NAC

FINAL REPORT

STUDY AND SURVEY, 2023

SHORELINE SCHOOL DISTRICT No. 412

> 2025 First Avenue, Suite 300, Seattle, WA 98121-3131
206 441 4522 nacarchitecture.com
Columbus Los Angeles Seattle Spokane

Shoreline School District

Final Report 2023

SHORELINE SCHOOL DISTRICT NO. 412

18560 1ST AVE. NE

SHORELINE, WA 98155

206.393.6111

SCHOOL BOARD MEMBERS

MEGHAN JERNIGAN

EMILY WILLIAMS

DR. SARAH COHEN

SYLVIA GIL

SARA BETNEL

SUPERINTENDENT

SUSANA REYES

ARCHITECT

NAC ARCHITECTURE

KEVIN FLANAGAN, AIA

BEN HILL, AIA

Shoreline School District

Final Report 2023

Executive Summary

The purpose of this report is to assess the building condition of facilities in the Shoreline school district and identify facility needs for planning future capital projects to support the district capital and educational programs.

The Shoreline School District is located 12 miles north of Seattle, in King County. It is bordered on the east by the Northshore School District, the south by Seattle Public Schools, and the north by the Edmonds School District.



Facilities include (2) High Schools, (2) Middle Schools, (10) Elementary Schools, an Early Learning Center, and K-8 Community School Campus. The District support facilities include the Shoreline Center that houses administration departments, maintenance, and multiple

leased and community use spaces. There is a separate Transportation Center for bus maintenance and storage. The District is also served by a Central Kitchen and Warehouse.

The District is currently performing seismic upgrades at Briarcrest Elementary, with the school population temporarily housed at North City Elementary (the District flex facility).

In 2020, the district replaced both Kellogg and Einstein Middle Schools. These new facilities were based on their current middle school educational specifications and provide the required service for students at this level.

In 2014, the district replaced both Shorewood and Shorecrest High Schools, based on the high school educational specification at that time. Shorewood was a complete replacement except for the 1940 historic Ronald School Building that was remodeled and houses part of their music program. Shorecrest was also completely replaced except for the 1986 auditorium/theater. Both facilities continue to support the current educational specifications for high school students.

BUILDING CONDITION ASSESSMENTS

As part of this Study and Survey, building condition assessments were performed on each school facility building and entered in the OSPI ICOS on-line system. The following scores show buildings are maintained with issues addressed in a timely manner.

Shoreline School District - Building Condition Assessments

Site	Building	Built	Scoring
Aldercrest Campus / CK-8 / HEE	Area A	1959, 2019	90.00%
	Area B	1959, 2019	90.00%
	Area C	1959, 2019	90.00%
	Area D	1959, 2019	90.00%
	Covered Play	2019	90.00%
	Site		90.00%
Edwin Pratt Early Learning Center	Main Building	2020	100.00%
	Site		96.20%

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Briarcrest Elementary	Main Building	1954, 1986, 1999, 2004	85.34%
	Site		71.62%
Brookside Elementary	Main Building	1958, 1994	87.62%
	Site		83.46%
Echo Lake Elementary	Main Building	1956, 1964, 1988, 1996, 1998	72.92%
	Site		75.55%
Highland Terrace Elementary	Main Building	1957, 1991	84.02%
	Covered Play	1991	80.83%
	Site		79.24%
Lake Forest Park Elementary	Building 100/400	1952, 1965, 1966, 1991	77.73%
	Building 200	1952	76.97%
	Building 300	1952, 1966, 1991	80.54%
	Covered Play	1991	83.51%
	Site		66.76%
Melvin G. Syre Elementary	Main Building	1962, 1991	83.42%
	Covered Play	1991	80.34%
	Site		80.34%
Meridian Park Elementary	Main Building	1958, 1960, 1996	72.06%
	Building 600	1958, 1960	75.22%
	Building 700	1958	74.77%
	Site		72.73%

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North City Elementary	Main Building	1955, 1957, 1986, 1999	89.09%
	Site		74.05%
Parkwood Elementary	Main Building	2019	94.72%
	Site		91.78%
Ridgecrest Elementary	Main Building	1947, 1992	76.77%
	Covered Play	1992	83.45%
	Site		80.89%
Einstein Middle School	Main Building	2020	99.61%
	Site		100.00%
Kellogg Middle School	Main Building	2020	100.00%
	Site		100.00%
Shorecrest High School	Main Building	2014	97.68%
	Athletic Center	2012	96.15%
	Performing Arts Center	1986, 2013	96.89%
	Site		96.43%
Shorewood High School	Main Building	2014	96.85%
	Site		
Rating: Excellent 100% (like new), Good 90% (well maintained), Fair 62% (minor issues), Poor 30% (major Issues)			

Most of the District facilities scored in the Good (well maintained) range. The newer high schools and middle schools scored higher in the Excellent (like new) range. The District Support Facilities are older and tended to score in the fair (minor issues) range.

In 2019, the district replaced Parkwood Elementary based on a new elementary educational specification that was developed with community, staff, and district input.

The remaining elementary facilities are aging and do not entirely meet the new educational standards. The elementary schools typically ranged between Good and Fair

(minor issues). Their aging systems are being maintained but impact the quality of the educational environment.

STUDENT ENROLLMENT

Student enrollment projections from OSPI show a gradual decrease in student population over the next 6 years. High school (grades 9-12) show a drop of 214 students between 2023 and 2028. Middle school (grades 7-8) show a drop of 57 students over the same time. The larger impact is projected in the elementary schools (grades K-6) which shows a reduction of 590 students over the next 6 years.

SUMMARY

Decreasing student population is creating underutilized facilities at the elementary school level. The projected loss of 590 elementary students is equivalent of one elementary school. The district is currently reviewing their capital facilities for a possible closure of an elementary school to reduce their inventory. Projected student enrollment will not generate the need for any new facilities.

The long-term facility plan for the next 6 years will include miscellaneous maintenance projects and possible replacement of one of the older elementary schools.

The long range Capital Facilities Plan in this report shows available matching state funds and adequate dept capacity to cover an elementary school replacement project.

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CHAPTER 1: Inventory, Area Analysis, Condition Assessments

- DISTRICT MAP
- AREA ANALYSIS FORM

- ALDERCREST CAMPUS
  - SITE PLAN
  - FLOOR PLAN
  - AERIAL / PHOTOS
  - BUILDING CONDITION ASSESSMENTS
  - SITE CONDITION ASSESSMENT

- EDWIN PRATT EARLY LEARNING CENTER
  - SITE PLAN
  - FLOOR PLAN
  - AERIAL / PHOTOS
  - BUILDING CONDITION ASSESSMENTS
  - SITE CONDITION ASSESSMENT

- BRIARCREST ELEMENTARY SCHOOL
  - SITE PLAN
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- BROOKSIDE ELEMENTARY SCHOOL
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- ECHO LAKE ELEMENTARY SCHOOL
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- HIGHLAND TERRACE ELEMENTARY SCHOOL
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- LAKE FOREST PARK ELEMENTARY SCHOOL
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- MELVIN G SYRE ELEMENTARY SCHOOL
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- MERIDIAN PARK ELEMENTARY SCHOOL
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- NORTH CITY ELEMENTARY SCHOOL
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- PARKWOOD ELEMENTARY SCHOOL
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  - BUILDING CONDITION ASSESSMENTS
  - SITE CONDITION ASSESSMENT

- RIDGECREST ELEMENTARY SCHOOL
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  - SITE CONDITION ASSESSMENT

- EINSTEIN MIDDLE SCHOOL
  - SITE PLAN
  - FLOOR PLAN
  - AERIAL / PHOTOS
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  - SITE CONDITION ASSESSMENT

- KELLOGG MIDDLE SCHOOL
  - SITE PLAN
  - FLOOR PLAN
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  - SITE CONDITION ASSESSMENT

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- SHORECREST HIGH SCHOOL
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  - FLOOR PLAN
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- SHOREWOOD HIGH SCHOOL
  - SITE PLAN
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NON-RECOGNISED FACILITIES

- CENTRAL KITCHEN AND WAREHOUSE
  - SITE PLAN
  - FLOOR PLAN
  - AERIAL / PHOTOS
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- TRANSPORTATION CENTER
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- SHORELINE CENTER
  - SITE PLAN
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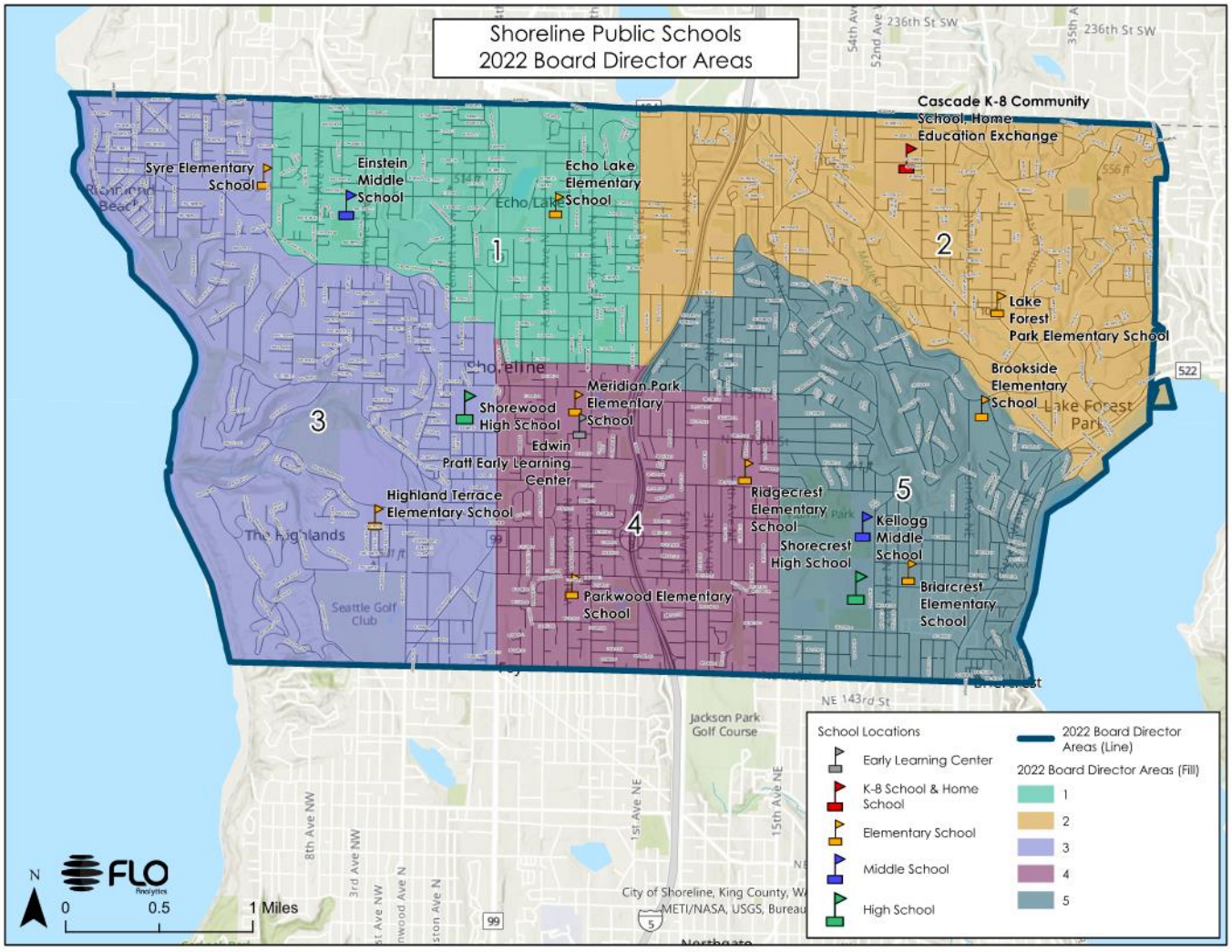
CHAPTER 2: Long-Range Educational and Facilities Plan

- OSPI STUDY & SURVEY WORKBOOK
- CAPITAL FACILITIES PLAN 2023-2029
- REPORT 1049
- DIVERSITY REPORT
- FORM 1066

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DISTRICT MAP



Area Analysis - Shoreline School District

Building Name	Building Number/Letter (If Applicable)	Building Area Description	Building Area Number/Letter (If Applicable)	Year or Board-Accept Date of Original Construction *(See Note 1)*	SCAP-Funded Original Construction? *(Y/N/DK- See Note 2)*	Year or Board-Accept Date of Modernization *(See Note 1)*	SCAP-Funded Modernization? *(Y/N/DK - See Note 2)*	Non-Recognized SF (Optional)	SCAP-Recognized SF
Aldercrest CK-8 / HEE	Building A	Gym, Multi-Purpose, Kitchen		1959	N	8/8/2023	N		9,846
		Entry Hall Addition		8/8/2023	N				2,612
	Building B	Admin, Library		1959	N	8/8/2023	N		3,610
	Building C	Classrooms		1959	N	8/8/2023	N		8,988
		Science, Art Addition		8/8/2023	N				2,764
	Building D	Classrooms		1959	N	8/8/2023	N		16,924
		Science, Library Addition		8/8/2023	N				3,497
	Covered Play	Covered Play		8/8/2023	N			922	922
							Subtotal	**922**	**49,163**
Edwin Pratt Early Learning Center	Main Bldg	Admin, Kitchen, Library	100 Wing	8/2/2022	N				13,298
		Classrooms	200 Wing	8/2/2022	N				10,153
		Classrooms	300 Wing	8/2/2022	N				10,469
		Classrooms	400 Wing	8/2/2022	N				10,144
		Classrooms	500 Wing	8/2/2022	N				10,141
							Subtotal	**0**	**54,205**
Briarcrest Elementary	Main Bldg	First Floor		1954	N	9/21/1987	Y		37,361
		Second Floor		1954	N	9/21/1987	Y		10,650
		North Addition		9/1/1999	N				2,224
		Covered Play		9/1/2004	N			1,018	1,019
							Subtotal	**1,018**	**51,254**
Brookside Elementary	Main Bldg	1958 Original Bldg		1958	N	9/1/1994	N		32,457
		1994 Addition		9/1/1994	N				20,723
		Covered Play		9/1/1994	N			1,373	1,374
							Subtotal	**1,373**	**54,554**
Echo Lake Elementary	Main Bldg	1956 Original Bldg		1956	N	3/12/1990	Y		33,236
		1964 Addition	Classrooms	1964	N	3/12/1990	Y		6,681
		1988 Addition	Library, Classrooms	3/12/1990	Y				9,153
		1996 Addition	Classrooms	9/1/1996	N				2,290
		1998 Addition	Janitor	9/1/1998	N				299
		Covered Play		3/12/1990	Y			992	993
							Subtotal	**992**	**52,652**

Area Analysis - Shoreline School District									
Building Name	**Building Number/Letter (If Applicable)**	**Building Area Description**	**Building Area Number/Letter (If Applicable)**	**Year or Board-Accept Date of Original Construction** *(See Note 1)*	**SCAP-Funded Original Construction?** *(Y/N/DK- See Note 2)*	**Year or Board-Accept Date of Modernization** *(See Note 1)*	**SCAP-Funded Modernization?** *(Y/N/DK - See Note 2)*	**Non-Recognized SF (Optional)**	**SCAP-Recognized SF**
Highland Terrace Elementary	Main Bldg	1957 Original Bldg		1957	N	9/1/1992	N		33,369
		1991 Addition		9/1/1992	N				18,492
	Covered Play	Covered Play						2,000	2,000
							Subtotal	**2,000**	**53,861**
Lake Forest Park Elementary	Primary Intermediate	1952 Original Bldg	Bldg 100	1952	N	5/3/1993	Y		15,820
		1965 Addition	Bldg 100	1965	N	5/3/1993	Y		791
		1991 Addition	Bldg 100	5/3/1993	Y				3,486
		1966 Original Bldg	Bldg 400	1966	N	5/3/1993	Y		19,109
		1991 Addition	Bldg 400	5/3/1993	Y				3,404
	Daycare Bldg	1952 Original Bldg	Bldg 200	1952	N	5/3/1993	Y		1,275
	Multipurpose	1952 Original Bldg	Bldg 300	1952	N	5/3/1993	Y		7,826
		1966 Addition	Bldg 300	1966	N	5/3/1993	Y		3,635
		1991 Addition	Bldg 300	5/3/1993	Y				254
	Covered Play	Covered Play		5/3/1993	Y			750	750
							Subtotal	**750**	**56,350**
Melvin G Syre Elementary	Main Bldg	1962 Original Bldg		9/1/1963	N	9/8/1992	Y		31,206
		1991 Addition		9/8/1992	Y				17,983
		Covered Play - Attach		9/8/1992	Y			512	512
	Covered Play	Covered Play		9/8/1992	Y			1,006	1,007
							Subtotal	**1,518**	**50,708**

Area Analysis - Shoreline School District									
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Meridian Park Elementary	Main Bldg	1958 Original Bldg	Bldg 100	9/1/1959	N	9/1/1997	N		10,522
		1996 Addition	Bldg 100	9/1/1997	N				2,862
		1958 Original Bldg	Bldg 200	9/1/1959	N	9/1/1997	N		9,778
		1960 Addition	Bldg 200	9/1/1961	N	9/1/1997	N		1,823
		1996 Addition	Bldg 200	9/1/1997	N				13,087
		1958 Original Bldg	Bldg 300	9/1/1959	N	9/1/1997	N		12,265
		1996 Addition	Bldg 300	9/1/1997	N				1,331
		1958 Original Bldg	Bldg 400	9/1/1959	N	9/1/1997	N		11,987
		1996 Addition	Bldg 400	9/1/1997	N				4,414
		1958 Original Bldg	Bldg 500	9/1/1959	N	9/1/1997	N		19,694
		1996 Addition	Bldg 500	9/1/1997	N				323
		1958 Original Bldg	Bldg 800	9/1/1959	N	9/1/1997	N		8,107
		1960 Addition	Bldg 800	9/1/1961	N	9/1/1997	N		354
		1996 Addition	Bldg 800	9/1/1997	N				811
	Bldg 600	1958 Original Bldg	Bldg 600	9/1/1959	N	9/1/1997	N		2,265
		1960 Addition	Bldg 600	9/1/1961	N	9/1/1997	N		2,558
	Bldg 700	1958 Original Bldg	Bldg 700	9/1/1959	N	9/1/1997	N		5,706
							Subtotal	**0**	**107,887**
North City Elementary	Main Bldg	1955 Original Bldg		9/1/1956	N		N		26,472
		1957 Addition		9/1/1958	N		N		6,539
		1986 Addition			Y		N		15,204
		1999 Addition			N		N		2,072
		Covered Play			Y			1,135	1,135
							Subtotal	**1,135**	**51,422**
Parkwood Elementary	Main Bldg	1st Floor	Area 1	11/1/2022	Y				19,282
		1st Floor	Area 2	11/1/2022	Y				3,148
		1st Floor	Area 3	11/1/2022	Y				16,322
		Covered Play 1	Area 4	11/1/2022	Y			1,120	1,120
		Covered Play 2	Area 5	11/1/2022	Y			830	830
		2nd Floor	Area 6	11/1/2022	Y				15,494
		2nd Floor	Area 7	11/1/2022	Y				2,672
		2nd Floor	Area 8	11/1/2022	Y				5,942
							Subtotal	**1,950**	**64,810**

Area Analysis - Shoreline School District									
Building Name	**Building Number/Letter (If Applicable)**	**Building Area Description**	**Building Area Number/Letter (If Applicable)**	**Year or Board-Accept Date of Original Construction** *(See Note 1)*	**SCAP-Funded Original Construction?** *(Y/N/DK- See Note 2)*	**Year or Board-Accept Date of Modernization** *(See Note 1)*	**SCAP-Funded Modernization?** *(Y/N/DK - See Note 2)*	**Non-Recognized SF (Optional)**	**SCAP-Recognized SF**
Ridgecrest Elementary	Main Bldg	1947 Original Bldg		9/1/1948	N	6/7/1993	Y		40,360
		1992 Addition		6/7/1993	Y				20,317
	Covered Play	Covered Play		6/7/1993	Y			1,336	1,336
							Subtotal	**1,336**	**62,013**
Einstein Middle	Main Bldg	First and Second Floor		9/12/2023	Y				151,224
							Subtotal	**0**	**151,224**
Kellogg Middle	Main Bldg	First and Second Floor		9/12/2023	Y				149,980
							Subtotal	**0**	**149,980**
Shorecrest High	Main Bldg	1st Floor - Support		6/20/2016	Y				16,926
		1st Floor - Commons		6/20/2016	Y				10,676
		1st Floor - Classrooms		6/20/2016	Y				10,656
		1st Floor - Admin		6/20/2016	Y				7,758
		1st Floor - Tech Lab		6/20/2016	Y				3,555
		1st Floor - Culinary Arts		6/20/2016	Y				2,919
		1st Floor - Kitchen		6/20/2016	Y				2,630
		1st Floor - Scene Shop		6/20/2016	Y				1,621
		2nd Floor - Classrooms		6/20/2016	Y				22,314
		2nd Floor - Support		6/20/2016	Y				15,871
		2nd Floor - Library		6/20/2016	Y				6,768
		2nd Floor - Admin		6/20/2016	Y				3,679
		3rd Floor - Classrooms		6/20/2016	Y				19,045
		3rd Floor - Support		6/20/2016	Y				15,817
		3rd Floor - Science		6/20/2016	Y				14,769
	Athletic Center	Gym / Aux Gym		6/20/2016	Y				21,444
		Locker Rooms		6/20/2016	Y				9,528
		Weights / Aerobics		6/20/2016	Y				6,224
		Support		6/20/2016	Y				6,148
		Classroom		6/20/2016	Y				1,445
		Concessions		6/20/2016	Y				466
	Performing Arts Center	Auditorium / Theater		8/17/1987	Y	6/20/2016	Y		11,627
		Music		6/20/2016	Y				7,157
		Support		6/20/2016	Y				5,822
		Art		6/20/2016	Y				3,407
		Classroom		6/20/2016	Y				2,075
							Subtotal	**0**	**230,347**

Area Analysis - Shoreline School District									
Building Name	**Building Number/Letter (If Applicable)**	**Building Area Description**	**Building Area Number/Letter (If Applicable)**	**Year or Board-Accept Date of Original Construction** *(See Note 1)*	**SCAP-Funded Original Construction?** *(Y/N/DK- See Note 2)*	**Year or Board-Accept Date of Modernization** *(See Note 1)*	**SCAP-Funded Modernization?** *(Y/N/DK - See Note 2)*	**Non-Recognized SF (Optional)**	**SCAP-Recognized SF**
Shorewood High	Main Bldg	Lower Floor - Orig Bldg		1940's	N	6/20/2016	Y		5,326
		Lower Floor -Orch Pit		6/20/2016	Y				2,218
		1st Floor - Orig Bldg		1940's	N	6/20/2016	Y		5,322
		1st Floor		6/20/2016	Y				137,779
		2nd Floor - Orig Bldg		1940's	N	6/20/2016	Y		511
		2nd Floor		6/20/2016	Y				46,495
		3rd Floor		6/20/2016	Y				41,017
							Subtotal	**0**	**238,668**
		OSPI						**12,994**	**1,479,098**

Notes

1 - Board-acceptance date is required for all buildings and additions constructed after January 1, 1993, whether SCAP-funded or not.

2 - Don't Know (DK) is not accepted for all buildings or building areas constructed or modernized after January 1, 1993.

3 - All Square Footage take offs use CAD Polyline calculations measured to the outside wall.

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

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

6 - All building and area names, dates, and SF figures are exactly equal to data shown on area analysis plans and data entered in ICOS.



ALDERCREST CAMPUS
(Cascade K-8/HEE)

SITE - BASIC INFORMATION

1.	**ADDRESS:**	2800 NE 200th St., Shoreline, WA 98155
2.	**AREA:**	Site: 9.78 Acres Building: 50,085 sf
3.	**YEAR BUILT:**	Original: 1959 Remodel/Addition: 2019
4.	**ICOS RATING:**	Site: **90%** Building A: **90%** Building B: **90%** Building C: **90%** Building D: **90%** Covered Play: **90%**

NAC ARCHITECTURE



NAC ARCHITECTURE







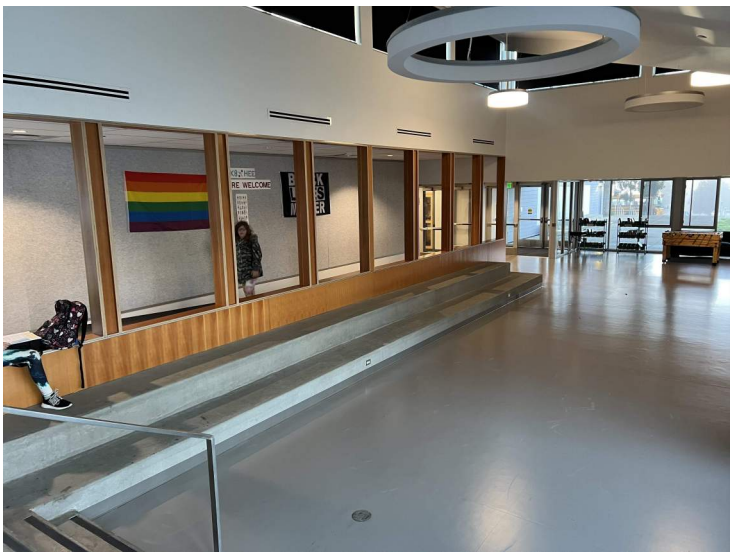


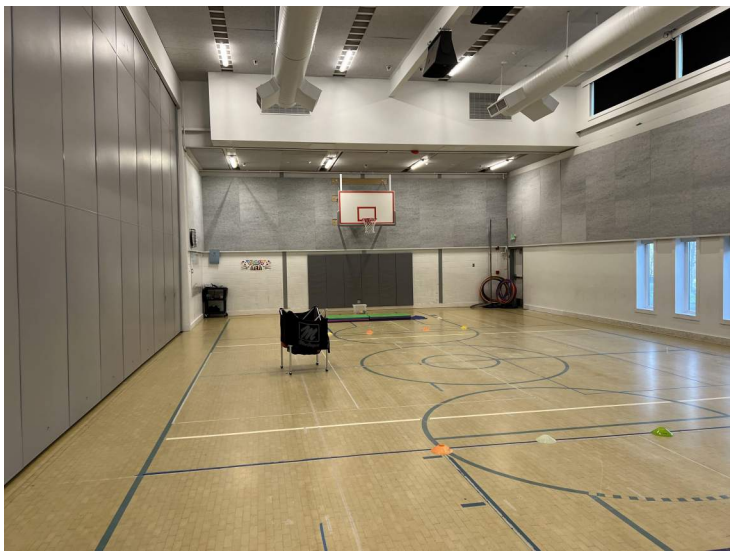




NAC ARCHITECTURE

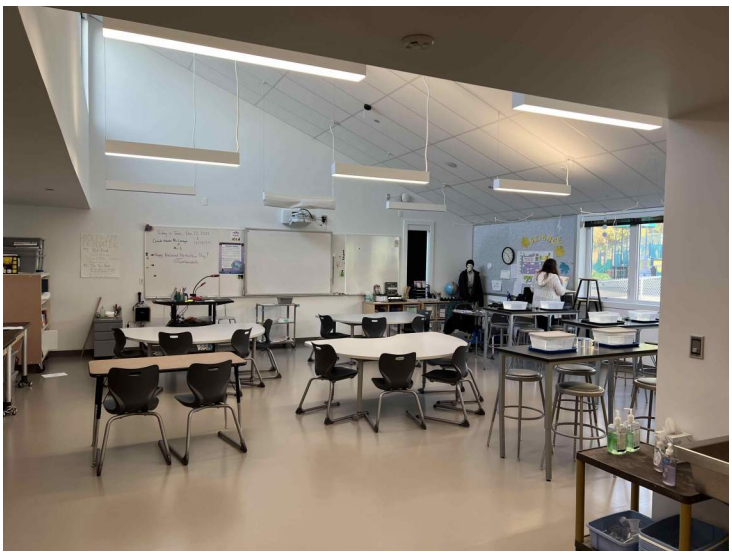












NAC ARCHITECTURE

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2023-2024

Shoreline
90.00

Aldercrest Campus - CK-8 Program & HEE Program - Building A - Gym / Multi-Purpose / Kitchen

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Leased To Others, Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1959	Area A - Multi-Purpose / Kitchen	9,846	9,846	9,431		
2019	Area A - Entry Hall	2,612	2,612	0		
	Building Totals	**12,458**	**12,458**	**9,431**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
	Comments:			
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Comments:			
	Raised Floor Construction	C1060		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Heating Systems	D3020		90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Electronic Safety and Security	Detection and Alarm	D7050		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good

Aldercrest Campus - CK-8 Program & HEE Program - Building B

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Leased To Others, Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1959	Area B - Admin / Library	3,610	3,610	3,040		
	Building Totals	**3,610**	**3,610**	**3,040**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		90.00% Good
	Comments:			
	Exterior Doors and Grilles	B2050		90.00% Good
	Comments:			
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Comments:			
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Heating Systems	D3020		90.00% Good
	Comments:			
	Ventilation	D3060		90.00% Good
	Comments:			
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Electronic Safety and Security	Detection and Alarm	D7050		90.00% Good
Furnishings	Movable Furnishings	E2050		90.00% Good

Shoreline
90.00

Aldercrest Campus - CK-8 Program & HEE Program - Building C

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Leased To Others, Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1959	Area C - Classrooms	8,988	8,988	7,564		
2019	Area C - Lab Addition	2,764	2,764	0		
	Building Totals	**11,752**	**11,752**	**7,564**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		90.00% Good
	Comments:			
	Exterior Doors and Grilles	B2050		90.00% Good
	Comments:			
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Comments:			
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Heating Systems	D3020		90.00% Good
	Comments:	Deficiency: Electric baseboard heaters.		
	Ventilation	D3060		90.00% Good
	Comments:			
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Electronic Safety and Security	Detection and Alarm	D7050		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good

Shoreline
90.00

Aldercrest Campus - CK-8 Program & HEE Program - Building D

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Leased To Others, Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1959	Area D Classrooms	16,924	16,924	16,444		
2019	Area D - Lab/Library Addition	3,497	3,497	0		
	Building Totals	**20,421**	**20,421**	**16,444**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		90.00% Good
	Comments:			
	Exterior Doors and Grilles	B2050		90.00% Good
	Comments:			
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Comments:			
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Deficiencies:	Mineral Build Up in Pipes		
	Causes:	Clogged Pipes, Improper Water Treatment		
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Heating Systems	D3020		90.00% Good
	Comments:			
	Ventilation	D3060		90.00% Good
	Comments:			
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Electronic Safety and Security	Detection and Alarm	D7050		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good

Aldercrest Campus - CK-8 Program & HEE Program - Covered Play

Building Details

PROFILE TYPE	Covered Play
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2019	Covered Play	1,844	1,844	0		
	Building Totals	**1,844**	**1,844**	**0**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
Fire Protection	Fire Suppression	D4010		90.00% Good
Electrical	General Purpose Electrical Power	D5030		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	Lighting	D5040		90.00% Good
Communications	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Electronic Surveillance	D7030		90.00% Good
Equipment	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
SHORELINE SCHOOL DISTRICT (17412)

ALDERCREST CAMPUS - CK-8 PROGRAM & HEE PROGRAM

Profile Name: Elementary School - Rural **Last Review:** 12/12/2023

Inventory Status: Recognized

Condition Rating: 90.00 %

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



EDWIN PRATT EARLY CHILDHOOD CENTER

SITE - BASIC INFORMATION

1.	**ADDRESS:**	1900 N 170th St., Shoreline, WA 98133
2.	**AREA:**	Site: 6.83 Acres Building: 54,205 sf
3.	**YEAR BUILT:**	Main Building: Built 2020
4.	**ICOS RATING:**	Site: **96.20%** Main Building: **100%**

NAC ARCHITECTURE



NAC ARCHITECTURE









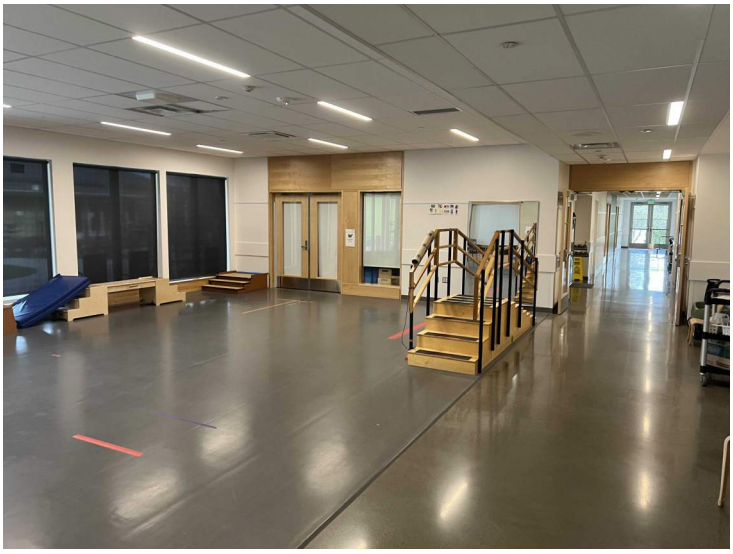




NAC ARCHITECTURE













NAC ARCHITECTURE

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2023-2024

Shoreline

100.00

Edwin Pratt Early Learning Center - Main Building

Building Details

PROFILE TYPE	Early Childhood/Pre-Kindergarten
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2019	100 Wing	13,298	13,298	0	9/1/2019	9/1/2019
2019	200 Wing	10,153	0	0	9/1/2019	9/1/2019
2019	300 Wing	10,469	0	0		
2019	400 Wing	10,144	0	0		
2019	500 Wing	10,141	0	0		
	Building Totals	**54,205**	**13,298**	**0**		

Building Components

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

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Louvers and Vents	B2070		100.00% Excellent
Exterior Horizontal Enclosures	Roofing	B3010		100.00% Excellent
	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent
Interior Construction	Interior Partitions	C1010		100.00% Excellent
	Interior Windows	C1020		100.00% Excellent
	Interior Doors	C1030		100.00% Excellent
	Interior Grilles and Gates	C1040		100.00% Excellent
	Suspended Ceiling Construction	C1070		100.00% Excellent
Interior Finishes	Wall Finishes	C2010		100.00% Excellent
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		100.00% Excellent
	Ceiling Finishes	C2050		100.00% Excellent
Plumbing	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
HVAC	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		100.00% Excellent
	Cooling Systems	D3030		100.00% Excellent
	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Ventilation	D3060		100.00% Excellent
Fire Protection	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
Electrical	Facility Power Generation	D5010		100.00% Excellent
	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	Data Communications	D6010		100.00% Excellent
	Voice Communications	D6020		100.00% Excellent
	Audio-Video Communications	D6030		100.00% Excellent
	Distributed Communications and Monitoring	D6060		100.00% Excellent
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent
Integrated Automation	Integrated Automation Facility Controls	D8010		100.00% Excellent
Equipment	Commercial Equipment	E1030		100.00% Excellent
	Institutional Equipment	E1040		100.00% Excellent
Furnishings	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
SHORELINE SCHOOL DISTRICT (17412)

EDWIN PRATT EARLY LEARNING CENTER

Profile Name: Early Childhood/Pre-Kindergarten **Last Review:** 1/1/2015

Inventory Status: Recognized

Condition Rating: 96.20 %

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



BRIARCREST ELEMENTARY

SITE - BASIC INFORMATION

1.	**ADDRESS:**	2715 NE 158th St., Shoreline, WA 98155
2.	**AREA:**	Site: 6.49 Acres Building: sf
3.	**YEAR BUILT:**	Original: 1954 Remodel: 2023
4.	**ICOS RATING:**	Site: **71.62%** (Remodel Underway) Main Building: **85.34%** (Remodel Underway) Modular Building: **90.00%**

NAC ARCHITECTURE





NAC ARCHITECTURE



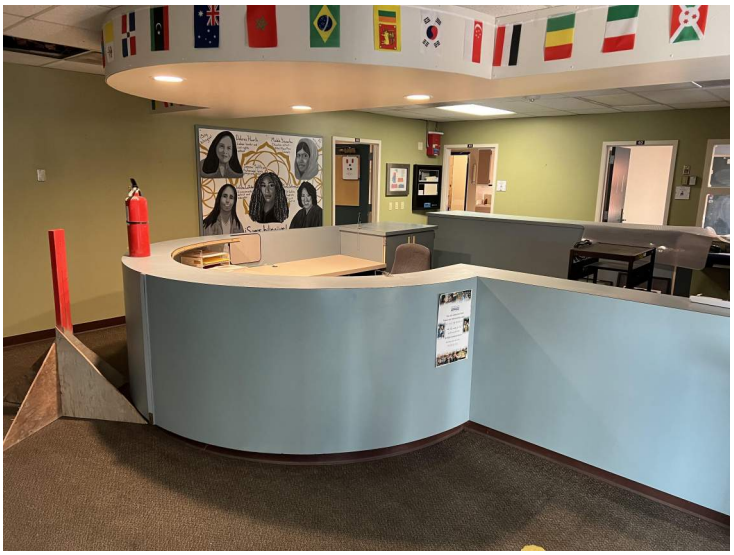


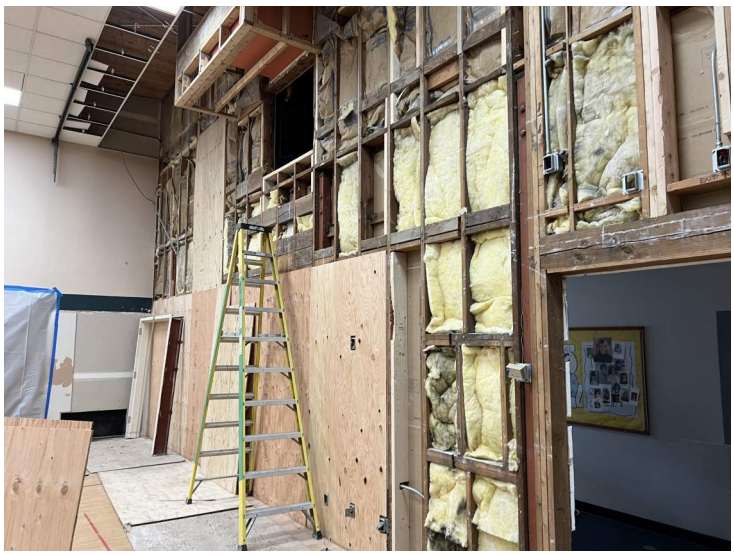




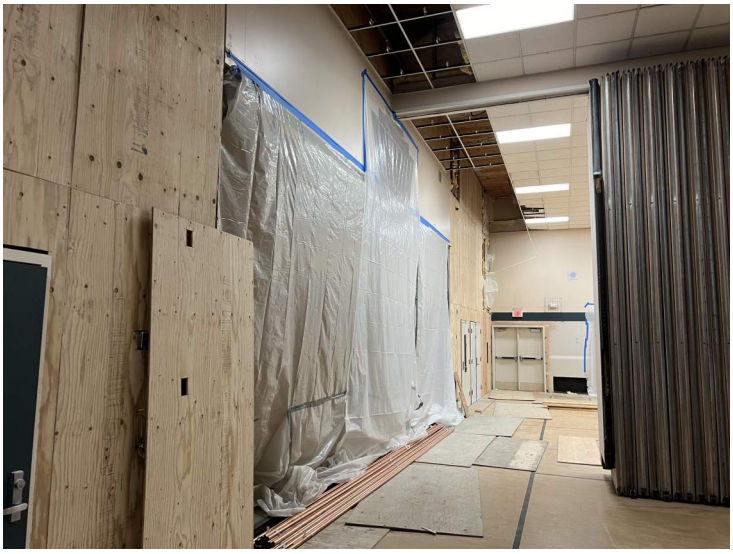


NAC ARCHITECTURE













NAC ARCHITECTURE

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2023-2024

Shoreline

85.34

Briarcrest Elementary - Main Building

Building Details

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

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1954	Area 1	48,011	48,011	48,011		
1999	Addition	2,224	2,224	2,224		
2004	Covered Play-Attach	2,037	2,037	1,019		
	Building Totals	**52,272**	**52,272**	**51,254**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
	Pits and Bases	A4040		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Floor Construction	B1010		90.00% Good
	Roof Construction	B1020		90.00% Good
	Stairs	B1080		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Protective Coating, Surface Weathering		
	Comments:	Deficiency: Some soffit rot at existing exposed T&G decking. Roof is 16 years old.		
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Faulty Material		
	Causes:	Protective Coating, Surface Weathering		
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		90.00% Good
	Raised Floor Construction	C1060		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Stair Finishes	C2040		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
Conveying	Vertical Conveying Systems	D1010		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Heating Systems	D3020		62.00% Fair
	Deficiencies:	System Inefficient, Uneven Zone Coverage		
	Causes:	Equipment Obsolescence		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	*Comments:*	Deficiency: Mostly older classroom unit ventilators that are noisy.		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		30.00% Poor
	Deficiencies:	Stuffy Areas		
	Causes:	Equipment Obsolescence, Other		
	Comments:	Deficiency: Classrooms are poorly ventilated, stuffy. Library is as well.		
Fire Protection	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		62.00% Fair
	Deficiencies:	Other		
	Causes:	System Undersized		
	Comments:	Deficiency: Need more outlets in classrooms.		
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Temperature control system is very out dated.		
Equipment	Commercial Equipment	E1030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Age Deterioration		
	Comments:	Deficiency: Periodic fixes needed at kitchen sink - slow draining		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Equipment	Institutional Equipment	E1040		62.00% Fair
	Deficiencies:	Unsightly		
	Causes:	Equipment Deterioration		
	Comments:	Deficiency: Library shelving wearing out		
	Entertainment and Recreational Equipment	E1070		62.00% Fair
	Deficiencies:	Other, Unsightly		
	Causes:	Equipment Deterioration		
	Comments:	Deficiency: Gym partition wearing out		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		
	Movable Furnishings	E2050		90.00% Good

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
SHORELINE SCHOOL DISTRICT (17412)

BRIARCREST ELEMENTARY

Profile Name: Elementary School - Rural **Last Review:** 1/1/2012

Inventory Status: Recognized

Condition Rating: 71.62 %

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



BROOKSIDE ELEMENTARY

SITE - BASIC INFORMATION

1.	**ADDRESS:**	17447 37Th Avenue NE, Shoreline, WA 98155
2.	**AREA:**	Site: 6.26 Acres Building: 55,927 sf
3.	**YEAR BUILT:**	Original: 1958, Addition/Remodel: 1994
4.	**ICOS RATING:**	Site: **83.46%** Main Building: **87.62%**

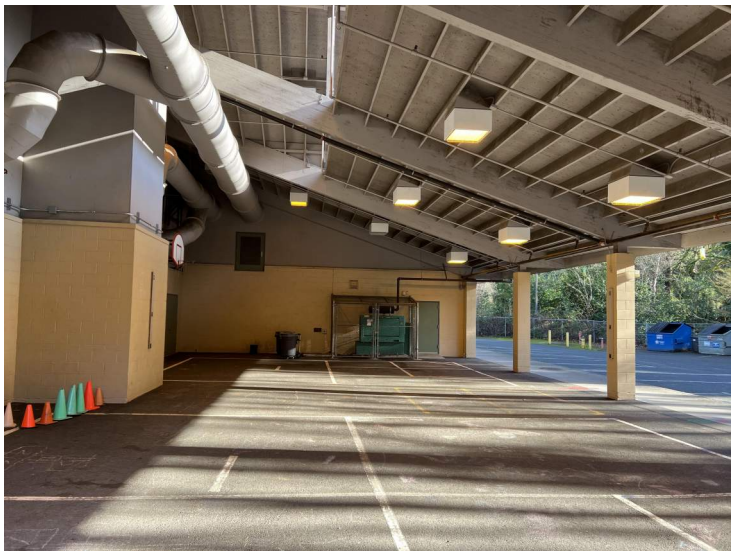
NAC ARCHITECTURE


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BROOKSIDE ELEMENTARY

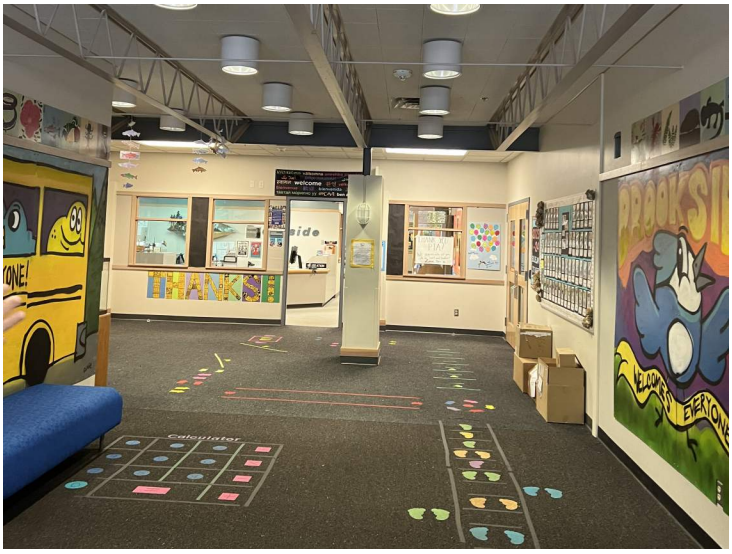


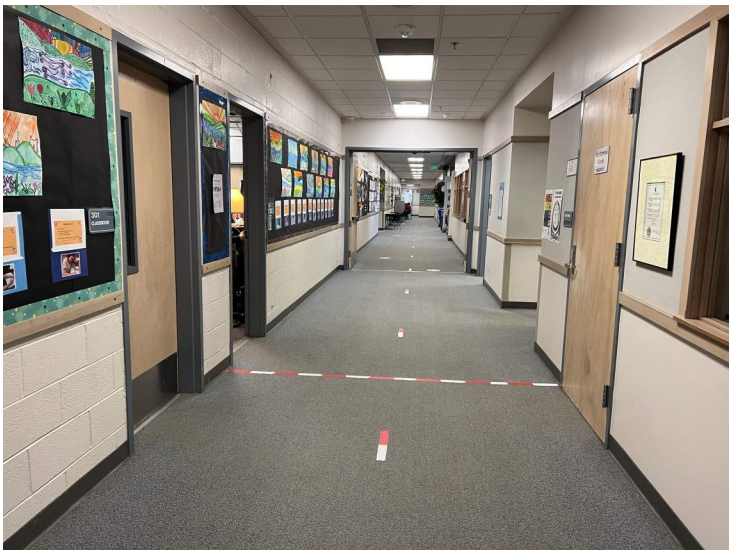






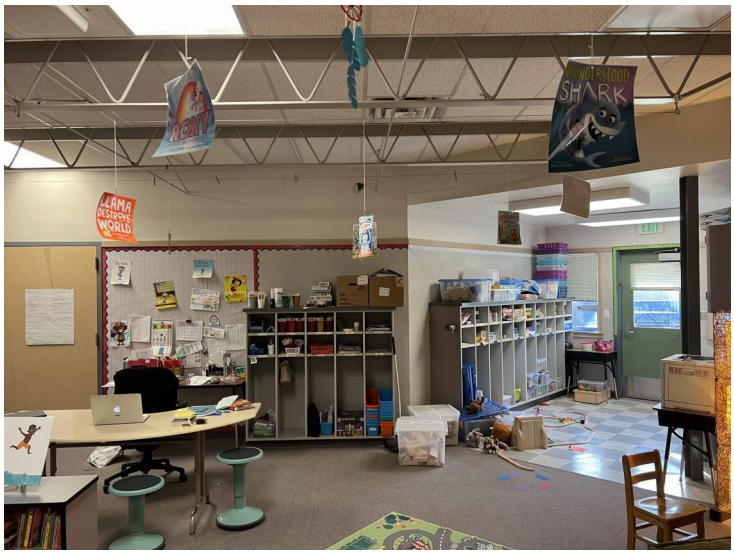














NAC ARCHITECTURE

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2024-2025

Shoreline

87.62

Brookside Elementary - Main Building

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1958	Original 1958 Bldg.	32,457	32,457	32,457		9/1/1958
1994	1994 Additions	20,723	20,723	20,723		9/1/1994
1994	Covered Play Area	2,747	2,747	1,374		9/1/1994
	Building Totals	**55,927**	**55,927**	**54,554**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
	Deficiencies:	Minor Cracking		
	Causes:	Foundation		
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Some rooms over the crawlspace (especially K-1) are reporting musty smells.		
Superstructure	Roof Construction	B1020		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Deficiencies:	Other		
	Causes:	Moisture Penetration		
	Comments:	Deficiency: Exterior water leaks through the base of the wall at room 311. Some cracking in plaster walls which have been painted over.		
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		62.00% Fair
	Deficiencies:	Deficient Hardware/Operating Parts		
	Causes:	Material Condition		
	Comments:	General wear and tear		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General wear and tear		
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Deficiencies:	Faulty Material		
	Causes:	Protective Coating, Surface Weathering		
	Roof Appurtenances	B3020		90.00% Good
	Deficiencies:	Faulty Material		
	Causes:	Protective Coating, Surface Weathering		
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
	Deficiencies:	Efflorescence and Staining		
	Causes:	Surface Damage		
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Deficiencies:	Peeling Paint or Delamination		
	Causes:	Material Condition		
	Comments:	Deficiency: Old wood doors are wearing out		
	Interior Grilles and Gates	C1040		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Raised Floor Construction	C1060		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
	Deficiencies:	Stains, Discoloration		
	Causes:	Deterioration		
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Efflorescence and Staining		
	Causes:	Moisture		
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	Cooling Systems	D3030		90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
	Deficiencies:	Stuffy Areas		
	Causes:	Other		
	Comments:	Deficiency: Some rooms over the crawlspace (especially K-1) are reporting musty smells.		
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	Commercial Equipment	E1030		62.00% Fair
	Deficiencies:	Insufficient temperatures		
	Causes:	Age Deterioration		
	Comments:	Deficiency: Kitchen hot water booster is inoperative, have to crank water heater up which is then a safety issue for hot water at the sinks.		
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		90.00% Good
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		
	Movable Furnishings	E2050		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
SHORELINE SCHOOL DISTRICT (17412)

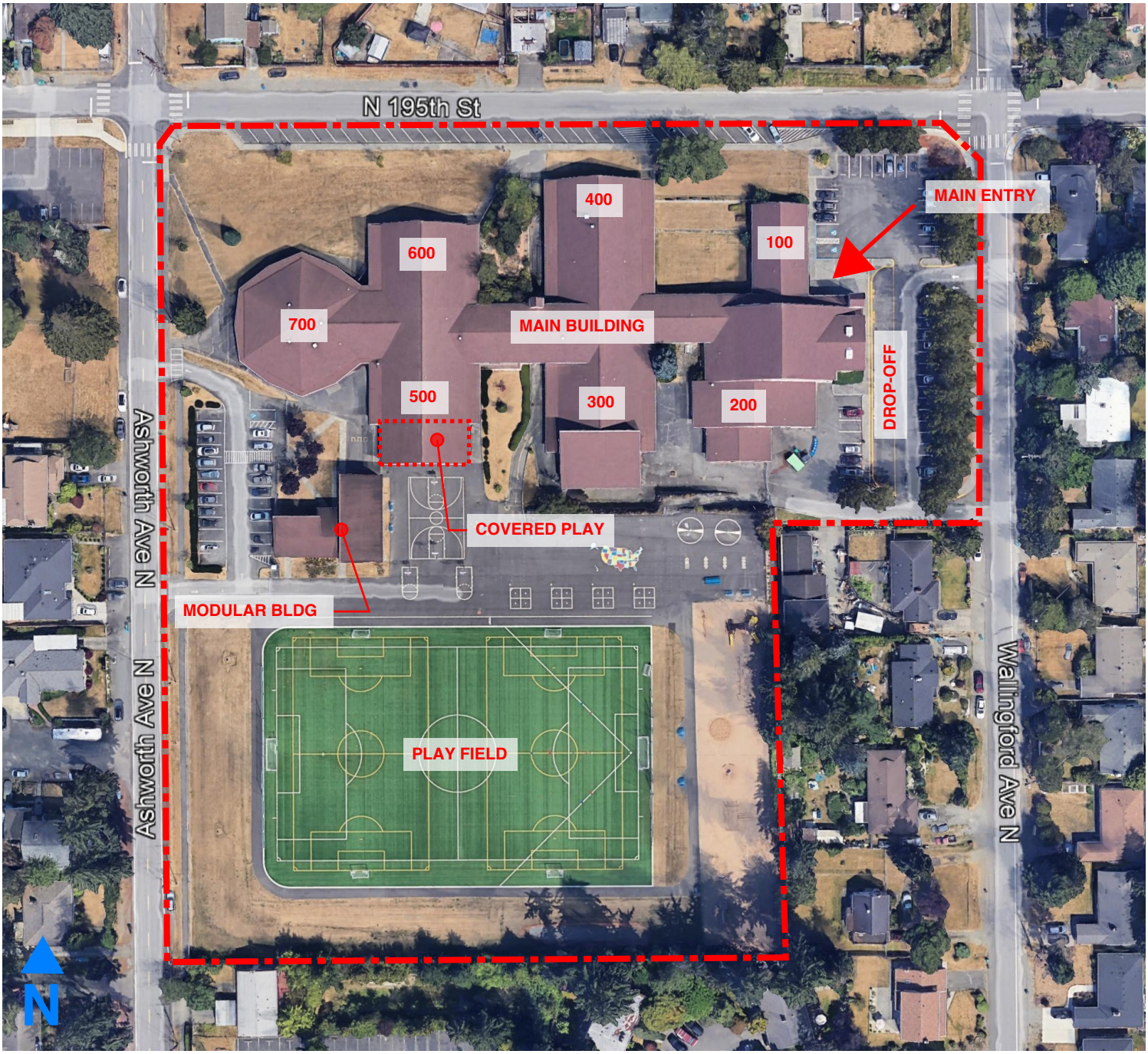
BROOKSIDE ELEMENTARY

Profile Name: Elementary School - Rural **Last Review:** 1/1/2015

Inventory Status: Recognized

Condition Rating: 83.46 %

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



ECHO LAKE ELEMENTARY SCHOOL

SITE - BASIC INFORMATION

1.	**ADDRESS:**	19345 Wallingford Ave. N, Shoreline, WA 98133
2.	**AREA:**	Site: 7.83 Acres Building: 53,644 sf
3.	**YEAR BUILT:**	Main Building: Built 1956, Adds 1964, 1988, 1996 Modular: Built 2008
4.	**ICOS RATING:**	Site: **75.55%** Main Building: **72.92%** Modular: **86.82%**

NAC ARCHITECTURE



NAC ARCHITECTURE







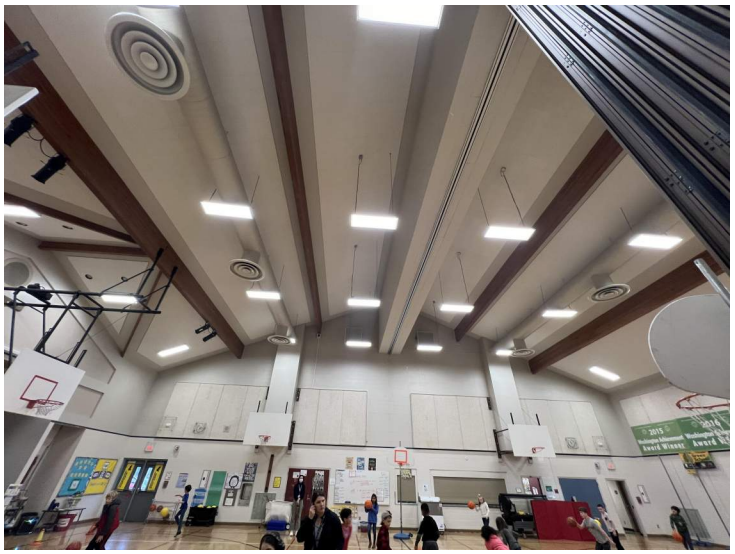






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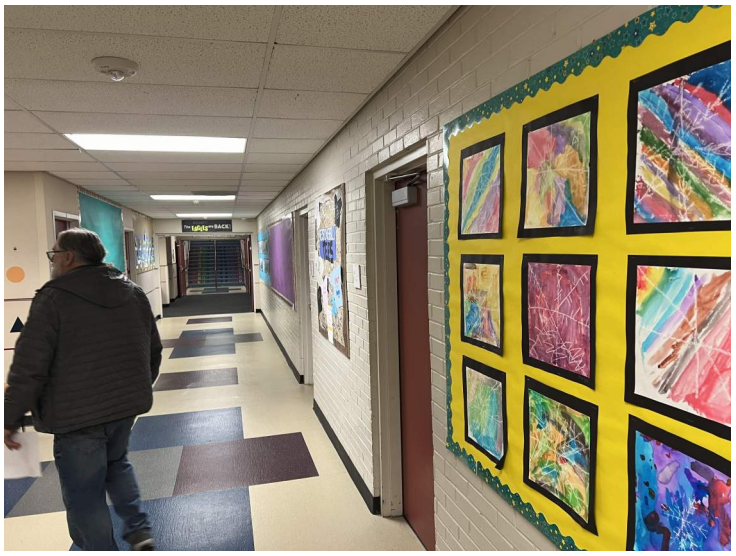












NAC ARCHITECTURE

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2023-2024

Shoreline

72.92

Echo Lake Elementary School - Main Building

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1956	Original 1956 Bldg.	32,350	32,350	32,350		
1964	1964 Addition	6,639	6,639	6,639		
1988	Library + Additions	6,015	6,015	6,015		
1988	Covered Play	2,505	2,505	1,252		
1996	Classroom Additions	5,374	5,374	5,374		
1998	Janitor Addition	272	272	272		
	Building Totals	**53,155**	**53,155**	**51,902**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	Deficiencies:	Minor Cracking		
	Causes:	Other		
	Comments:	Surface weathering		
Water and Gas Mitigation	Building Subdrainage	A6010		62.00% Fair
	Deficiencies:	Other		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Water and Gas Mitigation	*Causes:*	Other		
	Comments:	Some water damage around building		
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Excessive Heat Loss		
	Causes:	Inadequate Insulation		
	Exterior Windows	B2020		62.00% Fair
	Deficiencies:	Excessive Heat Loss		
	Causes:	Other		
	Comments:	Deficiency: Single pane on West end of building.		
	Exterior Doors and Grilles	B2050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General Wear and Tear		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General wear and tear. Some seal failures.		
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Faulty Material		
	Causes:	Surface Weathering		
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Gutters/Downspouts Not Draining		
	Causes:	Flashing Failure		
	Comments:	Water intrusion at several locations around building.		
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		62.00% Fair
	Deficiencies:	Efflorescence and Staining		
	Causes:	Moisture Intrusion		
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Interior Doors	C1030		62.00% Fair
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Deficiency: Some doors not or non-ADA compliant.		
	Interior Grilles and Gates	C1040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General wear and tear		
	Raised Floor Construction	C1060		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Other		
	Comments:	General wear and tear		
	Interior Fabrications	C2020		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Other		
	Comments:	Surface wear and tear		
	Flooring	C2030		62.00% Fair
	Deficiencies:	Stains, Discoloration		
	Causes:	Deterioration		
	Comments:	General wear and tear		
	Ceiling Finishes	C2050		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging system		
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	*Deficiencies:*	Insufficient Heat		
	Causes:	Equipment Obsolescence		
	Comments:	Aging system		
	Cooling Systems	D3030		62.00% Fair
	Deficiencies:	System Inefficient		
	Causes:	Other		
	Comments:	Aging system		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	Deficiencies:	Insufficient Air Flow		
	Causes:	Equipment Obsolescence		
	Comments:	Aging system		
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Incomplete Coverage		
	Causes:	Equipment Obsolescence		
	Comments:	Aging system		
Fire Protection	Fire Suppression	D4010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Not fully sprinklered		
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging system		
	General Purpose Electrical Power	D5030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging system		
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	Audio-Video Communications	D6030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging system		
	Distributed Communications and Monitoring	D6060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging system		
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	Commercial Equipment	E1030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Age Deterioration		
	Comments:	Aging system		
	Institutional Equipment	E1040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging system		
	Entertainment and Recreational Equipment	E1070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging system		
	Other Equipment	E1090		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging systems		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	*Comments:*	Deficiency: Mix of new and very old casework. Old is worn out		
	Movable Furnishings	E2050		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Defective Material		
	Comments:	General wear and tear		

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
SHORELINE SCHOOL DISTRICT (17412)

ECHO LAKE ELEMENTARY SCHOOL

Profile Name: Elementary School - Rural **Last Review:** 1/1/2015

Inventory Status: Recognized

Condition Rating: 75.55 %

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



HIGHLAND TERRACE ELEMENTARY SCHOOL

SITE - BASIC INFORMATION

1.	**ADDRESS:**	100 N 160th St., Shoreline, WA 98133
2.	**AREA:**	Site: 9.20 Acres Building: 66,760 sf
3.	**YEAR BUILT:**	Main Building: Built 1957, Adds 1991 Covered Play: Built 1991 Modular Building: Built 2009
4.	**ICOS RATING:**	Site: **79.24%** Main Building: **84.02%** Covered Play: **80.83%** Modular Building: **90.00%**

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School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2023-2024

Shoreline

80.83

Highland Terrace Elementary - Covered Play

Building Details

PROFILE TYPE	Covered Play
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1991	Covered Play	4,000	4,000	2,000		
	Building Totals	**4,000**	**4,000**	**2,000**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	Deficiencies:	Minor Cracking		
	Causes:	Other		
	Comments:	Surface weathering		
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	Surface weathering		
Equipment	Entertainment and Recreational Equipment	E1070		90.00% Good

Highland Terrace Elementary - Main Building

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1957	Original Building	29,927	29,927	29,927		
1991	1991 Addition	21,743	21,743	21,743		
	Building Totals	**51,670**	**51,670**	**51,670**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Frame/Molding Condition		
	Comments:	Deficiency: Some broken seals		
	Exterior Doors and Grilles	B2050		62.00% Fair
	Deficiencies:	Other		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	*Causes:*	Material Condition		
	Comments:	General wear and tear		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General wear and tear		
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		62.00% Fair
	Deficiencies:	Peeling Paint or Delamination		
	Causes:	Other		
	Comments:	Deficiency: Gym partition in poor condition		
	Interior Grilles and Gates	C1040		90.00% Good
	Raised Floor Construction	C1060		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
	Deficiencies:	Stains, Discoloration		
	Causes:	Deterioration		
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Efflorescence and Staining		
	Causes:	Moisture		
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		62.00% Fair
	Deficiencies:	Slow Draining		
	Causes:	Other		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	*Comments:*	Thought to be clogged pipes		
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	Cooling Systems	D3030		62.00% Fair
	Deficiencies:	Uneven Zone Coverage		
	Causes:	Other		
	Comments:	Deficiency: Incomplete system.		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Partial system		
Equipment	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Equipment	Entertainment and Recreational Equipment	E1070		62.00% Fair
	Deficiencies:	Code Non-compliance, Other		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: No safety straps at gym basketball goals		
	Other Equipment	E1090		90.00% Good
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Surface Deterioration, Unsightly		
	Causes:	Deterioration		
	Comments:	General wear and tear Deficiency: rusty toilet partitions		
	Movable Furnishings	E2050		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
SHORELINE SCHOOL DISTRICT (17412)

HIGHLAND TERRACE ELEMENTARY

Profile Name: Elementary School - Rural **Last Review:** 1/1/2015

Inventory Status: Recognized

Condition Rating: 79.24 %

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



LAKE FOREST PARK ELEMENTARY

SITE - BASIC INFORMATION

1.	**ADDRESS:**	18500 37th Avenue NE, Shoreline, WA 98155
2.	**AREA:**	Site: 10.30 Acres Building: 56,350 sf
3.	**YEAR BUILT:**	Bldg 100/400: Built 1952, Adds. 1965. 1966, 1991 Bldg 200: Built 1952 Bldg 300: Built 1952, Add 1966 Covered Play: Built 1991 Modular: Built 2009
4.	**ICOS RATING:**	Site: **66.76%** Bldg 100/400: **77.73%** Bldg 200: **76.97%** Bldg 300: **80.54%** Covered Play: **83.51%** Modular: **90.00%**

NAC ARCHITECTURE



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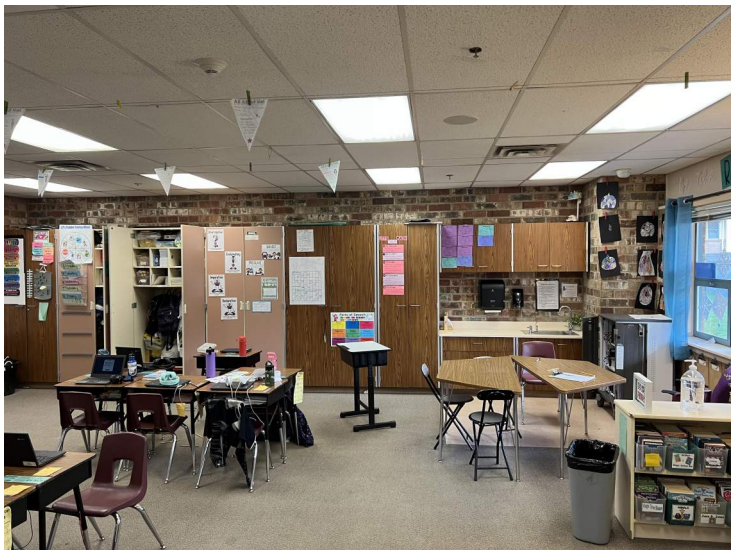


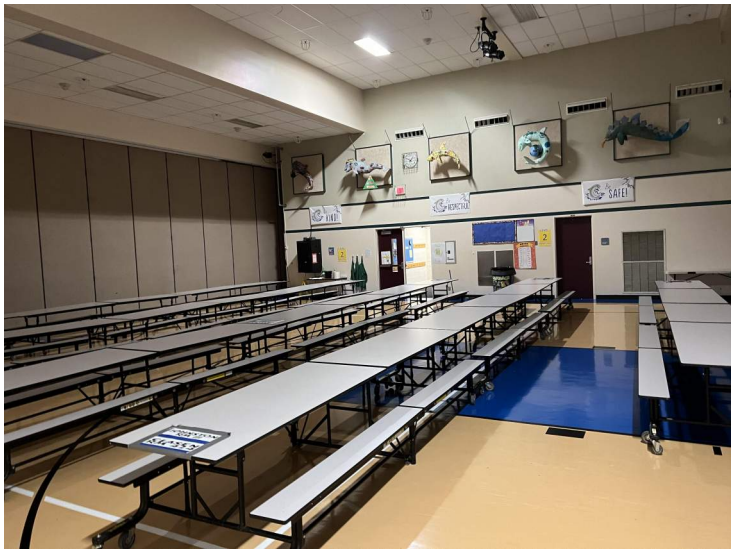


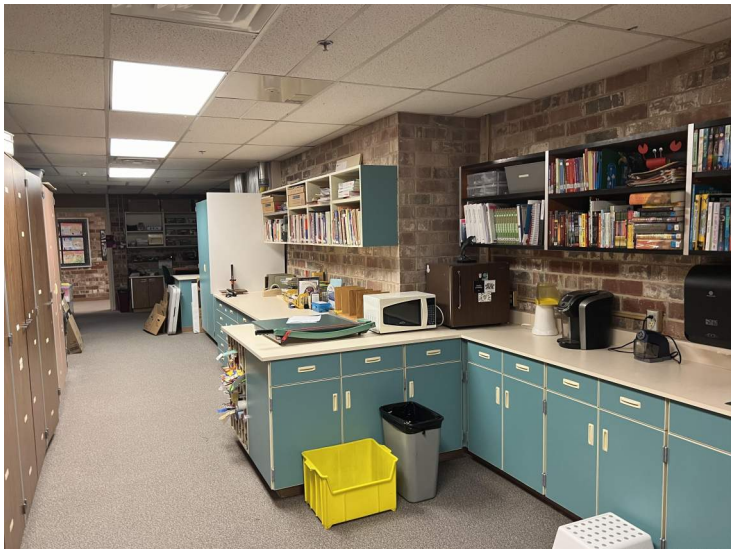


NAC ARCHITECTURE













NAC ARCHITECTURE

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2023-2024

Shoreline

80.54

Lake Forest Park Elementary - Multipurpose 300 Building

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1952	300 Orig. Building	7,826	7,826	7,826		
1966	300 Addition (1966)	3,635	3,635	3,635		
1991	300 Addition (1991)	254	254	254		
	Building Totals	**11,715**	**11,715**	**11,715**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General wear and tear. Loss of some seals.		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Doors and Grilles	B2050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General wear and tear		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General wear and tear		
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	Surface weathering		
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Surface Weathering		
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General wear and tear		
	Interior Grilles and Gates	C1040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General wear and tear		
	Raised Floor Construction	C1060		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Efflorescence and Staining		
	Causes:	Surface Damage		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	*Comments:*	General wear and tear		
	Interior Fabrications	C2020		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Other		
	Comments:	General wear and tear		
	Flooring	C2030		62.00% Fair
	Deficiencies:	Stains, Discoloration		
	Causes:	Deterioration		
	Ceiling Finishes	C2050		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging System		
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	Deficiencies:	System Inefficient		
	Causes:	Other		
	Comments:	Aging System		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Incomplete Coverage		
	Causes:	Other		
	Comments:	Aging System		
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	Electrical Services and Distribution	D5020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	General Purpose Electrical Power	D5030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Temperature control system is out dated.		
Equipment	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		62.00% Fair
	Deficiencies:	Code Non-compliance		
	Causes:	Other		
	Comments:	Deficiency: Safety straps missing on overhead gym equip.		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		
	Comments:	General wear and tear		
	Movable Furnishings	E2050		62.00% Fair

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	*Deficiencies:*	Surface Deterioration		
	Causes:	Deterioration		
	Comments:	General wear and tear		

Lake Forest Park Elementary - Daycare 200 Building

Building Details

PROFILE TYPE	Early Childhood/Pre-Kindergarten
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1952	Area 1	1,275	1,275	1,275		
	Building Totals	**1,275**	**1,275**	**1,275**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	Deficiencies:	Minor Cracking		
	Causes:	Other		
	Comments:	surface weathering		
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Damage		
	Comments:	General wear and tear		
	Exterior Windows	B2020		62.00% Fair

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	*Deficiencies:*	Other		
	Causes:	Material Condition		
	Comments:	General wear and tear. Loss of some seals.		
	Exterior Doors and Grilles	B2050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General wear and tear		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General wear and tear		
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	Surface weathering		
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Surface weathering		
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General wear and tear		
	Interior Grilles and Gates	C1040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General wear and tear		
	Suspended Ceiling Construction	C1070		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Other		
	Comments:	General wear and tear		
	Interior Fabrications	C2020		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Other		
	Comments:	General wear and tear		
	Flooring	C2030		62.00% Fair
	Deficiencies:	Stains, Discoloration		
	Causes:	Deterioration		
	Ceiling Finishes	C2050		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging System		
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging System		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Incomplete Coverage		
	Causes:	Equipment Obsolescence		
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		62.00% Fair
	Deficiencies:	Other, Unsecured Access		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	General Purpose Electrical Power	D5030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging System		
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		
	Movable Furnishings	E2050		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		
	Comments:	General wear and tear		

Lake Forest Park Elementary - Primary Intermediate 100/400 Building

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied
COMMENTS	Daycare 200 Building included because it was originally designed/built as part of the elementary school.

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1952	100 Orig. Building	15,820	15,820	15,820		
1965	100 Addition (1965)	791	791	791		
1966	400 Orig. Building	19,109	19,109	19,109		
1991	100 Addition (1991)	3,486	3,486	3,486		
1991	400 Addition	3,404	3,404	3,404		
	Building Totals	**42,610**	**42,610**	**42,610**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		62.00% Fair

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	*Deficiencies:*	Other		
	Causes:	Frame/Molding Condition		
	Comments:	Deficiency: broken hermetic seals at many windows, especially the clerestory		
	Exterior Doors and Grilles	B2050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	General Wear and Tear		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Faulty Material		
	Causes:	Material Condition		
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	Surface wear		
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Faulty Material		
	Causes:	Surface Weathering		
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		62.00% Fair
	Deficiencies:	Efflorescence and Staining		
	Causes:	Surface Damage		
	Comments:	Surface weathering		
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General wear and tear		
	Interior Grilles and Gates	C1040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	*Comments:*	general wear and tear		
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Surface Damage		
	Comments:	General wear and tear		
	Interior Fabrications	C2020		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Other		
	Comments:	General wear and tear		
	Flooring	C2030		62.00% Fair
	Deficiencies:	Stains, Discoloration		
	Causes:	Deterioration		
	Comments:	Deficiency: Carpet is worn and stained		
	Ceiling Finishes	C2050		90.00% Good
	Deficiencies:	Efflorescence and Staining		
	Causes:	Moisture		
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging System		
	Building Support Plumbing Systems	D2030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging System		
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Gas furnaces are 22 years old and starting to fail		
	Facility HVAC Distribution Systems	D3050		62.00% Fair

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	*Deficiencies:*	System Inefficient		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Incomplete Coverage		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging systems		
	General Purpose Electrical Power	D5030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging systems		
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Temperature control system is out dated		
Equipment	Institutional Equipment	E1040		62.00% Fair
	Deficiencies:	Other, Will Not Operate		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Equipment	*Causes:*	Other		
	Comments:	Aging Systems		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Surface Deterioration, Unsightly		
	Causes:	Deterioration, Physical Damage		
	Comments:	Deficiency: Older casework is getting worn out.		
	Movable Furnishings	E2050		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		

Shoreline

83.51

Lake Forest Park Elementary - Covered Play

Building Details

PROFILE TYPE	Covered Play
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1991	Area 1	1,500	1,500	750		
	Building Totals	**1,500**	**1,500**	**750**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	Deficiencies:	Minor Cracking		
	Causes:	Other		
	Comments:	Surface weathering		
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Equipment	Entertainment and Recreational Equipment	E1070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Deterioration		
	Comments:	General wear and tear		

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
SHORELINE SCHOOL DISTRICT (17412)

LAKE FOREST PARK ELEMENTARY

Profile Name: Elementary School - Rural **Last Review:** 1/1/2015

Inventory Status: Recognized

Condition Rating: 66.76 %

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



MELVIN G. SYRE ELEMENTARY SCHOOL

SITE - BASIC INFORMATION

1.	**ADDRESS:**	19545 12th Avenue NW, Shoreline, WA 98133
2.	**AREA:**	Site: 7.50 Acres Building: 52,227 sf
3.	**YEAR BUILT:**	Main Building: Built 1962, Add 1991 Covered Play: 1991 Modular: Built 2009
4.	**ICOS RATING:**	Site: **80.34%** Main Building: **83.42%** Covered Play: **80.34%** Modular: **87.79%**

NAC ARCHITECTURE



NAC ARCHITECTURE









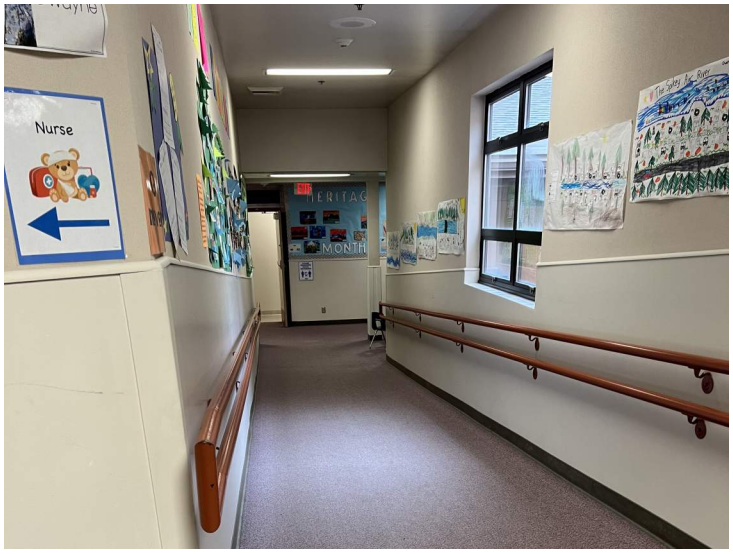
















NAC ARCHITECTURE

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2023-2024

Shoreline

80.34

Melvin G Syre Elementary - Covered Play

Building Details

PROFILE TYPE	Covered Play
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1991	Area 1	2,013	2,013	1,007		
	Building Totals	**2,013**	**2,013**	**1,007**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	Deficiencies:	Minor Cracking		
	Causes:	Other		
	Comments:	Surface weathering		
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	Deficiency: Near end of useful life		

Melvin G Syre Elementary - Main Building

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1962	Main Building	31,206	31,206	31,206		
1991	Main Bldg. Addition	17,984	17,984	17,983		
1991	Covered Play-Attach	1,024	1,024	512		
	Building Totals	**50,214**	**50,214**	**49,701**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	Deficiencies:	Minor Cracking		
	Causes:	Other		
	Comments:	Deficiency: Signs of cracking and settlement		
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		62.00% Fair
	Deficiencies:	Cracks, Tears, Holes, Sagging		
	Causes:	Shrinkage		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	*Comments:*	Deficiency: Long spans at Gym & commons show sagging		
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		62.00% Fair
	Deficiencies:	Broken Glass, Deficient Hardware/Operating Parts		
	Causes:	Material Condition, Screens		
	Comments:	Deficiency: clearstory glazing have ruptured seals, moisture/ condensation. Gym office window broken		
	Exterior Doors and Grilles	B2050		62.00% Fair
	Deficiencies:	Peeling Paint or Delamination		
	Causes:	Material Condition		
	Comments:	Deficiency: normal wear and tear		
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Deficiencies:	Fastening Failure, Faulty Material, Leaking		
	Causes:	Surface Weathering		
	Comments:	Deficiency: roof leaks, eve soffit paint failing in most places		
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	Deficiency: Normal wear and tear		
	Interior Grilles and Gates	C1040		90.00% Good
	Raised Floor Construction	C1060		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Surface Appearance		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	*Causes:*	Surface Damage		
	Comments:	Deficiency: normal wear and tear		
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
	Deficiencies:	Irregular Surface, Stains, Discoloration		
	Causes:	Deterioration, Moisture, Settlement		
	Comments:	Deficiency: Carpet past useful life, mondo type flooring in gym/ commons has bubbles in several locations		
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Surface Damage		
	Comments:	Deficiency: normal wear and tear		
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Deficiencies:	Discolored Fixtures		
	Causes:	Excessive Wear		
	Comments:	Deficiency: Boys and girls restrooms significant wear ans tear		
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	Deficiencies:	Excessive Heat Fluctuation, Insufficient Heat, Uneven Zone Coverage		
	Causes:	Equipment Obsolescence, Misadjusted Controls		
	Comments:	Deficiency: original 1992 equipment past useful life, failing annually		
	Cooling Systems	D3030		90.00% Good
	Deficiencies:	Other, Uneven Zone Coverage		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Roof top CU's past useful life, computer room inadequate cooling, same for MDF/IDF		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Deficiencies:	Insufficient Air Flow, Uneven Zone Coverage		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	*Causes:*	Dirty Ducts or Plenums, Equipment Obsolescence, Misadjusted Air Balancing, Misadjusted Controls		
	Comments:	Deficiency: Equipment past useful life		
	Ventilation	D3060		90.00% Good
	Deficiencies:	Incomplete Coverage, Stuffy Areas		
	Causes:	Equipment Obsolescence, Misadjusted Controls		
	Comments:	Deficiency: staff complaints of offensive odors in some areas		
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Generator shows signs of fuel leakage		
	Electrical Services and Distribution	D5020		90.00% Good
	Deficiencies:	Noisy Transformer, Other		
	Causes:	Other		
	Comments:	Deficiency: Interor room ventalation		
	General Purpose Electrical Power	D5030		90.00% Good
	Deficiencies:	Access Hazards, Unsecured Access		
	Causes:	Access Blocked, System Undersized		
	Lighting	D5040		90.00% Good
	Deficiencies:	Other, Uneven or Low light Levels		
	Causes:	Other		
	Comments:	Deficiency: T-8 fixtures with few controls		
Communications	Data Communications	D6010		90.00% Good
	Deficiencies:	Server Room Too Hot		
	Causes:	A/C Deficient, Other		
	Comments:	Deficiency: Attic space not adequately ventilated and cooled		
	Voice Communications	D6020		90.00% Good
	Deficiencies:	Other		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	*Causes:*	Other		
	Comments:	Incomplete coverage		
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Outdated system		
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
	Deficiencies:	Zones Not Working		
	Causes:	Equipment Obsolescence, Programming Not Kept Up to Date		
	Comments:	Deficiency: Older system components		
Equipment	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Deficiencies:	Other		
	Causes:	Equipment Deterioration, Equipment Obsolescence		
	Comments:	Deficiency: Older dated equipment, wear and tear, some guards taped on the backboards		
	Other Equipment	E1090		90.00% Good
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		
	Comments:	Deficiency: Normal wear and tear		
	Movable Furnishings	E2050		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		
	Comments:	Deficiency: Normal wear and tear		

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
SHORELINE SCHOOL DISTRICT (17412)

MELVIN G SYRE ELEMENTARY

Profile Name: Elementary School - Rural **Last Review:** 1/1/2015

Inventory Status: Recognized

Condition Rating: 76.85 %

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



MERIDIAN PARK ELEMENTARY SCHOOL

SITE - BASIC INFORMATION

1.	**ADDRESS:**	17077 Meridian Avenue N, Shoreline, WA 98133
2.	**AREA:**	Site: 22.21 Acres Building: 107,887 sf
3.	**YEAR BUILT:**	Main Building: Built 1958, Add 1960, 1996 Building 600: Built 1958, Add 1960 Building 700: Built 1958
4.	**ICOS RATING:**	Site: **72.73%** Main Building: **72.06%** Building 600: **75.22%** Building 700: **74.77%**

NAC ARCHITECTURE



NAC ARCHITECTURE













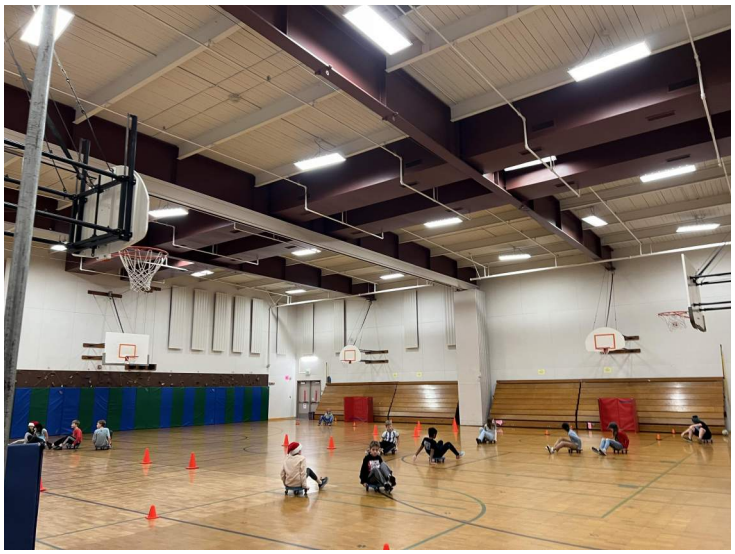
NAC ARCHITECTURE













NAC ARCHITECTURE

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2023-2024

Shoreline

72.06

Meridian Park Elementary - Main Building

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1958	500 - Original Bldg.	19,694	19,694	19,694		
1958	300 - Original Bldg.	12,265	12,265	12,265		
1958	400 - Original Bldg.	11,987	11,987	11,987		
1958	100 - Original Bldg.	10,522	10,522	10,522		
1958	200 - Original Bldg.	9,778	9,778	9,778		
1958	800 - Original Bldg.	8,107	8,107	8,107		
1960	200 - Addition(1960)	1,823	1,823	1,823		
1960	800 - Addition(1960)	354	354	354		
1996	200 - Addition(1996)	13,087	13,087	13,087		
1996	400 - Addition(1996)	4,414	4,414	4,414		
1996	100 - Addition	2,862	2,862	2,862		
1996	300 - Addition(1996)	1,331	1,331	1,331		
1996	800 - Addition(1996)	811	811	811		
1996	500 - Addition(1996)	323	323	323		
	Building Totals	**97,358**	**97,358**	**97,358**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		62.00% Fair
	Deficiencies:	Cracks, Tears, Holes, Sagging		
	Causes:	Shrinkage		
	Comments:	Deficiency: Minor warping in some roof areas		
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking		
	Causes:	Other		
	Comments:	Deficiency: Lots of cracking at the exterior plaster. Some cracks sealed, some not. Exterior walls need paint.		
	Exterior Windows	B2020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Frame/Molding Condition		
	Comments:	Deficiency: Broken hermetic seals at many windows		
	Exterior Doors and Grilles	B2050		62.00% Fair
	Deficiencies:	Peeling Paint or Delamination		
	Causes:	Other		
	Comments:	Deficiency: Main Entry and Exit Doors, wear and tear from heavy use		
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Fastening Failure, Leaking		
	Causes:	Surface Weathering		
	Comments:	Deficiency: 1996 Roofing at end of life, north side mold and mildew present, soffits need painting		
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Leaking		
	Causes:	Surface Weathering		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	*Comments:*	Deficiency: Reports of leaks from time to time		
	Horizontal Openings	B3060		62.00% Fair
	Deficiencies:	Leaking		
	Causes:	Surface Weathering		
	Comments:	Deficiency: Report of leaks from time to time		
	Overhead Exterior Enclosures	B3080		100.00% Excellent
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Excessive wear and tear		
	Interior Grilles and Gates	C1040		90.00% Good
	Raised Floor Construction	C1060		62.00% Fair
	Deficiencies:	Instability, Other		
	Causes:	Other		
	Comments:	Deficiency: Age, wear and tear		
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		30.00% Poor
	Deficiencies:	Stains, Discoloration		
	Causes:	Deterioration		
	Comments:	Deficiency: Excessive wear and tear, carpet worn in multiple locations		
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Surface Damage		
	Comments:	Deficiency: Alternative School wing, damage from students		
Plumbing	Domestic Water Distribution	D2010		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	Deficiencies:	Insufficient Heat		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: 1996 aged furnaces, near end of life		
	Cooling Systems	D3030		62.00% Fair
	Deficiencies:	Insufficient Cooling		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: condensing units aged from 1996		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Stuffy Areas		
	Causes:	Other		
	Comments:	Deficiency: Library gets very hot.		
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		62.00% Fair
	Deficiencies:	Uneven or Low light Levels		
	Causes:	Mismatched Lights		
	Comments:	Deficiency: 1996 aged lighting		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		62.00% Fair
	Deficiencies:	Static on Lines		
	Causes:	Equipment Obsolescence		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	*Comments:*	Deficiency: Aged system, scheduled for replacement summer 2013		
	Audio-Video Communications	D6030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Aged overall system		
	Distributed Communications and Monitoring	D6060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Aged system from 1996		
Electronic Safety and Security	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Older components to system		
Equipment	Commercial Equipment	E1030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Age Deterioration, Use Deterioration		
	Comments:	Deficiency: some stainless steel are not secured		
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		90.00% Good
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		
	Comments:	Deficiency: Aged from heavy use		
	Movable Furnishings	E2050		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		
	Comments:	Deficiency: Wear and tear from heavy use		

Meridian Park Elementary - Building 600

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1958	600 - Orig. Bldg.	2,265	2,265	2,265		
1960	600 - 1960 Addition	2,558	2,558	2,558		
	Building Totals	**4,823**	**4,823**	**4,823**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	Deficiencies:	Minor Cracking		
	Causes:	Other		
	Comments:	Surface weathering		
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Damaged Masonry		
	Causes:	Excessive Heat Exposure, Moisture Penetration, Surface Damage		
	Comments:	Deficiency: Brick mortar failing at locations to south building side		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Leaking		
	Causes:	Surface Weathering		
	Comments:	Deficiency: Roofing at end of useful life		
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Leaking		
	Causes:	Surface Weathering		
	Comments:	Deficiency: Leaks in various locations		
	Horizontal Openings	B3060		62.00% Fair
	Deficiencies:	Leaking		
	Causes:	Surface Weathering		
	Comments:	Deficiency: Leaks in various locations		
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	Deficiency: Normal wear and tear		
	Interior Grilles and Gates	C1040		90.00% Good
	Raised Floor Construction	C1060		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Surface Damage		
	Comments:	Deficiency: Normal wear and tear		
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
	Deficiencies:	Stains, Discoloration		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	*Causes:*	Deterioration		
	Comments:	Deficiency: High wear and tear on flooring		
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Efflorescence and Staining		
	Causes:	Moisture		
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: 1996 Equipment at end of useful life		
	Cooling Systems	D3030		90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Older controls, functional but older		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		62.00% Fair

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	*Deficiencies:*	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Older equipment		
	Distributed Communications and Monitoring	D6060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Older equipment		
Electronic Safety and Security	Electronic Surveillance	D7030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Older Equipment		
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Older control equipment		
Equipment	Institutional Equipment	E1040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Deterioration, Equipment Obsolescence		
	Comments:	Deficiency: Moderate wear and tear		
	Entertainment and Recreational Equipment	E1070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Deterioration, Equipment Obsolescence		
	Comments:	Deficiency: Moderate wear and tear, dated technology		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Deterioration		
	Comments:	Deficiency: Moderate wear and tear		
	Movable Furnishings	E2050		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	*Comments:*	Deficiency: Moderate wear and tear		

Shoreline
74.77

Meridian Park Elementary - Building 700

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1958	Original Building	5,706	5,706	5,706		
	Building Totals	**5,706**	**5,706**	**5,706**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	Deficiencies:	Minor Cracking		
	Causes:	Other		
	Comments:	Surface weathering		
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General wear and tear		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Doors and Grilles	B2050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General wear and tear		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General wear and tear		
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Leaking		
	Causes:	Surface Weathering		
	Comments:	Deficiency: Older roofing		
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Leaking		
	Causes:	Surface Weathering		
	Comments:	Deficiency: Leaks due to age		
	Horizontal Openings	B3060		62.00% Fair
	Deficiencies:	Leaking		
	Causes:	Surface Weathering		
	Comments:	Deficiency: Leaks from age		
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	Deficiency: Normal wear and tear		
	Interior Grilles and Gates	C1040		90.00% Good
	Suspended Ceiling Construction	C1070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Damage at OT/PT equipment installed		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Surface Damage		
	Comments:	Deficiency: Significant wear and tear		
	Flooring	C2030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Deterioration		
	Comments:	Deficiency: significant wear and tear		
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Efflorescence and Staining		
	Causes:	Moisture		
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging System		
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Equipment at end of useful life		
	Cooling Systems	D3030		90.00% Good
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	Deficiencies:	Uneven Zone Coverage		
	Causes:	Equipment Obsolescence		
	Comments:	Aging system		
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Stuffy Areas		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
Fire Protection	Fire Suppression	D4010		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Fire Protection	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Older lighting fixtures		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Aged technology		
	Distributed Communications and Monitoring	D6060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Older technology		
Electronic Safety and Security	Electronic Surveillance	D7030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Older technology		
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Older equipment		
Equipment	Institutional Equipment	E1040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Normal wear and tear		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Deterioration		
	Comments:	Deficiency: Normal wear and tear		
	Movable Furnishings	E2050		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		
	Comments:	Deficiency: Normal wear and tear		

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
SHORELINE SCHOOL DISTRICT (17412)

MERIDIAN PARK ELEMENTARY

Profile Name: Elementary School - Rural **Last Review:** 1/1/2015

Inventory Status: Recognized

Condition Rating: 72.73 %

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



NORTH CITY ELEMENTARY SCHOOL

SITE - BASIC INFORMATION

1.	**ADDRESS:**	816 NE 190th St., Shoreline, WA 98155
2.	**AREA:**	Site: 13.20 Acres Building: 52,557 sf
3.	**YEAR BUILT:**	Main Building: Built 1955, Add 1957, 1986 Modular Building: Built 2010
4.	**ICOS RATING:**	Site: **74.05%** Main Building: **89.09%** Modular Building: **89.44%**

NAC ARCHITECTURE


NE 190th St
NE 190th













NAC ARCHITECTURE













NAC ARCHITECTURE

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2023-2024

Shoreline

89.09

North City Elementary - Main Building

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1955	1955 Original Bldg.	26,472	26,472	26,472		
1957	Addition (1957)	6,539	6,539	6,539		
1986	Addition (1986)	15,204	15,204	15,204		
1986	Covered Play	2,270	2,270	1,135		
1999	Addition (1999)	2,072	2,072	2,072		
	Building Totals	**52,557**	**52,557**	**51,422**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	Deficiencies:	Minor Cracking		
	Causes:	Other		
	Comments:	Surface weathering		
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Windows	B2020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	Surface weathering		
	Exterior Doors and Grilles	B2050		62.00% Fair
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Not all doors are ADA compliant		
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Protective Coating, Surface Weathering		
	Comments:	Deficiency: deteriorating soffits		
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Faulty Material		
	Causes:	Protective Coating, Surface Weathering		
	Horizontal Openings	B3060		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Not all doors are ADA Compliant		
	Interior Grilles and Gates	C1040		90.00% Good
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General wear and tear		
	Raised Floor Construction	C1060		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Deficiencies:	Surface Appearance		
	Causes:	Other		
	Comments:	General wear and tear		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Interior Fabrications	C2020		90.00% Good
	Deficiencies:	Surface Appearance		
	Causes:	Other		
	Comments:	General wear and tear		
	Flooring	C2030		90.00% Good
	Deficiencies:	Stains, Discoloration		
	Causes:	Deterioration		
	Ceiling Finishes	C2050		90.00% Good
	Deficiencies:	Efflorescence and Staining		
	Causes:	Moisture		
Plumbing	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
HVAC	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		100.00% Excellent
	Comments:	Systems Updated 2021.		
	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Comments:	Systems Updated 2021.		
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		100.00% Excellent
	Comments:	Deficiency: Incomplete coverage. Systems Updated 2021.		
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		100.00% Excellent
	Comments:	Systems Updated 2021.		
	Electrical Services and Distribution	D5020		100.00% Excellent
	Comments:	Systems Updated 2021.		
	General Purpose Electrical Power	D5030		100.00% Excellent
	Comments:	Systems Updated 2021.		
	Lighting	D5040		100.00% Excellent
	Comments:	Systems Updated 2021.		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	Data Communications	D6010		100.00% Excellent
	Deficiencies:	System Runs Slow		
	Causes:	Equipment Obsolescence		
	Voice Communications	D6020		100.00% Excellent
	Audio-Video Communications	D6030		100.00% Excellent
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Detection and Alarm	D7050		100.00% Excellent
Integrated Automation	Integrated Automation Facility Controls	D8010		100.00% Excellent
	Comments:	Systems Updated 2021.		
Equipment	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Deficiencies:	Code Non-compliance		
	Causes:	Other		
	Comments:	Deficiency: No safety straps on equipment in gym		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		
	Movable Furnishings	E2050		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
SHORELINE SCHOOL DISTRICT (17412)

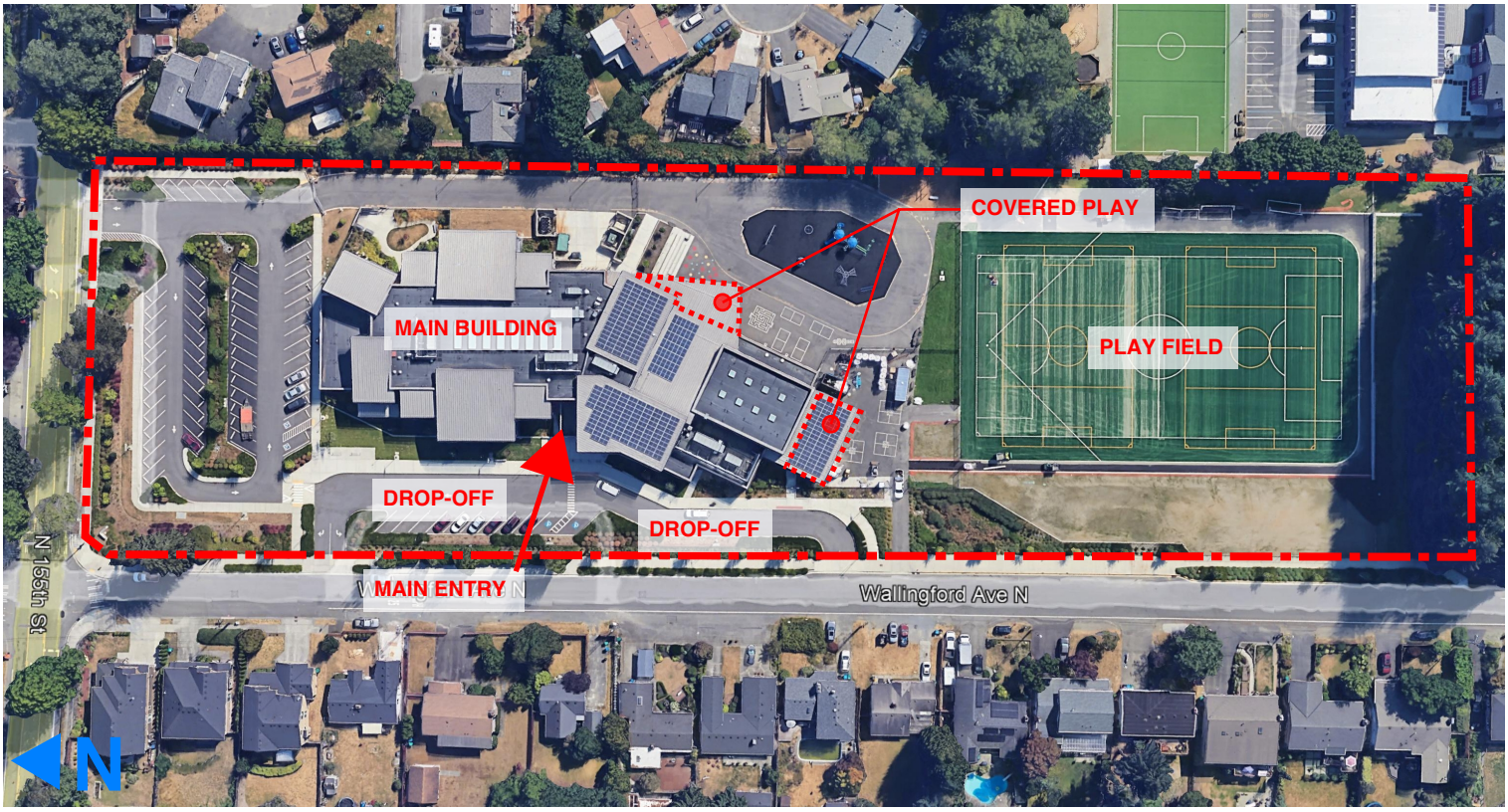
NORTH CITY ELEMENTARY

Profile Name: Elementary School - Rural **Last Review:** 1/1/2015

Inventory Status: Recognized

Condition Rating: 74.05 %

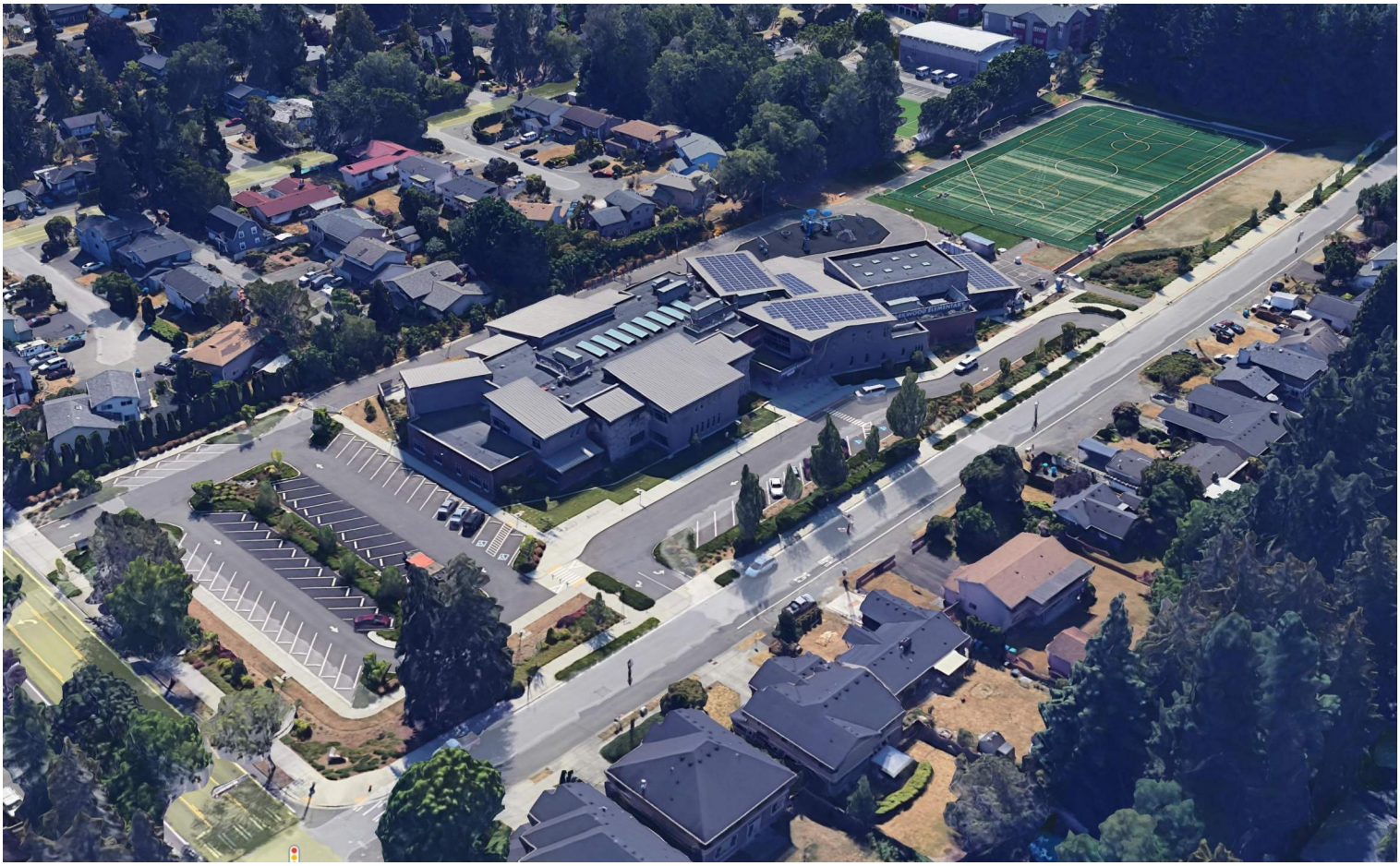
Sub-Assembly	Component	Condition Rating E	G	F	P	U	N/A	Component Score	Priority L	M	H
Site Improvement											
G2010	Roadways	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
G2020	Parking Lots	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
G2030	Pedestrian Plazas and Walkways	☐	☐	☑	☐	☐	☐	62 %	☐	☐	☐
G2050	Athletic, Recreational and Playfields Areas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



PARKWOOD ELEMENTARY SCHOOL

SITE - BASIC INFORMATION

1.	**ADDRESS:**	1815 N 155th St., Seattle, WA 98133
2.	**AREA:**	Site: 7.10 Acres Building: 66,760 sf
3.	**YEAR BUILT:**	Main Building: Built 2019
4.	**ICOS RATING:**	Site: **91.78%** Main Building: **94.72%**




PARKWOOD ELEMEN ARY



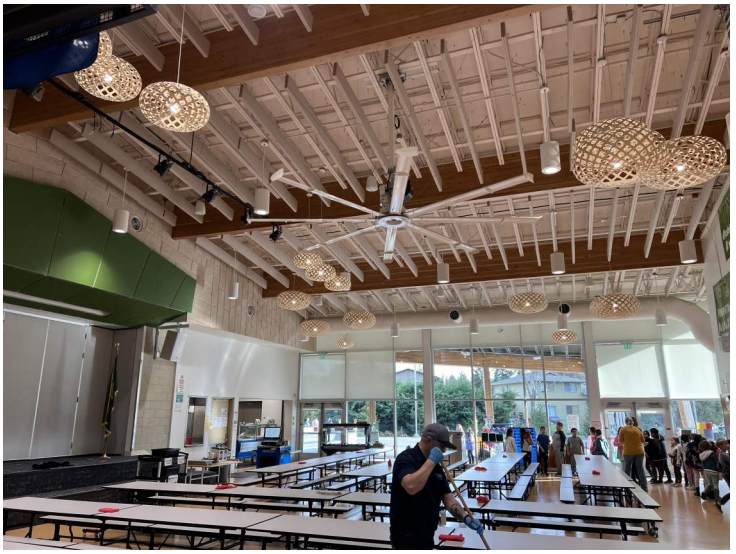




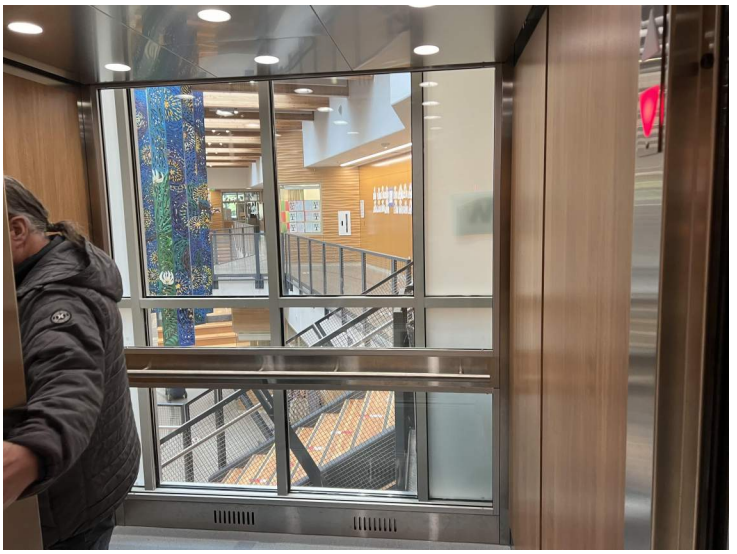


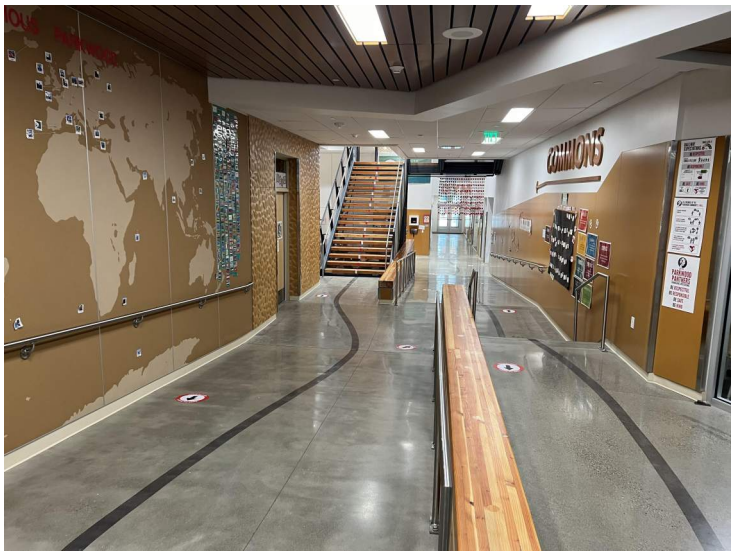


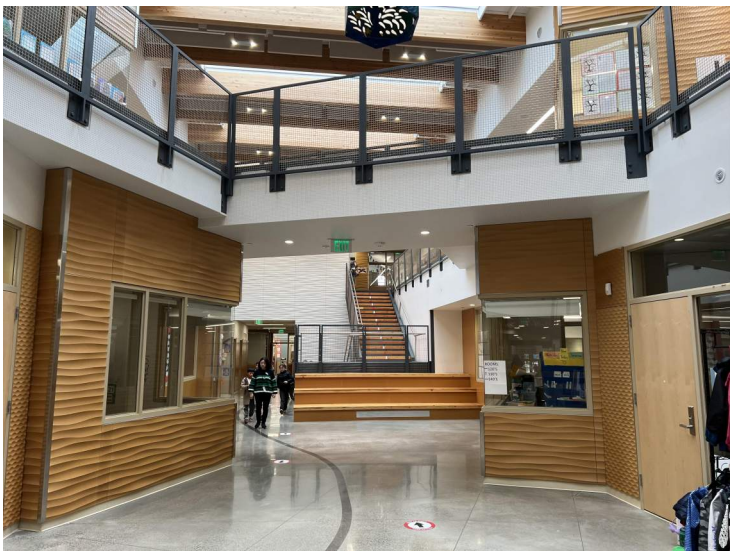












NAC ARCHITECTURE

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2023-2024

Shoreline

94.72

Parkwood Elementary - Main Building

Building Details

PROFILE TYPE	Elementary School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	11/1/2022
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Incomplete

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2023-2024	1	Not Reviewed	Incomplete	Not Reported
2022-2023	0	100.00	District	4/4/2023
2021-2022	0	Not Reviewed	Incomplete	4/5/2022
2020-2021	0	Not Reviewed	Incomplete	1/11/2021
2019-2020	0	Not Reviewed	Incomplete	Not Reported

The next certified BCA is due: 2028

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2019	1st Floor - Area 1	19,282	19,282	19,282	9/4/2019	
2019	1st Floor - Area 2	3,148	3,148	3,148	9/4/2019	
2019	1st Floor - Area 3	16,322	16,322	16,322	9/4/2019	
2019	1st Floor - Area 4 - Covered Play 1	2,240	1,120	1,120	9/4/2019	
2019	1st Floor - Area 5 - Covered Play 2	1,660	830	830	9/4/2019	
2019	2nd Floor - Area 6	15,494	15,494	15,494	9/4/2019	
2019	2nd Floor - Area 7	2,672	2,672	2,672	9/4/2019	
2019	2nd Floor - Area 8	5,942	5,942	5,942	9/4/2019	
	Building Totals	**66,760**	**64,810**	**64,810**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		100.00% Excellent
Slabs on Grade	Standard Slabs on Grade	A4010		100.00% Excellent
	Deficiencies:	Minor Cracking		
	Causes:	Other		
	Comments:	Typical polished slab cracking		
	Pits and Bases	A4040		100.00% Excellent
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent
Superstructure	Floor Construction	B1010		100.00% Excellent
	Roof Construction	B1020		100.00% Excellent
	Stairs	B1080		100.00% Excellent
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		90.00% Good
	Raised Floor Construction	C1060		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Stair Finishes	C2040		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
Conveying	Vertical Conveying Systems	D1010		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		100.00% Excellent
	Cooling Systems	D3030		100.00% Excellent
	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Ventilation	D3060		100.00% Excellent
Fire Protection	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
Electrical	Facility Power Generation	D5010		100.00% Excellent
	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
Communications	Data Communications	D6010		100.00% Excellent
	Voice Communications	D6020		100.00% Excellent
	Audio-Video Communications	D6030		100.00% Excellent
	Distributed Communications and Monitoring	D6060		100.00% Excellent
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent
Integrated Automation	Integrated Automation Facility Controls	D8010		100.00% Excellent
Equipment	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good

Building Components

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

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
SHORELINE SCHOOL DISTRICT (17412)

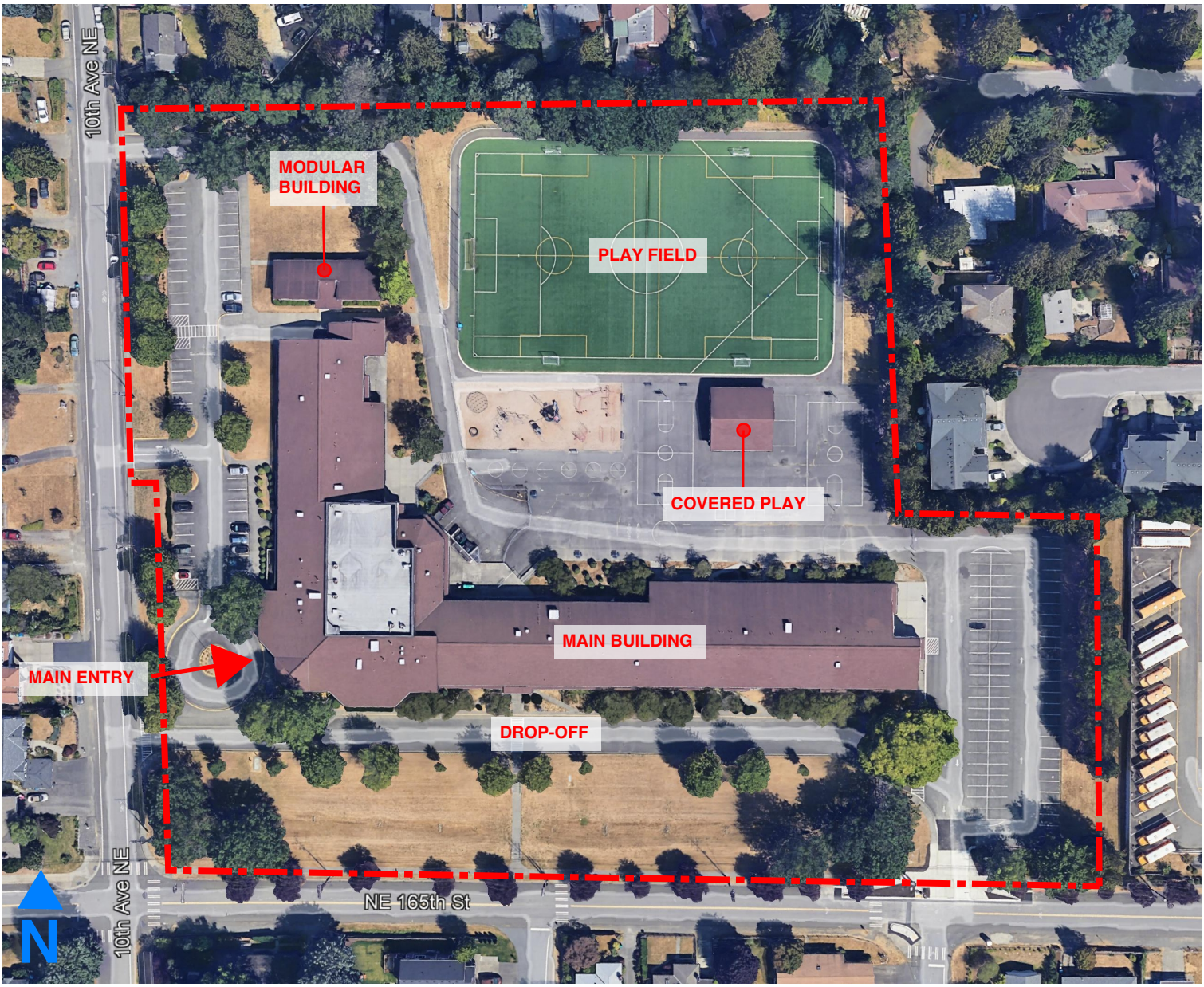
PARKWOOD ELEMENTARY

Profile Name: Elementary School - Rural **Last Review:** -

Inventory Status: Recognized

Condition Rating: 91.78 %

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



RIDGECREST ELEMENTARY SCHOOL

SITE - BASIC INFORMATION

1.	**ADDRESS:**	16516 10th Avenue NE, Shoreline, WA 98155
2.	**AREA:**	Site: 10.86 Acres Building: 62,013 sf
3.	**YEAR BUILT:**	Main Building: Built 1947, Adds 1992 Covered Play: Built 1992 Modular: Built 2009
4.	**ICOS RATING:**	Site: **80.89%** Main Building: **76.77%** Covered Play: **83.45%** Modular: **89.93%**

NAC ARCHITECTURE



NAC ARCHITECTURE







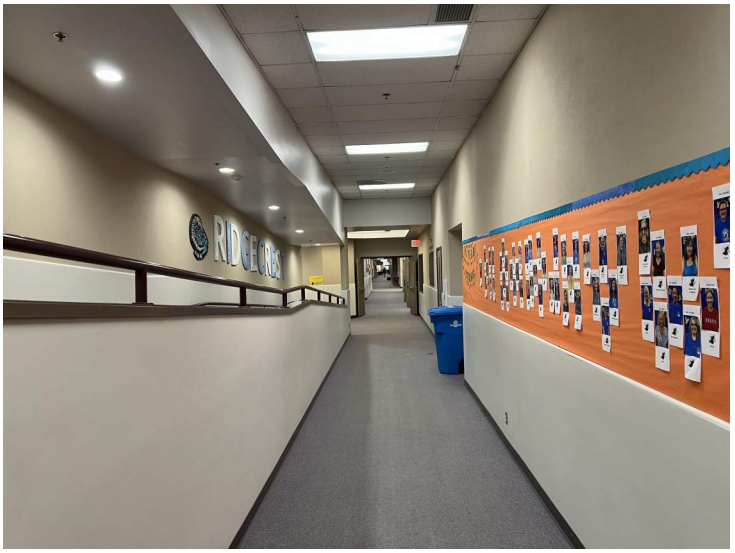






NAC ARCHITECTURE

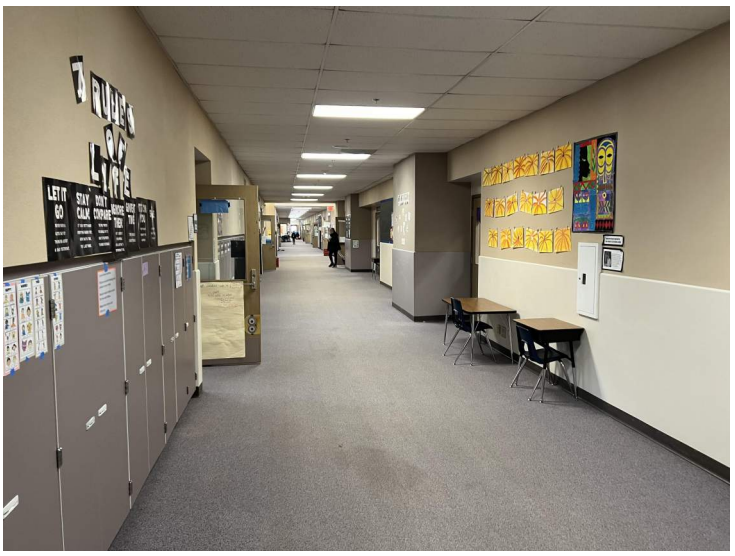












NAC ARCHITECTURE

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2023-2024

Shoreline

76.77

Ridgecrest Elementary - Main Building

Building Details

PROFILE TYPE	Classroom Building - Multi-Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1947	Orig. Bldg. (1947)	40,360	40,360	40,360		
1992	Addition (1992)	20,317	20,317	20,317		
	Building Totals	**60,677**	**60,677**	**60,677**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Subgrade Enclosures	Walls for Subgrade Enclosures	A2010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Floor Construction	B1010		62.00% Fair
	Deficiencies:	Squeaking		
	Causes:	Moisture Intrusion		
	Comments:	Deficiency: Signs of past and recent moisture damage in basement		
	Roof Construction	B1020		90.00% Good
	Stairs	B1080		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Windows	B2020		62.00% Fair
	Deficiencies:	Excessive Heat Loss		
	Causes:	U-Value		
	Comments:	Deficiency: Some broken hermetic seals.		
	Exterior Doors and Grilles	B2050		62.00% Fair
	Deficiencies:	Frame/Molding Warped, Other		
	Causes:	Frame/Molding Condition, Material Condition		
	Comments:	Deficiency: Main entry doors show wear and tear		
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Sagging		
	Causes:	Other		
	Comments:	Deficiency: A lot of roof batt insulation is sagging or sluffed out of the structure up in the attics.		
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Surface Damage		
	Comments:	Deficiency: Normal wear and tear		
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
	Deficiencies:	Stains, Discoloration		
	Causes:	Deterioration		
	Comments:	Deficiency: Normal Wear and Tear		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Stair Finishes	C2040		90.00% Good
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Efflorescence and Staining		
	Causes:	Maintenance, Moisture		
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Water pipe in basement shows signs of corrosion due to moisture		
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	Deficiencies:	Insufficient Heat		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Equioment at end of useful life, some components replaced, remaining 1992 units should be replaced		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		62.00% Fair
	Deficiencies:	Code Violations		
	Causes:	Building Alterations, Other		
	Comments:	Deficiency: No sprinkler in basement, wood floor construction		
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		62.00% Fair
	Deficiencies:	Other		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	*Causes:*	Other		
	Comments:	Deficiency: Classrooms with 2x4 flourescent fixtures have updated controls		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		62.00% Fair
	Deficiencies:	Static on Lines		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: System obsolete, being replaced summer 2013		
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Original 1992 Clock and PA, system dated		
Electronic Safety and Security	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Original 1992 system is outdated		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Other, Surface Deterioration		
	Causes:	Deterioration		
	Comments:	Deficiency: 1992 furnishings show sign of wear and tear		
	Movable Furnishings	E2050		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		
	Comments:	Deficiency: normal wear and tear		

Shoreline
83.45

Ridgecrest Elementary - Covered Play

Building Details

PROFILE TYPE	Covered Play
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1992	Covered Play	2,672	2,672	1,336		
	Building Totals	**2,672**	**2,672**	**1,336**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	Surface weathering		

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
SHORELINE SCHOOL DISTRICT (17412)

RIDGECREST ELEMENTARY

Profile Name: Elementary School - Rural **Last Review:** 1/1/2015

Inventory Status: Recognized

Condition Rating: 80.89 %

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



EINSTEIN MIDDLE SCHOOL

SITE - BASIC INFORMATION

1.	**ADDRESS:**	19343 3RD AVE. NW, Shoreline, WA 98177
2.	**AREA:**	Site: 10.30 Acres Building: 151,224 sf
3.	**YEAR BUILT:**	Replacement School - 2021
4.	**BCA SCORE:**	Site: **100%** Main Building: **99.61%**

NAC ARCHITECTURE



NAC ARCHITECTURE



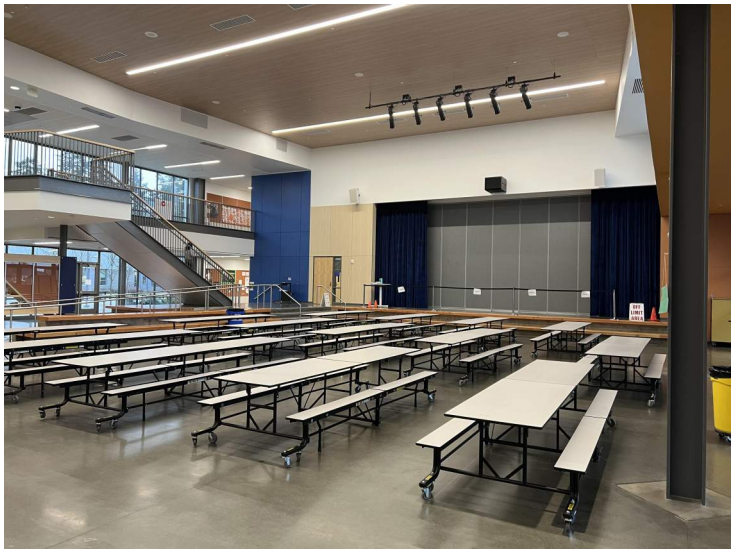


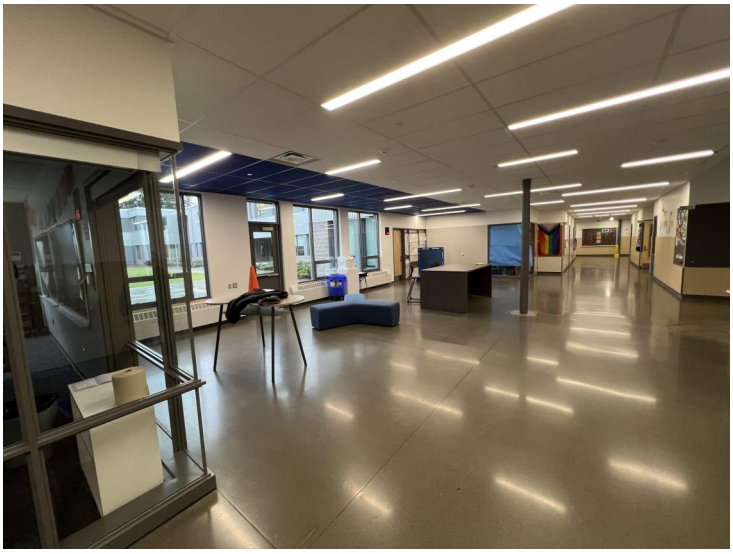




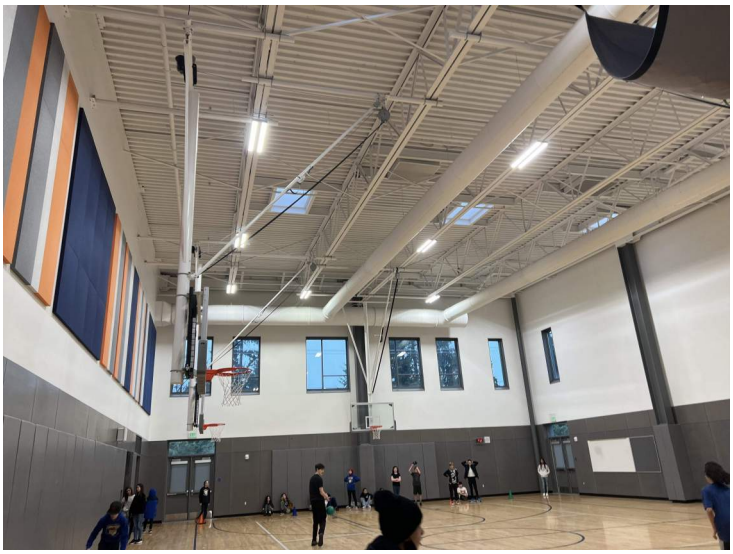




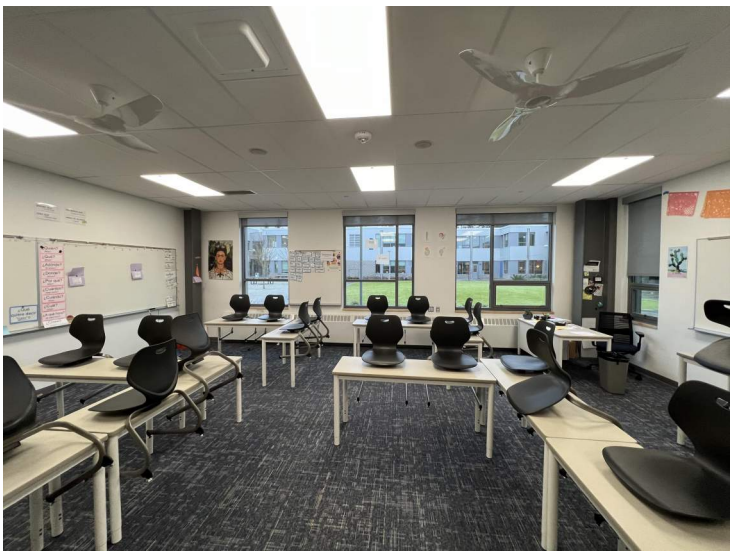












NAC ARCHITECTURE

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2023-2024

Shoreline

99.61

Einstein Middle School - Main Building

Building Details

PROFILE TYPE	Middle/Junior High School - Multi-Story
NUMBER OF FLOORS	2
CHARACTERISTICS	Occupied
COMMENTS	01/05/2021 - Construction completion and close-out underway. SF shown is from D-7 area analysis. Confirm final SF at D-11/D-12.

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2020	All Areas	151,224	151,224	151,224		
	Building Totals	**151,224**	**151,224**	**151,224**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		100.00% Excellent
Slabs on Grade	Standard Slabs on Grade	A4010		100.00% Excellent
	Pits and Bases	A4040		100.00% Excellent
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent
Superstructure	Floor Construction	B1010		100.00% Excellent
	Roof Construction	B1020		100.00% Excellent
	Stairs	B1080		100.00% Excellent
Exterior Vertical Enclosures	Exterior Walls	B2010		100.00% Excellent
	Exterior Windows	B2020		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Doors and Grilles	B2050		100.00% Excellent
	Exterior Louvers and Vents	B2070		100.00% Excellent
Exterior Horizontal Enclosures	Roofing	B3010		100.00% Excellent
	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent
Interior Construction	Interior Partitions	C1010		100.00% Excellent
	Interior Windows	C1020		100.00% Excellent
	Interior Doors	C1030		100.00% Excellent
	Interior Grilles and Gates	C1040		100.00% Excellent
	Suspended Ceiling Construction	C1070		100.00% Excellent
Interior Finishes	Wall Finishes	C2010		100.00% Excellent
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		100.00% Excellent
	Stair Finishes	C2040		100.00% Excellent
	Ceiling Finishes	C2050		100.00% Excellent
Conveying	Vertical Conveying Systems	D1010		100.00% Excellent
Plumbing	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
	General Service Compressed-Air	D2050		100.00% Excellent
HVAC	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		100.00% Excellent
	Cooling Systems	D3030		100.00% Excellent
	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Ventilation	D3060		100.00% Excellent
Fire Protection	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	Facility Power Generation	D5010		100.00% Excellent
	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
Communications	Data Communications	D6010		100.00% Excellent
	Voice Communications	D6020		100.00% Excellent
	Audio-Video Communications	D6030		100.00% Excellent
	Distributed Communications and Monitoring	D6060		100.00% Excellent
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent
Integrated Automation	Integrated Automation Facility Controls	D8010		100.00% Excellent
Equipment	Commercial Equipment	E1030		100.00% Excellent
	Institutional Equipment	E1040		100.00% Excellent
	Entertainment and Recreational Equipment	E1070		100.00% Excellent
	Other Equipment	E1090		100.00% Excellent
Furnishings	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
SHORELINE SCHOOL DISTRICT (17412)

EINSTEIN MIDDLE SCHOOL

Profile Name: Middle/Junior High School - Urban **Last Review:** -

Inventory Status: Recognized

Condition Rating: 100.00 %

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



KELLOGG MIDDLE SCHOOL

SITE - BASIC INFORMATION

1.	**ADDRESS:**	16045 25th Ave. NE, Shoreline, WA 98155
2.	**AREA:**	Site: 20.50 Acres Building: 150,983 sf
3.	**YEAR BUILT:**	Replacement School - 2021
4.	**BCA SCORE:**	Site: **100%** Main Building: **100%** Athletic Storage Building: **100%**

NAC ARCHITECTURE



NAC ARCHITECTURE







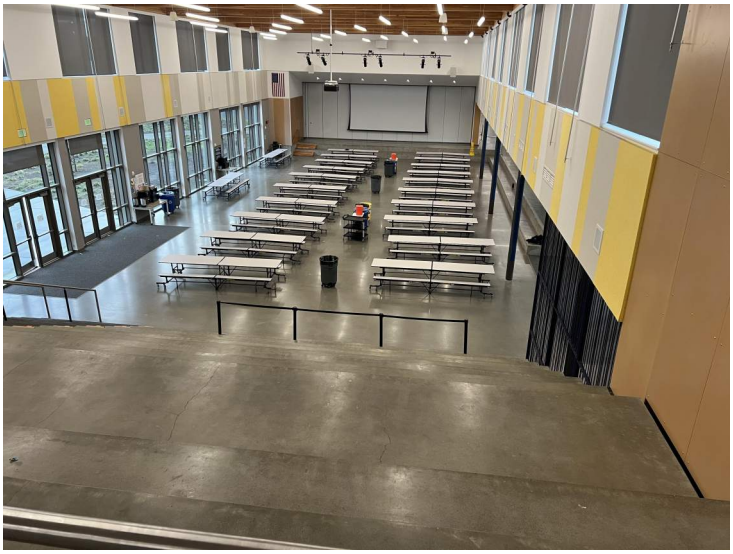






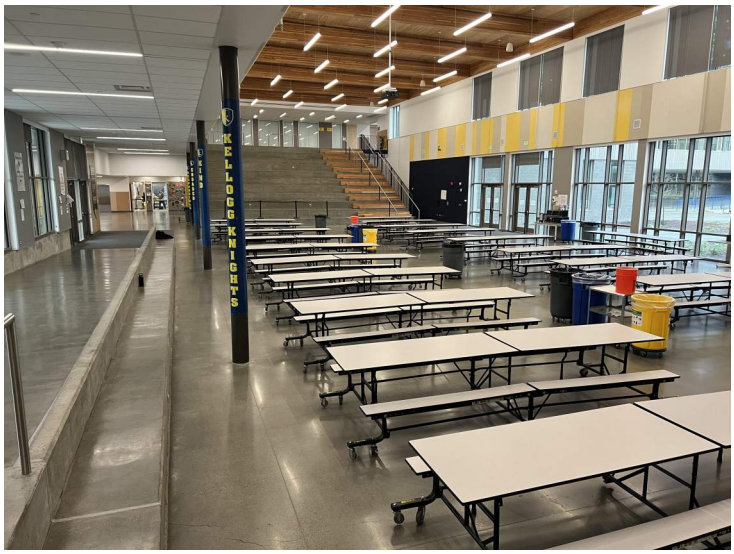












NAC ARCHITECTURE

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2023-2024

Shoreline

100.00

Kellogg Middle School - Main Building

Building Details

PROFILE TYPE	Middle/Junior High School - Multi-Story
NUMBER OF FLOORS	2
CHARACTERISTICS	Occupied
COMMENTS	01/05/2021 - Construction completion and close-out underway. SF shown is from D-7 area analysis. Confirm final SF at D-11/D-12, including resolving 1,003 "Field House", which isn't shown in area analysis plans.

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2020	All Areas	150,983	150,983	150,983		
	Building Totals	**150,983**	**150,983**	**150,983**		

Building Components

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

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Doors and Grilles	B2050		100.00% Excellent
	Exterior Louvers and Vents	B2070		100.00% Excellent
Exterior Horizontal Enclosures	Roofing	B3010		100.00% Excellent
	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent
Interior Construction	Interior Partitions	C1010		100.00% Excellent
	Interior Windows	C1020		100.00% Excellent
	Interior Doors	C1030		100.00% Excellent
	Interior Grilles and Gates	C1040		100.00% Excellent
	Suspended Ceiling Construction	C1070		100.00% Excellent
Interior Finishes	Wall Finishes	C2010		100.00% Excellent
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		100.00% Excellent
	Stair Finishes	C2040		100.00% Excellent
	Ceiling Finishes	C2050		100.00% Excellent
Conveying	Vertical Conveying Systems	D1010		100.00% Excellent
Plumbing	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
	General Service Compressed-Air	D2050		100.00% Excellent
HVAC	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		100.00% Excellent
	Cooling Systems	D3030		100.00% Excellent
	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Ventilation	D3060		100.00% Excellent
Fire Protection	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	Facility Power Generation	D5010		100.00% Excellent
	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
Communications	Data Communications	D6010		100.00% Excellent
	Voice Communications	D6020		100.00% Excellent
	Audio-Video Communications	D6030		100.00% Excellent
	Distributed Communications and Monitoring	D6060		100.00% Excellent
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent
Integrated Automation	Integrated Automation Facility Controls	D8010		100.00% Excellent
Equipment	Commercial Equipment	E1030		100.00% Excellent
	Institutional Equipment	E1040		100.00% Excellent
	Entertainment and Recreational Equipment	E1070		100.00% Excellent
	Other Equipment	E1090		100.00% Excellent
Furnishings	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2024-2025

SHORELINE

100.00%

KELLOGG MIDDLE SCHOOL - ATHLETIC STORAGE BUILDING

Building Details

PROFILE TYPE	Storage Shed
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2021	Athletic Storage	1,003	0	0		9/12/2023
	Building Totals	**1,003**	**0**	**0**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		100.00% Excellent
Slabs on Grade	Standard Slabs on Grade	A4010		100.00% Excellent
Superstructure	Roof Construction	B1020		100.00% Excellent
Exterior Vertical Enclosures	Exterior Walls	B2010		100.00% Excellent
	Exterior Doors and Grilles	B2050		100.00% Excellent
	Exterior Louvers and Vents	B2070		100.00% Excellent
Exterior Horizontal Enclosures	Roofing	B3010		100.00% Excellent
	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2024-2025

SHORELINE

100.00%

KELLOGG MIDDLE SCHOOL - ATHLETIC STORAGE BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Interior Partitions	C1010		100.00% Excellent
	Interior Doors	C1030		100.00% Excellent
Interior Finishes	Wall Finishes	C2010		100.00% Excellent
	Flooring	C2030		100.00% Excellent
	Ceiling Finishes	C2050		100.00% Excellent
Plumbing	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
HVAC	Ventilation	D3060		100.00% Excellent
Fire Protection	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
Electrical	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
Furnishings	Fixed Furnishings	E2010		100.00% Excellent

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
SHORELINE SCHOOL DISTRICT (17412)

KELLOGG MIDDLE SCHOOL

Profile Name: Middle/Junior High School - Urban **Last Review:** -

Inventory Status: Recognized

Condition Rating: 100.00 %

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



SHORECREST HIGH SCHOOL

SITE - BASIC INFORMATION

1.	**ADDRESS:**	15343 25TH Ave. NE, Shoreline, WA 98155
2.	**AREA:**	Site: 38.38 Acres Building: 230,347 sf
3.	**YEAR BUILT:**	Main Building: 2014 Athletic Center: 2012 Performing Arts: 2013
4.	**BCA RATING:**	Site: **96.43%** Main Classroom Building: **97.68%** Athletic Center: **96.15%** Performing Arts Center: **96.89%**

NAC ARCHITECTURE





NAC ARCHITECTURE









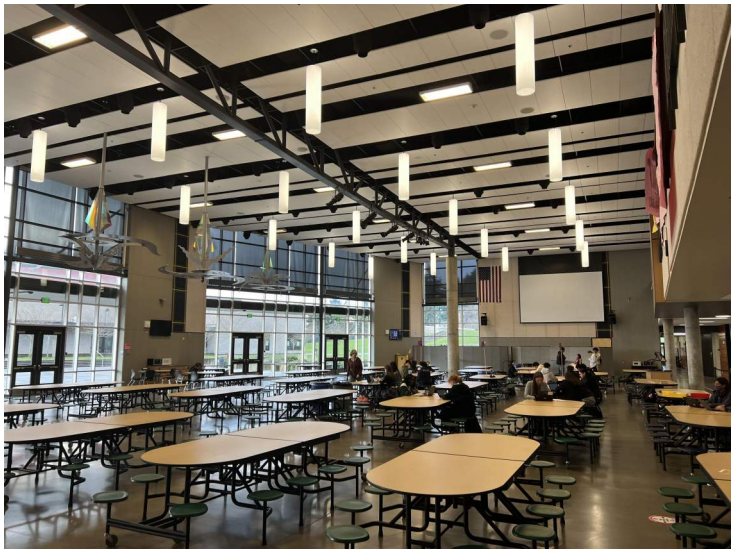


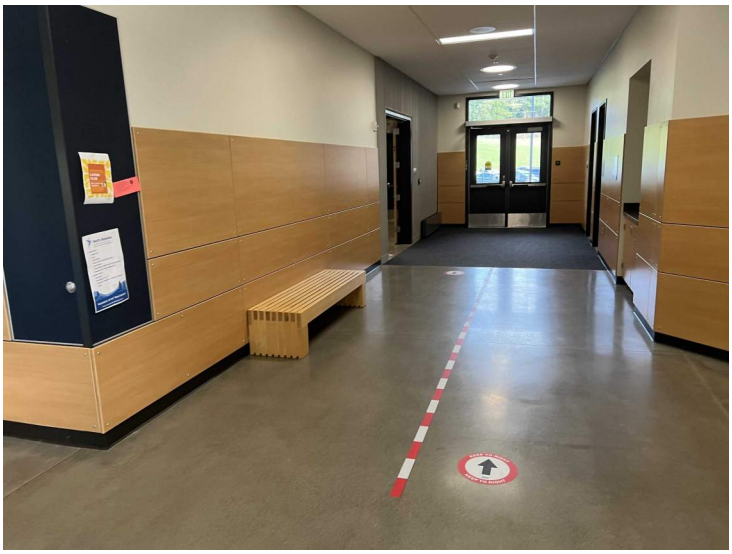


NAC ARCHITECTURE

MAIN BUILDING





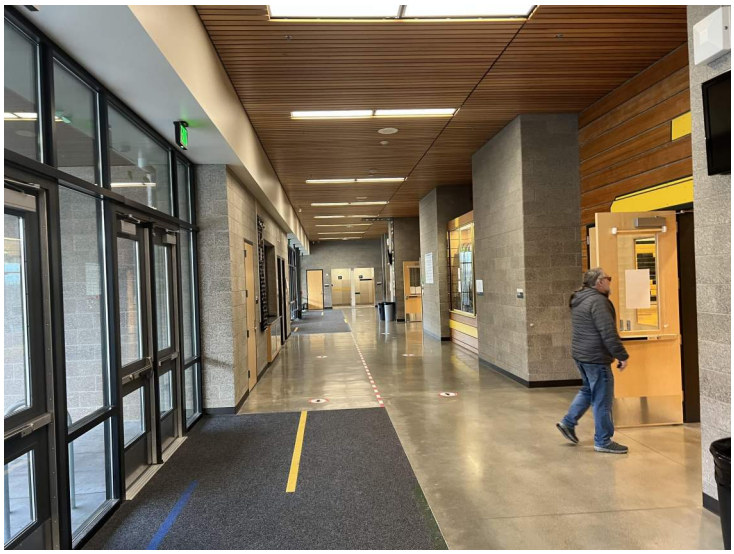






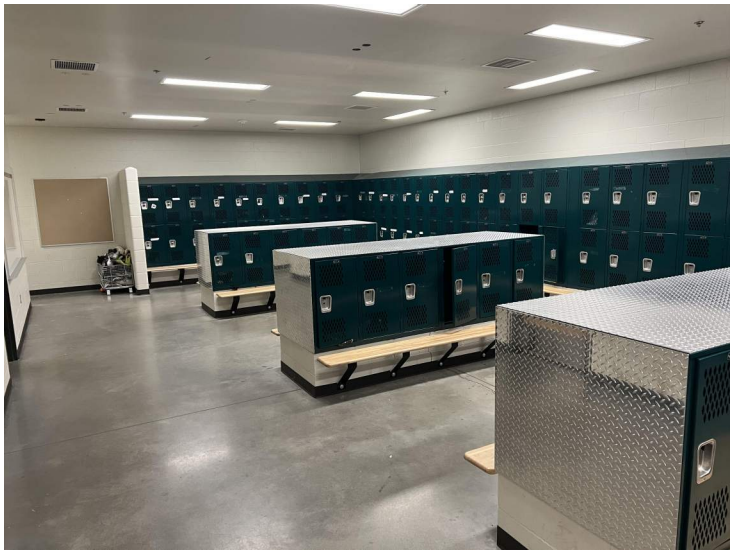


ATHLETIC CENTER









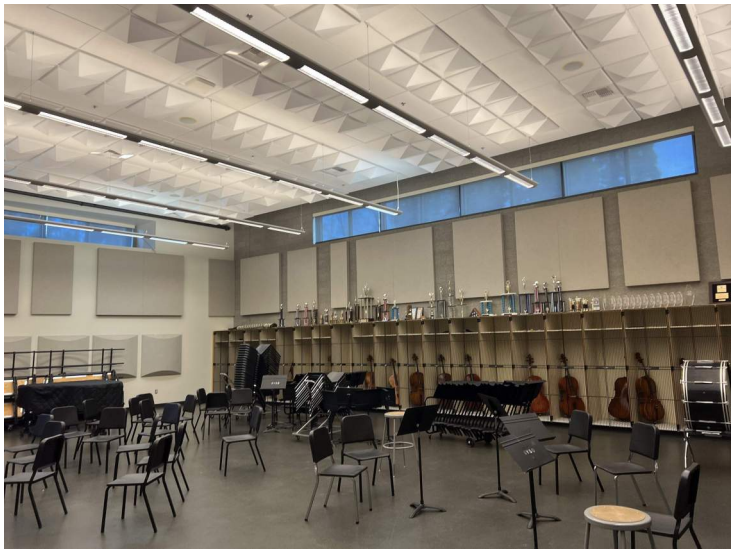




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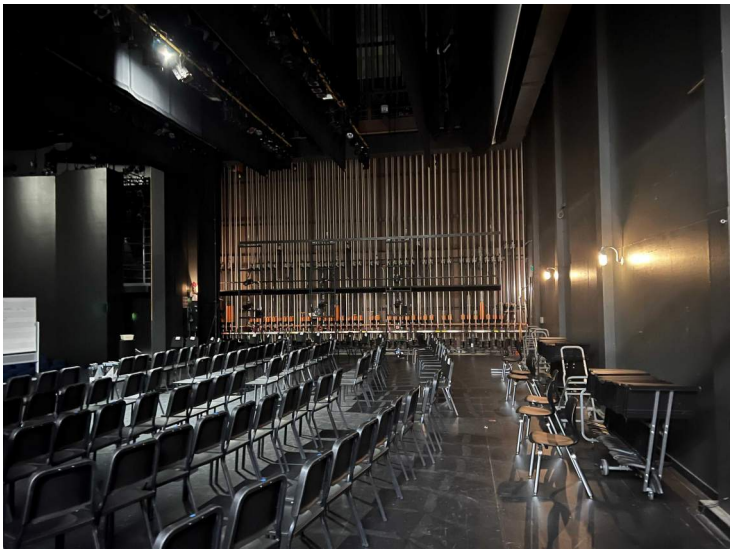
PERFORMING ARTS CENTER













NAC ARCHITECTURE

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2023-2024

Shoreline

97.68

Shorecrest High School - Main Classroom Building

Building Details

PROFILE TYPE	Classroom Building - Multi-Story
NUMBER OF FLOORS	3
BOARD ACCEPTANCE DATE	6/6/2016
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Incomplete

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2023-2024	7	Not Reviewed	Incomplete	Not Reported
2022-2023	6	99.96	District	4/4/2023
2021-2022	5	99.99	District	4/5/2022
2020-2021	4	100.00	District	1/11/2021
2019-2020	3	Not Reviewed	Incomplete	Not Reported
2018-2019	2	100.00	District	4/1/2019

The next certified BCA is due: 2024

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2014	Second Floor Classrm	22,314	22,314	22,314	2/24/2014	6/20/2016
2014	Third Floor Classrm	19,045	19,045	19,045	2/24/2014	6/20/2016
2014	First Support/Corr.	16,926	16,926	16,926	2/24/2014	6/20/2016
2014	Second Supp./Corr.	15,871	15,871	15,871	2/24/2014	6/20/2016
2014	Third Supp./Corr.	15,817	15,817	15,817	2/24/2014	6/20/2016
2014	Third Floor Science	14,769	14,769	14,769	2/24/2014	6/20/2016
2014	First Floor Commons	10,676	10,676	10,676	2/24/2014	6/20/2016
2014	First Floor Classrm	10,656	10,656	10,656	2/24/2014	6/20/2016
2014	First Floor Admin.	7,758	7,758	7,758	2/24/2014	6/20/2016
2014	Second Floor Library	6,768	6,768	6,768	2/24/2014	6/20/2016

2014	Second Floor Admin.	3,679	3,679	3,679		6/20/2016
2014	Tech Lab	3,555	3,555	3,555	2/24/2014	6/20/2016
2014	Culinary Arts/Foods	2,919	2,919	2,919	2/24/2014	6/20/2016
2014	Kitchen	2,630	2,630	2,630	2/24/2014	6/20/2016
2014	Scene Shop	1,621	1,621	1,621	2/24/2014	6/20/2016
2014	Maintenance/Operatio	0	0	0	2/24/2014	
	Building Totals	**155,004**	**155,004**	**155,004**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		100.00% Excellent
Subgrade Enclosures	Walls for Subgrade Enclosures	A2010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent
Superstructure	Floor Construction	B1010		100.00% Excellent
	Roof Construction	B1020		100.00% Excellent
	Stairs	B1080		100.00% Excellent
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent
Interior Construction	Interior Partitions	C1010		100.00% Excellent
	Interior Windows	C1020		100.00% Excellent
	Interior Doors	C1030		100.00% Excellent
	Suspended Ceiling Construction	C1070		100.00% Excellent
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Stair Finishes	C2040		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Ceiling Finishes	C2050		100.00% Excellent
Conveying	Vertical Conveying Systems	D1010		100.00% Excellent
Plumbing	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
HVAC	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		100.00% Excellent
	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Ventilation	D3060		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	The third floor tends to heat up on hot afternoons - we have put a program together to utilize outside air in the evenings to cool the building this and using the window shades during the day on the south and west sides of the building are helping to control the heat during the hot afternoon.		
Fire Protection	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
Electrical	Facility Power Generation	D5010		100.00% Excellent
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	October 2022 - Generator repair is complete and is working as intended		
	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
Communications	Data Communications	D6010		100.00% Excellent
	Voice Communications	D6020		100.00% Excellent
	Audio-Video Communications	D6030		100.00% Excellent

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	Distributed Communications and Monitoring	D6060		100.00% Excellent
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent
Integrated Automation	Integrated Automation Facility Controls	D8010		100.00% Excellent
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2023-2024

Shoreline

96.15

Shorecrest High School - Athletic Center

Building Details

PROFILE TYPE	Gymnasium
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	6/20/2016
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Incomplete

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2023-2024	7	Not Reviewed	Incomplete	Not Reported
2022-2023	6	100.00	District	4/4/2023
2021-2022	5	99.62	District	4/5/2022
2020-2021	4	99.62	District	1/11/2021
2019-2020	3	Not Reviewed	Incomplete	Not Reported
2018-2019	2	99.62	District	4/1/2019

The next certified BCA is due: 2024

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2012	Gym	21,444	21,444	21,444	9/10/2012	6/20/2016
2012	Locker Rooms/Support	9,528	9,528	9,528	9/10/2012	6/20/2016
2012	Weights/Aerobics	6,224	6,224	6,224	9/10/2012	6/20/2016
2012	Support/Corridors	6,148	6,148	6,148	9/10/2012	6/20/2016
2012	Classroom	1,445	1,445	1,445	9/10/2012	6/20/2016
2012	Concessions	466	466	466	9/10/2012	6/20/2016
	Building Totals	**45,255**	**45,255**	**45,255**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		100.00% Excellent
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent
Superstructure	Roof Construction	B1020		100.00% Excellent
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		100.00% Excellent
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		100.00% Excellent
	Interior Doors	C1030		100.00% Excellent
	Interior Grilles and Gates	C1040		100.00% Excellent
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Ceiling Finishes	C2050		100.00% Excellent
Plumbing	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
HVAC	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		100.00% Excellent
	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Ventilation	D3060		100.00% Excellent
Fire Protection	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	Facility Power Generation	D5010		100.00% Excellent
	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
Communications	Data Communications	D6010		100.00% Excellent
	Voice Communications	D6020		100.00% Excellent
	Audio-Video Communications	D6030		100.00% Excellent
	Distributed Communications and Monitoring	D6060		100.00% Excellent
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent
Integrated Automation	Integrated Automation Facility Controls	D8010		100.00% Excellent
Equipment	Commercial Equipment	E1030		100.00% Excellent
	Institutional Equipment	E1040		100.00% Excellent
	Entertainment and Recreational Equipment	E1070		100.00% Excellent
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Summer of 2022 - Volleyball floor inserts have been adjusted and are working as intended		
	Movable Furnishings	E2050		90.00% Good

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2023-2024

Shoreline
96.89

Shorecrest High School - Performing Arts Center

Building Details

PROFILE TYPE	Classroom Building - Slabs On Grade
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	6/6/2016
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Incomplete

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2023-2024	7	Not Reviewed	Incomplete	Not Reported
2022-2023	6	100.00	District	4/4/2023
2021-2022	5	100.00	District	4/5/2022
2020-2021	4	100.00	District	1/11/2021
2019-2020	3	Not Reviewed	Incomplete	Not Reported
2018-2019	2	100.00	District	4/1/2019

The next certified BCA is due: 2024

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2013	Auditorium/Theater	11,627	11,627	11,627	1/9/2013	6/20/2016
2013	Music	7,157	7,157	7,157	1/9/2013	6/20/2016
2013	Corridor	5,822	5,822	5,822	1/9/2013	6/20/2016
2013	Art	3,407	3,407	3,407	1/9/2013	6/20/2016
2013	Classroom	2,075	2,075	2,075	1/9/2013	6/20/2016
	Building Totals	**30,088**	**30,088**	**30,088**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Slabs on Grade	Standard Slabs on Grade	A4010		100.00% Excellent
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent
Superstructure	Roof Construction	B1020		100.00% Excellent
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		100.00% Excellent
	Interior Windows	C1020		100.00% Excellent
	Interior Doors	C1030		100.00% Excellent
	Suspended Ceiling Construction	C1070		100.00% Excellent
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Ceiling Finishes	C2050		100.00% Excellent
Plumbing	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
HVAC	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		90.00% Good
	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	Facility Power Generation	D5010		100.00% Excellent
	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
Communications	Data Communications	D6010		100.00% Excellent
	Voice Communications	D6020		100.00% Excellent
	Audio-Video Communications	D6030		100.00% Excellent
	Distributed Communications and Monitoring	D6060		100.00% Excellent
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent
Integrated Automation	Integrated Automation Facility Controls	D8010		100.00% Excellent
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
SHORELINE SCHOOL DISTRICT (17412)

SHORECREST HIGH SCHOOL

Profile Name: High School - Rural **Last Review:** 1/5/2021

Inventory Status: Recognized

Condition Rating: 96.43 %

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



SHOREWOOD HIGH SCHOOL

SITE - BASIC INFORMATION

1. **ADDRESS:**	17300 Fremont Avenue N., Shoreline, WA 98133	
2. **AREA:**	Site: 25.57 Acres	Building: 238,668 sf
3. **YEAR BUILT:**	Main Building: 2014	
4. **BCA RATING:**	Site: **97.03%** Main Building: **96.85%**	

NAC ARCHITECTURE



NAC ARCHITECTURE

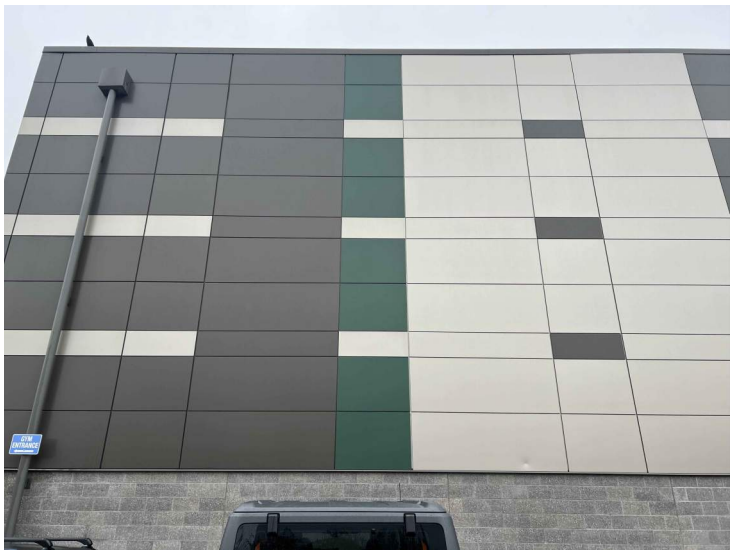

SHOREWOOD

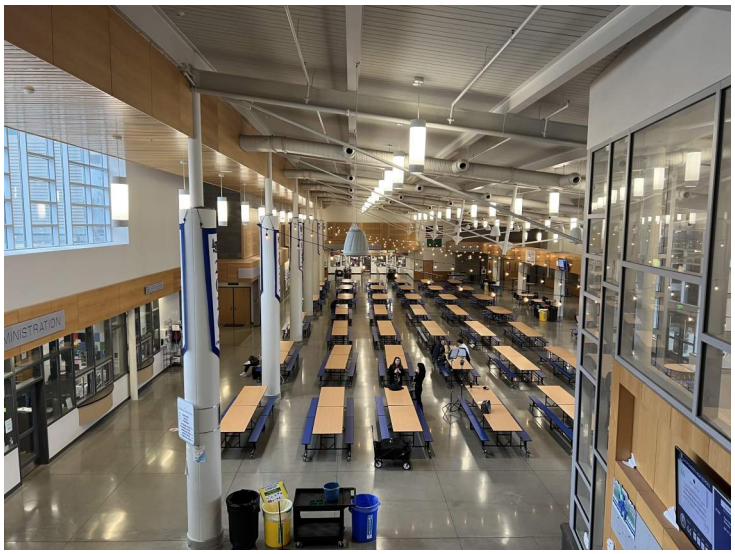


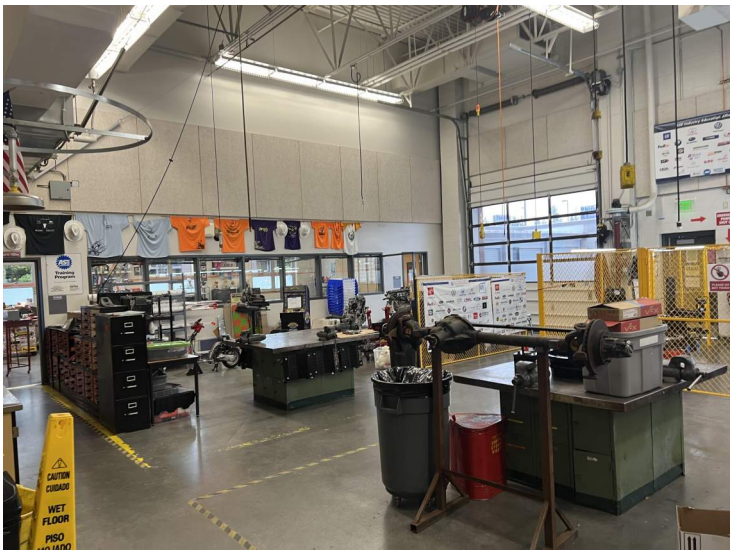




















NAC ARCHITECTURE

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2024-2025

Shoreline

96.85

Shorewood High School - Main Building

Building Details

PROFILE TYPE	High School - Multi-Story
NUMBER OF FLOORS	3
BOARD ACCEPTANCE DATE	6/20/2016
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Incomplete
COMMENTS	Wainscoting upgrade project completed 2020 by Capital Projects; inspected by Marcus Gregory and found to have addressed previous concerns with wall damage in hallways.

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2024-2025	8	Not Reviewed	Incomplete	Not Reported
2023-2024	7	96.85	Consultant	4/29/2024
2022-2023	6	99.78	District	4/4/2023
2021-2022	5	99.39	District	4/5/2022
2020-2021	4	98.56	District	1/11/2021
2019-2020	3	Not Reviewed	Incomplete	Not Reported

The next certified BCA is due: 2029

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1940	Lower Floor - Orig Bldg	5,326	5,326	0		6/20/2016
1940	1st Floor - Orig Bldg	5,322	5,322	0		6/20/2016
1940	2nd Floor - Org Bldg	511	511	0		6/20/2016
2014	2nd Floor	46,495	46,495	0		6/20/2016
2014	3rd Floor	41,017	41,017	0		6/20/2016
2014	1st Floor	137,779	137,779	0		6/20/2016
2014	Main Building	242,779	242,779	242,779		6/20/2016
	Building Totals	**479,229**	**479,229**	**242,779**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		100.00% Excellent
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
	Deficiencies:	Minor Cracking		
	Causes:	Other		
	Comments:	Deficiency: cracking especially in east half of building		
	Pits and Bases	A4040		100.00% Excellent
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent
Superstructure	Floor Construction	B1010		100.00% Excellent
	Roof Construction	B1020		100.00% Excellent
	Stairs	B1080		100.00% Excellent
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Deficiencies:	Leaking		
	Causes:	Other		
	Comments:	Minor roof repairs made - deficiency corrected		
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		100.00% Excellent
	Interior Windows	C1020		100.00% Excellent
	Interior Doors	C1030		100.00% Excellent
	Interior Grilles and Gates	C1040		100.00% Excellent
	Suspended Ceiling Construction	C1070		100.00% Excellent
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Deficiencies:	Cracking, Peeling, Flaking		
	Causes:	Defective Material		
	Comments:	Deficiencies have been repaired.		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Stair Finishes	C2040		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
Conveying	Vertical Conveying Systems	D1010		100.00% Excellent
Plumbing	Domestic Water Distribution	D2010		100.00% Excellent
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	March 2022 - the Head Custodian and Director of Maintenance, Operations & Capital Projects reviewed this system and confirmed there is not a deficiency with domestic water distribution.		
	Sanitary Drainage	D2020		90.00% Good
	Deficiencies:	Clogged Drains		
	Causes:	Other		
	Comments:	Plugged urial drains (possible vandalism)		
	Building Support Plumbing Systems	D2030		100.00% Excellent
	General Service Compressed-Air	D2050		100.00% Excellent
HVAC	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		100.00% Excellent
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Boiler issue has been fixed and is working as designed		
	Cooling Systems	D3030		100.00% Excellent
	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Deficiencies:	Other		
	Causes:	Other		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	*Comments:*	March 2022 - Head Custodian and Director of Maintenance, Operations & Capital Projects reviewed this system and confirmed there is not a deficiency with this system.		
	Ventilation	D3060		90.00% Good
	Deficiencies:	Stuffy Areas		
	Causes:	Other		
	Comments:	Deficiency: South classrooms on all wings are hot during warm weather. Previously added increased overnight air exchanges in warm temperatures and fans, ensured blinds are closed in mornings. During COVID the building has had continuous air circulation.		
Fire Protection	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
Electrical	Facility Power Generation	D5010		100.00% Excellent
	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
Communications	Data Communications	D6010		100.00% Excellent
	Voice Communications	D6020		100.00% Excellent
	Audio-Video Communications	D6030		100.00% Excellent
	Distributed Communications and Monitoring	D6060		100.00% Excellent
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent
Integrated Automation	Integrated Automation Facility Controls	D8010		100.00% Excellent
Equipment	Vehicle and Pedestrian Equipment	E1010		100.00% Excellent
	Commercial Equipment	E1030		100.00% Excellent
	Institutional Equipment	E1040		100.00% Excellent

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Equipment	Entertainment and Recreational Equipment	E1070		100.00% Excellent
	Other Equipment	E1090		100.00% Excellent
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
SHORELINE SCHOOL DISTRICT (17412)

SHOREWOOD HIGH SCHOOL

Profile Name: High School - Rural **Last Review:** 12/20/2023

Inventory Status: Recognized

Condition Rating: 97.03 %

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



CENTRAL KITCHEN & WAREHOUSE

SITE - BASIC INFORMATION

1. **ADDRESS:** 2003 NE 160th St, Shoreline, WA 98155

2. **AREA:** Site: 1.80 Acres

3. **BCA RATING:** Site: **78.80%**
   Building 200, (1965), 735 SF: **60.36%**
   Building 300, (1942), 2,476 SF: **62.40%**
   Building 500, (1942), 1,950 SF: **57.82%**
   Central Kitchen/Warehouse, (1965, 2000), 18,537 SF: **85.51%**

NAC ARCHITECTURE








BUILDING 300



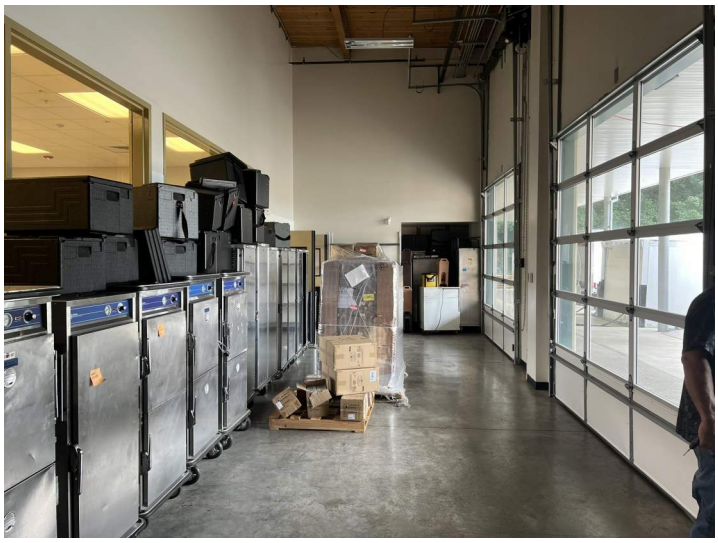

BUILDING 200

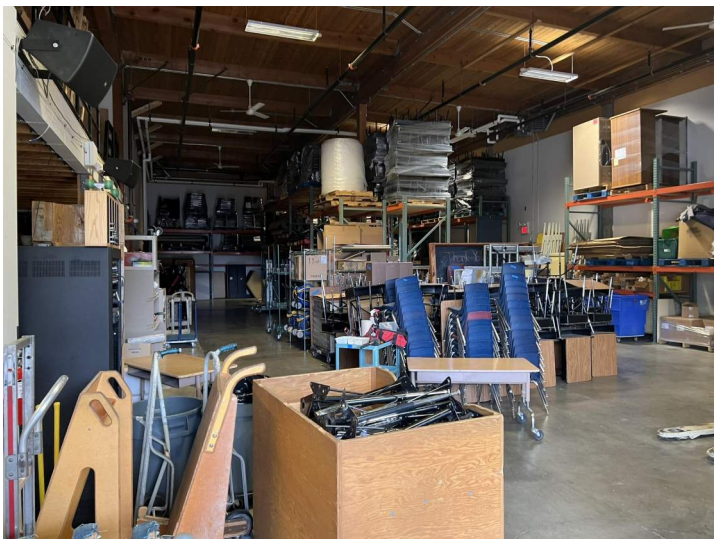

BUILDING 500

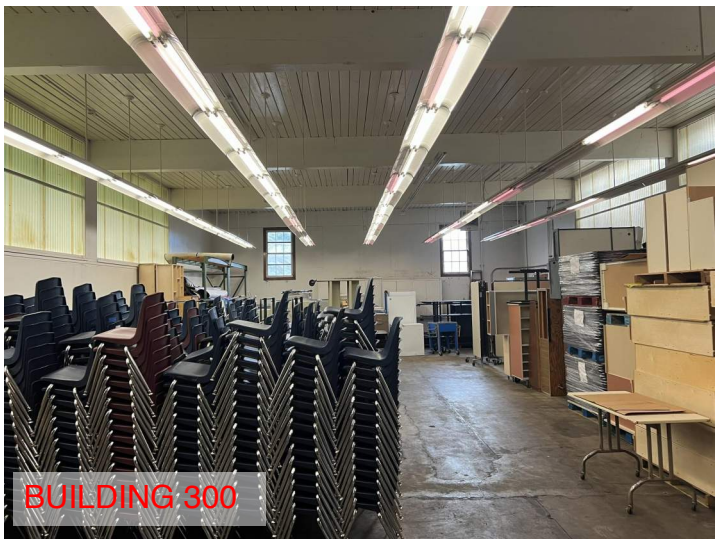












NAC ARCHITECTURE

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2024-2025

SHORELINE

85.51%

DISTRICT CENTRAL KITCHEN AND WAREHOUSE - DISTRICT WAREHOUSE AND CENTRAL KITCHEN

Building Details

PROFILE TYPE	Central Support
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1965	Warehouse/Kitchen	11,096	0	0		
2000	Addition	5,090	0	0		
2010	Storage Mezzanine	2,351	0	0		
	Building Totals	**18,537**	**0**	**0**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
	Pits and Bases	A4040		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Floor Construction	B1010		90.00% Good
	Roof Construction	B1020		90.00% Good
	Stairs	B1080		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair

SHORELINE
85.51%

DISTRICT CENTRAL KITCHEN AND WAREHOUSE - DISTRICT WAREHOUSE AND CENTRAL KITCHEN

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	*Deficiencies:*	Efflorescence and Staining		
	Causes:	Moisture Penetration, Other		
	Comments:	Surface of CMU block is covered with dark staining. May be moisture penetration.		
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Protective Coating		
	Comments:	Deficiency: Bubbles of air and water in membrane.		
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
	Comments:	Deficiency: Some surface rust on metal overhangs		
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good

SHORELINE
85.51%

DISTRICT CENTRAL KITCHEN AND WAREHOUSE - DISTRICT WAREHOUSE AND CENTRAL KITCHEN

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Flooring	C2030		90.00% Good
	Stair Finishes	C2040		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good

SHORELINE
85.51%

DISTRICT CENTRAL KITCHEN AND WAREHOUSE - DISTRICT WAREHOUSE AND CENTRAL KITCHEN

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electronic Safety and Security	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	Vehicle and Pedestrian Equipment	E1010		90.00% Good
	Commercial Equipment	E1030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Laundry vents need cleaned, blowing lint into upper floor and roof.		
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2024-2025

SHORELINE
60.36%

DISTRICT CENTRAL KITCHEN AND WAREHOUSE - BUILDING 200

Building Details

PROFILE TYPE	Storage Shed
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1965	Storage	735	0	0		
	Building Totals	**735**	**0**	**0**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		62.00% Fair
	Deficiencies:	Cracking		
	Causes:	Other		
	Comments:	Deficiency: Age		
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	Deficiencies:	Minor Cracking		
	Causes:	Foundation		
Superstructure	Roof Construction	B1020	Low	62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	General Wear and Tear		
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair

SHORELINE
60.36%

DISTRICT CENTRAL KITCHEN AND WAREHOUSE - BUILDING 200

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	*Deficiencies:*	Excessive Heat Loss, Not Seismically Compliant		
	Causes:	Inadequate Insulation		
	Exterior Doors and Grilles	B2050		30.00% Poor
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Doors not ADA compliant		
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Protective Coating		
	Comments:	Wearing out		
	Roof Appurtenances	B3020	High	62.00% Fair
	Deficiencies:	Leaking		
	Causes:	Surface Weathering		
	Horizontal Openings	B3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Abandoned and blocked flue		
Interior Construction	Interior Partitions	C1010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	General Wear and Tear		
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Surface Damage		
	Flooring	C2030		62.00% Fair

SHORELINE
60.36%

DISTRICT CENTRAL KITCHEN AND WAREHOUSE - BUILDING 200

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	*Deficiencies:*	Other		
	Causes:	Other		
	Comments:	General Wear and Tear		
Electrical	General Purpose Electrical Power	D5030		62.00% Fair
	Deficiencies:	Other		
	Causes:	System Undersized		
	Comments:	Undersized system		
	Lighting	D5040		62.00% Fair
	Deficiencies:	Lack of Shatter Protection, Uneven or Low light Levels		
	Causes:	Mismatched Lights, No Lenses		

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2024-2025

SHORELINE

62.40%

DISTRICT CENTRAL KITCHEN AND WAREHOUSE - BUILDING 300

Building Details

PROFILE TYPE	Grounds
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1942	Storage	2,476	0	0		
	Building Totals	**2,476**	**0**	**0**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Age		
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	Deficiencies:	Minor Cracking		
	Causes:	Other		
	Comments:	General Wear and Tear		
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		

SHORELINE
62.40%

DISTRICT CENTRAL KITCHEN AND WAREHOUSE - BUILDING 300

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	*Comments:*	Aging system		
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking		
	Causes:	Moisture Penetration		
	Exterior Doors and Grilles	B2050		30.00% Poor
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	No ADA doors		
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Leaking, Other		
	Causes:	Other, Surface Weathering		
	Comments:	Material wearing out		
Interior Finishes	Wall Finishes	C2010		90.00% Good
HVAC	Heating Systems	D3020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Unconditioned space		
Fire Protection	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging System		
	General Purpose Electrical Power	D5030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		

SHORELINE
62.40%

DISTRICT CENTRAL KITCHEN AND WAREHOUSE - BUILDING 300

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	*Comments:*	Aging System		
	Lighting	D5040		62.00% Fair
	Deficiencies:	Uneven or Low light Levels		
	Causes:	Other		
	Comments:	Aging system		
Electronic Safety and Security	Detection and Alarm	D7050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	None noted.		

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2024-2025

SHORELINE

57.82%

DISTRICT CENTRAL KITCHEN AND WAREHOUSE - BUILDING 500

Building Details

PROFILE TYPE	Storage Shed
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1942	Storage	1,950	0	0		
	Building Totals	**1,950**	**0**	**0**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		62.00% Fair
	Deficiencies:	Other, Settlement		
	Causes:	Other		
	Comments:	Deficiency: Age		
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Age		
Superstructure	Roof Construction	B1020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Age		

SHORELINE
57.82%

DISTRICT CENTRAL KITCHEN AND WAREHOUSE - BUILDING 500

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking, Damaged Masonry, Not Seismically Compliant		
	Causes:	Loose, Cracked, Warped or Broken Boards/Panels, Structural and Frame Movement		
	Exterior Doors and Grilles	B2050		30.00% Poor
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	No doors are ADA compliant		
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Faulty Material		
	Causes:	Protective Coating, Surface Weathering		
Interior Construction	Interior Partitions	C1010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	General wear and tear		
	Interior Doors	C1030		30.00% Poor
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	No doors are ADA compilant		
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Surface Damage		
Fire Protection	Fire Protection Specialties	D4030		90.00% Good
Electrical	General Purpose Electrical Power	D5030		62.00% Fair
	Deficiencies:	Other		

SHORELINE
57.82%

DISTRICT CENTRAL KITCHEN AND WAREHOUSE - BUILDING 500

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	*Causes:*	System Undersized		
	Comments:	Undersized system		
	Lighting	D5040		62.00% Fair
	Deficiencies:	Lack of Shatter Protection		
	Causes:	Mismatched Lights, No Lenses		

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
SHORELINE SCHOOL DISTRICT (17412)

DISTRICT CENTRAL KITCHEN AND WAREHOUSE

Profile Name: Central Warehouse **Last Review:** 6/28/2024

Inventory Status: Non-Recognized

Condition Rating: 78.80 %

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



TRANSPORTATION CENTER

SITE - BASIC INFORMATION

1.	**ADDRESS:**	1216 NE 165th St, Shoreline, WA 98155
2.	**AREA:**	Site: 3.39 Acres Building: 12,644 SF
3.	**YEAR BUILT:**	1960, 1996 Remodel/Addition
4.	**BCA RATING:**	Site: **76.96%** Main Building: **72.46%**

NAC ARCHITECTURE



NAC ARCHITECTURE





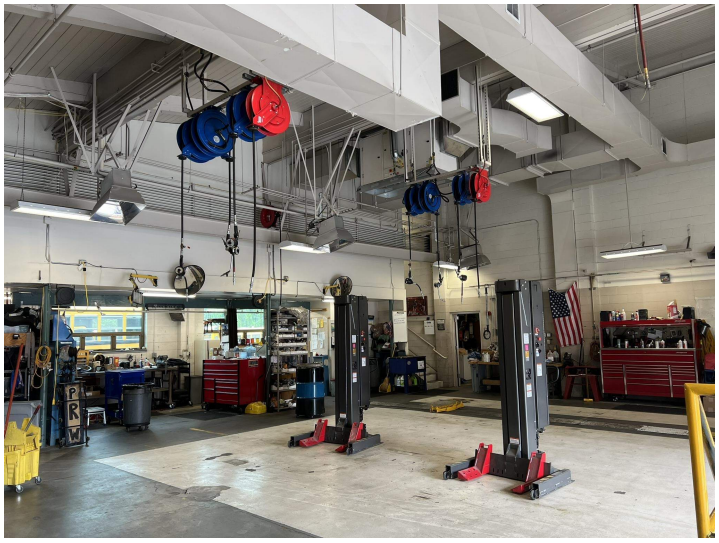


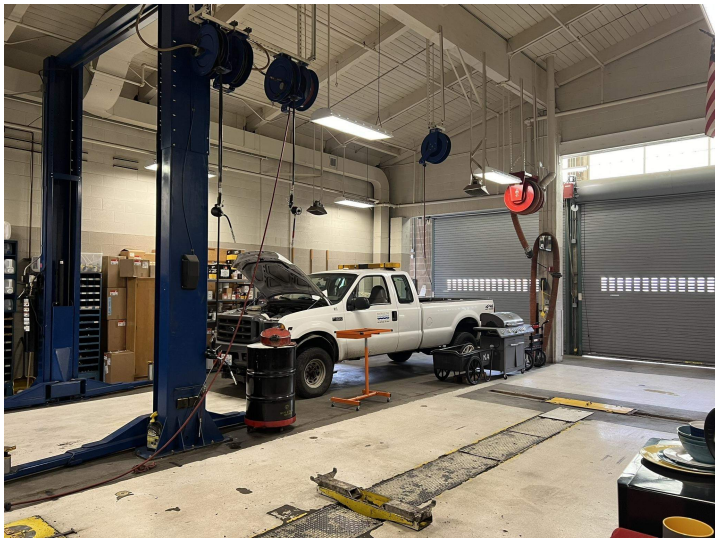


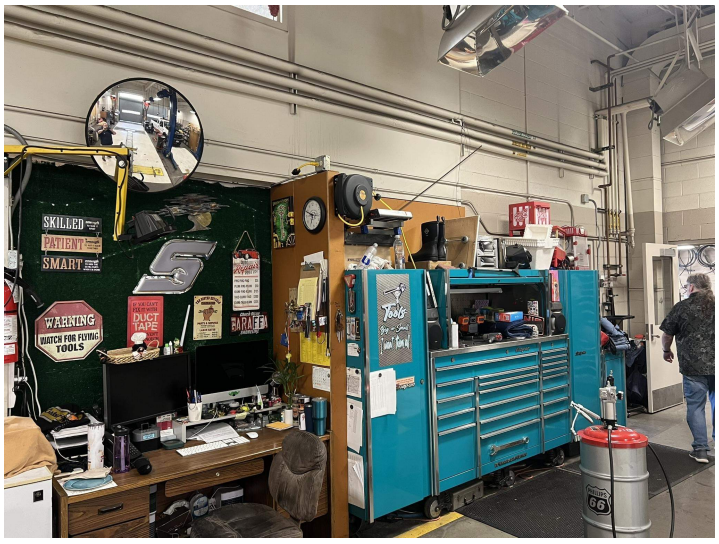




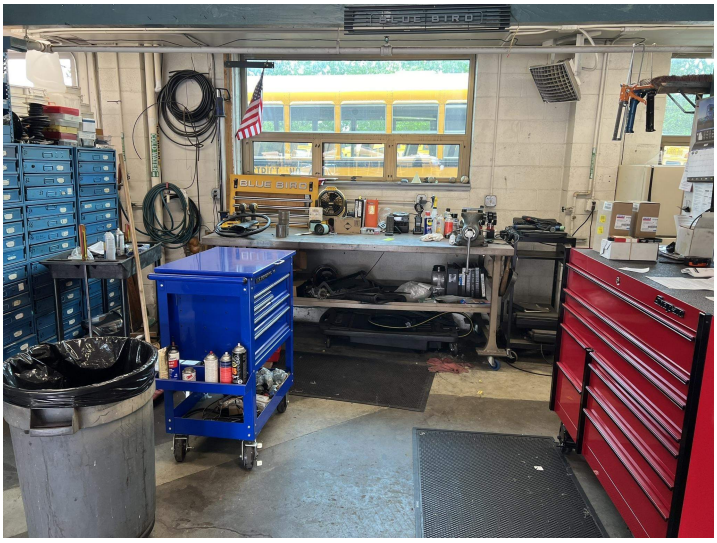
NAC ARCHITECTURE













NAC ARCHITECTURE

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2024-2025

SHORELINE
72.46%

DISTRICT TRANSPORTATION CENTER - TRANSPORTATION CENTER

Building Details

PROFILE TYPE	Transportation Center - Multi-Story
NUMBER OF FLOORS	2
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1960	Ground Floor	8,775	0	0		
1960	Loft	1,128	0	0		
1996	Addition - Office, Storage, Bay Extension	2,741	0	0		
	Building Totals	**12,644**	**0**	**0**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	Deficiencies:	Minor Cracking, Surface Deterioration		
	Causes:	Other		
	Comments:	Deficiency: Age, use		
	Pits and Bases	A4040		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		62.00% Fair

SHORELINE
72.46%

DISTRICT TRANSPORTATION CENTER - TRANSPORTATION CENTER

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	*Deficiencies:*	Other		
	Causes:	Other		
	Comments:	Deficiency: Age		
	Stairs	B1080		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Excessive Heat Loss		
	Causes:	Inadequate Insulation		
	Comments:	Deficiency: Age		
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		62.00% Fair
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Deficiency: Some not ADA compliant		
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Protective Coating, Surface Weathering		
	Comments:	Deficiency: Age		
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		62.00% Fair
	Deficiencies:	Rusted Metal Finishes/Components		
	Causes:	Surface Damage		
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good

SHORELINE
72.46%

DISTRICT TRANSPORTATION CENTER - TRANSPORTATION CENTER

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Interior Doors	C1030		62.00% Fair
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Deficiency: Some not ADA Compliant		
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking, Surface Appearance		
	Causes:	Maintenance		
	Interior Fabrications	C2020		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Other		
	Comments:	Normal Wear for this environment		
	Flooring	C2030		62.00% Fair
	Deficiencies:	Stains, Discoloration		
	Causes:	Other		
	Comments:	Normal Wear for this environment		
	Stair Finishes	C2040		90.00% Good
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Moisture		
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
	General Service Compressed-Air	D2050		90.00% Good

SHORELINE
72.46%

DISTRICT TRANSPORTATION CENTER - TRANSPORTATION CENTER

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	Deficiencies:	Inoperable Devices, Insufficient Heat		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Shop heaters are abandoned in place now		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Incomplete Coverage		
	Causes:	Equipment Obsolescence		
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		62.00% Fair
	Deficiencies:	Uneven or Low light Levels		
	Causes:	Mismatched Lights, Physical Damage		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good

SHORELINE
72.46%

DISTRICT TRANSPORTATION CENTER - TRANSPORTATION CENTER

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Detection and Alarm	D7050		90.00% Good
Equipment	Vehicle and Pedestrian Equipment	E1010		30.00% Poor
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: All Lifts have some issues for leaks and no safety catches		
	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		
	Movable Furnishings	E2050		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
SHORELINE SCHOOL DISTRICT (17412)

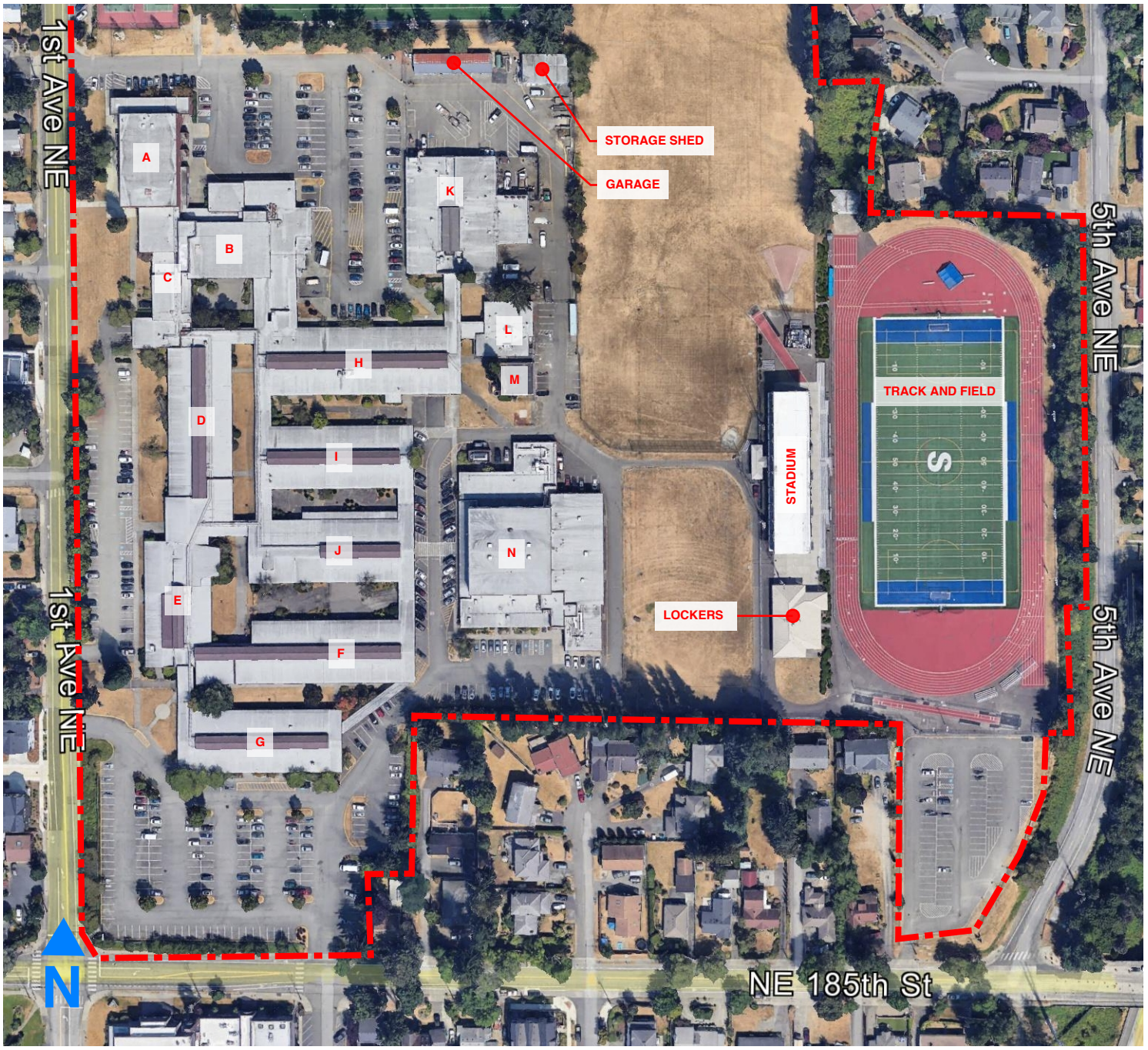
DISTRICT TRANSPORTATION CENTER

Profile Name: Transportation **Last Review:** 6/28/2024

Inventory Status: Non-Recognized

Condition Rating: 76.96 %

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



SHORELINE CENTER

SITE - BASIC INFORMATION

1. **ADDRESS:** 18560 1st Ave. NE, Shoreline, WA 98155

2. **AREA:** Site: 34.80 Acres

3. **BCA RATING:**

Site: **78.94%**
Building A, (1965), 10,364 SF: **72.08%**
Building B, (1954), 15,739 SF: **70.73%**
Building C, (1954), 10,702 SF: **69.59%**
Building D, (1954), 18,009 SF: **73.99%**
Building E, (1954), 13,799 SF: **70.19%**
Building F, (1954), 14,525 SF: **71.86%**
Building G, (1954), 13,784 SF: **71.85%**
Building H, (1954), 18,014 SF: **68.24%**
Building I, (1954), 11,820SF: **68.24%**
Building J, (1954), 12,224 SF: **70.96%**
Building K, (1954), 19,911 SF: **69.23%**
Building L, (1954), 4,094 SF: **67.25%**
Building M, (1954), 2,108 SF: **56.70%**
Building N, (1954), 36,589 SF: **74.86%**
Garage (1996), 2,333 SF: **70.17%**
Storage (1996), 1,909 SF: **62.15%**
Stadium (2000), 10,226 SF: **81.56%**

NAC ARCHITECTURE



NAC ARCHITECTURE


SHORELINE CENTER
18560
MAIN ENTRANCE






TRANCE





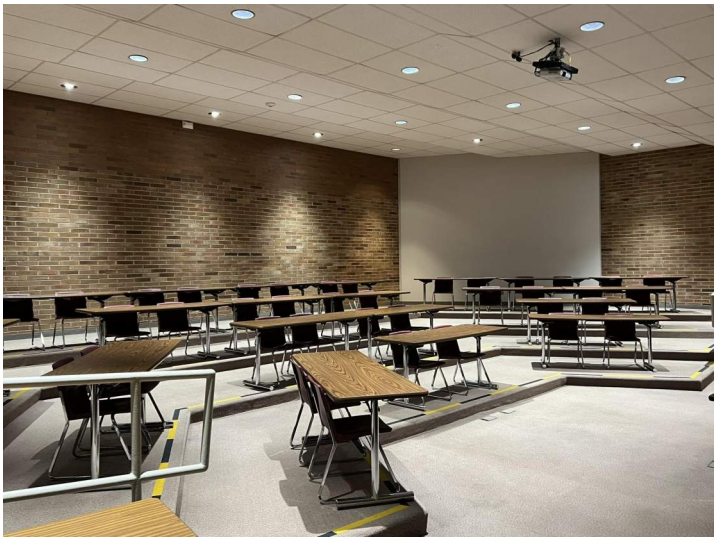








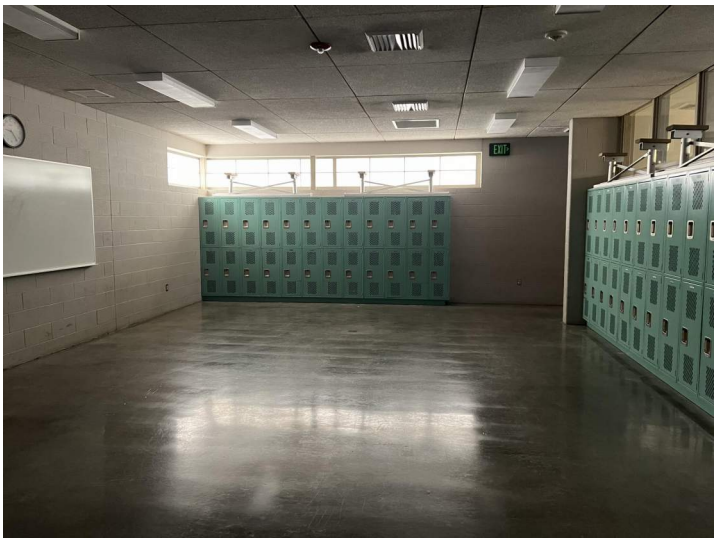




NAC ARCHITECTURE













NAC ARCHITECTURE

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2024-2025

SHORELINE

72.08%

SHORELINE CENTER - BUILDING A

Building Details

PROFILE TYPE	Auditorium/Theater
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1954	Auditorium	10,364	0	0		
	Building Totals	**10,364**	**0**	**0**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	Deficiencies:	Minor Cracking		
	Causes:	Other		
	Comments:	General Wear and Tear		
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Floor Construction	B1010		90.00% Good
	Roof Construction	B1020		90.00% Good
	Stairs	B1080		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Excessive Heat Loss		

SHORELINE CENTER - BUILDING A

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	*Causes:*	Inadequate Insulation		
	Exterior Doors and Grilles	B2050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General Wear and Tear		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General Wear and Tear		
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Protective Coating, Surface Weathering		
	Comments:	Wearing out		
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	General Wear and Tear		
	Horizontal Openings	B3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	General Wear and Tear		
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		

SHORELINE CENTER - BUILDING A

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	*Comments:*	General Wear and Tear		
	Interior Grilles and Gates	C1040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General Wear and Tear		
	Raised Floor Construction	C1060		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Maintenance		
	Interior Fabrications	C2020		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Other		
	Comments:	General Wear and Tear		
	Flooring	C2030		62.00% Fair
	Deficiencies:	Stains, Discoloration		
	Causes:	Deterioration		
	Stair Finishes	C2040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	General Wear and Tear		
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Other		
	Comments:	General Wear and Tear		
Plumbing	Domestic Water Distribution	D2010		62.00% Fair

SHORELINE CENTER - BUILDING A

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	*Deficiencies:*	Other		
	Causes:	Other		
	Comments:	Aging System		
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging System		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging System		
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	General Purpose Electrical Power	D5030		90.00% Good

SHORELINE CENTER - BUILDING A

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	Lighting	D5040		62.00% Fair
	Deficiencies:	Uneven or Low light Levels		
	Causes:	Mismatched Lights, Other		
	Comments:	Aging lights		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	Deficiencies:	System Not working to Capacity		
	Causes:	Other		
	Comments:	Deficiency: Partial DDC system		
Equipment	Institutional Equipment	E1040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Deterioration		
	Comments:	General Wear and Tear		
	Entertainment and Recreational Equipment	E1070		62.00% Fair
	Deficiencies:	Unsightly		
	Causes:	Equipment Obsolescence		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Other		

SHORELINE CENTER - BUILDING A

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	*Causes:*	Other		
	Comments:	General Wear and Tear		
	Movable Furnishings	E2050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	General Wear and Tear		

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2024-2025

SHORELINE

70.73%

SHORELINE CENTER - BUILDING B

Building Details

PROFILE TYPE	Cafeteria/Kitchen
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1954	Staff Dev. Center	15,739	0	0		
	Building Totals	**15,739**	**0**	**0**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	Deficiencies:	Minor Cracking		
	Causes:	Other		
	Comments:	General Wear and Tear		
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Excessive Heat Loss		
	Causes:	Inadequate Insulation		
	Exterior Windows	B2020		62.00% Fair

SHORELINE CENTER - BUILDING B

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	*Deficiencies:*	Other		
	Causes:	U-Value		
	Comments:	General Wear and Tear		
	Exterior Doors and Grilles	B2050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General Wear and Tear		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General Wear and Tear		
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Protective Coating, Surface Weathering		
	Comments:	Wearing out		
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	General Wear and Tear		
	Horizontal Openings	B3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	General Wear and Tear		
	Overhead Exterior Enclosures	B3080		62.00% Fair
	Deficiencies:	Peeling Paint, Rusted Metal Finishes/Components		
	Causes:	Moisture Intrusion		

SHORELINE CENTER - BUILDING B

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General Wear and Tear		
	Interior Grilles and Gates	C1040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General Wear and Tear		
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Maintenance		
	Interior Fabrications	C2020		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Other		
	Comments:	General Wear and Tear		
	Flooring	C2030		62.00% Fair
	Deficiencies:	Stains, Discoloration		
	Causes:	Deterioration		
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	General Wear and Tear		

SHORELINE CENTER - BUILDING B

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	Domestic Water Distribution	D2010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging System		
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Incomplete Coverage		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		62.00% Fair
	Deficiencies:	Other		

SHORELINE CENTER - BUILDING B

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	*Causes:*	Equipment Obsolescence		
	Comments:	Aging System		
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		62.00% Fair
	Deficiencies:	Uneven or Low light Levels		
	Causes:	Mismatched Lights		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	Deficiencies:	System Not working to Capacity		
	Causes:	Equipment Obsolescence		
Equipment	Vehicle and Pedestrian Equipment	E1010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Dock bumpers worn out		
	Commercial Equipment	E1030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Age Deterioration		
	Comments:	General Wear and Tear		

SHORELINE
70.73%

SHORELINE CENTER - BUILDING B

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Equipment	Other Equipment	E1090		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	General Wear and Tear		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		
	Movable Furnishings	E2050		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		
	Comments:	General Wear and Tear		

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2024-2025

SHORELINE
69.59%

SHORELINE CENTER - BUILDING C

Building Details

PROFILE TYPE	Classroom Building - Slabs On Grade
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1954	Conference Center	10,702	0	0		
	Building Totals	**10,702**	**0**	**0**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	Deficiencies:	Minor Cracking		
	Causes:	Other		
	Comments:	General Wear and Tear		
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Excessive Heat Loss		
	Causes:	Inadequate Insulation		
	Exterior Windows	B2020		62.00% Fair

SHORELINE CENTER - BUILDING C

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	*Deficiencies:*	Other		
	Causes:	U-Value		
	Comments:	General Wear and Tear		
	Exterior Doors and Grilles	B2050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General Wear and Tear		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General Wear and Tear		
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Protective Coating, Surface Weathering		
	Comments:	Wearing out		
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	General Wear and Tear		
	Horizontal Openings	B3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	General Wear and Tear		
	Overhead Exterior Enclosures	B3080		62.00% Fair
	Deficiencies:	Peeling Paint, Rusted Metal Finishes/Components		
	Causes:	Moisture Intrusion		

SHORELINE CENTER - BUILDING C

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		62.00% Fair
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Deficiency: Partial coverage of ADA hardware		
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Surface Damage		
	Interior Fabrications	C2020		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Other		
	Comments:	General Wear and Tear		
	Flooring	C2030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Deterioration		
	Comments:	General Wear and Tear		
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Efflorescence and Staining		
	Causes:	Moisture		
Plumbing	Domestic Water Distribution	D2010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging System		

SHORELINE CENTER - BUILDING C

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	Deficiencies:	Insufficient Heat		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging system		
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging system		
	General Purpose Electrical Power	D5030		90.00% Good

SHORELINE
69.59%

SHORELINE CENTER - BUILDING C

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	Lighting	D5040		62.00% Fair
	Deficiencies:	Uneven or Low light Levels		
	Causes:	Other		
	Comments:	Older lights		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	Deficiencies:	System Not working to Capacity		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Partial DDC system		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		
	Movable Furnishings	E2050		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2024-2025

SHORELINE

73.99%

SHORELINE CENTER - BUILDING D

Building Details

PROFILE TYPE	Administrative
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1954	District Administration	18,009	0	0		
	Building Totals	**18,009**	**0**	**0**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Floor Construction	B1010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	minor cracking		
	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Excessive Heat Loss		
	Causes:	Inadequate Insulation		
	Exterior Windows	B2020		62.00% Fair

SHORELINE CENTER - BUILDING D

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	*Deficiencies:*	Other		
	Causes:	Material Condition, U-Value		
	Comments:	General Wear and Tear		
	Exterior Doors and Grilles	B2050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General Wear and Tear		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General Wear and Tear		
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Protective Coating, Surface Weathering		
	Comments:	Wearing out		
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	General Wear and Tear		
	Horizontal Openings	B3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	General Wear and Tear		
	Overhead Exterior Enclosures	B3080		62.00% Fair
	Deficiencies:	Peeling Paint, Rusted Metal Finishes/Components		
	Causes:	Moisture Intrusion		

SHORELINE CENTER - BUILDING D

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General Wear and Tear		
	Interior Grilles and Gates	C1040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General Wear and Tear		
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Surface Damage		
	Comments:	General Wear and Tear		
	Interior Fabrications	C2020		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Other		
	Comments:	General Wear and Tear		
	Flooring	C2030		62.00% Fair
	Deficiencies:	Stains, Discoloration		
	Causes:	Deterioration		
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Efflorescence and Staining		
	Causes:	Moisture		

SHORELINE CENTER - BUILDING D

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	Domestic Water Distribution	D2010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging System		
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	Deficiencies:	Insufficient Heat		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Cooling Systems	D3030		62.00% Fair
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
Fire Protection	Fire Suppression	D4010		90.00% Good

SHORELINE CENTER - BUILDING D

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Fire Protection	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	Deficiencies:	System Not working to Capacity		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Partial DDC System		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Other		
	Comments:	General Wear and Tear		
	Movable Furnishings	E2050		62.00% Fair
	Deficiencies:	Surface Deterioration		

SHORELINE CENTER - BUILDING D

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	*Causes:*	Deterioration		
	Comments:	General Wear and Tear		

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2024-2025

SHORELINE

70.19%

SHORELINE CENTER - BUILDING E

Building Details

PROFILE TYPE	Administrative
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1954	Community Center	13,799	0	0		
	Building Totals	**13,799**	**0**	**0**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Floor Construction	B1010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	minor cracking		
	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Excessive Heat Loss		
	Causes:	Inadequate Insulation		
	Exterior Windows	B2020		62.00% Fair

SHORELINE CENTER - BUILDING E

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	*Deficiencies:*	Other		
	Causes:	U-Value		
	Comments:	General Wear and Tear		
	Exterior Doors and Grilles	B2050		62.00% Fair
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Deficiency: Partial ADA coverage		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General Wear and Tear		
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Protective Coating, Surface Weathering		
	Comments:	Wearing out		
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	General Wear and Tear		
	Horizontal Openings	B3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	General Wear and Tear		
	Overhead Exterior Enclosures	B3080		62.00% Fair
	Deficiencies:	Peeling Paint, Rusted Metal Finishes/Components		
	Causes:	Moisture Intrusion		

SHORELINE CENTER - BUILDING E

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		62.00% Fair
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Deficiency: Partial ADA coverage		
	Interior Grilles and Gates	C1040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General Wear and Tear		
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Surface Damage		
	Comments:	General Wear and Tear		
	Interior Fabrications	C2020		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Other		
	Comments:	General Wear and Tear		
	Flooring	C2030		62.00% Fair
	Deficiencies:	Stains, Discoloration		
	Causes:	Deterioration		
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Efflorescence and Staining		
	Causes:	Moisture		

SHORELINE CENTER - BUILDING E

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	Domestic Water Distribution	D2010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging System		
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Cooling Systems	D3030		62.00% Fair
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
Fire Protection	Fire Suppression	D4010		90.00% Good

SHORELINE CENTER - BUILDING E

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Fire Protection	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging Systems		
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		62.00% Fair
	Deficiencies:	Uneven or Low light Levels		
	Causes:	Mismatched Lights, Other		
	Comments:	Older lights		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	Deficiencies:	System Not working to Capacity		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Partial DDC System		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		

SHORELINE CENTER - BUILDING E

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	*Comments:*	General Wear and Tear		
	Movable Furnishings	E2050		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		
	Comments:	General Wear and Tear		

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2024-2025

SHORELINE
71.86%

SHORELINE CENTER - BUILDING F

Building Details

PROFILE TYPE	Classroom Building - Slabs On Grade
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1954	Community Center	14,525	0	0		
	Building Totals	**14,525**	**0**	**0**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	Deficiencies:	Minor Cracking		
	Causes:	Other		
	Comments:	General Wear and Tear		
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Excessive Heat Loss		
	Causes:	Inadequate Insulation		
	Exterior Windows	B2020		62.00% Fair

SHORELINE CENTER - BUILDING F

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	*Deficiencies:*	Other		
	Causes:	U-Value		
	Comments:	General Wear and Tear		
	Exterior Doors and Grilles	B2050		30.00% Poor
	Deficiencies:	Not ADA Compliant		
	Causes:	Material Condition, Other		
	Comments:	Not all doors are ADA compliant, General Wear and Tear		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General Wear and Tear		
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Protective Coating, Surface Weathering		
	Comments:	Wearing out		
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	General Wear and Tear		
	Horizontal Openings	B3060		62.00% Fair
	Deficiencies:	Faulty Material		
	Causes:	Surface Weathering		
	Comments:	General Wear and Tear		
	Overhead Exterior Enclosures	B3080		62.00% Fair
	Deficiencies:	Peeling Paint, Rusted Metal Finishes/Components		

SHORELINE CENTER - BUILDING F

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	*Causes:*	Moisture Intrusion		
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		30.00% Poor
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Not all doors are ADA compliant		
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Surface Damage		
	Comments:	General Wear and Tear		
	Interior Fabrications	C2020		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Other		
	Comments:	General Wear and Tear		
	Flooring	C2030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Deterioration		
	Comments:	General Wear and Tear		
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Efflorescence and Staining		
	Causes:	Moisture		
Plumbing	Domestic Water Distribution	D2010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		

SHORELINE CENTER - BUILDING F

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	*Comments:*	Aging System		
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good

SHORELINE
71.86%

SHORELINE CENTER - BUILDING F

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	Deficiencies:	System Not working to Capacity		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Partial DDC System		
Furnishings	Movable Furnishings	E2050		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		
	Comments:	General Wear and Tear		

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2024-2025

SHORELINE

71.85%

SHORELINE CENTER - BUILDING G

Building Details

PROFILE TYPE	Classroom Building - Slabs On Grade
NUMBER OF FLOORS	1
CHARACTERISTICS	Leased To Others, Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1954	Senior Center	13,784	0	0		
	Building Totals	**13,784**	**0**	**0**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	Deficiencies:	Minor Cracking		
	Causes:	Other		
	Comments:	General Wear and Tear		
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Excessive Heat Loss		
	Causes:	Inadequate Insulation		
	Exterior Windows	B2020		62.00% Fair

SHORELINE CENTER - BUILDING G

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	*Deficiencies:*	Other		
	Causes:	U-Value		
	Comments:	General Wear and Tear		
	Exterior Doors and Grilles	B2050		30.00% Poor
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Not all doors are ADA compliant, General Wear and Tear		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General Wear and Tear		
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Protective Coating, Surface Weathering		
	Comments:	Wearing out		
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	General Wear and Tear		
	Horizontal Openings	B3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	General Wear and Tear		
	Overhead Exterior Enclosures	B3080		62.00% Fair
	Deficiencies:	Peeling Paint, Rusted Metal Finishes/Components		

SHORELINE CENTER - BUILDING G

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	*Causes:*	Moisture Intrusion		
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		30.00% Poor
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Not all doors are ADA compliant		
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Surface Damage		
	Interior Fabrications	C2020		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Other		
	Comments:	General Wear and Tear		
	Flooring	C2030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Deterioration		
	Comments:	General Wear and Tear		
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Efflorescence and Staining		
	Causes:	Moisture		
Plumbing	Domestic Water Distribution	D2010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging System		

SHORELINE
71.85%

SHORELINE CENTER - BUILDING G

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	Deficiencies:	Uneven Zone Coverage		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good

SHORELINE
71.85%

SHORELINE CENTER - BUILDING G

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	Deficiencies:	System Not working to Capacity		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Partial DDC System		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		
	Movable Furnishings	E2050		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2024-2025

SHORELINE

68.24%

SHORELINE CENTER - BUILDING H

Building Details

PROFILE TYPE	Administrative
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1954	District Administration	18,014	0	0		
	Building Totals	**18,014**	**0**	**0**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Floor Construction	B1010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Minor Cracking, General Wear and Tear		
	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking, Efflorescence and Staining		
	Causes:	Moisture Penetration		
	Exterior Windows	B2020		62.00% Fair

SHORELINE CENTER - BUILDING H

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	*Deficiencies:*	Excessive Heat Loss		
	Causes:	U-Value		
	Comments:	General Wear and Tear		
	Exterior Doors and Grilles	B2050		30.00% Poor
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Not all doors are ADA compliant		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General Wear and Tear		
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Protective Coating, Surface Weathering		
	Comments:	Wearing out		
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	General Wear and Tear		
	Horizontal Openings	B3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	General Wear and Tear		
	Overhead Exterior Enclosures	B3080		62.00% Fair
	Deficiencies:	Peeling Paint, Rusted Metal Finishes/Components		
	Causes:	Moisture Intrusion		

SHORELINE
68.24%

SHORELINE CENTER - BUILDING H

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		30.00% Poor
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Not all doors are ADA Compliant		
	Interior Grilles and Gates	C1040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General Wear and Tear		
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking, Efflorescence and Staining		
	Causes:	Maintenance		
	Interior Fabrications	C2020		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Other		
	Comments:	General Wear and Tear		
	Flooring	C2030		62.00% Fair
	Deficiencies:	Stains, Discoloration		
	Causes:	Deterioration		
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Efflorescence and Staining		
	Causes:	Moisture		
Plumbing	Domestic Water Distribution	D2010		62.00% Fair

SHORELINE CENTER - BUILDING H

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	*Deficiencies:*	Other		
	Causes:	Other		
	Comments:	Aging System		
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	Deficiencies:	Insufficient Heat		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Cooling Systems	D3030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good

SHORELINE CENTER - BUILDING H

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	Electrical Services and Distribution	D5020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		62.00% Fair
	Deficiencies:	Uneven or Low light Levels		
	Causes:	Mismatched Lights, Other		
	Comments:	Older fixtures		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	Deficiencies:	System Not working to Capacity		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Partial DDC System		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		
	Comments:	General Wear and Tear		

SHORELINE
68.24%

SHORELINE CENTER - BUILDING H

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	Movable Furnishings	E2050		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2024-2025

SHORELINE

68.24%

SHORELINE CENTER - BUILDING I

Building Details

PROFILE TYPE	Administrative
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1954	District Administration	12,091	0	0		
	Building Totals	**12,091**	**0**	**0**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Floor Construction	B1010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	minor cracking. General Wear and Tear		
	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking, Efflorescence and Staining		
	Causes:	Moisture Intrusion		
	Exterior Windows	B2020		62.00% Fair

SHORELINE CENTER - BUILDING I

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	*Deficiencies:*	Excessive Heat Loss		
	Causes:	U-Value		
	Comments:	General Wear and Tear		
	Exterior Doors and Grilles	B2050		30.00% Poor
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Not all doors are ADA compliant		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General Wear and Tear		
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Faulty Material		
	Causes:	Protective Coating, Surface Weathering		
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	General Wear and Tear		
	Horizontal Openings	B3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	General Wear and Tear		
	Overhead Exterior Enclosures	B3080		62.00% Fair
	Deficiencies:	Peeling Paint, Rusted Metal Finishes/Components		
	Causes:	Moisture Intrusion		
Interior Construction	Interior Partitions	C1010		90.00% Good

SHORELINE CENTER - BUILDING I

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		30.00% Poor
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Not all doors are ADA compliant		
	Interior Grilles and Gates	C1040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General Wear and Tear		
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking, Efflorescence and Staining		
	Causes:	Maintenance, Surface Damage		
	Interior Fabrications	C2020		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Other		
	Comments:	General Wear and Tear		
	Flooring	C2030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Deterioration		
	Comments:	General Wear and Tear		
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Efflorescence and Staining		
	Causes:	Moisture		
Plumbing	Domestic Water Distribution	D2010		62.00% Fair
	Deficiencies:	Other		

SHORELINE CENTER - BUILDING I

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	*Causes:*	Other		
	Comments:	Aging System		
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Cooling Systems	D3030		62.00% Fair
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		62.00% Fair

SHORELINE CENTER - BUILDING I

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	*Deficiencies:*	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		62.00% Fair
	Deficiencies:	Uneven or Low light Levels		
	Causes:	Mismatched Lights, Other		
	Comments:	Older fixtures		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	Deficiencies:	System Not working to Capacity		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Partial DDC System		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		
	Comments:	General Wear and Tear		
	Movable Furnishings	E2050		62.00% Fair
	Deficiencies:	Surface Deterioration		

SHORELINE CENTER - BUILDING I

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	*Causes:*	Deterioration		

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2024-2025

SHORELINE

70.96%

SHORELINE CENTER - BUILDING J

Building Details

PROFILE TYPE	Administrative
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1954	District Administration	12,373	0	0		
	Building Totals	**12,373**	**0**	**0**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Floor Construction	B1010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Minor Cracking. General Wear and Tear		
	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Excessive Heat Loss		
	Causes:	Inadequate Insulation		

SHORELINE CENTER - BUILDING J

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Windows	B2020		62.00% Fair
	Deficiencies:	Excessive Heat Loss		
	Causes:	U-Value		
	Comments:	General Wear and Tear		
	Exterior Doors and Grilles	B2050		30.00% Poor
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Not all doors are ADA compliant		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General Wear and Tear		
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Protective Coating, Surface Weathering		
	Comments:	Wearing out		
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	General Wear and Tear		
	Horizontal Openings	B3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	General Wear and Tear		
	Overhead Exterior Enclosures	B3080		62.00% Fair
	Deficiencies:	Peeling Paint, Rusted Metal Finishes/Components		

SHORELINE CENTER - BUILDING J

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	*Causes:*	Moisture Intrusion		
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		30.00% Poor
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Not all doors are ADA compliant		
	Interior Grilles and Gates	C1040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General Wear and Tear		
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Surface Damage		
	Comments:	General Wear and Tear		
	Interior Fabrications	C2020		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Other		
	Comments:	General Wear and Tear		
	Flooring	C2030		62.00% Fair
	Deficiencies:	Stains, Discoloration		
	Causes:	Deterioration		
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Efflorescence and Staining		
	Causes:	Moisture		

SHORELINE CENTER - BUILDING J

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	Domestic Water Distribution	D2010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging System		
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Cooling Systems	D3030		62.00% Fair
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
Fire Protection	Fire Suppression	D4010		90.00% Good

SHORELINE CENTER - BUILDING J

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Fire Protection	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	Deficiencies:	System Not working to Capacity		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Partial DDC System		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		
	Comments:	General Wear and Tear		
	Movable Furnishings	E2050		62.00% Fair
	Deficiencies:	Surface Deterioration		

SHORELINE CENTER - BUILDING J

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	*Causes:*	Deterioration		
	Comments:	General Wear and Tear		

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2024-2025

SHORELINE

69.23%

SHORELINE CENTER - BUILDING K

Building Details

PROFILE TYPE	Maintenance and Operations
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1954	Maintenance	16,472	0	0		
2000	Addition	2,512	0	0		
	Building Totals	**18,984**	**0**	**0**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	Deficiencies:	Minor Cracking, Settlement		
	Causes:	Design Loads, Occupancy Changes		
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Excessive Heat Loss		
	Causes:	Inadequate Insulation		
	Exterior Windows	B2020		62.00% Fair

SHORELINE CENTER - BUILDING K

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	*Deficiencies:*	Excessive Heat Loss		
	Causes:	U-Value		
	Exterior Doors and Grilles	B2050		30.00% Poor
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Not all doors are ADA Compliant		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General Wear and Tear		
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Protective Coating, Surface Weathering		
	Comments:	Wearing out		
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	General Wear and Tear		
	Horizontal Openings	B3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	General Wear and Tear		
	Overhead Exterior Enclosures	B3080		62.00% Fair
	Deficiencies:	Peeling Paint, Rusted Metal Finishes/Components		
	Causes:	Moisture Intrusion		
Interior Construction	Interior Partitions	C1010		90.00% Good

SHORELINE CENTER - BUILDING K

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		30.00% Poor
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Not all doors are ADA compliant		
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Maintenance, Surface Damage		
	Interior Fabrications	C2020		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Other		
	Comments:	Wearing out		
	Flooring	C2030		62.00% Fair
	Deficiencies:	Stains, Discoloration		
	Causes:	Deterioration		
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Efflorescence and Staining		
	Causes:	Moisture		
Plumbing	Domestic Water Distribution	D2010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging System		
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		62.00% Fair

SHORELINE CENTER - BUILDING K

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	*Deficiencies:*	Other		
	Causes:	Other		
	Comments:	Aging System		
	General Service Compressed-Air	D2050		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Comments:	Aging system		
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging system		
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		

SHORELINE CENTER - BUILDING K

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	General Purpose Electrical Power	D5030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	Deficiencies:	System Not working to Capacity		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Partial DDC System		
Equipment	Other Equipment	E1090		62.00% Fair
	Deficiencies:	Other		
	Causes:	Deterioration		
	Comments:	General Wear and Tear		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		
	Movable Furnishings	E2050		62.00% Fair

SHORELINE
69.23%

SHORELINE CENTER - BUILDING K

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	*Deficiencies:*	Surface Deterioration		
	Causes:	Deterioration		
	Comments:	General Wear and Tear		

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SHORELINE
67.25%

SHORELINE CENTER - BUILDING L

Building Details

PROFILE TYPE	Classroom Building - Slabs On Grade
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1962	Print Shop	2,421	0	0		
2000	Addition	1,654	0	0		
	Building Totals	**4,075**	**0**	**0**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	Deficiencies:	Minor Cracking		
	Causes:	Foundation		
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Excessive Heat Loss		
	Causes:	Inadequate Insulation		
	Exterior Windows	B2020		62.00% Fair

SHORELINE CENTER - BUILDING L

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	*Deficiencies:*	Excessive Heat Loss		
	Causes:	U-Value		
	Exterior Doors and Grilles	B2050		30.00% Poor
	Deficiencies:	Not ADA Compliant, Other		
	Causes:	Material Condition		
	Comments:	General Wear and Tear. Not all ADA compliant		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General Wear and Tear		
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Protective Coating, Surface Weathering		
	Comments:	Wearing out		
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Protective Coating, Surface Weathering		
	Comments:	Wearing out		
	Horizontal Openings	B3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	General Wear and Tear		
	Overhead Exterior Enclosures	B3080		62.00% Fair
	Deficiencies:	Peeling Paint, Rusted Metal Finishes/Components		
	Causes:	Moisture Intrusion		

SHORELINE CENTER - BUILDING L

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		30.00% Poor
	Deficiencies:	Not ADA Compliant		
	Causes:	Material Condition		
	Comments:	General Wear and Tear, Not all ADA compliant		
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Surface Damage		
	Comments:	General Wear and Tear		
	Interior Fabrications	C2020		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Other		
	Comments:	General Wear and Tear		
	Flooring	C2030		62.00% Fair
	Deficiencies:	Stains, Discoloration		
	Causes:	Deterioration		
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Efflorescence and Staining		
	Causes:	Moisture		
Plumbing	Domestic Water Distribution	D2010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging System		

SHORELINE CENTER - BUILDING L

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
Fire Protection	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	General Purpose Electrical Power	D5030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		

SHORELINE
67.25%

SHORELINE CENTER - BUILDING L

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	*Comments:*	Aging System		
	Lighting	D5040		62.00% Fair
	Deficiencies:	Uneven or Low light Levels		
	Causes:	Mismatched Lights, Other		
	Comments:	Older fixtures		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	Deficiencies:	System Not working to Capacity		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Partial DDC System		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		
	Movable Furnishings	E2050		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		

School Facilities and Organization

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SHORELINE

56.70%

SHORELINE CENTER - BUILDING M

Building Details

PROFILE TYPE	Maintenance and Operations
NUMBER OF FLOORS	1
CHARACTERISTICS	Vacant
COMMENTS	Building M scheduled to be demolished summer 2024.

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1954	Boiler	2,152	0	0		
	Building Totals	**2,152**	**0**	**0**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		62.00% Fair
	Deficiencies:	Cracking, Settlement		
	Causes:	Piers/Footings, Soils		
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	Deficiencies:	Minor Cracking		
	Causes:	Foundation		
Water and Gas Mitigation	Building Subdrainage	A6010		62.00% Fair
	Deficiencies:	Inadequate Flow		
	Causes:	Inadequate Capacity		
Superstructure	Roof Construction	B1020		62.00% Fair

SHORELINE CENTER - BUILDING M

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	*Deficiencies:*	Other		
	Causes:	Other		
	Comments:	Wearing out		
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking, Efflorescence and Staining, Excessive Heat Loss		
	Causes:	Inadequate Insulation, Loose, Cracked, Warped or Broken Boards/Panels, Surface Damage		
	Exterior Windows	B2020		62.00% Fair
	Deficiencies:	Excessive Heat Loss		
	Causes:	U-Value		
	Exterior Doors and Grilles	B2050		30.00% Poor
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Not all doors are ADA compliant		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition, Other		
	Comments:	Wearing out		
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Hazardous Materials, Other		
	Comments:	Wearing Out, asbestos		
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Wearing out		

SHORELINE CENTER - BUILDING M

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Horizontal Openings	B3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Wearing out		
	Overhead Exterior Enclosures	B3080		62.00% Fair
	Deficiencies:	Peeling Paint, Rusted Metal Finishes/Components		
	Causes:	Moisture Intrusion		
Interior Construction	Interior Partitions	C1010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Asbestos inside the building		
	Interior Doors	C1030		30.00% Poor
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Not all doors are ADA compliant		
Interior Finishes	Wall Finishes	C2010		30.00% Poor
	Deficiencies:	Cracking, Peeling, Flaking, Efflorescence and Staining, Surface Appearance		
	Causes:	Moisture		
	Flooring	C2030		30.00% Poor
	Deficiencies:	Broken or Loose Tiles, Irregular Surface		
	Causes:	Moisture, Other		
	Comments:	Asbestos in the building		
Plumbing	Domestic Water Distribution	D2010		62.00% Fair
	Deficiencies:	Lack of Water Flow, Other		
	Causes:	Excessive Wear, Other		

SHORELINE CENTER - BUILDING M

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	*Comments:*	Aging system		
	Sanitary Drainage	D2020		62.00% Fair
	Deficiencies:	Other, Slow Draining		
	Causes:	Defective Pipes, Other		
	Comments:	Aging system		
	Building Support Plumbing Systems	D2030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging systems		
Electrical	Lighting	D5040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Mismatched Lights, Other		
	Comments:	Older fixtures		
Furnishings	Fixed Furnishings	E2010		30.00% Poor
	Deficiencies:	Other, Surface Deterioration, Unsightly		
	Causes:	Deterioration, Physical Damage		
	Comments:	Worn out		

School Facilities and Organization

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SHORELINE

74.86%

SHORELINE CENTER - BUILDING N

Building Details

PROFILE TYPE	Gymnasium
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1954	Gymnasium	31,410	0	0		
1979	Office Addition	5,207	0	0		
	Building Totals	**36,617**	**0**	**0**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking, Damaged Masonry		
	Causes:	Inadequate Insulation, Moisture Intrusion, Moisture Penetration, Structural and Frame Movement		
	Exterior Windows	B2020		62.00% Fair
	Deficiencies:	Excessive Heat Loss		

SHORELINE CENTER - BUILDING N

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	*Causes:*	U-Value		
	Exterior Doors and Grilles	B2050		62.00% Fair
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Deficiency: Partial ADA Coverage		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General wear and tear.		
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Protective Coating, Surface Weathering		
	Comments:	Wearing out		
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	General wear and tear.		
	Horizontal Openings	B3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	General wear and tear.		
	Overhead Exterior Enclosures	B3080		62.00% Fair
	Deficiencies:	Peeling Paint, Rusted Metal Finishes/Components		
	Causes:	Moisture Intrusion		
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Doors	C1030		62.00% Fair

SHORELINE CENTER - BUILDING N

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	*Deficiencies:*	Not ADA Compliant		
	Causes:	Other		
	Comments:	Deficiency: Partial ADA Coverage		
	Interior Grilles and Gates	C1040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	General wear and tear.		
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Surface Damage		
	Comments:	General wear and tear.		
	Interior Fabrications	C2020		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Other		
	Comments:	General wear and tear.		
	Flooring	C2030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Deterioration		
	Comments:	General wear and tear.		
	Ceiling Finishes	C2050		90.00% Good
Plumbing	Domestic Water Distribution	D2010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging System		
	Sanitary Drainage	D2020		90.00% Good

SHORELINE CENTER - BUILDING N

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Comments:	Aging system		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Comments:	Aging system		
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Incomplete Coverage		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
Fire Protection	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	General Purpose Electrical Power	D5030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		

SHORELINE CENTER - BUILDING N

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	Deficiencies:	System Not working to Capacity		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Partial DDC System		
Equipment	Commercial Equipment	E1030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Age Deterioration		
	Comments:	General wear and tear.		
	Entertainment and Recreational Equipment	E1070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Deterioration		
	Comments:	General wear and tear.		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Other		
	Comments:	General wear and tear.		

SHORELINE
74.86%

SHORELINE CENTER - BUILDING N

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	Movable Furnishings	E2050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	General wear and tear.		

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SHORELINE
70.17%

SHORELINE CENTER - MAINTENANCE - GARAGE

Building Details

PROFILE TYPE	Storage Shed
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied
COMMENTS	Metal parking shed. Limited construction information. Age estimate.

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1996	Garage	2,333	0	0		
	Building Totals	**2,333**	**0**	**0**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	General wear and tear.		
	Exterior Doors and Grilles	B2050		30.00% Poor
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		

SHORELINE CENTER - MAINTENANCE - GARAGE

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	*Comments:*	General wear and tear.		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	General wear and tear.		
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	General wear and tear.		
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	General wear and tear.		
	Horizontal Openings	B3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	General wear and tear.		
	Overhead Exterior Enclosures	B3080		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Damage		
	Comments:	General wear and tear.		
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Damage		
	Comments:	General wear and tear.		
	Flooring	C2030		62.00% Fair

SHORELINE CENTER - MAINTENANCE - GARAGE

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	*Deficiencies:*	Other		
	Causes:	Deterioration		
	Comments:	General wear and tear.		
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Surface Damage		
	Comments:	General wear and tear.		
Plumbing	Building Support Plumbing Systems	D2030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging System		
HVAC	Ventilation	D3060		62.00% Fair
	Deficiencies:	Incomplete Coverage		
	Causes:	Equipment Obsolescence		
Fire Protection	Fire Suppression	D4010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging system		
	Fire Protection Specialties	D4030		90.00% Good
Electrical	General Purpose Electrical Power	D5030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Lighting	D5040		62.00% Fair
	Deficiencies:	Other		

SHORELINE CENTER - MAINTENANCE - GARAGE

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	*Causes:*	Other		
	Comments:	Aging system		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		
	Comments:	General wear and tear.		

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SHORELINE
62.15%

SHORELINE CENTER - MAINTENANCE - STORAGE

Building Details

PROFILE TYPE	Storage Shed
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied
COMMENTS	Pre-fab storage shed. Limited construction information. Age estimate.

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1996	Storage Shed	1,909	0	0		
	Building Totals	**1,909**	**0**	**0**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	Deficiencies:	Minor Cracking		
	Causes:	Other		
	Comments:	General wear and tear.		
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Efflorescence and Staining		
	Causes:	Inadequate Insulation		
	Comments:	General wear and tear.		

SHORELINE CENTER - MAINTENANCE - STORAGE

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Doors and Grilles	B2050		30.00% Poor
	Deficiencies:	Not ADA Compliant		
	Causes:	Material Condition		
	Comments:	General wear and tear.		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Leaking		
	Causes:	Material Condition		
	Comments:	General wear and tear.		
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Sagging		
	Causes:	Surface Weathering		
	Comments:	General wear and tear.		
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	General wear and tear.		
	Horizontal Openings	B3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	General wear and tear.		
	Overhead Exterior Enclosures	B3080		62.00% Fair
	Deficiencies:	Peeling Paint		
	Causes:	Surface Damage		
	Comments:	General wear and tear.		
Interior Construction	Interior Partitions	C1010		62.00% Fair
	Deficiencies:	Other		

SHORELINE CENTER - MAINTENANCE - STORAGE

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	*Causes:*	Defective Material		
	Comments:	General wear and tear.		
	Interior Doors	C1030		30.00% Poor
	Deficiencies:	Not ADA Compliant		
	Causes:	Material Condition		
	Comments:	General wear and tear.		
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Surface Damage		
	Comments:	General wear and tear.		
	Flooring	C2030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Deterioration		
	Comments:	minor cracking		
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Surface Damage		
	Comments:	General wear and tear.		
Plumbing	Domestic Water Distribution	D2010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging System		
	Sanitary Drainage	D2020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging System		

SHORELINE CENTER - MAINTENANCE - STORAGE

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	Building Support Plumbing Systems	D2030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging System		
HVAC	Ventilation	D3060		62.00% Fair
	Deficiencies:	Incomplete Coverage		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
Fire Protection	Fire Suppression	D4010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging System		
	Fire Protection Specialties	D4030		90.00% Good
Electrical	General Purpose Electrical Power	D5030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging System		
	Lighting	D5040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging System		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		
	Comments:	General wear and tear.		

SHORELINE

62.15%

SHORELINE CENTER - MAINTENANCE - STORAGE

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2024-2025

SHORELINE
81.56%

SHORELINE CENTER - STADIUM AND LOCKER ROOMS

Building Details

PROFILE TYPE	Stadium
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1996	Stadium	6,099	0	0		
2000	Control/Locker Rooms	4,127	0	0		
	Building Totals	**10,226**	**0**	**0**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		62.00% Fair
	Deficiencies:	Cracking		
	Causes:	Piers/Footings		
	Special Foundations	A1020		62.00% Fair
	Deficiencies:	Settlement		
	Causes:	Piers/Footings		
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	Deficiencies:	Minor Cracking		
	Causes:	Foundation		
Superstructure	Floor Construction	B1010		90.00% Good

SHORELINE
81.56%

SHORELINE CENTER - STADIUM AND LOCKER ROOMS

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	Roof Construction	B1020		90.00% Good
	Stairs	B1080		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		90.00% Good
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Surface Damage		
	Comments:	General wear and tear.		
	Flooring	C2030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Settlement		
	Comments:	General wear and tear.		
	Stair Finishes	C2040		62.00% Fair
	Deficiencies:	Stains, Discoloration		
	Causes:	Deterioration		
	Comments:	General wear and tear.		
	Ceiling Finishes	C2050		90.00% Good

SHORELINE CENTER - STADIUM AND LOCKER ROOMS

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Heating Systems	D3020		90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	Deficiencies:	System Not working to Capacity		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Partial DDC System		
Equipment	Entertainment and Recreational Equipment	E1070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Deterioration		

SHORELINE
81.56%

SHORELINE CENTER - STADIUM AND LOCKER ROOMS

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Equipment	*Comments:*	General wear and tear.		

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
SHORELINE SCHOOL DISTRICT (17412)

SHORELINE CENTER

Profile Name: Administrative **Last Review:** 1/1/2016

Inventory Status: Non-Recognized

Condition Rating: 78.94 %

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