A			
2d			Gym/Aux Gym	1962	2004	N/A			
2e			H building (100)	1969	2004	N/A			
2f			Technology (700)	1988	1998	N/A			
2g			Stadium	1974	N/A	N/A			
3a	A1030	Slab on Grade	Main building (200/300/400/500/6	1956	2009	90	Minor cracks	Repair cracks	Floor slabs show minor cracks
3b			Music (800)	1956	2009	62	Cracks	Repair cracks	Floor slabs show minor cracks
3c			Old vocational (900)	1956	N/A	30	signs of worn & torn	Replace	Floor slabs show minor cracks
3d			Gym/Aux Gym	1962	2004	62	Minor cracks	Repair cracks	Floor slabs show minor cracks
3e			H building (100)	1969	2004	90	Minor cracks	Repair cracks	Floor slabs show minor cracks
3f			Technology (700)	1988	1998	62	Cracks	Repair cracks	Floor slabs show minor cracks
3g			Stadium	1974	N/A	62	Cracks	Repair cracks	Floor slabs show minor cracks
4a	A2020	Basement Walls	Main building (200/300/400/500/6	1956	2009	N/A			
4b			Music (800)	1956	2009	N/A			
4c			Old vocational (900)	1956	N/A	N/A			
4d			Gym/Aux Gym	1962	2004	N/A			
4e			H building (100)	1969	2004	N/A			
4f			Technology (700)	1988	1998	N/A			
4g			Stadium	1974	N/A	N/A			
1a	B1010	Floor Construction	Main building (200/300/400/500/6	1956	2009	90	Minor cracks	Repair cracks	Concrete/tile/carpet/resilient flooring cracks
1b			Music (800)	1956	2009	62	Minor cracks	Repair cracks	Concrete/tile/carpet/resilient flooring cracks
1c			Old vocational (900)	1956	N/A	62	Minor cracks	Repair cracks	Concrete/tile/carpet/resilient flooring cracks
1d			Gym/Aux Gym	1962	2004	62	Minor cracks	Repair cracks	Concrete/tile/carpet/resilient flooring cracks
1e			H building (100)	1969	2004	90	Minor cracks	Repair cracks	Concrete/tile/carpet/resilient flooring cracks
1f			Technology (700)	1988	1998	62	Minor cracks	Repair cracks	Concrete/tile/carpet/resilient flooring cracks
1g			Stadium	1974	N/A	62	Minor cracks	Repair cracks	Concrete/tile/carpet/resilient flooring cracks
2a	B1020	Roof Construction	Main building (200/300/400/500/6	1956	2009	90	signs of age and tear	Repair/refinish	
2b			Music (800)	1956	2009	62	signs of age and tear	Repair/refinish	
2c			Old vocational (900)	1956	N/A	10	Roof leak / damaged	Replace	Roof leak / damaged
2d			Gym/Aux Gym	1962	2004	62	signs of age and tear	Repair/refinish	
2e			H building (100)	1969	2004	62	signs of age and tear	Repair/refinish	
2f			Technology (700)	1988	1998	62	signs of age and tear	Repair/refinish	
2g			Stadium	1974	N/A	62	signs of age and tear	Repair/refinish	
3a	B2010	Exterior Closure & Walls	Main building (200/300/400/500/6	1956	2009	62	signs of age and tear	Repair/refinish	CMU appears in good condition; fiber cement siding with minor cracks
3b			Music (800)	1956	2009	62	signs of age and tear	Repair/refinish	Stucco cracks, sign of age and tear
3c			Old vocational (900)	1956	N/A	30	Walls in bad condition	Replace	Zero years remaining useful life
3d			Gym/Aux Gym	1962	2004	62	signs of age and tear	Repair/refinish	Walls show signs of age and tear
3e			H building (100)	1969	2004	62	signs of age and tear	Repair/refinish	
3f			Technology (700)	1988	1998	62	signs of age and tear	Repair/refinish	Facade materials aging
3g			Stadium	1974	N/A	62	signs of age and tear	Repair/refinish	CMU appears in good condition; fiber cement siding with minor cracks
4a	B2020	Exterior Windows	Main building (200/300/400/500/6	1956	2009	90	N/A	N/A	Windows appeared in good condition
4b			Music (800)	1956	2009	62	signs of age and tear	Repair/refinish	Windows show signs of age and worn
4c			Old vocational (900)	1956	N/A	30	Windows in bad condition	Replace	Old single pane windows with zero years remaining useful life
4d			Gym/Aux Gym	1962	2004	62	signs of age and tear	Repair/refinish	Windows show signs of age and worn

4e			H building (100)	1969	2004	90	N/A	N/A	Windows appeared in good condition
4f			Technology (700)	1988	1998	62	signs of age and tear	Repair/refinish	Windows show signs of age and worn
4g			Stadium	1974	N/A	62	signs of age and tear	Repair/refinish	Windows show signs of age and worn
5a	B2030	Exterior Doors	Main building (200/300/400/500/6	1956	2009	62	signs of age and tear	Repair/refinish	Hollow metal doors show signs of age and worn
5b			Music (800)	1956	2009	62	signs of age and tear	Repair/refinish	Hollow metal doors show signs of age and worn
5c			Old vocational (900)	1956	N/A	10	doors in bad condition	Replace	Doors not meeting ADA requirements; zero years remaining useful life
5d			Gym/Aux Gym	1962	2004	62	signs of age and tear	Repair/refinish	Hollow metal doors show signs of age and worn
5e			H building (100)	1969	2004	62	signs of age and tear	Repair/refinish	
5f			Technology (700)	1988	1998	62	signs of age and tear	Repair/refinish	Hollow metal doors show signs of age and worn
5g			Stadium	1974	N/A	62	signs of age and tear	Repair/refinish	Hollow metal doors show signs of age and worn
6a	B3010	Roof Coverings	Main building (200/300/400/500/6	1956	2009	62	signs of age and worn	Repair/replace	signs of age and worn
6b			Music (800)	1956	2009	62	signs of age and worn	Repair/replace	signs of age and worn
6c			Old vocational (900)	1956	N/A	10	Roof leak / damaged	Replace	Metal roof leak / damaged; zero years remaining useful life
6d			Gym/Aux Gym	1962	2004	62	signs of age and worn	Repair/replace	Roofs show sign of age & worn with blisters & debris
6e			H building (100)	1969	2004	62	signs of age and worn	Repair/replace	Roofs show sign of age & worn with blisters & debris
6f			Technology (700)	1988	1998	30	signs of age and worn	Repair/replace	Metal roofs show sign of age & worn; downspouts leaking
6g			Stadium	1974	N/A	62	signs of age and worn	Repair/replace	Roofs show sign of age & worn with blisters & debris
7a	B3020	Roof Openings	Main building (200/300/400/500/6	1956	2009	62	signs of age and worn	Repair/replace	Membrane roofs show sign of age & worn with blisters & debris; skylights show surface weathering
7b			Music (800)	1956	2009	62	signs of age and worn	Repair/replace	Membrane roofs show sign of age & worn with blisters & debris
7c			Old vocational (900)	1956	N/A	10	Roof leak / damaged	Replace	Metal roof leak / damaged; zero years remaining useful life
7d			Gym/Aux Gym	1962	2004	62	signs of age and worn	Repair/replace	Membrane roofs show sign of age & worn with blisters & debris; skylights show surface weathering
7e			H building (100)	1969	2004	62	signs of age and worn	Repair/replace	Membrane roofs show sign of age & worn with blisters & debris
7f			Technology (700)	1988	1998	62	signs of age and worn	Repair/replace	Metal roofs show sign of age & worn; downspouts leaking
7g			Stadium	1974	N/A	62	signs of age and worn	Repair/replace	Membrane roofs show sign of age & worn with blisters & debris; skylights show surface weathering
8a	B3030	Roof Projections	Main building (200/300/400/500/6	1956	2009	62	signs of age and worn	Repair/replace	Membrane roofs show sign of age & worn with blisters & debris
8b			Music (800)	1956	2009	62	signs of age and worn	Repair/replace	Membrane roofs show sign of age & worn with blisters & debris
8c			Old vocational (900)	1956	N/A	10	Roof leak / damaged	Replace	Metal roof leak / damaged; zero years remaining useful life
8d			Gym/Aux Gym	1962	2004	62	signs of age and worn	Repair/replace	Membrane roofs show sign of age & worn with blisters & debris
8e			H building (100)	1969	2004	62	signs of age and worn	Repair/replace	Membrane roofs show sign of age & worn with blisters & debris
8f			Technology (700)	1988	1998	30	signs of age and worn	Repair/replace	Metal roofs show sign of age & worn; downspouts leaking
8g			Stadium	1974	N/A	62	signs of age and worn	Repair/replace	Membrane roofs show sign of age & worn with blisters & debris
1a	C1010	Partitions	Main building (200/300/400/500/6	1956	2009	90	N/A	N/A	
1b			Music (800)	1956	2009	62	signs of age and worn	Repair/refinish	Worn due to building age
1c			Old vocational (900)	1956	N/A	30	Partitions worn & damaged	Replace	Partitions worn & damaged
1d			Gym/Aux Gym	1962	2004	62	signs of age and worn	Repair/refinish	Worn due to building age
1e			H building (100)	1969	2004	90	N/A	N/A	
1f			Technology (700)	1988	1998	62	signs of age and worn	Repair/refinish	Worn due to building age
1g			Stadium	1974	N/A	62	signs of age and worn	Repair/refinish	Worn due to building age
2a	C1020	Interior Doors	Main building (200/300/400/500/6	1956	2009	90	N/A	N/A	
2b			Music (800)	1956	2009	62	signs of age and worn	Repair/refinish	Worn due to building age
2c			Old vocational (900)	1956	N/A	30	doors in bad condition	Replace	Doors not meeting ADA requirements; zero years remaining useful life
2d			Gym/Aux Gym	1962	2004	62	signs of age and worn	Repair/refinish	Worn due to building age
2e			H building (100)	1969	2004	90	N/A	N/A	
2f			Technology (700)	1988	1998	62	signs of age and worn	Repair/refinish	Worn due to building age
2g			Stadium	1974	N/A	62	signs of age and worn	Repair/refinish	Worn due to building age
3a	C1030	Interior Fittings	Main building (200/300/400/500/6	1956	2009	90	N/A	N/A	
3b			Music (800)	1956	2009	62	signs of age and worn	Repair/refinish	Worn due to building age
3c			Old vocational (900)	1956	N/A	30	signs of age and worn	Repair/refinish	Worn due to building age
3d			Gym/Aux Gym	1962	2004	62	signs of age and worn	Repair/refinish	Worn due to building age
3e			H building (100)	1969	2004	90	N/A	N/A	
3f			Technology (700)	1988	1998	62	signs of age and worn	Repair/refinish	Worn due to building age
3g			Stadium	1974	N/A	62	signs of age and worn	Repair/refinish	Worn due to building age
4a	C2010	Stair Construction	Main building (200/300/400/500/6	1956	2009	90	signs of age and worn	Repair/refinish	Worn due to building age
4b			Music (800)	1956	2009	62	signs of age and worn	Repair/refinish	Worn due to building age
4c			Old vocational (900)	1956	N/A	30	signs of age and worn	Repair/refinish	Worn due to building age
4d			Gym/Aux Gym	1962	2004	62	signs of age and worn	Repair/refinish	Worn due to building age
4e			H building (100)	1969	2004	N/A			

4f			Technology (700)	1988	1998	62	signs of age and worn	Repair/refinish	Worn due to building age
4g			Stadium	1974	N/A	62	signs of age and worn	Repair/refinish	Worn due to building age
5a	C2020	Stair Finishes	Main building (200/300/400/500/6	1956	2009	90	N/A	N/A	
5b			Music (800)	1956	2009	62	signs of age and worn	Repair/refinish	Minor cracks in concrete stair treads
5c			Old vocational (900)	1956	N/A	30	signs of age and worn	Repair/refinish	Worn due to building age
5d			Gym/Aux Gym	1962	2004	62	signs of age and worn	Repair/refinish	Worn due to building age
5e			H building (100)	1969	2004	N/A			
5f			Technology (700)	1988	1998	62	signs of age and worn	Repair/refinish	Worn due to building age
5g			Stadium	1974	N/A	62	signs of age and worn	Repair/refinish	Worn due to building age
6a	C3010	Wall Finishes	Main building (200/300/400/500/6	1956	2009	90	N/A	N/A	
6b			Music (800)	1956	2009	62	signs of age and worn	Repair/refinish	Worn due to building age
6c			Old vocational (900)	1956	N/A	30	signs of age and worn	Replace	Worn due to building age
6d			Gym/Aux Gym	1962	2004	62	signs of age and worn	Repair/refinish	Worn due to building age
6e			H building (100)	1969	2004	90	N/A	N/A	
6f			Technology (700)	1988	1998	62	signs of age and worn	Repair/refinish	Worn due to building age
6g			Stadium	1974	N/A	62	signs of age and worn	Repair/refinish	Worn due to building age
7a	C3020	Floor Finishes	Main building (200/300/400/500/6	1956	2009	90	N/A	N/A	
7b			Music (800)	1956	2009	62	signs of age and worn	Replace	Age of flooring
7c			Old vocational (900)	1956	N/A	30	signs of age and worn	Replace	Worn due to building age
7d			Gym/Aux Gym	1962	2004	62	signs of age and worn	Repair/replace	Worn due to building age
7e			H building (100)	1969	2004	62	signs of age and worn	Repair/replace	Worn due to building age
7f			Technology (700)	1988	1998	62	signs of age and worn	Repair/replace	Worn due to building age
7g			Stadium	1974	N/A	62	signs of age and worn	Repair/replace	Worn due to building age
8a	C3030	Ceiling Finishes	Main building (200/300/400/500/6	1956	2009	90	N/A	N/A	
8b			Music (800)	1956	2009	62	signs of age and worn	Repair/refinish	Broken and missing tiles
8c			Old vocational (900)	1956	N/A	10	worn & damaged	Replace	Ceiling worn & damaged
8d			Gym/Aux Gym	1962	2004	62	signs of age and worn	Repair/refinish	Some minor ceiling tile damage due to age, leaks and rough treatments
8e			H building (100)	1969	2004	90	N/A	N/A	
8f			Technology (700)	1988	1998	62	signs of age and worn	Repair/refinish	Some minor ceiling tile damage due to age, leaks and rough treatments
8g			Stadium	1974	N/A	62	signs of age and worn	Repair/refinish	Some minor ceiling tile damage due to age, leaks and rough treatments
1a	D1010	Elevators and Lifts	Main building (200/300/400/500/6	1956	2009	N/A			
1b			Music (800)	1956	2009	N/A			
1c			Old vocational (900)	1956	N/A	N/A			
1d			Gym/Aux Gym	1962	2004	N/A			
1e			H building (100)	1969	2004	N/A			
1f			Technology (700)	1988	1998	N/A			
1g			Stadium	1974	N/A	N/A			
2a	D1090	Other Conveying Systems	Main building (200/300/400/500/6	1956	2009	N/A			
2b			Music (800)	1956	2009	N/A			
2c			Old vocational (900)	1956	N/A	N/A			
2d			Gym/Aux Gym	1962	2004	N/A			
2e			H building (100)	1969	2004	N/A			
2f			Technology (700)	1988	1998	N/A			
2g			Stadium	1974	N/A	N/A			
3a	D2010	Plumbing Fixtures	Main building (200/300/400/500/6	1956	2009	90	N/A	N/A	
3b			Music (800)	1956	2009	62	Fixtures worn due to building age	Replace	Fixtures worn due to building age
3c			Old vocational (900)	1956	N/A	30	Fixtures worn due to building age	Replace	Fixtures worn due to building age
3d			Gym/Aux Gym	1962	2004	62	Fixtures worn due to building age	Replace	Fixtures worn due to building age
3e			H building (100)	1969	2004	62	Fixtures worn due to building age	Replace	
3f			Technology (700)	1988	1998	62	Fixtures worn due to building age	Replace	Fixtures worn due to building age
3g			Stadium	1974	N/A	62	Fixtures worn due to building age	Replace	Fixtures worn due to building age
4a	D2020	Domestic Water Distribution	Main building (200/300/400/500/6	1956	2009	90	N/A	N/A	
4b			Music (800)	1956	2009	62	signs of age and worn	Replace	signs of age and worn
4c			Old vocational (900)	1956	N/A	30	signs of age and worn	Replace	signs of age and worn
4d			Gym/Aux Gym	1962	2004	62	signs of age and worn	Replace	signs of age and worn
4e			H building (100)	1969	2004	62	signs of age and worn	Replace	signs of age and worn
4f			Technology (700)	1988	1998	62	signs of age and worn	Replace	signs of age and worn

4g			Stadium	1974	N/A	62	signs of age and worn	Replace	signs of age and worn
5a	D2030	Sanitary Waste	Main building (200/300/400/500/6	1956	2009	62	signs of age and worn	Replace	signs of age and worn
5b			Music (800)	1956	2009	62	signs of age and worn	Replace	signs of age and worn
5c			Old vocational (900)	1956	N/A	30	signs of age and worn	Replace	Pipes worn due to building age
5d			Gym/Aux Gym	1962	2004	62	signs of age and worn	Replace	signs of age and worn
5e			H building (100)	1969	2004	62	signs of age and worn	Replace	signs of age and worn
5f			Technology (700)	1988	1998	62	signs of age and worn	Replace	signs of age and worn
5g			Stadium	1974	N/A	62	signs of age and worn	Replace	signs of age and worn
6a	D2040	Rain Water Drainage	Main building (200/300/400/500/6	1956	2009	62	Gutter/downspout clogged	Repair / replace	Gutter/downspout clogged
6b			Music (800)	1956	2009	62	Gutter/downspout clogged	Repair / replace	Gutter/downspout clogged
6c			Old vocational (900)	1956	N/A	30	Rain water pipes clogged & damaged	Replace	Rain water pipes clogged & damaged
6d			Gym/Aux Gym	1962	2004	62	signs of age and worn	Replace	signs of age and worn
6e			H building (100)	1969	2004	62	signs of age and worn	Replace	signs of age and worn
6f			Technology (700)	1988	1998	30	signs of age and worn	Replace	Roof downspouts leaking
6g			Stadium	1974	N/A	62	Gutter/downspout clogged	Repair / replace	Staff reported clogged downspout /underground pipe at northeast corner of South building
7a	D2090	Other Plumbing Systems	Main building (200/300/400/500/6	1956	2009	N/A			
7b			Music (800)	1956	2009	N/A			
7c			Old vocational (900)	1956	N/A	N/A			
7d			Gym/Aux Gym	1962	2004	N/A			
7e			H building (100)	1969	2004	N/A			
7f			Technology (700)	1988	1998	N/A			
7g			Stadium	1974	N/A	N/A			
8a	D3010	Energy Supply	Main building (200/300/400/500/6	1956	2009	N/A			
8b			Music (800)	1956	2009	N/A			
8c			Old vocational (900)	1956	N/A	N/A			
8d			Gym/Aux Gym	1962	2004	N/A			
8e			H building (100)	1969	2004	N/A			
8f			Technology (700)	1988	1998	N/A			
8g			Stadium	1974	N/A	N/A			
9a	D3020	Heat Generating Systems	Main building (200/300/400/500/6	1956	2009	90	N/A	N/A	
9b			Music (800)	1956	2009	30	signs of age and worn	Replace	Systems worn due to building age. Heat fluctuation and insufficient air flow in all spaces.
9c			Old vocational (900)	1956	N/A	30	signs of age and worn	Replace	Systems worn due to building age
9d			Gym/Aux Gym	1962	2004	62	signs of age and worn	Replace	Some devices not operable; old and outdated.
9e			H building (100)	1969	2004	62	signs of age and worn	Replace	Systems worn due to building age
9f			Technology (700)	1988	1998	62	signs of age and worn	Replace	Systems worn due to building age; Ceiling mounted fan coil units are loud and inefficient
9g			Stadium	1974	N/A	62	N/A	N/A	
10a	D3030	Cooling Generating Systems	Main building (200/300/400/500/6	1956	2009	62	N/A	N/A	
10b			Music (800)	1956	2009	62			
10c			Old vocational (900)	1956	N/A	30	signs of age and worn	Replace	Systems worn due to building age
10d			Gym/Aux Gym	1962	2004	62	signs of age and worn	Replace	Some devices not operable; old and outdated.
10e			H building (100)	1969	2004	62	signs of age and worn	Replace	Systems worn due to building age
10f			Technology (700)	1988	1998	62	signs of age and worn	Replace	Systems worn due to building age
10g			Stadium	1974	N/A	N/A			
11a	D3040	HVAC Distribution Systems	Main building (200/300/400/500/6	1956	2009	62	Systems need adjustment	Repair / replace	Staff & students complaint of areas of too hot or too cold, no individual room HVAC temperature control
11b			Music (800)	1956	2009	62	signs of age and worn	Replace	Systems worn due to building age
11c			Old vocational (900)	1956	N/A	30	signs of age and worn	Replace	Systems worn due to building age
11d			Gym/Aux Gym	1962	2004	62	signs of age and worn	Replace	Inefficient, uneven airflow; some devices are not running.
11e			H building (100)	1969	2004	62	signs of age and worn	Replace	Systems worn due to building age
11f			Technology (700)	1988	1998	62	signs of age and worn	Replace	Systems worn due to building age
11g			Stadium	1974	N/A	62	signs of age and worn	Replace	Systems worn due to building age
12a	D3050	Terminal & Package Units	Main building (200/300/400/500/6	1956	2009	62	Systems need adjustment	Repair / replace	Staff & students complaint of areas of too hot or too cold, no individual room HVAC temperature control
12b			Music (800)	1956	2009	62	signs of age and worn	Replace	Systems worn due to building age
12c			Old vocational (900)	1956	N/A	30	signs of age and worn	Replace	Systems worn due to building age
12d			Gym/Aux Gym	1962	2004	62	signs of age and worn	Replace	Some devices not operable; old and outdated.
12e			H building (100)	1969	2004	62	signs of age and worn	Replace	Systems worn due to building age
12f			Technology (700)	1988	1998	62	signs of age and worn	Replace	Systems worn due to building age
12g			Stadium	1974	N/A	62	Systems need adjustment	Repair / replace	Staff & students complaint of areas of too hot or too cold, no individual room HVAC temperature control
13a	D3060	Controls & Instrumentation	Main building (200/300/400/500/6	1956	2009	62	Systems need adjustment	Repair / replace	Staff & students complaint of areas of too hot or too cold, no individual room HVAC temperature control

13b			Music (800)	1956	2009	62	signs of age and worn	Replace	Systems worn due to building age
13c			Old vocational (900)	1956	N/A	30	signs of age and worn	Replace	Systems worn due to building age
13d			Gym/Aux Gym	1962	2004	62	signs of age and worn	Replace	Systems worn due to building age
13e			H building (100)	1969	2004	62	signs of age and worn	Replace	Systems worn due to building age
13f			Technology (700)	1988	1998	62	signs of age and worn	Replace	Systems worn due to building age; Ceiling mounted fan coil units are loud and inefficient
13g			Stadium	1974	N/A	62	Systems need adjustment	Repair / replace	Staff & students complaint of areas of too hot or too cold, no individual room HVAC temperature control
14a	D3090	Other HVAC Systems	Main building (200/300/400/500/6	1956	2009	62	Systems need adjustment	Repair / replace	Staff & students complaint of areas of too hot or too cold, no individual room HVAC temperature control
14b			Music (800)	1956	2009	N/A			
14c			Old vocational (900)	1956	N/A	N/A			
14d			Gym/Aux Gym	1962	2004	N/A			
14e			H building (100)	1969	2004	62	signs of age and worn	Repair / replace	Systems worn due to building age
14f			Technology (700)	1988	1998	62	signs of age and worn	Repair / replace	Systems worn due to building age
14g			Stadium	1974	N/A	N/A			
15a	D4010	Sprinklers	Main building (200/300/400/500/6	1956	2009	62	N/A	N/A	
15b			Music (800)	1956	2009	62	N/A	N/A	
15c			Old vocational (900)	1956	N/A	30	signs of age and worn	Replace	Systems worn due to building age
15d			Gym/Aux Gym	1962	2004	62	N/A	N/A	
15e			H building (100)	1969	2004	62	N/A	N/A	
15f			Technology (700)	1988	1998	62	N/A	N/A	
15g			Stadium	1974	N/A	62	N/A	N/A	
16a	D4020	Standpipes	Main building (200/300/400/500/6	1956	2009	62	N/A	N/A	
16b			Music (800)	1956	2009	62	N/A	N/A	
16c			Old vocational (900)	1956	N/A	N/A			
16d			Gym/Aux Gym	1962	2004	62	N/A	N/A	
16e			H building (100)	1969	2004	90	N/A	N/A	
16f			Technology (700)	1988	1998	90	N/A	N/A	
16g			Stadium	1974	N/A	90	N/A	N/A	
17a	D4030	Fire Protection Specialties	Main building (200/300/400/500/6	1956	2009	90	N/A	N/A	Fire extinguisher with annual inspection
17b			Music (800)	1956	2009	62	signs of age and worn	Replace	
17c			Old vocational (900)	1956	N/A	62	signs of age and worn	Replace	
17d			Gym/Aux Gym	1962	2004	62	signs of age and worn	Replace	
17e			H building (100)	1969	2004	90	N/A	N/A	Fire extinguisher with annual inspection
17f			Technology (700)	1988	1998	90	N/A	N/A	Fire extinguisher with annual inspection
17g			Stadium	1974	N/A	90	N/A	N/A	Fire extinguisher with annual inspection
18a	D4090	Other Fire Protection Systems	Main building (200/300/400/500/6	1956	2009	N/A			
18b			Music (800)	1956	2009	N/A			
18c			Old vocational (900)	1956	N/A	N/A			
18d			Gym/Aux Gym	1962	2004	N/A			
18e			H building (100)	1969	2004	N/A			
18f			Technology (700)	1988	1998	N/A			
18g			Stadium	1974	N/A	N/A			
19a	D5010	Electrical Service and Distribution	Main building (200/300/400/500/6	1956	2009	90	N/A	N/A	
19b			Music (800)	1956	2009	62	Wiring show signs of age and worn	Replace	Wiring show signs of age and worn
19c			Old vocational (900)	1956	N/A	30	signs of age and worn	Replace	Systems worn due to building age
19d			Gym/Aux Gym	1962	2004	62	Wiring show signs of age and worn	Replace	Wiring show signs of age and worn
19e			H building (100)	1969	2004	90	N/A	N/A	
19f			Technology (700)	1988	1998	62	Wiring show signs of age and worn	Replace	Wiring show signs of age and worn
19g			Stadium	1974	N/A	90	N/A	N/A	
20a	D5020	Lighting and Branch Wiring	Main building (200/300/400/500/6	1956	2009	62	Old fixtures	Replace	Old fixtures with T-8 fluorescent lights with ballast issues, switching to LED lights in transition
20b			Music (800)	1956	2009	62	Old fixtures	Replace	Old fixtures with T-8 fluorescent lights with ballast issues, switching to LED lights in transition
20c			Old vocational (900)	1956	N/A	30	signs of age and worn	Replace	Systems worn due to building age
20d			Gym/Aux Gym	1962	2004	62	Old fixtures	Replace	Old fixtures with T-8 fluorescent lights with ballast issues, switching to LED lights in transition
20e			H building (100)	1969	2004	62	Old fixtures	Replace	Old fixtures with T-8 fluorescent lights with ballast issues, switching to LED lights in transition
20f			Technology (700)	1988	1998	62	Old fixtures	Replace	Old fixtures with T-8 fluorescent lights with ballast issues, switching to LED lights in transition
20g			Stadium	1974	N/A	62	Old fixtures	Replace	Old fixtures with T-8 fluorescent lights with ballast issues, switching to LED lights in transition
21a	D5030	Communication and Security	Main building (200/300/400/500/6	1956	2009	62	Old comm system	Repair / replace	Old comm system
21b			Music (800)	1956	2009	62	Old comm system	Repair / replace	Music rooms AV system is outdated.
21c			Old vocational (900)	1956	N/A	30	signs of age and worn	Replace	Systems worn due to building age

21d			Gym/Aux Gym	1962	2004	62	Old comm system	Repair / replace	Old comm system
21e			H building (100)	1969	2004	62	Old comm system	Repair / replace	Old comm system
21f			Technology (700)	1988	1998	62	Old comm system	Repair / replace	Old comm system
21g			Stadium	1974	N/A	62	Old comm system	Repair / replace	Old comm system
22a	D5090	Other Electrical Systems	Main building (200/300/400/500/6	1956	2009	N/A			
22b			Music (800)	1956	2009	N/A			
22c			Old vocational (900)	1956	N/A	N/A			
22d			Gym/Aux Gym	1962	2004	N/A			
22e			H building (100)	1969	2004	N/A			
22f			Technology (700)	1988	1998	N/A			
22g			Stadium	1974	N/A	N/A			
1a	E1010	Commercial Equipment	Main building (200/300/400/500/6	1956	2009	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
1b			Music (800)	1956	2009	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
1c			Old vocational (900)	1956	N/A	30	signs of age and worn	Replace	Systems worn due to building age
1d			Gym/Aux Gym	1962	2004	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
1e			H building (100)	1969	2004	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
1f			Technology (700)	1988	1998	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
1g			Stadium	1974	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
2a	E1020	Institutional Equipment	Main building (200/300/400/500/6	1956	2009	90	N/A	N/A	
2b			Music (800)	1956	2009	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
2c			Old vocational (900)	1956	N/A	30	signs of age and worn	Replace	Systems worn due to building age
2d			Gym/Aux Gym	1962	2004	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
2e			H building (100)	1969	2004	90	N/A	N/A	
2f			Technology (700)	1988	1998	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
2g			Stadium	1974	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
3a	E1030	Vehicular Equipment	Main building (200/300/400/500/6	1956	2009	N/A			No loading dock
3b			Music (800)	1956	2009	N/A			No loading dock
3c			Old vocational (900)	1956	N/A	N/A			No loading dock
3d			Gym/Aux Gym	1962	2004	N/A			No loading dock
3e			H building (100)	1969	2004	N/A			No loading dock
3f			Technology (700)	1988	1998	N/A			No loading dock
3g			Stadium	1974	N/A	N/A			No loading dock
4a	E1090	Other equipment	Main building (200/300/400/500/6	1956	2009	90	Components worn	Refinish/repair	Components worn, showing age, finish fading
4b			Music (800)	1956	2009	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
4c			Old vocational (900)	1956	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
4d			Gym/Aux Gym	1962	2004	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
4e			H building (100)	1969	2004	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
4f			Technology (700)	1988	1998	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
4g			Stadium	1974	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
5a	E2010	Fixed Furnishings	Main building (200/300/400/500/6	1956	2009	90	N/A	N/A	
5b			Music (800)	1956	2009	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
5c			Old vocational (900)	1956	N/A	30	signs of age and worn	Replace	Systems worn due to building age
5d			Gym/Aux Gym	1962	2004	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
5e			H building (100)	1969	2004	90	N/A	N/A	
5f			Technology (700)	1988	1998	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
5g			Stadium	1974	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
6a	E2020	Moveable Equipment	Main building (200/300/400/500/6	1956	2009	90	N/A	N/A	
6b			Music (800)	1956	2009	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
6c			Old vocational (900)	1956	N/A	30	signs of age and worn	Replace	Systems worn due to building age
6d			Gym/Aux Gym	1962	2004	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
6e			H building (100)	1969	2004	90	N/A	N/A	
6f			Technology (700)	1988	1998	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
6g			Stadium	1974	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
1b	F1010	Special Structures	Main building (200/300/400/500/6	1956	2009	N/A			
1c			Music (800)	1956	2009	N/A			
1d			Old vocational (900)	1956	N/A	N/A			
1e			Gym/Aux Gym	1962	2004	N/A			

1f			H building (100)	1969	2004	N/A			
1g			Technology (700)	1988	1998	62	Components worn	Refinish/repair	Wood shop, dark room, welding booth, wood shop components worn, showing age, finish fading
2a			Stadium	1974	N/A	N/A			
2b	F1020	Integrated Construction	Main building (200/300/400/500/6	1956	2009	N/A			
2c			Music (800)	1956	2009	N/A			
2d			Old vocational (900)	1956	N/A	N/A			
2e			Gym/Aux Gym	1962	2004	N/A			
2f			H building (100)	1969	2004	N/A			
2g			Technology (700)	1988	1998	N/A			
3a			Stadium	1974	N/A	N/A			
3b	F1030	Special Construction Systems	Main building (200/300/400/500/6	1956	2009	N/A			
3c			Music (800)	1956	2009	N/A			
3d			Old vocational (900)	1956	N/A	N/A			
3e			Gym/Aux Gym	1962	2004	N/A			
3f			H building (100)	1969	2004	N/A			
3g			Technology (700)	1988	1998	N/A			
4a			Stadium	1974	N/A	N/A			
4b	F1040	Special Facilitates	Main building (200/300/400/500/6	1956	2009	N/A			
4c			Music (800)	1956	2009	N/A			
4d			Old vocational (900)	1956	N/A	N/A			
4e			Gym/Aux Gym	1962	2004	N/A			
4f			H building (100)	1969	2004	N/A			
4g			Technology (700)	1988	1998	N/A			
4h			Stadium	1974	N/A	N/A			
1a	G2010	Roadways	Main building (200/300/400/500/6	1956	2009	62	paving cracks, rough edge	Repair/replace	Old pavements worn
1b			Music (800)	1956	2009	62	paving cracks, rough edge	Repair/replace	Old pavements worn
1c			Old vocational (900)	1956	N/A	62	paving cracks, rough edge	Repair/replace	Old pavements worn
1d			Gym/Aux Gym	1962	2004	62	paving cracks, rough edge	Repair/replace	Old pavements worn
1e			H building (100)	1969	2004	62	paving cracks, rough edge	Repair/replace	Old pavements worn
1f			Technology (700)	1988	1998	62	paving cracks, rough edge	Repair/replace	Old pavements worn
1g			Stadium	1974	N/A	62	paving cracks, rough edge	Repair/replace	Old pavements worn
2a	G2020	Parking Lots	Main building (200/300/400/500/6	1956	2009	62	paving cracks, rough edge	Repair/replace	Old pavements worn
2b			Music (800)	1956	2009	62	paving cracks, rough edge	Repair/replace	Old pavements worn
2c			Old vocational (900)	1956	N/A	62	paving cracks, rough edge	Repair/replace	Old pavements worn
2d			Gym/Aux Gym	1962	2004	62	paving cracks, rough edge	Repair/replace	Old pavements worn
2e			H building (100)	1969	2004	62	paving cracks, rough edge	Repair/replace	Old pavements worn
2f			Technology (700)	1988	1998	62	paving cracks, rough edge	Repair/replace	Old pavements worn
2g			Stadium	1974	N/A	62	paving cracks, rough edge	Repair/replace	Old pavements worn
3a	G2030	Pedestrian Paving	Main building (200/300/400/500/6	1956	2009	62	paving cracks, rough edge	Repair/replace	Old pavements worn
3b			Music (800)	1956	2009	62	paving cracks, rough edge	Repair/replace	Old pavements worn
3c			Old vocational (900)	1956	N/A	62	paving cracks, rough edge	Repair/replace	Old pavements worn
3d			Gym/Aux Gym	1962	2004	62	paving cracks, rough edge	Repair/replace	Old pavements worn
3e			H building (100)	1969	2004	62	paving cracks, rough edge	Repair/replace	Old pavements worn
3f			Technology (700)	1988	1998	62	paving cracks, rough edge	Repair/replace	Old pavements worn
3g			Stadium	1974	N/A	62	paving cracks, rough edge	Repair/replace	Old pavements worn
4a	G2040	Site Development	Main building (200/300/400/500/6	1956	2009	62	Pedestrian / car/ truck site circulation	Repair/replace	No loading docks for loading/unloading
4b			Music (800)	1956	2009	62	paving cracks, rough edge	Repair/replace	No loading docks for loading/unloading
4c			Old vocational (900)	1956	N/A	30	paving cracks, rough edge	Replace	No loading docks for loading/unloading
4d			Gym/Aux Gym	1962	2004	62	paving cracks, rough edge	Repair/replace	No loading docks for loading/unloading
4e			H building (100)	1969	2004	62	paving cracks, rough edge	Repair/replace	No loading docks for loading/unloading
4f			Technology (700)	1988	1998	62	paving cracks, rough edge	Repair/replace	No loading docks for loading/unloading
4g			Stadium	1974	N/A	62	Pedestrian / car/ truck site circulation	Repair/replace	No loading docks for loading/unloading
5a	G2050	Landscaping	Main building (200/300/400/500/6	1956	2009	62	paving cracks, rough edge	Repair/replace	Site/landscape components worn
5b			Music (800)	1956	2009	62	paving cracks, rough edge	Repair/replace	Site/landscape components worn
5c			Old vocational (900)	1956	N/A	62	paving cracks, rough edge	Replace	Site/landscape components worn
5d			Gym/Aux Gym	1962	2004	62	paving cracks, rough edge	Repair/replace	Site/landscape components worn
5e			H building (100)	1969	2004	62	paving cracks, rough edge	Repair/replace	Site/landscape components worn

5f			Technology (700)	1988	1998	62	paving cracks, rough edge	Repair/replace	Site/landscape components worn
5g			Stadium	1974	N/A	62	old landscaping needs update and	Repair/replace	Site/landscape components worn
6a	G3010	Water & Water Supply	Main building (200/300/400/500/6	1956	2009	62	Components worn	Repair/replace	Components worn, showing age, finish fading
6b			Music (800)	1956	2009	62	Components worn	Repair/replace	Components worn, showing age, finish fading
6c			Old vocational (900)	1956	N/A	30	Components worn	Replace	Components worn, showing age, finish fading
6d			Gym/Aux Gym	1962	2004	62	Components worn	Repair/replace	Components worn, showing age, finish fading
6e			H building (100)	1969	2004	62	Components worn	Repair/replace	Components worn, showing age, finish fading
6f			Technology (700)	1988	1998	62	Components worn	Repair/replace	Components worn, showing age, finish fading
6g			Stadium	1974	N/A	62	Components worn	Repair/replace	Components worn, showing age, finish fading
7a	G3020	Sanitary Sewer	Main building (200/300/400/500/6	1956	2009	62	Components worn	Repair/replace	Components worn, showing age, finish fading
7b			Music (800)	1956	2009	62	Components worn	Repair/replace	Components worn, showing age, finish fading
7c			Old vocational (900)	1956	N/A	30	Components worn	Replace	Components worn, showing age, finish fading
7d			Gym/Aux Gym	1962	2004	62	Components worn	Repair/replace	Components worn, showing age, finish fading
7e			H building (100)	1969	2004	62	Components worn	Repair/replace	Components worn, showing age, finish fading
7f			Technology (700)	1988	1998	62	Components worn	Repair/replace	Components worn, showing age, finish fading
7g			Stadium	1974	N/A	62	Components worn	Repair/replace	Components worn, showing age, finish fading
8a	G3030	Storm Sewer & Storm Drainage	Main building (200/300/400/500/6	1956	2009	62	Components worn	Repair/replace	Components worn, showing age, finish fading
8b			Music (800)	1956	2009	62	Components worn	Repair/replace	Components worn, showing age, finish fading
8c			Old vocational (900)	1956	N/A	30	Components worn	Replace	Components worn, showing age, finish fading
8d			Gym/Aux Gym	1962	2004	62	Components worn	Repair/replace	Components worn, showing age, finish fading
8e			H building (100)	1969	2004	62	Components worn	Repair/replace	Components worn, showing age, finish fading
8f			Technology (700)	1988	1998	62	Components worn	Repair/replace	Components worn, showing age, finish fading
8g			Stadium	1974	N/A	62	Components worn	Repair/replace	Components worn, showing age, finish fading
9a	G3040	Heating Distribution	Main building (200/300/400/500/6	1956	2009	N/A			
9b			Music (800)	1956	2009	N/A			
9c			Old vocational (900)	1956	N/A	N/A			
9d			Gym/Aux Gym	1962	2004	N/A			
9e			H building (100)	1969	2004	N/A			
9f			Technology (700)	1988	1998	N/A			
9g			Stadium	1974	N/A	N/A			
10a	G3050	Cooling Distribution	Main building (200/300/400/500/6	1956	2009	N/A			
10b			Music (800)	1956	2009	N/A			
10c			Old vocational (900)	1956	N/A	N/A			
10d			Gym/Aux Gym	1962	2004	N/A			
10e			H building (100)	1969	2004	N/A			
10f			Technology (700)	1988	1998	N/A			
10g			Stadium	1974	N/A	N/A			
11a	G3060	Fuel Distribution& Gas Service	Main building (200/300/400/500/6	1956	2009	N/A			
11b			Music (800)	1956	2009	N/A			
11c			Old vocational (900)	1956	N/A	N/A			
11d			Gym/Aux Gym	1962	2004	N/A			
11e			H building (100)	1969	2004	N/A			
11f			Technology (700)	1988	1998	N/A			
11g			Stadium	1974	N/A	N/A			
12a	G3090	Other Site Mechanical Utilities	Main building (200/300/400/500/6	1956	2009	N/A			
12b			Music (800)	1956	2009	N/A			
12c			Old vocational (900)	1956	N/A	N/A			
12d			Gym/Aux Gym	1962	2004	N/A			
12e			H building (100)	1969	2004	N/A			
12f			Technology (700)	1988	1998	N/A			
12g			Stadium	1974	N/A	N/A			
13a	G4010	Electrical Distribution	Main building (200/300/400/500/6	1956	2009	90	Components worn,	Repair / replace	Components worn, showing age, finish fading
13b			Music (800)	1956	2009	62	Components worn,	Repair / replace	Components worn, showing age, finish fading
13c			Old vocational (900)	1956	N/A	62	Components worn,	Repair / replace	Components worn, showing age, finish fading
13d			Gym/Aux Gym	1962	2004	62	Components worn,	Repair / replace	Components worn, showing age, finish fading
13e			H building (100)	1969	2004	62	Components worn,	Repair / replace	Components worn, showing age, finish fading
13f			Technology (700)	1988	1998	62	Components worn,	Repair / replace	Components worn, showing age, finish fading
13g			Stadium	1974	N/A	62	Components worn,	Repair / replace	Components worn, showing age, finish fading

14a	G4020	Site Lighting	Main building (200/300/400/500/6	1956	2009	62	Components worn, s	Repair / replace	Components worn, showing age, finish fading
14b			Music (800)	1956	2009	62	Components worn, s	Repair / replace	Components worn, showing age, finish fading
14c			Old vocational (900)	1956	N/A	62	Components worn, s	Repair / replace	Components worn, showing age, finish fading
14d			Gym/Aux Gym	1962	2004	62	Components worn, s	Repair / replace	Components worn, showing age, finish fading
14e			H building (100)	1969	2004	62	Components worn, s	Repair / replace	Components worn, showing age, finish fading
14f			Technology (700)	1988	1998	62	Components worn, s	Repair / replace	Components worn, showing age, finish fading
14g			Stadium	1974	N/A	62	Components worn	Repair / replace	Components worn, showing age, finish fading
15a	G4030	Site Communications and Security	Main building (200/300/400/500/6	1956	2009	62	Components worn	Repair / replace	Components worn, showing age, finish fading
15b			Music (800)	1956	2009	62	Components worn, s	Repair / replace	Components worn, showing age, finish fading
15c			Old vocational (900)	1956	N/A	62	Components worn, s	Repair / replace	Components worn, showing age, finish fading
15d			Gym/Aux Gym	1962	2004	62	Components worn, s	Repair / replace	Components worn, showing age, finish fading
15e			H building (100)	1969	2004	62	Components worn, s	Repair / replace	Components worn, showing age, finish fading
15f			Technology (700)	1988	1998	62	Components worn, s	Repair / replace	Components worn, showing age, finish fading
15g			Stadium	1974	N/A	62	Components worn	Repair / replace	Components worn, showing age, finish fading
16a	G4090	Other Site Electrical Utilities	Main building (200/300/400/500/6	1956	2009	N/A			
16b			Music (800)	1956	2009	N/A			
16c			Old vocational (900)	1956	N/A	N/A			
16d			Gym/Aux Gym	1962	2004	N/A			
16e			H building (100)	1969	2004	N/A			
16f			Technology (700)	1988	1998	N/A			
16g			Stadium	1974	N/A	N/A			
17a	G9010	Service and Pedestrian Tunnels	Main building (200/300/400/500/6	1956	2009	N/A			
17b			Music (800)	1956	2009	N/A			
17c			Old vocational (900)	1956	N/A	N/A			
17d			Gym/Aux Gym	1962	2004	N/A			
17e			H building (100)	1969	2004	N/A			
17f			Technology (700)	1988	1998	N/A			
17g			Stadium	1974	N/A	N/A			
18a	G9090	Other Site Systems and Equipment	Main building (200/300/400/500/6	1956	2009	N/A			
18b			Music (800)	1956	2009	N/A			
18c			Old vocational (900)	1956	N/A	N/A			
18d			Gym/Aux Gym	1962	2004	N/A			
18e			H building (100)	1969	2004	N/A			
18f			Technology (700)	1988	1998	N/A			
18g			Stadium	1974	N/A	N/A			

ADMINISTRATION BUILDING

EXISTING CONDITIONS PHOTOS













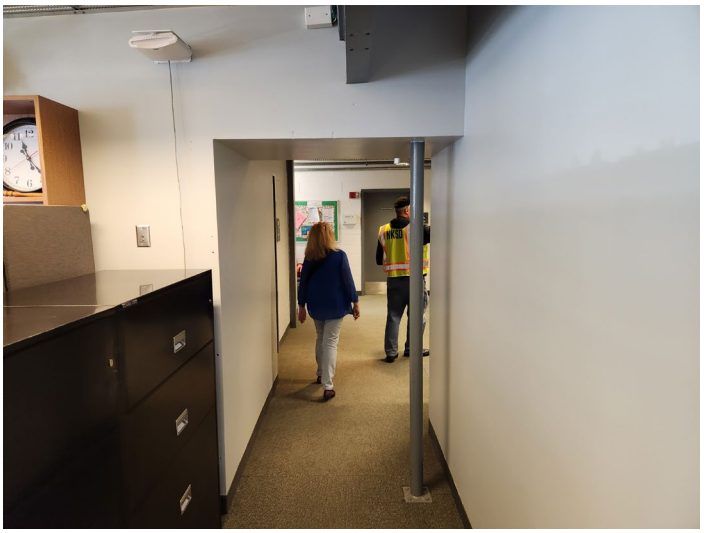

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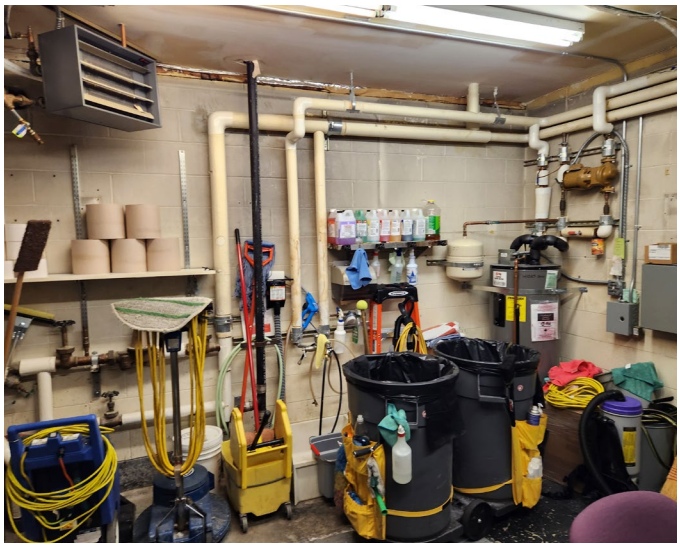



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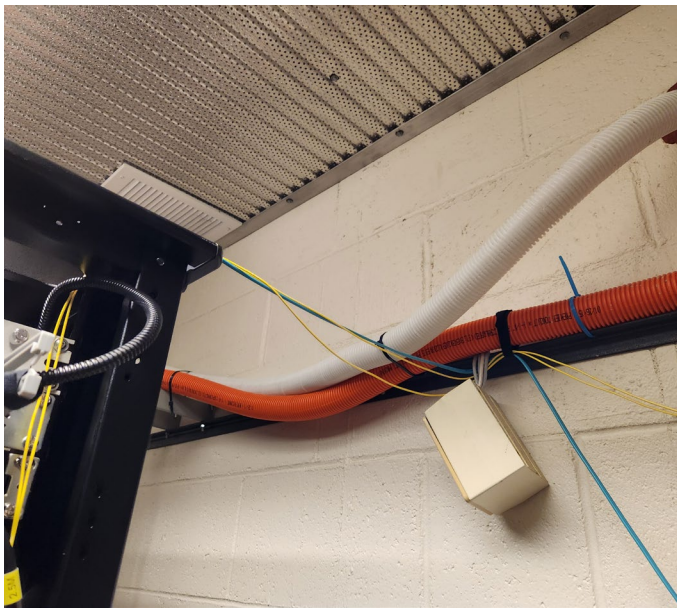



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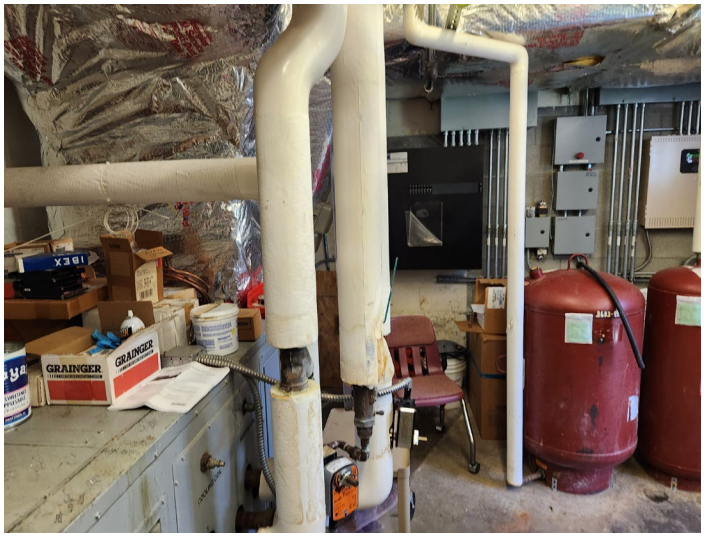







BLUE STAR


WERNER


GRAINGER
GRAINGER

6b			300 building	1956	1999	62	signs of age and worn	Repair/refinish	Many wall finishes are newer and in good condition, many are original and in poor condition. Corrective
6c			IT warehouse	Unknown	N/A	62	signs of age and worn	Repair/refinish	Many wall finishes are newer and in good condition, many are original and in poor condition. Corrective
7a	C3020	Floor Finishes	100/1999_Addition/ 200 building	1956	1999	62	signs of age and worn	Repair/refinish	Many floor finishes are newer and in good condition. Many are 1956 vintage and overdue for replacement
7b			300 building	1956	1999	62	signs of age and worn	Repair/refinish	Many floor finishes are newer and in good condition. Many are 1956 vintage and overdue for replacement
7c			IT warehouse	Unknown	N/A	62	signs of age and worn	Repair/refinish	Worn due to building age
8a	C3030	Ceiling Finishes	100/1999_Addition/ 200 building	1956	1999	62	signs of age and worn	Repair/refinish	Many ceilings are newer and in good shape. Many are 1956 vintage and damaged or stained from roof leaks
8b			300 building	1956	1999	62	signs of age and worn	Repair/refinish	Many ceilings are newer and in good shape. Many are 1956 vintage and damaged or stained from roof leaks
8c			IT warehouse	Unknown	N/A	62	signs of age and worn	Repair/refinish	Worn due to building age
1a	D1010	Elevators and Lifts	100/1999_Addition/ 200 building	1956	1999	N/A			
1b			300 building	1956	1999	N/A			
1c			IT warehouse	Unknown	N/A	N/A			
2a	D1090	Other Conveying Systems	100/1999_Addition/ 200 building	1956	1999	N/A			
2b			300 building	1956	1999	N/A			
2c			IT warehouse	Unknown	N/A	N/A			
3a	D2010	Plumbing Fixtures	100/1999_Addition/ 200 building	1956	1999	30	signs of age and worn	Repair/replace	Building 100 and 200 fixtures leaking and showing signs of excessive wear
3b			300 building	1956	1999	62	signs of age and worn	Repair/replace	Old fixtures
3c			IT warehouse	Unknown	N/A	62	signs of age and worn	Repair/replace	Old fixtures
4a	D2020	Domestic Water Distribution	100/1999_Addition/ 200 building	1956	1999	30	signs of age and worn	Repair/replace	Building 100 and 200 fixtures leaking and showing signs of excessive wear
4b			300 building	1956	1999	62	signs of age and worn	Repair/refinish	Old system and piping
4c			IT warehouse	Unknown	N/A	62	Old system and piping	Repair / replace	Old system and piping
5a	D2030	Sanitary Waste	100/1999_Addition/ 200 building	1956	1999	30	Old system and piping	Repair / replace	Defective pipes and traps, old and obsolete pipe connections, sagging pipes, collapsed underground
5b			300 building	1956	1999	30	Old system and piping	Repair / replace	Old system and piping
5c			IT warehouse	Unknown	N/A	30	Old system and piping	Repair / replace	Old system and piping
6a	D2040	Rain Water Drainage	100/1999_Addition/ 200 building	1956	1999	30	Old system and piping	Repair / replace	Drains in all buildings 100, 200, 300 and IT warehouse are slow draining. Showing signs of past leaks.
6b			300 building	1956	1999	30	Old system and piping	Repair / replace	Drains in all buildings 100, 200, 300 and IT warehouse are slow draining. Showing signs of past leaks.
6c			IT warehouse	Unknown	N/A	30	Old system and piping	Repair / replace	Drains in all buildings 100, 200, 300 and IT warehouse are slow draining. Showing signs of past leaks.
7a	D2090	Other Plumbing Systems	100/1999_Addition/ 200 building	1956	1999	62	Old system and piping	Repair / replace	Old system and piping
7b			300 building	1956	1999	62	Old system and piping	Repair / replace	Old system and piping
7c			IT warehouse	Unknown	N/A	62	Old system and piping	Repair / replace	Old system and piping
8a	D3010	Energy Supply	100/1999_Addition/ 200 building	1956	1999	62	Old system and piping	Repair / replace	Propane tank and piping show signs of age and worn
8b			300 building	1956	1999	62	Old system and piping	Repair / replace	Propane tank and piping show signs of age and worn
8c			IT warehouse	Unknown	N/A	62	Old system and piping	Repair / replace	Propane tank and piping show signs of age and worn
9a	D3020	Heat Generating Systems	100/1999_Addition/ 200 building	1956	1999	30	Old system and piping	Repair / replace	Inefficient system exhibiting uneven zone coverage, leaks in hydronic heating, uneven airflow. Boilers
9b			300 building	1956	1999	30	Old system and piping	Repair / replace	Old system and piping
9c			IT warehouse	Unknown	N/A	30	Old system and piping	Repair / replace	Old ceiling mounted propane heating system
10a	D3030	Cooling Generating Systems	100/1999_Addition/ 200 building	1956	1999	30	Old system and piping	Repair / replace	Inefficient system exhibiting uneven zone coverage, leaks in hydronic heating, uneven airflow. Boilers
10b			300 building	1956	1999	30	Old system and piping	Repair / replace	Old system and piping
10c			IT warehouse	Unknown	N/A	90	N/A	N/A	Heat pumping systems for IT rooms appeared in good condition
11a	D3040	HVAC Distribution Systems	100/1999_Addition/ 200 building	1956	1999	30	Old system and piping	Repair / replace	Old system and piping, staff complaint of areas of too hot or too cold. Cabinet heaters not working
11b			300 building	1956	1999	30	Old system and piping	Repair / replace	Old system and piping
11c			IT warehouse	Unknown	N/A	30	Old system and piping	Repair / replace	Old ceiling mounted propane heating system
12a	D3050	Terminal & Package Units	100/1999_Addition/ 200 building	1956	1999	30	Old system and piping	Repair / replace	Old system and piping. Cabinet heaters not working
12b			300 building	1956	1999	30	Old system and piping	Repair / replace	Old system and piping
12c			IT warehouse	Unknown	N/A	30	Old system and piping	Repair / replace	Old system and piping
13a	D3060	Controls & Instrumentation	100/1999_Addition/2	1956	1999	30	Old system and piping	Repair / replace	Old system and piping. Cabinet heaters not working
13b			300 building	1956	1999	30	Old system and piping	Repair / replace	Old system and piping
13c			IT warehouse	Unknown	N/A	30	Old system and piping	Repair / replace	Old system and piping
14a	D3090	Other HVAC Systems	100/1999_Addition/ 200 building	1956	1999	N/A			
14b			300 building	1956	1999	N/A			
14c			IT warehouse	Unknown	N/A	N/A			
15a	D4010	Sprinklers	100/1999_Addition/2	1956	1999	62	Old piping	Repair / replace	Old piping
15b			300 building	1956	1999	62	Old piping	Repair / replace	Old piping
15c			IT warehouse	Unknown	N/A	10	No sprinklers/pipes	Repair / replace	No sprinklers system & standpipes; only 1 egress door
16a	D4020	Standpipes	100/1999_Addition/ 200 building	1956	1999	62	Old piping	Repair / replace	Old piping
16b			300 building	1956	1999	62	Old piping	Repair / replace	Old piping
16c			IT warehouse	Unknown	N/A	10	No sprinklers/pipes	Repair / replace	No sprinklers system & standpipes; only 1 egress door
17a	D4030	Fire Protection Specialties	100/1999_Addition/ 200 building	1956	1999	62	signs of age and worn	Repair / replace	Fire extinguisher with annual inspection

6b			300 building	1956	1999	62	signs of age and worn	Repair/refinish	Many wall finishes are newer and in good condition, many are original and in poor condition. Corrective
6c			IT warehouse	Unknown	N/A	62	signs of age and worn	Repair/refinish	Many wall finishes are newer and in good condition, many are original and in poor condition. Corrective
7a	C3020	Floor Finishes	100/1999_Addition/ 200 building	1956	1999	62	signs of age and worn	Repair/refinish	Many floor finishes are newer and in good condition. Many are 1956 vintage and overdue for replacement
7b			300 building	1956	1999	62	signs of age and worn	Repair/refinish	Many floor finishes are newer and in good condition. Many are 1956 vintage and overdue for replacement
7c			IT warehouse	Unknown	N/A	62	signs of age and worn	Repair/refinish	Worn due to building age
8a	C3030	Ceiling Finishes	100/1999_Addition/ 200 building	1956	1999	62	signs of age and worn	Repair/refinish	Many ceilings are newer and in good shape. Many are 1956 vintage and damaged or stained from roof leaks
8b			300 building	1956	1999	62	signs of age and worn	Repair/refinish	Many ceilings are newer and in good shape. Many are 1956 vintage and damaged or stained from roof leaks
8c			IT warehouse	Unknown	N/A	62	signs of age and worn	Repair/refinish	Worn due to building age
1a	D1010	Elevators and Lifts	100/1999_Addition/ 200 building	1956	1999	N/A			
1b			300 building	1956	1999	N/A			
1c			IT warehouse	Unknown	N/A	N/A			
2a	D1090	Other Conveying Systems	100/1999_Addition/ 200 building	1956	1999	N/A			
2b			300 building	1956	1999	N/A			
2c			IT warehouse	Unknown	N/A	N/A			
3a	D2010	Plumbing Fixtures	100/1999_Addition/ 200 building	1956	1999	30	signs of age and worn	Repair/replace	Building 100 and 200 fixtures leaking and showing signs of excessive wear
3b			300 building	1956	1999	62	signs of age and worn	Repair/replace	Old fixtures
3c			IT warehouse	Unknown	N/A	62	signs of age and worn	Repair/replace	Old fixtures
4a	D2020	Domestic Water Distribution	100/1999_Addition/ 200 building	1956	1999	30	signs of age and worn	Repair/replace	Building 100 and 200 fixtures leaking and showing signs of excessive wear
4b			300 building	1956	1999	62	signs of age and worn	Repair/refinish	Old system and piping
4c			IT warehouse	Unknown	N/A	62	Old system and piping	Repair / replace	Old system and piping
5a	D2030	Sanitary Waste	100/1999_Addition/ 200 building	1956	1999	30	Old system and piping	Repair / replace	Defective pipes and traps, old and obsolete pipe connections, sagging pipes, collapsed underground
5b			300 building	1956	1999	30	Old system and piping	Repair / replace	Old system and piping
5c			IT warehouse	Unknown	N/A	30	Old system and piping	Repair / replace	Old system and piping
6a	D2040	Rain Water Drainage	100/1999_Addition/ 200 building	1956	1999	30	Old system and piping	Repair / replace	Drains in all buildings 100, 200, 300 and IT warehouse are slow draining. Showing signs of past leaks.
6b			300 building	1956	1999	30	Old system and piping	Repair / replace	Drains in all buildings 100, 200, 300 and IT warehouse are slow draining. Showing signs of past leaks.
6c			IT warehouse	Unknown	N/A	30	Old system and piping	Repair / replace	Drains in all buildings 100, 200, 300 and IT warehouse are slow draining. Showing signs of past leaks.
7a	D2090	Other Plumbing Systems	100/1999_Addition/ 200 building	1956	1999	62	Old system and piping	Repair / replace	Old system and piping
7b			300 building	1956	1999	62	Old system and piping	Repair / replace	Old system and piping
7c			IT warehouse	Unknown	N/A	62	Old system and piping	Repair / replace	Old system and piping
8a	D3010	Energy Supply	100/1999_Addition/ 200 building	1956	1999	62	Old system and piping	Repair / replace	Propane tank and piping show signs of age and worn
8b			300 building	1956	1999	62	Old system and piping	Repair / replace	Propane tank and piping show signs of age and worn
8c			IT warehouse	Unknown	N/A	62	Old system and piping	Repair / replace	Propane tank and piping show signs of age and worn
9a	D3020	Heat Generating Systems	100/1999_Addition/ 200 building	1956	1999	30	Old system and piping	Repair / replace	Inefficient system exhibiting uneven zone coverage, leaks in hydronic heating, uneven airflow. Boilers
9b			300 building	1956	1999	30	Old system and piping	Repair / replace	Old system and piping
9c			IT warehouse	Unknown	N/A	30	Old system and piping	Repair / replace	Old ceiling mounted propane heating system
10a	D3030	Cooling Generating Systems	100/1999_Addition/ 200 building	1956	1999	30	Old system and piping	Repair / replace	Inefficient system exhibiting uneven zone coverage, leaks in hydronic heating, uneven airflow. Boilers
10b			300 building	1956	1999	30	Old system and piping	Repair / replace	Old system and piping
10c			IT warehouse	Unknown	N/A	90	N/A	N/A	Heat pumping systems for IT rooms appeared in good condition
11a	D3040	HVAC Distribution Systems	100/1999_Addition/ 200 building	1956	1999	30	Old system and piping	Repair / replace	Old system and piping, staff complaint of areas of too hot or too cold. Cabinet heaters not working
11b			300 building	1956	1999	30	Old system and piping	Repair / replace	Old system and piping
11c			IT warehouse	Unknown	N/A	30	Old system and piping	Repair / replace	Old ceiling mounted propane heating system
12a	D3050	Terminal & Package Units	100/1999_Addition/ 200 building	1956	1999	30	Old system and piping	Repair / replace	Old system and piping. Cabinet heaters not working
12b			300 building	1956	1999	30	Old system and piping	Repair / replace	Old system and piping
12c			IT warehouse	Unknown	N/A	30	Old system and piping	Repair / replace	Old system and piping
13a	D3060	Controls & Instrumentation	100/1999_Addition/2	1956	1999	30	Old system and piping	Repair / replace	Old system and piping. Cabinet heaters not working
13b			300 building	1956	1999	30	Old system and piping	Repair / replace	Old system and piping
13c			IT warehouse	Unknown	N/A	30	Old system and piping	Repair / replace	Old system and piping
14a	D3090	Other HVAC Systems	100/1999_Addition/ 200 building	1956	1999	N/A			
14b			300 building	1956	1999	N/A			
14c			IT warehouse	Unknown	N/A	N/A			
15a	D4010	Sprinklers	100/1999_Addition/2	1956	1999	62	Old piping	Repair / replace	Old piping
15b			300 building	1956	1999	62	Old piping	Repair / replace	Old piping
15c			IT warehouse	Unknown	N/A	10	No sprinklers/pipes	Repair / replace	No sprinklers system & standpipes; only 1 egress door
16a	D4020	Standpipes	100/1999_Addition/ 200 building	1956	1999	62	Old piping	Repair / replace	Old piping
16b			300 building	1956	1999	62	Old piping	Repair / replace	Old piping
16c			IT warehouse	Unknown	N/A	10	No sprinklers/pipes	Repair / replace	No sprinklers system & standpipes; only 1 egress door
17a	D4030	Fire Protection Specialties	100/1999_Addition/ 200 building	1956	1999	62	signs of age and worn	Repair / replace	Fire extinguisher with annual inspection

17b			300 building	1956	1999	62	signs of age and worn	Repair / replace	Fire extinguisher with annual inspection
17c			IT warehouse	Unknown	N/A	62	signs of age and worn	Repair / replace	Fire extinguisher with annual inspection
18a	D4090	Other Fire Protection Systems	100/1999_Addition/ 200 building	1956	1999	N/A			
18b			300 building	1956	1999	N/A			
18c			IT warehouse	Unknown	N/A	N/A			
19a	D5010	Electrical Service and Distribution	100/1999_Addition/ 200 building	1956	1999	62	Old elec system	Repair / replace	Old elec system
19b			300 building	1956	1999	62	Old elec system	Repair / replace	Old elec system
19c			IT warehouse	Unknown	N/A	62	Old elec system	Repair / replace	Old elec system
20a	D5020	Lighting and Branch Wiring	100/1999_Addition/ 200 building	1956	1999	62	Old lighting and wiring	Repair / replace	Old fluorescent lighting and wiring
20b			300 building	1956	1999	62	Old lighting and wiring	Repair / replace	Old fluorescent lighting and wiring
20c			IT warehouse	Unknown	N/A	62	Old lighting and wiring	Repair / replace	Old fluorescent lighting and wiring
21a	D5030	Communication and Security	100/1999_Addition/ 200 building	1956	1999	90	N/A	N/A	
21b			300 building	1956	1999	90	N/A	N/A	
21c			IT warehouse	Unknown	N/A	90	N/A	N/A	
22a	D5090	Other Electrical Systems	100/1999_Addition/ 200 building	1956	1999	62	Components worn	Refinish/repair	Standby generator appeared in good shape
22b			300 building	1956	1999	62	Components worn	Refinish/repair	Standby generator appeared in good shape
22c			IT warehouse	Unknown	N/A	N/A			
1a	E1010	Commercial Equipment	100/1999_Addition/ 200 building	1956	1999	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
1b			300 building	1956	1999	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
1c			IT warehouse	Unknown	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
2a	E1020	Institutional Equipment	100/1999_Addition/ 200 building	1956	1999	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
2b			300 building	1956	1999	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
2c			IT warehouse	Unknown	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
3a	E1030	Vehicular Equipment	100/1999_Addition/ 200 building	1956	1999	N/A			No loading dock
3b			300 building	1956	1999	N/A			No loading dock
3c			IT warehouse	Unknown	N/A	62	Components worn	Refinish/repair	loading dock missing components and not working well
4a	E1090	Other equipment	100/1999_Addition/ 200 building	1956	1999	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
4b			300 building	1956	1999	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
4c			IT warehouse	Unknown	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
5a	E2010	Fixed Furnishings	100/1999_Addition/ 200 building	1956	1999	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
5b			300 building	1956	1999	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
5c			IT warehouse	Unknown	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
6a	E2020	Moveable Equipment	100/1999_Addition/ 200 building	1956	1999	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
6b			300 building	1956	1999	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
6c			IT warehouse	Unknown	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
1a	F1010	Special Structures	100/1999_Addition/ 200 building	1956	1999	N/A			
1b			300 building	1956	1999	N/A			
1c			IT warehouse	Unknown	N/A	N/A			
2a	F1020	Integrated Construction	100/1999_Addition/ 200 building	1956	1999	N/A			
2b			300 building	1956	1999	N/A			
2c			IT warehouse	Unknown	N/A	N/A			
3a	F1030	Special Construction Systems	100/1999_Addition/ 200 building	1956	1999	N/A			
3b			300 building	1956	1999	N/A			
3c			IT warehouse	Unknown	N/A	N/A			
4a	F1040	Special Facilitates	100/1999_Addition/ 200 building	1956	1999	N/A			
4b			300 building	1956	1999	N/A			
4c			IT warehouse	Unknown	N/A	N/A			
1a	G2010	Roadways	100/1999_Addition/ 200 building	1956	1999	62	paving cracks, rough edge	Repair/replace	Old pavements worn
1b			300 building	1956	1999	62	paving cracks, rough edge	Repair/replace	Old pavements worn
1c			IT warehouse	Unknown	N/A	62	paving cracks, rough edge	Repair/replace	Old pavements worn
2a	G2020	Parking Lots	100/1999_Addition/ 200 building	1956	1999	62	paving cracks, rough edge	Repair/replace	Old pavements worn
2b			300 building	1956	1999	62	paving cracks, rough edge	Repair/replace	Old pavements worn
2c			IT warehouse	Unknown	N/A	62	paving cracks, rough edge	Repair/replace	Old pavements worn
3a	G2030	Pedestrian Paving	100/1999_Addition/ 200 building	1956	1999	62	paving cracks, rough edge	Repair/replace	Old pavements worn
3b			300 building	1956	1999	62	paving cracks, rough edge	Repair/replace	Old pavements worn
3c			IT warehouse	Unknown	N/A	62	paving cracks, rough edge	Repair/replace	Old pavements worn

4a	G2040	Site Development	100/1999_Addition/ 200 building	1956	1999	62	Pedestrian / car/ truck site circulation	Repair/replace	Site/landscape components worn
4b			300 building	1956	1999	62	Pedestrian / car/ truck site circulation	Repair/replace	Site/landscape components worn
4c			IT warehouse	Unknown	N/A	62	Pedestrian / car/ truck site circulation	Repair/replace	Site/landscape components worn
5a	G2050	Landscaping	100/1999_Addition/ 200 building	1956	1999	62	old landscape needs update and	Repair/replace	Site/landscape components worn
5b			300 building	1956	1999	62	old landscaping needs update and	Repair/replace	Site/landscape components worn
5c			IT warehouse	Unknown	N/A	62	old landscaping needs update and	Repair/replace	Site/landscape components worn
6a	G3010	Water & Water Supply	100/1999_Addition/ 200 building	1956	1999	62	Old piping	Repair/replace	Old piping
6b			300 building	1956	1999	62	Old piping	Repair/replace	Old piping
6c			IT warehouse	Unknown	N/A	62	Old piping	Repair/replace	Old piping
7a	G3020	Sanitary Sewer	100/1999_Addition/ 200 building	1956	1999	62	Old piping	Repair/replace	Old piping
7b			300 building	1956	1999	62	Old piping	Repair/replace	Old piping
7c			IT warehouse	Unknown	N/A	62	Old piping	Repair/replace	Old piping
8a	G3030	Storm Sewer & Storm Drainage	100/1999_Addition/ 200 building	1956	1999	62	Old piping	Repair/replace	Old piping
8b			300 building	1956	1999	62	Old piping	Repair/replace	Old piping
8c			IT warehouse	Unknown	N/A	62	Old piping	Repair/replace	Old piping
9a	G3040	Heating Distribution	100/1999_Addition/ 200 building	1956	1999	N/A			
9b			300 building	1956	1999	N/A			
9c			IT warehouse	Unknown	N/A	N/A			
10a	G3050	Cooling Distribution	100/1999_Addition/ 200 building	1956	1999	N/A			
10b			300 building	1956	1999	N/A			
10c			IT warehouse	Unknown	N/A	N/A			
11a	G3060	Fuel Distribution& Gas Service	100/1999_Addition/ 200 building	1956	1999	N/A			
11b			300 building	1956	1999	N/A			
11c			IT warehouse	Unknown	N/A	N/A			
12a	G3090	Other Site Mechanical Utilities	100/1999_Addition/ 200 building	1956	1999	N/A			
12b			300 building	1956	1999	N/A			
12c			IT warehouse	Unknown	N/A	N/A			
13a	G4010	Electrical Distribution	100/1999_Addition/ 200 building	1956	1999	62	Old elec system	Repair / replace	Old elec system
13b			300 building	1956	1999	62	Old elec system	Repair / replace	Old elec system
13c			IT warehouse	Unknown	N/A	62	Old elec system	Repair / replace	Old elec system
14a	G4020	Site Lighting	100/1999_Addition/ 200 building	1956	1999	62	Old light system	Repair / replace	Old light fixtures / system
14b			300 building	1956	1999	62	Old light system	Repair / replace	Old light fixtures / system
14c			IT warehouse	Unknown	N/A	62	Old light system	Repair / replace	Old light fixtures / system
15a	G4030	Site Communications and Security	100/1999_Addition/ 200 building	1956	1999	62	Old elec system	Repair / replace	Old elec system
15b			300 building	1956	1999	62	Old elec system	Repair / replace	Old elec system
15c			IT warehouse	Unknown	N/A	62	Old elec system	Repair / replace	Old elec system
16a	G4090	Other Site Electrical Utilities	100/1999_Addition/ 200 building	1956	1999	N/A			
16b			300 building	1956	1999	N/A			
16c			IT warehouse	Unknown	N/A	N/A			
17a	G9010	Service and Pedestrian Tunnels	100/1999_Addition/ 200 building	1956	1999	N/A			
17b			300 building	1956	1999	N/A			
17c			IT warehouse	Unknown	N/A	N/A			
18a	G9090	Other Site Systems and Equipment	100/1999_Addition/ 200 building	1956	1999	N/A			
18b			300 building	1956	1999	N/A			
18c			IT warehouse	Unknown	N/A	N/A			

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FAILITIES MAINTENANCE

EXISTING CONDITIONS PHOTOS











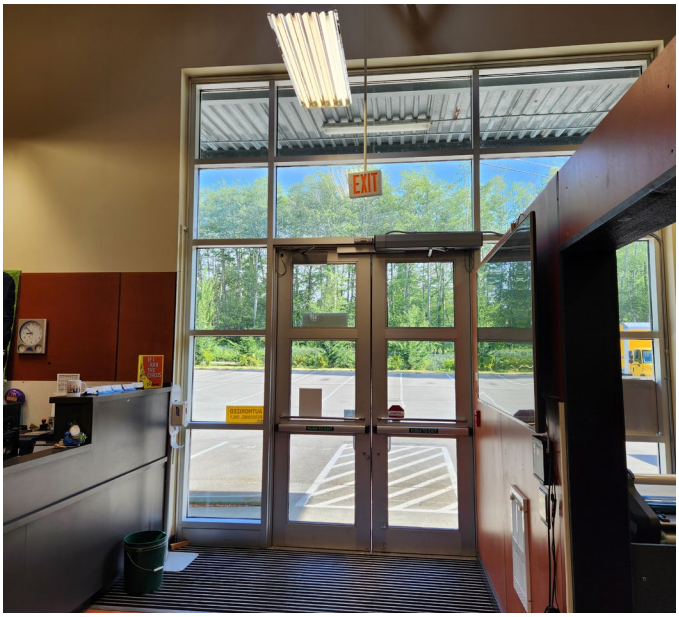




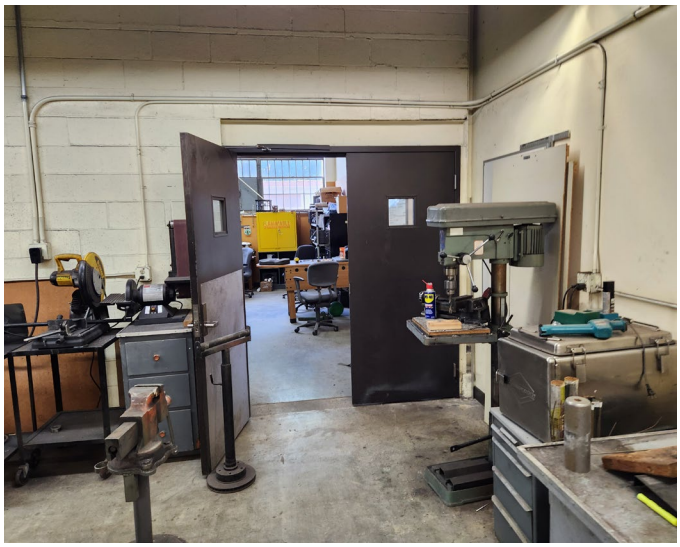

Comes In Cans!





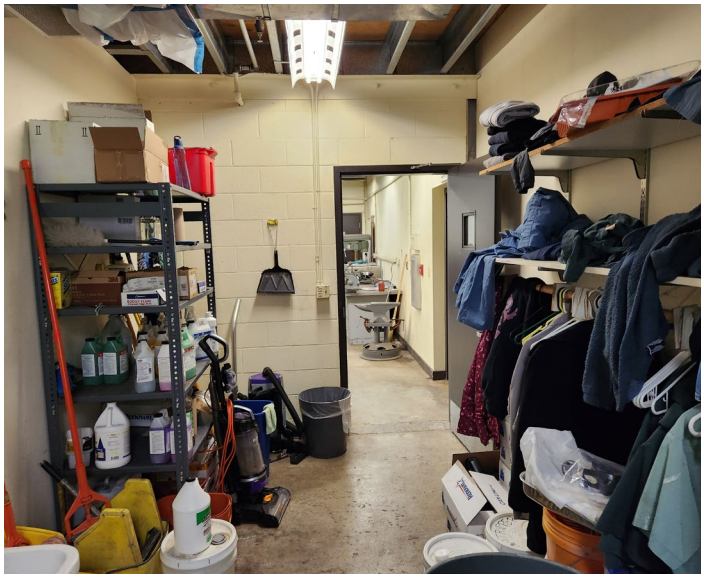

EXIT






WT-1
ENERGYGUIDE
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Conservationist


ON
OFF




STOP



FACILITIES & MAINTENANCE

	Uniformat - Level 3	Subsystem	Main Building, Separate Building, Building Addition	Original Construction Date	System Upgrade Date	Condition Score	Deficiency	Solution	Notes
1a	A1010	Standard foundations	Main Building	1959	1998	62	Signs of age and tear	Patch	Building structure requires further study per PCS 2024-05-31 report. Perform additional studies on global lateral
1b	A1010	Standard foundations	Covered storage area	Unknown	N/A	62	Signs of age and tear	Patch	Building structure requires further study per PCS 2024-05-31 report. Perform additional studies on global lateral
2a	A1020	Special Foundations	Main Building	N/A					
2b	A1020	Special Foundations	Covered storage area	N/A					
3a	A1030	Slab on Grade	Main Building	1959	1998	62	Signs of age and tear & cracks	Patch	Signs of age and tear & cracks
3b	A1030	Slab on Grade	Covered storage area	Unknown	N/A	62	Signs of age and tear & cracks	Patch	Signs of age and tear & cracks
4a	A2020	Basement Walls	Main Building	N/A					
4b	A2020	Basement Walls	Covered storage area	N/A					
1a	B1010	Floor Construction	Main Building	1959	1998	62	Minor cracking	Patch	Minor cracks visible
1b	B1010	Floor Construction	Covered storage area	Unknown	N/A	62	Cracks visible	Patch	Signs of age and tear & cracks
2a	B1020	Roof Construction	Main Building	1959	1998	62	Sign of age and tear	Repair / replace/refinish	Perform additional studies on global lateral system to determine the adequacy of the rod cross bracing and
2b	B1020	Roof Construction	Covered storage area	Unknown	N/A	62	Signs of age and tear & cracks	Repair / replace/refinish	Some covered storge areas were constructed with light wood framing and show signs of age and tear, not
3a	B2010	Exterior Closure & Walls	Main Building	1959	1998	62	Signs of age and tear & cracks	Patch & repair/refinish	Exterior CMU wall minor cracks visible. Metal wall panels show signs of age and tear.
3b	B2010	Exterior Closure & Walls	Covered storage area	Unknown	N/A	62	Signs of age and tear & cracks	Patch & repair/refinish	damaged & fading metal wall panel visible
4a	B2020	Exterior Windows	Main Building	1959	1998	30	Steel window with single pane glazing	Replace	Steel windows are more than 50 years old and very inefficient. Replace all windows, except newer
4b	B2020	Exterior Windows	Covered storage area	Unknown	N/A	N/A			
5a	B2030	Exterior Doors	Main Building	1959	1998	30	Signs of age and tear	Replace	Exterior doors are serviceable, Some are more than 50 years old. Replace all exterior doors, except newer
5b	B2030	Exterior Doors	Covered storage area	Unknown	N/A	62	Signs of age and tear	Patch & repair/refinish	Covered storage area doors show signs of age and tear
6a	B3010	Roof Coverings	Main Building	1959	1998	30	Signs of age and tear	Replace	Roof is reportedly overdue for replacement. Rusted gutters & downspouts
6b	B3010	Roof Coverings	Covered storage area	Unknown	N/A	30	Signs of age and tear	Replace	Covered storage area roofs worn out, debris & moss on roof/damaged gutters
7a	B3020	Roof Openings	Main Building	1959	1998	30	Signs of age and tear	Replace	Roof is reportedly overdue for replacement. Re-roof, including horizontal openings.
7b	B3020	Roof Openings	Covered storage area	Unknown	N/A	30	Signs of age and tear	Replace	Covered storage area roofs worn out, debris & moss on roof/damaged gutters
8a	B3030	Roof Projections	Main Building	1959	1998	30	Signs of age and tear	Replace	Roof is reportedly overdue for replacement. Rusted gutters & downspouts
8b	B3030	Roof Projections	Covered storage area	Unknown	N/A	30	Signs of age and tear	Replace	Covered storage area roofs worn out, debris & moss on roof/damaged gutters
1a	C1010	Partitions	Main Building	1959	1998	62	Surface worn out	Refinish/repair	Partition surface worn, damaged, finish fading
1b	C1010	Partitions	Covered storage area	Unknown	N/A	62	Surface worn out	Refinish/repair	Partition surface worn, damaged, finish fading
2a	C1020	Interior Doors	Main Building	1959	1998	62	Interior door/frame surface worn	Refinish	Interior door/frame surfaces worn, scratches visible
2b	C1020	Interior Doors	Covered storage area	Unknown	N/A	62	Interior door/frame surface worn	Refinish	Interior door/frame surfaces worn, scratches visible
3a	C1030	Interior Fittings	Main Building	1959	1998	62	Surface worn out	Refinish	Surface worn and finish fading
3b	C1030	Interior Fittings	Covered storage area	Unknown	N/A	62	Surface worn out	Refinish	Surface worn and finish fading
4a	C2010	Stair Construction	Main Building	1959	1998	90	N/A	N/A	Steel stairs to mezz appeared in good condition
4b	C2010	Stair Construction	Covered storage area	Unknown	N/A	90	N/A	N/A	Steel stairs to mezz appeared in good condition
5a	C2020	Stair Finishes	Main Building	1959	1998	62	Surface worn & tear	Refinish	Surface worn and finish fading
5b	C2020	Stair Finishes	Covered storage area	Unknown	N/A	62	Surface worn & tear	Refinish	Surface worn and finish fading
6a	C3010	Wall Finishes	Main Building	1959	1998	62	Surface worn & tear	Refinish/replace	Surface worn and finish fading
6b	C3010	Wall Finishes	Covered storage area	Unknown	N/A	62	Signs of age and tear	Refinish	Surface worn, scratches, finish fading
7a	C3020	Floor Finishes	Main Building	1959	1998	62	Signs of age and tear	Refinish/replace	Surface worn, scratches, finish fading
7b	C3020	Floor Finishes	Covered storage area	Unknown	N/A	62	Surface worn out	Refinish/replace	Surface worn, scratches, finish fading
8a	C3030	Ceiling Finishes	Main Building	1959	1998	62	Signs of age and tear	Refinish/replace	Surface worn, scratches, finish fading
8b	C3030	Ceiling Finishes	Covered storage area	Unknown	N/A	62	Signs of age and tear	Refinish/replace	Surface worn, scratches, finish fading
1a	D1010	Elevators and Lifts	Main Building	1959	1998	N/A			
1b	D1010	Elevators and Lifts	Covered storage area	Unknown	N/A	N/A			
2a	D1090	Other Conveying Systems	Main Building	1959	1998	N/A			
2b	D1090	Other Conveying Systems	Covered storage area	Unknown	N/A	N/A			
3a	D2010	Plumbing Fixtures	Main Building	1959	1998	62	Old fixture	Repair / replace	
3b	D2010	Plumbing Fixtures	Covered storage area	Unknown	N/A	N/A			
4a	D2020	Domestic Water Distribution	Main Building	1959	1998	62	Old system and piping	Repair / replace	Old system and piping
4b	D2020	Domestic Water Distribution	Covered storage area	Unknown	N/A				
5a	D2030	Sanitary Waste	Main Building	1959	1998	62	Old system and piping	Repair / replace	Old system and piping
5b	D2030	Sanitary Waste	Covered storage area	Unknown	N/A				
6a	D2040	Rain Water Drainage	Main Building	1959	1998	30	Pipe rusted & leaking	Repair / replace	Downspout leaking & rusted
6b	D2040	Rain Water Drainage	Covered storage area	Unknown	N/A	30	Pipe rusted & leaking	Repair / replace	Downspout leaking & rusted

7a	D2090	Other Plumbing Systems	Main Building	1959	1998	N/A			
7b	D2090	Other Plumbing Systems	Covered storage area	Unknown	N/A	N/A			
8a	D3010	Energy Supply	Main Building	1959	1998	N/A			
8b	D3010	Energy Supply	Covered storage area	Unknown	N/A	N/A			
9a	D3020	Heat Generating Systems	Main Building	1959	1998	62	Old system and piping	Repair / replace	Old system and piping
9b	D3020	Heat Generating Systems	Covered storage area	Unknown	N/A	N/A			
10a	D3030	Cooling Generating Systems	Main Building	1959	1998	62	Old system and piping	Repair / replace	Old system and piping
10b	D3030	Cooling Generating Systems	Covered storage area	Unknown	N/A	N/A			
11a	D3040	HVAC Distribution Systems	Main Building	1959	1998	62	Old system and piping	Repair / replace	Old system and piping
11b	D3040	HVAC Distribution Systems	Covered storage area	Unknown	N/A	N/A			
12a	D3050	Terminal & Package Units	Main Building	1959	1998	62	Old system and piping	Repair / replace	Old system and piping
12b	D3050	Terminal & Package Units	Covered storage area	Unknown	N/A	N/A			
13a	D3060	Controls & Instrumentation	Main Building	1959	1998	62	Old system and piping	Repair / replace	Old system and piping
13b	D3060	Controls & Instrumentation	Covered storage area	Unknown	N/A	N/A			
14a	D3090	Other HVAC Systems	Main Building	1959	1998	N/A			
14b	D3090	Other HVAC Systems	Covered storage area	Unknown	N/A	N/A			
15a	D4010	Sprinklers	Main Building	1959	1998	62	Old system and piping	Repair / replace	Old system and piping
15b	D4010	Sprinklers	Covered storage area	Unknown	N/A	N/A			
16a	D4020	Standpipes	Main Building	1959	1998	62	Old system and piping	Repair / replace	Old system and piping
16b	D4020	Standpipes	Covered storage area	Unknown	N/A	N/A			.
17a	D4030	Fire Protection Specialties	Main Building	1959	1998	62	Components worn	Repair / replace	Fire extinguisher with annual inspection
17b	D4030	Fire Protection Specialties	Covered storage area	Unknown	N/A	62	Components worn	Repair / replace	Fire extinguisher with annual inspection
18a	D4090	Other Fire Protection Systems	Main Building	1959	1998	N/A			
18b	D4090	Other Fire Protection Systems	Covered storage area	Unknown	N/A	N/A			
19a	D5010	Electrical Service and Distribution	Main Building	1959	1998	62	Old elec system	Repair / replace	Old elec system
19b	D5010	Electrical Service and Distribution	Covered storage area	Unknown	N/A				
20a	D5020	Lighting and Branch Wiring	Main Building	1959	1998	62	Old elec lighting sys	Repair / replace	Old elec lighting system
20b	D5020	Lighting and Branch Wiring	Covered storage area	Unknown	N/A	62	Old elec lighting sys	Repair / replace	Old elec lighting system
21a	D5030	Communication and Security	Main Building	1959	1998	62	Old comm system	Repair / replace	Old comm system
21b	D5030	Communication and Security	Covered storage area	Unknown	N/A	62	Old comm system	Repair / replace	Old comm system
22a	D5090	Other Electrical Systems	Main Building	1959	1998	N/A			
22b	D5090	Other Electrical Systems	Covered storage area	Unknown	N/A	N/A			
1a	E1010	Commercial Equipment	Main Building	1959	1998	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
1b	E1010	Commercial Equipment	Covered storage area	Unknown	N/A	N/A			
2a	E1020	Institutional Equipment	Main Building	1959	1998	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
2a	E1020	Institutional Equipment	Covered storage area	Unknown	N/A	N/A			
3a	E1030	Vehicular Equipment	Main Building	1959	1998	62	Components worn	Refinish/repair	No loading dock
3b	E1030	Vehicular Equipment	Covered storage area	Unknown	N/A	62	Components worn	Refinish/repair	No loading dock
4a	E1090	Other equipment	Main Building	1959	1998	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
4b	E1090	Other equipment	Covered storage area	Unknown	N/A	N/A			
5a	E2010	Fixed Furnishings	Main Building	1959	1998	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
5b	E2010	Fixed Furnishings	Covered storage area	Unknown	N/A	N/A			
6a	E2020	Moveable Equipment	Main Building	1959	1998	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
6b	E2020	Moveable Equipment	Covered storage area	Unknown	N/A	N/A			
1a	F1010	Special Structures	Main Building	1959	1998	N/A			
1b	F1010	Special Structures	Covered storage area	Unknown	N/A	N/A			
2a	F1020	Integrated Construction	Main Building	1959	1998	N/A			
2b	F1020	Integrated Construction	Covered storage area	Unknown	N/A	N/A			
3a	F1030	Special Construction Systems	Main Building	1959	1998	N/A			
3b	F1030	Special Construction Systems	Covered storage area	Unknown	N/A	N/A			
4a	F1040	Special Facilitates	Main Building	1959	1998	62	Components worn	Refinish/repair	Dust collector appeared in fair condition
4b	F1040	Special Facilitates	Covered storage area	Unknown	N/A	N/A			
1a	G2010	Roadways	Main Building	1959	1998	62	Minor cracking	Patch	Minor cracks visible
1b	G2010	Roadways	Covered storage area	Unknown	N/A	62	Minor cracking	Patch	Minor cracks visible
2a	G2020	Parking Lots	Main Building	1959	1998	62	Minor cracking	Patch	Minor cracks visible
2b	G2020	Parking Lots	Covered storage area	Unknown	N/A	62	Minor cracking	Patch	Minor cracks visible

3a	G2030	Pedestrian Paving	Main Building	1959	1998	62	Minor cracking	Patch	Minor cracks visible
3b	G2030	Pedestrian Paving	Covered storage area	Unknown	N/A	62	Minor cracking	Patch	Minor cracks visible
4a	G2040	Site Development	Main Building	1959	1998	62	Old site layout	Refinish/repair	Site layout can be improved for better circulation and loading/unloading
4b	G2040	Site Development	Covered storage area	Unknown	N/A	62	Old site layout	Refinish/repair	Site layout can be improved for better circulation and loading/unloading
5a	G2050	Landscaping	Main Building	1959	1998	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
5a	G2050	Landscaping	Covered storage area	Unknown	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
6a	G3010	Water & Water Supply	Main Building	1959	1998	62	Old piping	Repair / replace	Old piping
6b	G3010	Water & Water Supply	Covered storage area	Unknown	N/A	N/A			
7a	G3020	Sanitary Sewer	Main Building	1959	1998	62	Old piping	Repair / replace	Old piping
7b	G3020	Sanitary Sewer	Covered storage area	Unknown	N/A	N/A			
8a	G3030	Storm Sewer & Storm Drainage	Main Building	1959	1998	62	Old piping	Repair / replace	Old piping
8b	G3030	Storm Sewer & Storm Drainage	Covered storage area	Unknown	N/A	62	Old piping	Repair / replace	Old piping
9a	G3040	Heating Distribution	Main Building	1959	1998	N/A			
9b	G3040	Heating Distribution	Covered storage area	Unknown	N/A	N/A			
10a	G3050	Cooling Distribution	Main Building	1959	1998	N/A			
10b	G3050	Cooling Distribution	Covered storage area	Unknown	N/A	N/A			
11a	G3060	Fuel Distribution& Gas Service	Main Building	1959	1998	N/A			
11b	G3060	Fuel Distribution& Gas Service	Covered storage area	Unknown	N/A	N/A			
12a	G3090	Other Site Mechanical Utilities	Main Building	1959	1998	N/A			
12b	G3090	Other Site Mechanical Utilities	Covered storage area	Unknown	N/A	N/A			
13a	G4010	Electrical Distribution	Main Building	1959	1998	10	Old equipment	Repair / replace	On-site generator is inoperable. Staff mentioned it hasn't been working for quite some time.
13b	G4010	Electrical Distribution	Covered storage area	Unknown	N/A	N/A			
14a	G4020	Site Lighting	Main Building	1959	1998	62	Old light system	Repair / replace	Old light fixtures / system
14b	G4020	Site Lighting	Covered storage area	Unknown	N/A	62	Old light system	Repair / replace	Old light fixtures / system
15a	G4030	Site Communications and Security	Main Building	1959	1998	62	Old equipment	Repair / replace	Old equipment
15b	G4030	Site Communications and Security	Covered storage area	Unknown	N/A	62	Old light system	Repair / replace	Old equipment
16a	G4090	Other Site Electrical Utilities	Main Building	1959	1998	N/A			
16b	G4090	Other Site Electrical Utilities	Covered storage area	Unknown	N/A	N/A			
17a	G9010	Service and Pedestrian Tunnels	Main Building	1959	1998	N/A			
17b	G9010	Service and Pedestrian Tunnels	Covered storage area	Unknown	N/A	N/A			
18a	G9090	Other Site Systems and Equipment	Main Building	1959	1998	N/A			
18b	G9090	Other Site Systems and Equipment	Covered storage area	Unknown	N/A	N/A			

TRANSPORTATION BUILDING

EXISTING CONDITIONS PHOTOS













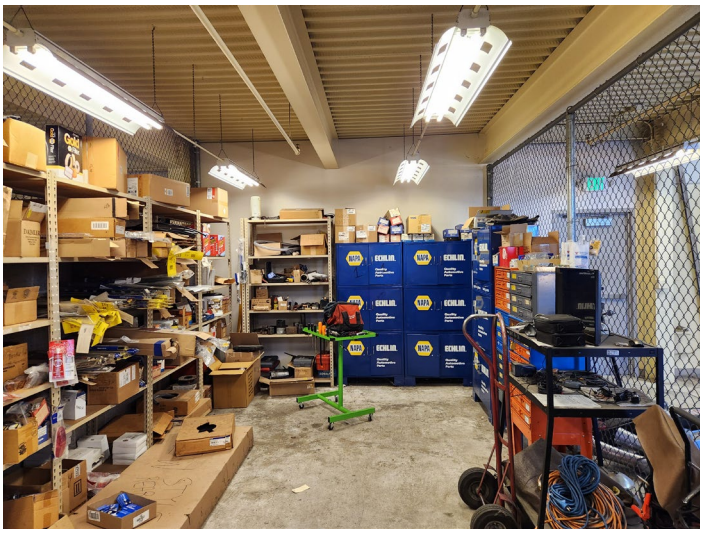








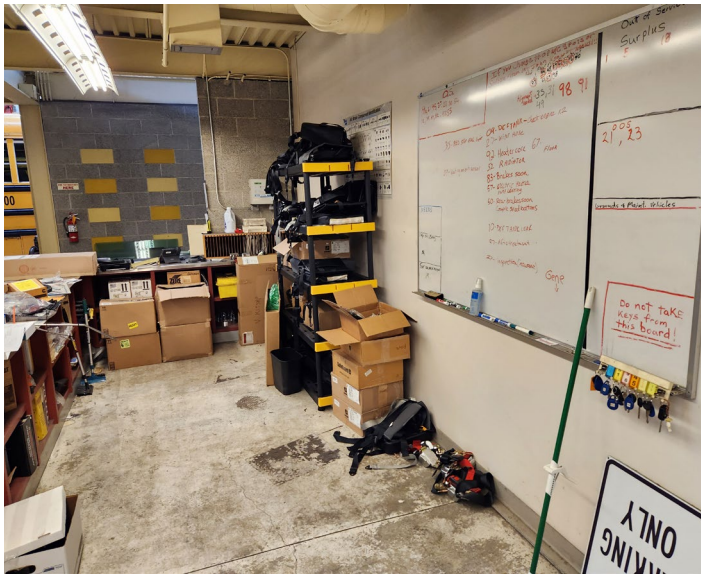





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TRANSPORTATION CENTER

	Uniformat - Level 3	Subsystem	Main Building, Separate Building, Building Addition	Original Construction Date	System Upgrade Date	Condition Score	Deficiency	Solution	Notes
1a	A1010	Standard foundations	Main Building	1997	N/A	90	N/A	N/A	Building structure requires further study per PCS 2024-05-31 report. The building was constructed under the
2a	A1020	Special Foundations	Main Building	N/A					
3a	A1030	Slab on Grade	Main Building	1997	N/A	90	Cracks visible	Patch	Minor cracks visible
4a	A2020	Basement Walls	Main Building	N/A					
1a	B1010	Floor Construction	Main Building	1997	N/A	90	Minor cracking	Patch	Minor cracks visible
2a	B1020	Roof Construction	Main Building	1997	N/A	62	Rusted steel members & deck	Refinish/repair	Rusted steel column, beams, roof joist & metal roof decks.Review the connection capacity of the steel
3a	B2010	Exterior Closure & Walls	Main Building	1997	N/A	90	Minor cracking	Patch	Exterior CMU wall minor cracks visible. Metal wall panels show signs of age and tear.
4a	B2020	Exterior Windows	Main Building	1997	N/A	90	Signs of worn and tear	Refinish/repair	
5a	B2030	Exterior Doors	Main Building	1997	N/A	90	Signs of worn and tear	Refinish/repair	
6a	B3010	Roof Coverings	Main Building	1997	N/A	62	Minor leak	Repair	Staff reported minor leak at skylight joints & covered walkway during heavy rains
7a	B3020	Roof Openings	Main Building	1997	N/A	62	Minor leak	Repair	Staff reported minor leak at skylight joints during heavy rains
8a	B3030	Roof Projections	Main Building	1997	N/A	62	Rusted steel members & deck	Repair	Rusted steel column, beams, roof joist & metal roof decks
1a	C1010	Partitions	Main Building	1997	N/A	62	Surface worn out	Refinish/repair	Partition surface worn, damaged, finish fading
2a	C1020	Interior Doors	Main Building	1997	N/A	90	Interior door/frame surface worn	Refinish	Interior door/frame surfaces worn, scratches visible
3a	C1030	Interior Fittings	Main Building	1997	N/A	90	Surface worn out	Refinish	Surface worn and finish fading
4a	C2010	Stair Construction	Main Building	1997	N/A	90	Surface worn & tear	Refinish	Stair structure appeared in good condition
5a	C2020	Stair Finishes	Main Building	1997	N/A	90	Surface worn & tear	Refinish	Surface worn and finish fading
6a	C3010	Wall Finishes	Main Building	1997	N/A	90	Surface worn & tear	Refinish/replace	Surface worn and finish fading
7a	C3020	Floor Finishes	Main Building	1997	N/A	62	Signs of age and tear	Refinish/replace	Cracks visible, delaminated flooring in restrooms
8a	C3030	Ceiling Finishes	Main Building	1997	N/A	90	Signs of age and tear	Refinish/replace	Surface worn, scratches, finish fading
1a	D1010	Elevators and Lifts	Main Building	1997	N/A	N/A			
2a	D1090	Other Conveying Systems	Main Building	1997	N/A	N/A			
3a	D2010	Plumbing Fixtures	Main Building	1997	N/A	62	Old fixtures and piping	Repair / replace	Old fixtures and piping, excessive wear
4a	D2020	Domestic Water Distribution	Main Building	1997	N/A	62	Old system and piping	Repair / replace	Old system and piping
5a	D2030	Sanitary Waste	Main Building	1997	N/A	62	Old system and piping	Repair / replace	
6a	D2040	Rain Water Drainage	Main Building	1997	N/A	62	Pipe rusted & leaking	Repair / replace	Downspout leaking & rusted
7a	D2090	Other Plumbing Systems	Main Building	1997	N/A	N/A			
8a	D3010	Energy Supply	Main Building	1997	N/A	62	Old system and piping	Repair / replace	Propane fuel system and piping show signs of age & tear
9a	D3020	Heat Generating Systems	Main Building	1997	N/A	62	Old system and piping	Repair / replace	Old system and piping
10a	D3030	Cooling Generating Systems	Main Building	1997	N/A	62	Old system and piping	Repair / replace	Old system and piping
11a	D3040	HVAC Distribution Systems	Main Building	1997	N/A	62	Old system and piping	Repair / replace	Old system and piping
12a	D3050	Terminal & Package Units	Main Building	1997	N/A	62	Old system and piping	Repair / replace	Old system and piping
13a	D3060	Controls & Instrumentation	Main Building	1997	N/A	62	Old system and piping	Repair / replace	Old system and piping
14a	D3090	Other HVAC Systems	Main Building	1997	N/A	62	Old system and piping	Repair / replace	Old waste oil burning heating system and piping at bus bays
15a	D4010	Sprinklers	Main Building	1997	N/A	62	Old system and piping	Repair / replace	
16a	D4020	Standpipes	Main Building	1997	N/A	62	Old system and piping	Repair / replace	
17a	D4030	Fire Protection Specialties	Main Building	1997	N/A	62	Components worn	Repair / replace	Fire extinguisher with annual inspection
18a	D4090	Other Fire Protection Systems	Main Building	1997	N/A	N/A			
19a	D5010	Electrical Service and Distribution	Main Building	1997	N/A	62	Components worn	Repair / replace	
20a	D5020	Lighting and Branch Wiring	Main Building	1997	N/A	62	Old elec lighting system	Repair / replace	Old elec lighting system, T-8 fluorescent light fixtures
21a	D5030	Communication and Security	Main Building	1997	N/A	62	Old comm system	Repair / replace	Old comm system
22a	D5090	Other Electrical Systems	Main Building	1997	N/A	N/A			
1a	E1010	Commercial Equipment	Main Building	1997	N/A	62	Components worn	Refinish/repair	Components worn, showing age, finish fading
2a	E1020	Institutional Equipment	Main Building	1997	N/A		Components worn	Refinish/repair	Components worn, showing age, finish fading
3a	E1030	Vehicular Equipment	Main Building	1997	N/A	90	Components worn	Refinish/repair	Components worn, showing age, finish fading
4a	E1090	Other equipment	Main Building	1997	N/A		Components worn	Refinish/repair	Components worn, showing age, finish fading
5a	E2010	Fixed Furnishings	Main Building	1997	N/A	90	Components worn	Refinish/repair	Components worn, showing age, finish fading
6a	E2020	Moveable Equipment	Main Building	1997	N/A		Components worn	Refinish/repair	Components worn, showing age, finish fading
1a	F1010	Special Structures	Main Building	1997	N/A	N/A			
2a	F1020	Integrated Construction	Main Building	1997	N/A	N/A			
3a	F1030	Special Construction Systems	Main Building	1997	N/A	N/A			

4a	F1040	Special Facilitates	Main Building	1997	N/A	62	Components worn	Refinish/repair	Bus fueling station and bus washing station appeared in fair condition. Components worn, showing age, finish
1a	G2010	Roadways	Main Building	1997	N/A	90	Minor cracking	Patch	Minor cracks visible
2a	G2020	Parking Lots	Main Building	1997	N/A	90	Minor cracking	Patch	Minor cracks visible
3a	G2030	Pedestrian Paving	Main Building	1997	N/A	90	Minor cracking	Patch	Minor cracks visible
4a	G2040	Site Development	Main Building	1997	N/A	90	Components worn	Refinish/repair	
5a	G2050	Landscaping	Main Building	1997	N/A	62	Components worn	Refinish/repair	
6a	G3010	Water & Water Supply	Main Building	1997	N/A	62	Old piping	Repair / replace	Old piping
7a	G3020	Sanitary Sewer	Main Building	1997	N/A	62	Old piping	Repair / replace	Old piping
8a	G3030	Storm Sewer & Storm Drainage	Main Building	1997	N/A	62	Old piping	Repair / replace	Old piping
9a	G3040	Heating Distribution	Main Building	1997	N/A	N/A			
10a	G3050	Cooling Distribution	Main Building	1997	N/A	N/A			
11a	G3060	Fuel Distribution& Gas Service	Main Building	1997	N/A	N/A			
12a	G3090	Other Site Mechanical Utilities	Main Building	1997	N/A	N/A			
13a	G4010	Electrical Distribution	Main Building	1997	N/A	90	Components worn	Refinish/repair	On-site generator appeared in good condition
14a	G4020	Site Lighting	Main Building	1997	N/A	90	Components worn	Refinish/repair	
15a	G4030	Site Communications and Security	Main Building	1997	N/A	90	Old equipment	Repair / replace	Old equipment
16a	G4090	Other Site Electrical Utilities	Main Building	1997	N/A	90	N/A	N/A	Electrical bus charging station appeared in good condition
17a	G9010	Service and Pedestrian Tunnels	Main Building	1997	N/A	N/A			
18a	G9090	Other Site Systems and Equipment	Main Building	1997	N/A	N/A			

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