

EDUCATIONAL FACILITIES STATE STUDY & SURVEY

Mead School District #354
2323 E. Farwell Rd.
Mead, WA 99021



In compliance with
WAC 392-341-025

FINAL
October 15, 2025

NAC

TABLE OF CONTENTS

ITEM	SECTION
Board Resolution: Accepting the Completed Study & Survey	
Executive Summary	
Inventory & Area Analysis of Existing School Facilities.....	1
Summary of Building Inventory.....	1.0.1
Summary of Condition	1.0.2
Condition Matrix.....	1.0.3
Area Analysis.....	1.0.4
Area Analysis, Drawings, & Condition Reports (for each school)	1.1
OSPI Site Inventory (Report 3)	1.2
OSPI Inventory of Sites and Buildings	1.3
Long-Range Educational & Facilities Plan.....	2
Summary of State Assistance Eligibility	2.1a & 2.1b
Demographic Data	2A
OSPI Enrollment Projections (Report 1049) – 2019 Cohort.....	2A.1
OSPI Enrollment Projections (Report 1049) – 2024 Cohort	2A.2
Form 1066	2A.3
Capital Funding.....	2B
School Housing Emergency	2C
Racial Considerations.....	2D
New & Addition Facility Requirements	2E
Modernize or Replace Existing Facility Requirements.....	2F
Time Line	2G
Additional Miscellaneous Pertinent Information.....	3
Building Earthquake EPAT Summary (Natural Hazards Assessment Grant)	3.1
OSPI Detailed Condition Assessment by Building	3.2
25-Year Facilities Plan (2017)	3.3

Insert
Board
Resolution
Adopting
S&S

EXECUTIVE SUMMARY

Introduction

This Study and Survey report has been undertaken by the Mead School District (MSD; “District”) to evaluate, on a district-wide and individual school basis, the needs of the district and the potential need for new and/or modernized facilities. This report responds to requirements of WAC -392-341-025 in anticipation of MSD being eligible for State Assistance for school facility construction.

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

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

Key Contributors & Preparers

- Ned Wendle, Director Facilities & Custodial Services
- Travis Brown, Director Maintenance & Operations
- Michael Cole, NAC Architecture (consultant preparer)
- Brent Harding, NAC Architecture (consultant preparer)

Basic Goals of the Study and Survey Report

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

Guiding Principles

- Ensure academic success and high levels of learning for ALL students.
- Cultivate highly effective and caring teachers, leaders, and staff.
- Utilize resources effectively and be fiscally responsible.
- Connect school, family, and community.
- Develop whole child: safe, challenged, and supported.

MSD Facilities Planning

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

Accordingly, in 2017 MSD developed a 25-year Facilities Plan (see Section 3.3). While two new elementary schools and one new middle school envisioned in that Plan were completed, a third elementary school had to be delayed due to enrollment decline during the pandemic. The 2017 Plan also envisioned modernization/expansion and/or replacement of Brentwood, Evergreen, Farwell, and Meadow Ridge elementary schools in its 2024 cycle. These projects too were delayed by economic conditions during the pandemic. Preliminarily, internal planning by MSD anticipates that these delayed projects and other future projects anticipated by the 2017 Plan will push out approximately six years each.

Study and Survey Summary

Intensive analysis was performed by MSD, beginning in earnest in Fall 2024 and completed in October 2025. MSD engaged with planning consultants in long-range facility planning efforts, which included demographic, facilities, and educational and funding analysis. Existing building conditions were evaluated by NAC Architecture in consultation with Ned Wendle and Travis Brown, and results have been entered in OSPI's ICOS database.

Inventory & Area Analysis (Section 1):

Building condition assessment for all educational facilities was performed by NAC Architecture and then entered in ICOS February 2025. MSD has methodically modernized and replaced aging facilities, including expansion to address contemporary teaching methodologies and curriculum. Nevertheless, MSD is a large district, which results in a broad range of building conditions from excellent to poor, and thus an inherent necessity to cyclically update facilities as financial resources allow.

Since enrollment is not currently increasing MSD's most acute need is modernization and/or replacement of aging facilities at the elementary school grade span. Future enrollment growth will be monitored though in anticipation of the potential need for new facilities.

Demographic (Section 2A):

Between 2006 to 2014 MSD enrollment grew 3.2% (0.4% annual). Between 2014 to 2019 (prior to the Covid-19 pandemic MSD enrollment increased 7.7% (1.5% annual). Between 2019 to 2024 (during the pandemic) MSD enrollment decreased 2.1% (0.4% annual). The net effect of that total 18-year span from 2006 to 2024 was a headcount enrollment increase from 9,105 to 10,033 students, an increase of 928 students or 10.2% (0.6% annual). A temporary peak of 10,243 students was reached in 2019, which represented an increase of 1,138 students or 12.5% (1.0% annual) from 2006.

The 2019 OSPI cohort table predicted district-wide enrollment to grow from 10,243 in 2019 to 11,614 in 2024 which is 13.4% (2.7% annual). Due to the pandemic actual enrollment dropped to 9,848 in 2020, a decrease of 395 students or 3.9% from 2019. In 2021 enrollment rebounded to 10,018, an increase of 170 students or 1.7%. Since 2021 enrollment has fluctuated annually resulting in 10,033 in 2024 to be essentially flat with 2021. Since 2021, K-5 enrollment decreased 1 student or 0.2% (0.05% annual), 6-8 enrollment increased 40 students or 1.7% (0.6% annual), and 9-12 enrollment decreased 66 students or

1.9% (0.6% annual). Since kindergarten has been essentially flat this suggests short term stagnant enrollment. Nevertheless, there is anticipation of modest increased in-migration and birth rates in the Spokane region that causes this study to anticipate the current modest short-term enrollment stagnation to turn back toward growth in three to six years resulting in growth between 0.1% to 1.0% annually.

Capital Funding (Section 2B):

MSD has current bond capacity as follows:

Remaining Non-voted Debt Capacity:	\$43,154,240
Remaining Total Debt (Bond) Capacity:	\$443,259,841
Capital Levy (none anticipated):	\$0
Capital Bond (none anticipated):	\$0
Current Cost per \$1,000 Assessment:	\$1.19
Current Debt Pay-off Date (non-voted):	05/04/2026
Current Debt Pay-off Date (voted):	12/01/2037

School Housing Emergency (Section 2C):

MSD does not have a critical housing emergency, nor does it have schools damaged by catastrophes or natural disasters.

Racial Considerations (Section 2D):

MSD demographic distribution does not have racial imbalances.

Potential Projects & Timelines (Sections 2E/2F/2G) – Potential 2030 Bond Initiative:

Note: Costs based on escalation to 2030 – actual project schedules are to be determined, and escalation will need to be adjusted accordingly.

- New Middle School #4: New approximately 120,000 square-foot facility (\$96,000,000 less \$0 State Assistance = \$96,000,000).
- New Elementary School #11: New approximately 66,000 square-foot facility (\$55,900,000 less \$0 State Assistance = \$55,900,000).
- Brentwood Elementary School Modernization/Expansion or Replacement: New or expanded approximately 66,000 square-foot facility (\$55,900,000 less \$0 State Assistance = \$55,900,000).
- Evergreen Elementary School Modernization/Expansion or Replacement: New or expanded approximately 66,000 square-foot facility (\$55,900,000 less \$0 State Assistance = \$55,900,000).
- Farwell Elementary School Modernization/Expansion or Replacement: New or expanded approximately 66,000 square-foot facility (\$55,900,000 less \$0 State Assistance = \$55,900,000).
- Meadow Ridge Elementary School Modernization/Addition: Expanded approximately 66,000 square-foot facility (\$55,900,000 less \$0 State Assistance = \$55,900,000).

SECTION 1

INVENTORY & AREA ANALYSIS OF EXISTING SCHOOL FACILITIES

1 | INVENTORY & AREA ANALYSIS OF EXISTING SCHOOL FACILITIES

Following this narrative are:

- 1.0.1: SUMMARY OF BUILDING INVENTORY (Inventory Analysis).
- 1.0.2: SUMMARY OF CONDITION (summary of ICOS building and site scores)
- 1.0.3: CONDITION MATRIX (color chart of conditions by facility systems)
- 1.0.4: AREA ANALYSIS
- 1.1: Area Analysis, Floor Plan, Site Plan, & Condition Reports for each building
- 1.2: *OSPI Facility Inventory (Report 3)*
- 1.3: *OSPI Inventory of Sites and Buildings*

See Section 3 for:

- 3.1: *OSPI Building Earthquake EPAT Summary*
- 3.2: *OSPI Detailed Condition Assessment by Building*

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

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

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

The 2015 construction bond resulted in:

- Shiloh Hills Elementary School Modernization/Addition
- Midway Elementary School Modernization/Addition
- Northwood Middle School Replacement
- Miscellaneous maintenance and repair projects

The 2018 construction bond resulted in:

- New Skyline Elementary School (added after bond – not listed in original bond scope)
- New Creekside Elementary School
- New Highland Middle School
- New Transportation Cooperative
- New Maintenance Building
- New Union Stadium
- Miscellaneous maintenance and repair projects

All MSD schools are in generally serviceable condition and less than 30 years of age (since their original construction or last State Assisted modernization except: Brentwood Elementary School, Evergreen Elementary School, Farwell Elementary School, and Meadow Ridge Elementary School have numerous functional, programmatic, and physical condition deficiencies and are currently age-eligible for State Assistance; thus, are likely candidates for near-term full modernization or replacement. Mount Spokane High School and Colbert Elementary School have similar developing deficiencies and will soon be age

eligible; thus, are likely candidates for a future second round of full modernization or replacement projects. Each of the elementary schools listed above were originally constructed between 1956 to 1993. All but Meadow Ridge have been modernized and/or expanded, some multiple times, prior to 2001. Meadow Ridge is the youngest of these facilities having been constructed in 1993. Mount Spokane High School was constructed in 1997.

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

The overall average physical condition of Mead School District schools/sites is Good/Good (aggregate scores of 89.50 for buildings and 89.92 for sites) since about 35% of the inventory is new or relatively new and because MSD has excellent maintenance regimens. See also 1.1.2 *Summary of Condition*. Current ICOS scores:

Brentwood Elementary School:

Building: Good to Excellent with 87.90% Good overall.
Site: Good to Good with 90.00% Good overall.

Colbert Elementary School:

Building: Poor to Excellent with 75.66% Good overall.
Site: Fair to Good with 86.32% Good overall.

Creekside Elementary School:

Building: Excellent to Excellent with 100.00% Excellent overall.
Site: Good to Excellent with 98.94% Excellent overall.

Evergreen Elementary School:

Building: Fair to Excellent with 87.97% Good overall.
Site: Good to Good with 90.00% Good overall.

Farwell Elementary School:

Building: Poor to Excellent with 82.32% Good overall.
Site: Fair to Good with 80.45% Good overall.

Meadow Ridge Elementary School:

Building: Fair to Excellent with 81.75% Good overall.
Site: Fair to Good with 86.82% Good overall.

Midway Elementary School:

Building: Excellent to Excellent with 100.00% Excellent overall.
Site: Excellent to Excellent with 98.13% Excellent overall.

Prairie View Elementary School:

Building: Poor to Excellent with 90.40% Good overall.

Site: Good to Excellent with 89.24% Good overall.

Shiloh Hills Elementary School:

Building: Excellent to Excellent with 99.12% Excellent overall.

Site: Good to Excellent with 98.68% Excellent overall.

Skyline Elementary School:

Building: Excellent to Excellent with 100.00% Excellent overall.

Site: Good to Excellent with 94.46% Good overall.

Highland Middle School:

Building: Excellent to Excellent with 100.00% Excellent overall.

Site: Good to Excellent with 99.14% Excellent overall.

Mountainside Middle School:

Building: Poor to Excellent with 84.52% Good overall.

Site: Good to Excellent with 92.70% Good overall.

Northwood Middle School:

Building: Good to Excellent with 97.93% Excellent overall.

Site: Good to Excellent with 99.14% Excellent overall.

Mead Senior High School:

Building: Poor to Good with 78.78% Good overall.

Site: Fair to Good with 82.32% Good overall.

Mount Spokane High School:

Building: Fair to Excellent with 88.96% Good overall.

Site: Fair to Good with 85.46% Good overall.

Pittsburg Learning Center (non-recognized, thus not included in aggregate scores):

Building: Unsatisfactory to Excellent with 53.75% Fair overall.

Site: Poor to Good with 59.44% Fair overall.

M.E.A.D. Alternative High (non-recognized, thus not included in aggregate scores):

Building: Poor to Excellent with 80.23% Good overall.

Site: Poor to Excellent with 80.61% Good overall.

Mead Ed. Part. – Five Mile (non-recognized, thus not included in aggregate scores):

Building: Fair to Excellent with 84.73% Good overall.

Site: Fair to Good with 86.50% Good overall.

Transportation Cooperative (non-recognized, thus not included in aggregate scores):

Building: Good to Excellent with 99.42% Excellent overall.

Site: Good to Excellent with 99.31% Excellent overall.

All MSD schools exhibit normal wear and tear consistent with their relative ages (see *Detailed Condition Assessment by Building* in Section 3) but are generally serviceable with normal ongoing maintenance costs to be anticipated. Exceptions that currently require or will soon require excessive maintenance investment are Brentwood Elementary School, Evergreen Elementary School, Farwell Elementary School, and Meadow Ridge Elementary School, and to a lesser degree Mount Spokane High School and Colbert Elementary School. These aging facilities will likely require comprehensive modernization or replacement due to wear and tear on interior and exterior materials and systems; accessibility, seismic, thermal/energy and other deficiencies with respect to current building, energy, and safety codes; and operational deficiencies (congestion, poor line of site, inadequately outfitted spaces, etc.).

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

- Evergreen Elementary School – 1961 portion of structure – moderate risk.
- Mead Senior High School – 1972 portion of structure – moderate risk.
- Shiloh Hills Elementary School – 1980 portion of structure – moderate risk.

1.0.1: SUMMARY OF BUILDING INVENTORY

Mead School District
September 25, 2025

NIL = New in Lieu
SA = State Assistance

School Building	New/Modernization	Board Acceptance	Area in SF	Notes
Grades K-5				
Brentwood ES	Modernization	7/28/1993-SA	38,141	38,141 SCAP Mod
Area 2	New	7/28/1993	5,572	
Area 3	New	12/9/2002	8,642	
Colbert ES	Modernization	4/25/2001-SA	15,565	15,565 SCAP Mod
1966 Addition	Modernization	4/25/2001-SA	4,505	4,502 SCAP Mod
1967 Addition	Modernization	4/25/2001-SA	3,223	3,115 SCAP Mod
1979 Addition	New	1979	19,718	
2000 Addition	New	4/25/2001	11,804	
Creekside ES	New	11/22/2021	64,360	
Evergreen ES	Modernization	3/25/1992-SA	35,336	35,336 SCAP Mod
1991 Addition	New	3/25/1992	7,996	
2001 Addition	New	12/9/2002	10,204	
Farwell ES	Modernization	10/31/1988-SA	23,756	23,756 SCAP Mod
1979 Addition	Modernization	10/31/1988-SA	8,957	8,807 SCAP Mod
1987 Addition	New	10/26/1988-SA	3,254	3,355 SCAP New
1991 Addition	New	12/11/1991-SA	7,470	7,200 SCAP New
2001 Addition	New	12/9/2002	8,508	
Meadow Ridge ES	New	5/26/1993-SA	53,972	53,972 SCAP New
Midway ES	Modernization	10/21/2019-SA	51,719	49,558 SCAP Mod
2019 Addition	New	10/21/2019-SA	10,548	1,508 SCAP NIL
Prairie View ES	New	5/11/2009-SA	57,713	54,508 SCAP New
Shiloh Hills ES	Modernization	1/11/2021-SA	51,719	50,787 SCAP Mod
2019 Addition	New	1/11/2021-SA	12,542	279 SCAP NIL
Skyline ES	New	11/29/2021	61,500	
Total K-5 Area:			576,724	
Grades 6-8				
Highland MS	New	11/23/2020-SA	121,324	115,089 SCAP New
Mountainside MS	New	2/8/2010-SA	115,260	105,271 SCAP NIL
Northwood MS	New/NIL	6/10/2019-SA	104,973	88,327 SCAP NIL
Modernized 2019	Modernization	6/10/2019-SA	12,534	12,502 SCAP Mod
2005 Addition	Modernization	4/24/2006	4,169	
Total 6-8 Area:			354,091	
Grades 9-12				
Mead Senior High School	Modernization	11/18/2002-SA	164,443	164,443 SCAP Mod
1980 Addition	Modernization	11/18/2002	47,241	
2001 Addition	New	11/18/2002	24,921	
Mount Spokane High School	New	10/22/1997-SA	230,177	136,316 SCAP New
Total 9-12 Area:			466,782	
Grand Total K-12 Area:			1,397,597	
Non-Recognized				
Pittsburg Learning Center	Modernization/New	1958/1981/2005	88,295	Old Northwood MS
M.E.A.D. Alternative High	Modernization	1995	9,328	
1995 Addition	New	1995	916	
Mead Ed. Part. (Five Mile)	Modernization	2006	8,874	
Mead Transportation Coop.	New	9/28/2020-SA	23,533	23,500 SCAP New
Total Non-Recognized Area:			130,946	

1.0.2: SUMMARY OF CONDITION

Mead School District

September 25, 2025

School Building	Area in SF	ICOS Building Score	Score x Building Area	Site Acres	ICOS Site Score	Score x Acres	APP (Y/N)
Grades K-5							
Brentwood ES	52,355	87.90	4,602,005	10.23	90.00	921	N
Colbert ES	54,815	75.66	4,147,303	13.03	86.32	1,125	N
Creskide ES	64,360	100.00	6,436,000	7.60	98.94	752	N
Evergreen ES	53,536	87.97	4,709,562	16.83	90.00	1,515	N
Farwell ES	51,945	82.32	4,276,112	11.24	80.45	904	N
Meadow Ridge ES	53,972	81.75	4,412,211	40.00	86.82	3,473	N
Midway ES	62,267	100.00	6,226,700	13.12	98.13	1,287	N
Prairie View ES	57,713	90.40	5,217,255	19.78	89.24	1,765	Y
Shiloh Hills ES	64,261	99.12	6,369,550	9.31	98.68	919	N
Skyline ES	61,500	100.00	6,150,000	13.70	94.46	1,294	N
PK-5 Aggregate Scores	576,724	91.11	52,546,698	154.84	90.12	13,955	
Grades 6-8							
Highland MS	121,324	100.00	12,132,400	23.68	99.14	2,348	Y
Mountainside MS	115,260	84.52	9,741,775	79.37	92.70	7,358	Y
Northwood MS	121,676	97.93	11,915,731	18.73	99.14	1,857	Y
6-8 Aggregate Scores	358,260	94.32	33,789,906	121.78	94.94	11,562	
Grades 9-12							
Mead Senior High School	236,605	78.78	18,639,742	49.60	82.32	4,083	N
Mount Spokane High School	230,177	88.96	20,476,546	60.00	85.46	5,128	Y
9-12 Aggregate Scores	466,782	83.80	39,116,288	109.60	84.04	9,211	
K-12 AGGREGATE SCORE							
	1,401,766	89.50	125,452,892	386.22	89.92	34,727	
		Building Score			Site Score		
Non-Recognized							
Pittsburg Learning Center	88,295	53.75	4,745,856	7.08	59.44	421	N
M.E.A.D. Alternative High	10,244	80.23	821,876	1.00	80.61	81	N
Mead Ed. Part. (Five Mile)	8,874	84.73	751,894	1.22	86.50	106	N
Mead Transportation Coop.	23,533	99.42	2,339,651	11.00	99.31	1,092	Y
Non-Recognized Aggregate Scores	130,946	66.13	8,659,277	20.30	83.71	1,699	

1.0.3: CONDITION MATRIX

Mead School District

September 25, 2025

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

[illegible]

1.0.4

AREA ANALYSIS

Mead School District - Area Analysis District Summary

Campus/Site	Building Name	Building Area Description (and Area Number/Letter, if applicable)	Year Built (Original Facility)	If Project Final Board Acceptance was within 30 years							Gross SF	SCAP-Recognized SF
				ALL New Construction (SCAP or locally funded)			APP (OSPI Only)	SCAP-funded Modernizations ONLY				
				If SCAP-funded or locally funded New Construction, Include SCAP Project Number if applicable (see Report 1 in ICOS)	If SCAP-funded include Final Board Acceptance Date on Resolution or If locally funded New Construction, Board discussion of completion (per Notes 1 & 2 below)	Copy of Board Resolution uploaded in ICOS? (See Note 3 Below)	New or N/L SCAP Funded Construction after 1/1/1994	If SCAP funded Modernization, Include SCAP Project Number per Report 1 (found in ICOS)	If SCAP-funded Modernization, include Final Board Acceptance Date (see Report 1 in ICOS)	Copy of Board Resolution uploaded in ICOS? (See Notes 1 & 2 Below)		
Brentwood ES	Original Building	Main Area	1968	Local				10568	7/28/1993	No	38,141	38,141
	Area 2	Main Area	1992	Local	7/28/1993	No					5,572	5,572
	Area 3	Main Area	2001	Local	12/9/2002	Yes					8,642	8,642
	Portable 1	Main Area	1990	Local							1,800	0
	Portable 2	Main Area	1990	Local							1,800	0
										Subtotal	55,955	52,355
Colbert ES	Main Area	Main Area	1965	Local				33042	4/25/2001	Yes	15,565	15,565
	1966 Addition	Main Area	1966	Local				33042	4/25/2001	Yes	4,505	4,505
	1967 Addition	Main Area	1967	Local				33042	4/25/2001	Yes	3,223	3,223
	1979 Addition	Main Area	1979	Local							19,718	19,718
	2000 Addition	Main Area	2000	Local	4/25/2001	Yes					11,804	11,804
	Portable A3/A4	Main Area	1989	Local							1,822	0
	Portable A5/A6	Main Area	1989	Local							1,822	0
										Subtotal	58,459	54,815
Creekside ES	Main Area	Main Area	2020	Local	11/22/2021	Yes					64,360	64,360
										Subtotal	64,360	64,360
Evergreen ES	Main Area	Main Area	1961	Local				10530	3/25/1992	No	35,336	35,336
	1991 Addition	Main Area	1991	Local	3/25/1992	No					7,996	7,996
	2001 Addition	Main Area	2001	Local	12/9/2002	Yes					10,204	10,204
	Portable 1	Main Area	1990	Local							1,604	0
	Portable 2	Main Area	1990	Local							1,604	0
										Subtotal	56,744	53,536
Farwell ES	1956 Area	Main Area	1956	Local				30211	10/31/1988	No	23,756	23,756
	1979 Addition	Main Area	1979	Local				30211	10/31/1988	No	8,957	8,957
	1987 Addition	Main Area	1987	28008	10/26/1988	No					3,254	3,254
	1991 Addition	Main Area	1991	10044	12/11/1991	No					7,470	7,470
	2001 Addition	Main Area	2001	Local	12/9/2002	Yes					8,508	8,508
	Portable 005	Main Area	1991	Local							1,826	0
	Portable 019	Main Area	2001	Local							1,826	0
	Portable 20	Main Area	1991	Local							1,800	0
										Subtotal	57,397	51,945

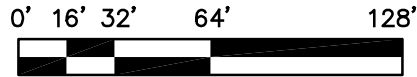
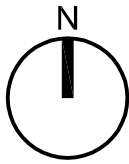
Campus/Site	Building Name	Building Area Description (and Area Number/Letter, if applicable)	Year Built (Original Facility)	If Project Final Board Acceptance was within 30 years							Gross SF	SCAP-Recognized SF
				ALL New Construction (SCAP or locally funded)			APP (OSPI Only)	SCAP-funded Modernizations ONLY				
				If SCAP-funded or locally funded New Construction, Include SCAP Project Number if applicable (see Report 1 in ICOS)	If SCAP-funded include Final Board Acceptance Date on Resolution or If locally funded New Construction, Board discussion of completion (per Notes 1 & 2 below)	Copy of Board Resolution uploaded in ICOS? (See Note 3 Below)	New or N/L SCAP Funded Construction after 1/1/1994	If SCAP funded Modernization, Include SCAP Project Number per Report 1 (found in ICOS)	If SCAP-funded Modernization, include Final Board Acceptance Date (see Report 1 in ICOS)	Copy of Board Resolution uploaded in ICOS? (See Notes 1 & 2 Below)		
Meadow Ridge ES	Main Area	Main Area	1992	10046	5/26/1993	No					53,972	53,972
	Portable	Main Area	2005	Local							1,488	0
										Subtotal	55,460	53,972
Midway ES	Main Area	Main Area	1980	Local				5026	10/21/2019	Yes	51,719	51,719
	2019 Addition	Main Area	2019	5026	10/21/2019	Yes					10,548	10,548
	Portable 1	Main Area	2018	Local							1,800	0
	Portable 2	Main Area	2018	Local							1,800	0
	Portable 3	Main Area	2018	Local							1,800	0
	Portable 4	Main Area	2018	Local							1,800	0
										Subtotal	69,467	62,267
Prairie View ES	Main Area	Main Area	2007	39021	5/11/2009	Yes					57,713	57,713
	PVES MC-022	Main Area	2010	Local							1,774	0
	PVES MC-023	Main Area	2010	Local							1,774	0
	PVES MC-024	Main Area	2016	Local							1,774	0
										Subtotal	63,035	57,713
Shiloh Hills ES	Main Area	Main Area	1980	Local				5106	1/11/2021	Yes	51,719	51,719
	2019 Addition	Main Area	2019	5106	1/11/2021	Yes					12,542	12,542
										Subtotal	64,261	64,261
Skyline ES	Main Area	Main Area	2022	Local	11/29/2021	Yes					61,500	61,500
										Subtotal	61,500	61,500
Highland MS	Main Area	Main Area	2020	5211	11/23/2020	Yes					121,324	121,324
										Subtotal	121,324	121,324
Mountainside MS	Main Area	Main Area	2008	39028	2/8/2010	Yes					115,260	115,260
	Athletic Storage	Main Area	2010	Local							400	0
										Subtotal	115,660	115,260
Northwood MS	Main Area	Main Area	2018	4937	6/10/2019	Yes					104,973	104,973
	Modernized 2019	Main Area	1981	Local				4937	6/10/2019	Yes	12,534	12,534
	2005 Addition	Main Area	2005	Local	4/24/2006	Yes					4,169	4,169
	Sports Storage	Main Area	2018	Local							800	0
										Subtotal	122,476	121,676

Campus/Site	Building Name	Building Area Description (and Area Number/Letter, if applicable)	Year Built (Original Facility)	If Project Final Board Acceptance was within 30 years							Gross SF	SCAP-Recognized SF
				ALL New Construction (SCAP or locally funded)			APP (OSPI Only)	SCAP-funded Modernizations ONLY				
				If SCAP-funded or locally funded New Construction, Include SCAP Project Number if applicable (see Report 1 in ICOS)	If SCAP-funded include Final Board Acceptance Date on Resolution or If locally funded New Construction, Board discussion of completion (per Notes 1 & 2 below)	Copy of Board Resolution uploaded in ICOS? (See Note 3 Below)	New or N/L SCAP Funded Construction after 1/1/1994	If SCAP funded Modernization, Include SCAP Project Number per Report 1 (found in ICOS)	If SCAP-funded Modernization, include Final Board Acceptance Date (see Report 1 in ICOS)	Copy of Board Resolution uploaded in ICOS? (See Notes 1 & 2 Below)		
Mead Senior HS	Main Area	Main Area	1972	Local				32069	11/18/2002	Yes	164,443	164,443
	1980 Addition	Main Area	1980	Local				Local	11/18/2002	Yes	47,241	47,241
	2001 Addition	Main Area	2001	Local	11/18/2002	Yes					24,921	24,921
	Portable 015	Main Area	1994	Local							1,740	0
	Portable 016	Main Area	1994	Local							1,740	0
	Portable 017	Main Area	1994	Local							1,740	0
	The Cullen Building	Area 1		Local							1,860	0
										Subtotal	243,685	236,605
Mt Spokane HS	Main Area	Main Area	1997	15001	10/22/1997	Yes					230,177	230,177
	Athletic Shed	Main Area	1997	Local							1,860	0
	Track Storage Building	Main Area	2002	Local							768	0
										Subtotal	232,805	230,177
Pittsburg Learning Cntr.	Main Area	Main Area	1958	Local							50,161	0
	Pre-1981 Addition	Main Area	1970	Local							8,399	0
	1981 Addition	Main Area	1981	Local							29,735	0
	Portable P1/P2	Main Area	1990	Local							1,792	0
	Portable P3/P4	Main Area	1990	Local							1,792	0
	Portable P5/P6	Main Area	1990	Local							1,792	0
										Subtotal	93,671	0
M.E.A.D. Alternative High	Main Area	Main Area	1974	Local							9,328	0
	1995 Addition	Main Area	1995	Local							916	0
										Subtotal	10,244	0
Mead Educ. Partnership	Main Area	Main Area	1939	Local				Local	2006	No	8,874	0
(Five Mile Priarie)	Portable	Main Area	2006	Local							1,718	0
										Subtotal	10,592	0
Mead Transport. Coop	MTC Maintenance	Main Area	2020	5217	9/28/2020	Yes					23,533	0
										Subtotal	23,533	0
										District Totals	1,580,628	1,401,766

BRENTWOOD ELEMENTARY SCHOOL DRAWINGS & AREA ANALYSIS

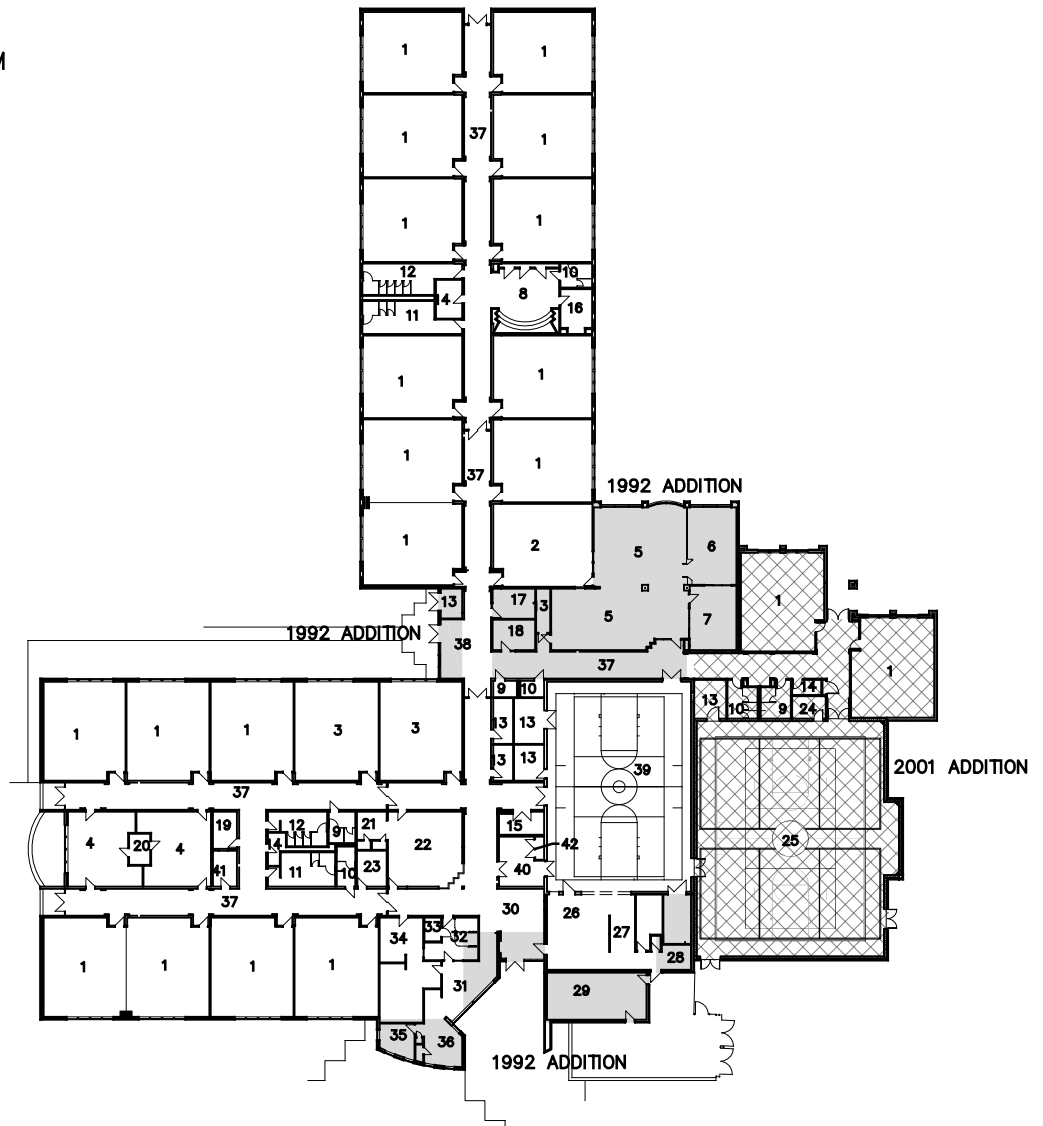
Campus/Site	Building Name	Building Area Description (and Area Number/Letter, if applicable)	Year Built (Original Facility)	ALL New Construction (SCAP or locally funded)			APP (OSPI Only)	SCAP-funded Modernizations ONLY			Gross SF	SCAP-Recognized SF
				If SCAP-funded or locally funded New Construction, Include SCAP Project Number if applicable (see Report 1 in ICOS)	If SCAP-funded include Final Board Acceptance Date on Resolution or If locally funded New Construction, Board discussion of completion (per Notes 1 & 2 below)	Copy of Board Resolution uploaded in ICOS? (See Note 3 Below)		If SCAP funded Modernization, Include SCAP Project Number per Report 1 (found in ICOS)	If SCAP-funded Modernization, include Final Board Acceptance Date (see Report 1 in ICOS)	Copy of Board Resolution uploaded in ICOS? (See Notes 1 & 2 Below)		
Brentwood ES	Original Building	Main Area	1968	Local				10568	7/28/1993	No	38,141	38,141
	Area 2	Main Area	1992	Local	7/28/1993	No					5,572	5,572
	Area 3	Main Area	2001	Local	12/9/2002	Yes					8,642	8,642
	Portable 1	Main Area	1990	Local							1,800	0
	Portable 2	Main Area	1990	Local							1,800	0
										Subtotal	55,955	52,355

FLOOR PLAN - BRENTWOOD ELEMENTARY



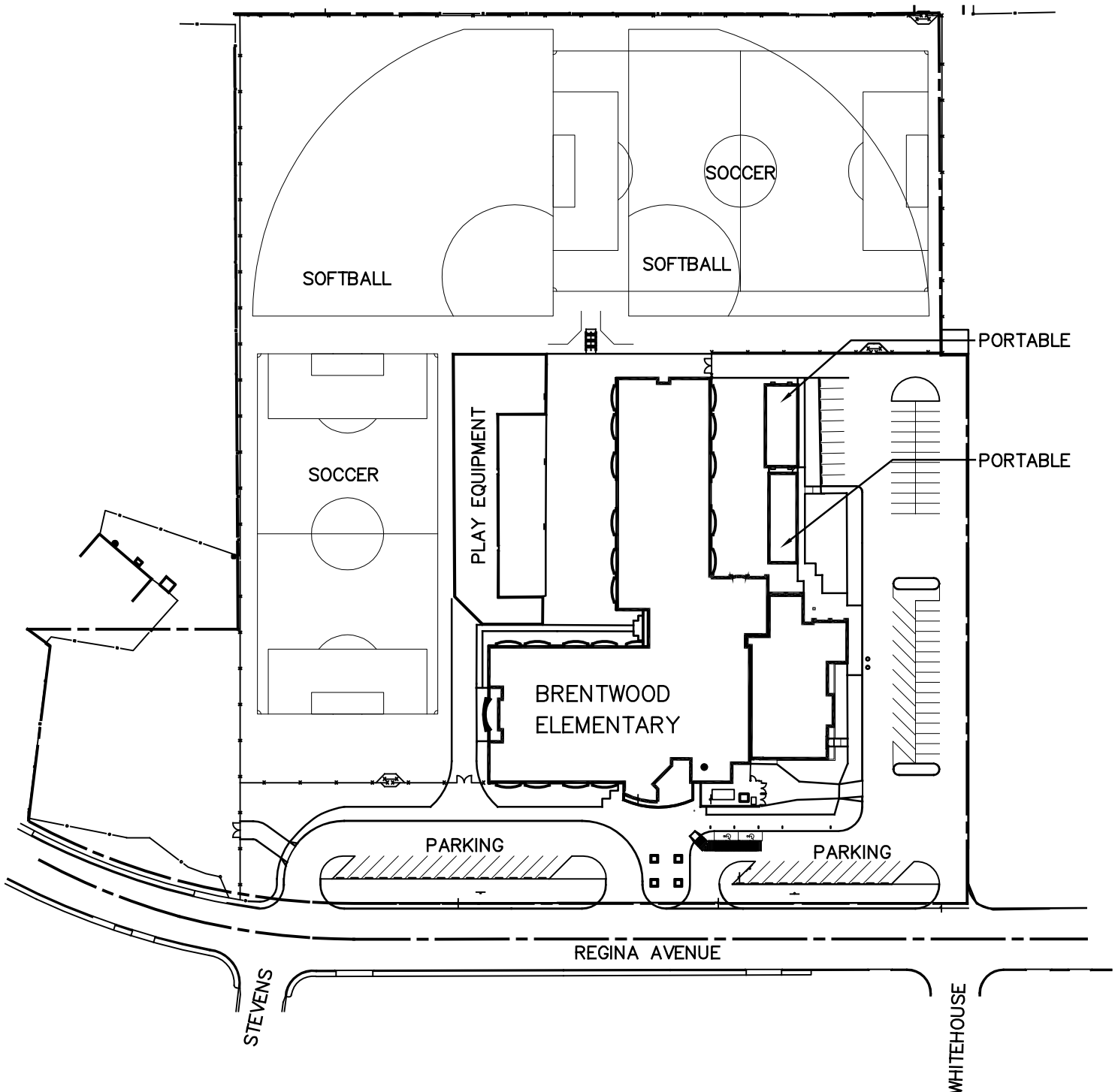
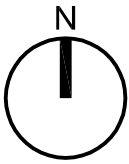
ORIGINAL BUILDING 1968; (MODERNIZED 1992)	38,141 SF
1992 ADDITIONS	5,572 SF
2001 ADDITIONS	8,642 SF
TOTAL	52,355 SF

1. CLASSROOM
2. COMPUTER CLASSROOM
3. KINDERGARTEN CLASSROOM
4. RESOURCE ROOM
5. LIBRARY
6. STORY TELLING
7. WORKROOM
8. ACTIVITY AREA
9. WOMENS RESTROOM
10. MENS RESTROOM
11. BOYS RESTROOM
12. GIRLS RESTROOM
13. STORAGE
14. CUSTODIAL CLOSET
15. CUSTODIAL OFFICE
16. ART PREP
17. SPEECH
18. SOCIAL WORKER
19. SUPPORT OFFICE
20. SHARED FILES
21. STAFF KITCHEN
22. STAFF LOUNGE
23. CONFERENCE
24. PE OFFICE
25. GYMNASIUM
26. KITCHEN
27. COOLER
28. FREEZER
29. MECHANICAL
30. LOBBY
31. RECEPTIONIST
32. CLINIC
33. RESTROOM
34. MANAGEMENT
35. PRINCIPAL
36. SECRETARY
37. CORRIDOR
38. ENTRY
39. MULTI-PURPOSE
40. STORAGE/STORE
41. STORAGE/TIMEOUT
42. MDF HUB ROOM



SITE PLAN - BRENTWOOD ELEMENTARY

10.23 ACRES



STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

BRENTWOOD ELEMENTARY SCHOOL

Profile Name: Elementary School - Rural

Last Review: 2/25/2025

Inventory Status: Recognized

Condition Rating: 90.00 %

Sub-Assembly	Component	Condition Rating						Component	Priority			
		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 %	☐	☐	☐
	G2050	Athletic, Recreational and Playfields Areas	☐	☒	☐	☐	☐	☐	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 %	☐	☐	☐
Site Communications												
	G5010	Site Communications Systems	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

BRENTWOOD ELEMENTARY SCHOOL - MAIN BUILDING

Profile Name: Elementary School - Single Story
Inventory Status: Recognized
Reviewed By: Consultant
Condition Rating: 87.90 %

Currently BCA Certified: No
Last BCA Certify: 2/25/2025
Last District Review: 8/25/2017
Last District Review: 8/25/2017

Sub-Assembly	Component	Condition Rating						Component Score	Priority		
		E	G	F	P	U	N/A		L	M	H
Foundations											
A1010	Standard Foundation							90 %			
Slabs on Grade											
A4010	Standard Slabs on Grade							90 %			
Water and Gas Mitigation											
A6010	Building Subdrainage							90 %			
Superstructure											
B1020	Roof Construction							90 %			
Exterior Vertical Enclosures											
B2010	Exterior Walls							90 %			
B2020	Exterior Windows							90 %			
B2050	Exterior Doors and Grilles							62 %			
B2070	Exterior Louvers and Vents							90 %			
Exterior Horizontal Enclosures											
B3010	Roofing							90 %			
B3020	Roof Appurtenances							90 %			
B3060	Horizontal Openings							90 %			
Interior Construction											
C1010	Interior Partitions							90 %			
C1020	Interior Windows							90 %			
C1030	Interior Doors							62 %			
C1040	Interior Grilles and Gates							90 %			
C1070	Suspended Ceiling Construction							90 %			
Interior Finishes											
C2010	Wall Finishes							62 %			
C2020	Interior Fabrications							62 %			
C2030	Flooring							90 %			
C2050	Ceiling Finishes							90 %			
Plumbing											
D2010	Domestic Water Distribution							90 %			
D2020	Sanitary Drainage							90 %			
D2030	Building Support Plumbing Systems							90 %			
HVAC											
D3010	Facility Fuel Systems							90 %			
D3020	Heating Systems							90 %			
D3030	Cooling Systems							90 %			
D3050	Facility HVAC Distribution Systems							90 %			
D3060	Ventilation							90 %			

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

Fire Protection

D4030	Fire Protection Specialties	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
-------	-----------------------------	--	-------	--

Electrical

D5020	Electrical Services and Distribution	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
-------	--------------------------------------	--	------	--

D5030	General Purpose Electrical Power	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
-------	----------------------------------	--	------	--

D5040	Lighting	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
-------	----------	--	------	--

Communications

D6010	Data Communications	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
-------	---------------------	--	------	--

D6020	Voice Communications	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
-------	----------------------	--	------	--

D6030	Audio-Video Communications	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
-------	----------------------------	--	------	--

D6060	Distributed Communications and Monitoring	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
-------	---	--	------	--

Electronic Safety and Security

D7010	Access Control and Intrusion Detection	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
-------	--	--	------	--

D7030	Electronic Surveillance	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
-------	-------------------------	--	------	--

D7050	Detection and Alarm	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
-------	---------------------	--	------	--

Integrated Automation

D8010	Integrated Automation Facility Controls	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
-------	---	--	------	--

Equipment

E1030	Commercial Equipment	☐ ☐ ☒ ☐ ☐ ☐	62 %	☐ ☐ ☐
-------	----------------------	--	------	--

E1040	Institutional Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
-------	-------------------------	--	------	--

E1070	Entertainment and Recreational Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
-------	--	--	------	--

Furnishings

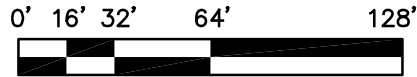
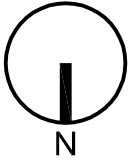
E2010	Fixed Furnishings	☐ ☐ ☒ ☐ ☐ ☐	62 %	☐ ☐ ☐
-------	-------------------	--	------	--

E2050	Movable Furnishings	☐ ☐ ☒ ☐ ☐ ☐	62 %	☐ ☐ ☐
-------	---------------------	--	------	--

COLBERT ELEMENTARY SCHOOL DRAWINGS & AREA ANALYSIS

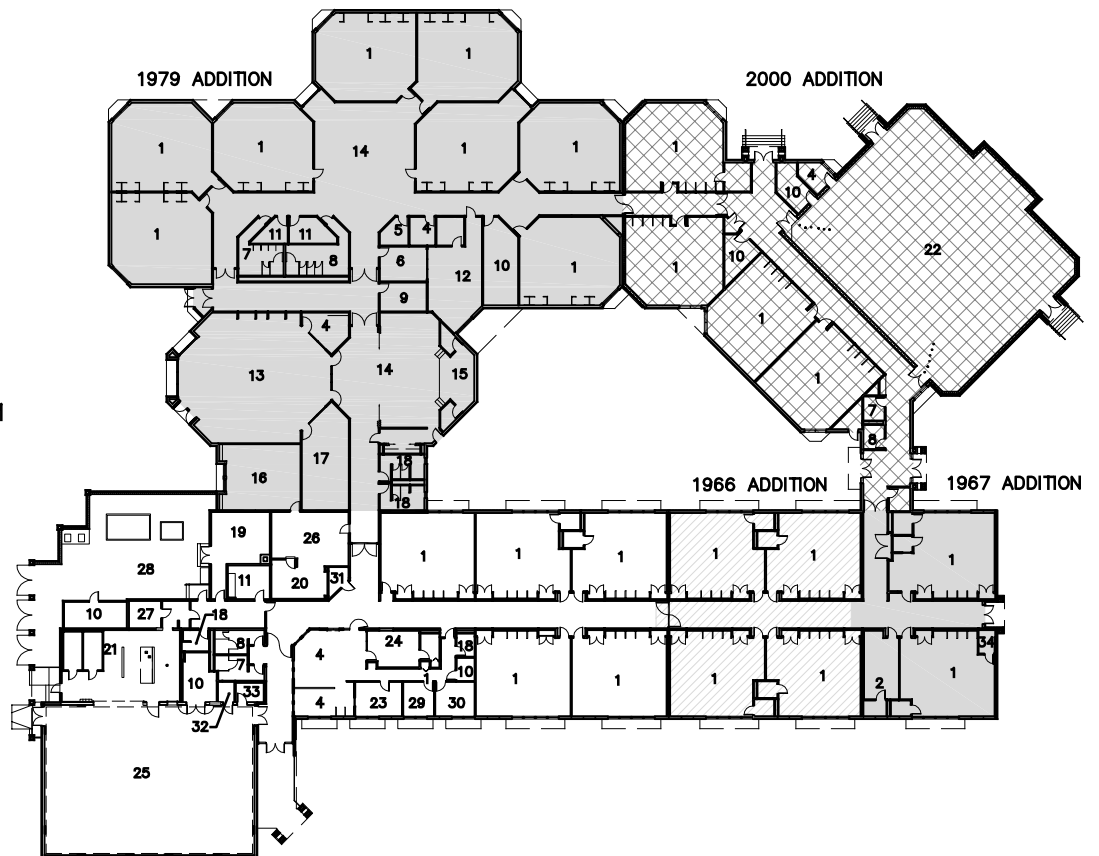
Campus/Site	Building Name	Building Area Description (and Area Number/Letter, if applicable)	Year Built (Original Facility)	ALL New Construction (SCAP or locally funded)			APP (OSPI Only)	SCAP-funded Modernizations ONLY			Gross SF	SCAP-Recognized SF
				If SCAP-funded or locally funded New Construction, Include SCAP Project Number if applicable (see Report 1 in ICOS)	If SCAP-funded include Final Board Acceptance Date on Resolution or If locally funded New Construction, Board discussion of completion (per Notes 1 & 2 below)	Copy of Board Resolution uploaded in ICOS? (See Note 3 Below)		If SCAP funded Modernization, Include SCAP Project Number per Report 1 (found in ICOS)	If SCAP-funded Modernization, include Final Board Acceptance Date (see Report 1 in ICOS)	Copy of Board Resolution uploaded in ICOS? (See Notes 1 & 2 Below)		
Colbert ES	Main Area	Main Area	1965	Local				33042	4/25/2001	Yes	15,565	15,565
	1966 Addition	Main Area	1966	Local				33042	4/25/2001	Yes	4,505	4,505
	1967 Addition	Main Area	1967	Local				33042	4/25/2001	Yes	3,223	3,223
	1979 Addition	Main Area	1979	Local							19,718	19,718
	2000 Addition	Main Area	2000	Local	4/25/2001	Yes					11,804	11,804
	Portable A3/A4	Main Area	1989	Local							1,822	0
	Portable A5/A6	Main Area	1989	Local							1,822	0
										Subtotal	58,459	54,815

FLOOR PLAN - COLBERT ELEMENTARY



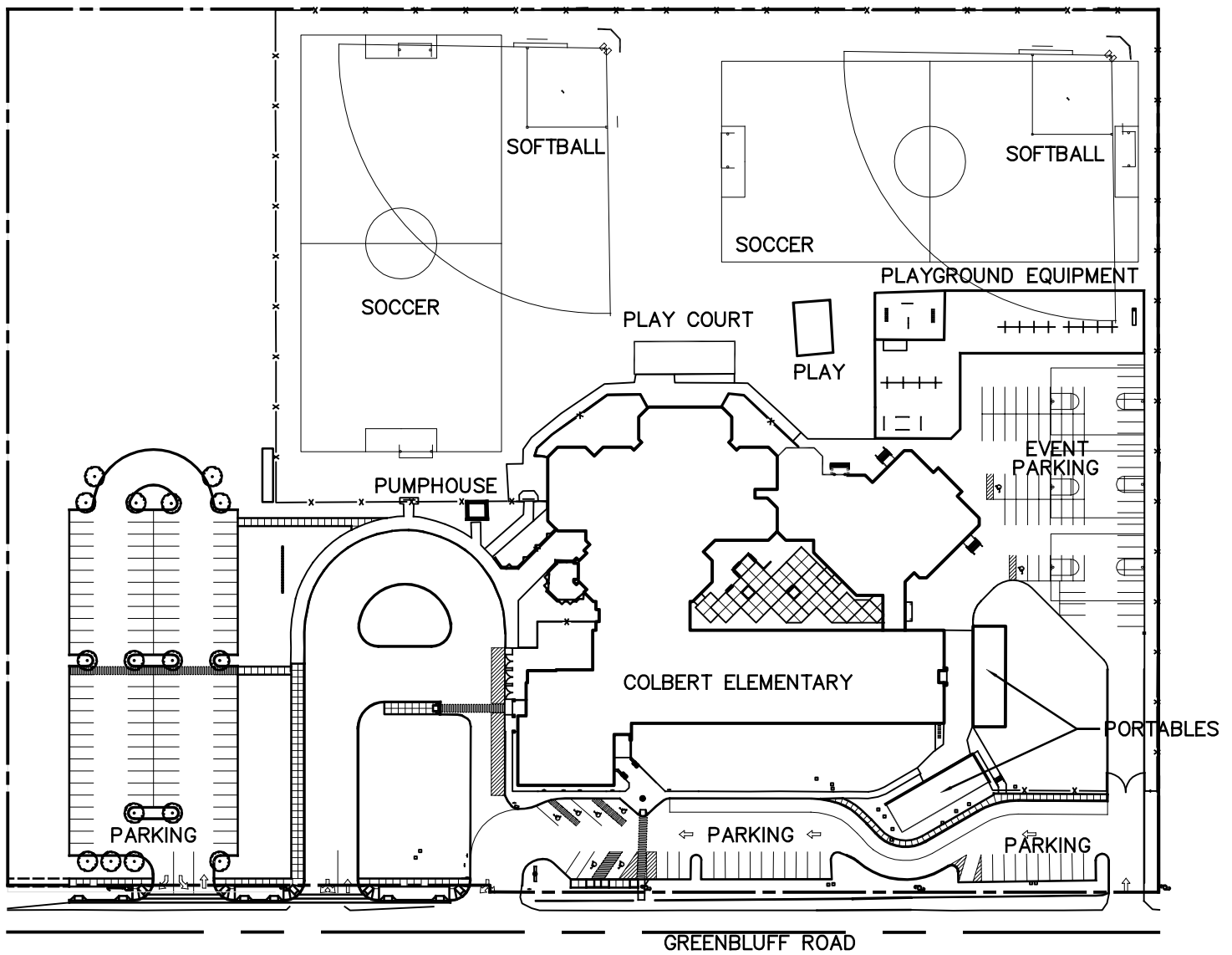
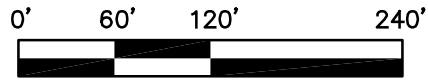
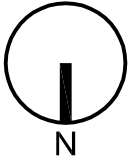
ORIGINAL BUILDING 1965; (MODERNIZED 2000)	15,565 SF
1966 ADDITIONS (MODERNIZED 2000)	4,505 SF
1967 ADDITIONS (MODERNIZED 2000)	3,223 SF
1979 ADDITIONS	19,718 SF
2000 ADDITIONS	11,804 SF
TOTAL	54,815 SF

1. CLASSROOM
2. RESOURCE RM
3. STORE ROOM
4. OFFICE
5. STORE/PTO
6. SPEECH
7. BOYS RESTROOM
8. GIRLS RESTROOM
9. PTO OFFICE
10. STORAGE
11. CUSTODIAN
12. CHALLENGE
13. LIBRARY
14. COMMONS
15. STAGE
16. STAFF
17. LIBRARY CLASSROOM
18. STAFF RESTROOM
19. FURNACE ROOM
20. COPY ROOM
21. KITCHEN
22. GYMNASIUM
23. PRINCIPAL
24. HEALTH ROOM
25. MULTI-PURPOSE
26. STAFF WORK ROOM
27. PANTRY
28. UTILITY YARD
29. CONFERENCE
30. SOCIAL WORKER
31. MDF HUB ROOM
32. KILN ROOM
33. ACCOUNTING
34. TIME OUT



SITE PLAN - COLBERT ELEMENTARY

13.03 ACRES



STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

COLBERT ELEMENTARY SCHOOL

Profile Name: Elementary School - Rural

Last Review: 2/25/2025

Inventory Status: Recognized

Condition Rating: 86.32 %

Sub-Assembly	Component	Condition Rating						Component	Priority			
		E	G	F	P	U	N/A	Score	L	M	H	
Site Improvement												
	G2010	Roadways	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
	G2020	Parking Lots	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
	G2030	Pedestrian Plazas and Walkways	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
	G2050	Athletic, Recreational and Playfields Areas	☐	☒	☐	☐	☐	☐	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 %	☐	☐	☐
Site Communications												
	G5010	Site Communications Systems	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

COLBERT ELEMENTARY SCHOOL - MAIN BUILDING

Profile Name: Elementary School - Single Story
Inventory Status: Recognized
Reviewed By: Consultant
Condition Rating: 75.66 %

Currently BCA Certified: No
Last BCA Certify: 2/25/2025
Last District Review: 8/28/2017
Last District Review: 8/28/2017

Sub-Assembly	Component	Condition Rating						Component Score	Priority		
		E	G	F	P	U	N/A		L	M	H
Foundations											
A1010	Standard Foundation	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Superstructure											
B1020	Roof Construction	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
B2020	Exterior Windows	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B2050	Exterior Doors and Grilles	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B2070	Exterior Louvers and Vents	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B3020	Roof Appurtenances	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B3060	Horizontal Openings	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B3080	Overhead Exterior Enclosures	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Interior Construction											
C1010	Interior Partitions	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C1020	Interior Windows	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C1030	Interior Doors	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C1040	Interior Grilles and Gates	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
C1060	Raised Floor Construction	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C1070	Suspended Ceiling Construction	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
C2020	Interior Fabrications	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
C2030	Flooring	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C2050	Ceiling Finishes	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
D2020	Sanitary Drainage	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
D2030	Building Support Plumbing Systems	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

HVAC

D3010	Facility Fuel Systems	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D3020	Heating Systems	☐ ☐ ☐ ☒ ☐ ☐	30 %	☐ ☐ ☐
D3030	Cooling Systems	☐ ☐ ☐ ☒ ☐ ☐	30 %	☐ ☐ ☐
D3050	Facility HVAC Distribution Systems	☐ ☐ ☐ ☒ ☐ ☐	30 %	☐ ☐ ☐
D3060	Ventilation	☐ ☐ ☒ ☐ ☐ ☐	62 %	☐ ☐ ☐

Fire Protection

D4030	Fire Protection Specialties	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
-------	-----------------------------	--	-------	--

Electrical

D5020	Electrical Services and Distribution	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D5030	General Purpose Electrical Power	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D5040	Lighting	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Communications

D6010	Data Communications	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D6020	Voice Communications	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D6030	Audio-Video Communications	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D6060	Distributed Communications and Monitoring	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Electronic Safety and Security

D7010	Access Control and Intrusion Detection	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D7030	Electronic Surveillance	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D7050	Detection and Alarm	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Integrated Automation

D8010	Integrated Automation Facility Controls	☐ ☐ ☐ ☒ ☐ ☐	30 %	☐ ☐ ☐
-------	---	--	------	--

Equipment

E1030	Commercial Equipment	☐ ☐ ☒ ☐ ☐ ☐	62 %	☐ ☐ ☐
E1040	Institutional Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
E1070	Entertainment and Recreational Equipment	☐ ☐ ☒ ☐ ☐ ☐	62 %	☐ ☐ ☐

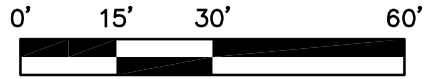
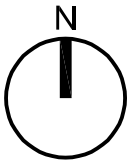
Furnishings

E2010	Fixed Furnishings	☐ ☐ ☒ ☐ ☐ ☐	62 %	☐ ☐ ☐
E2050	Movable Furnishings	☐ ☐ ☒ ☐ ☐ ☐	62 %	☐ ☐ ☐

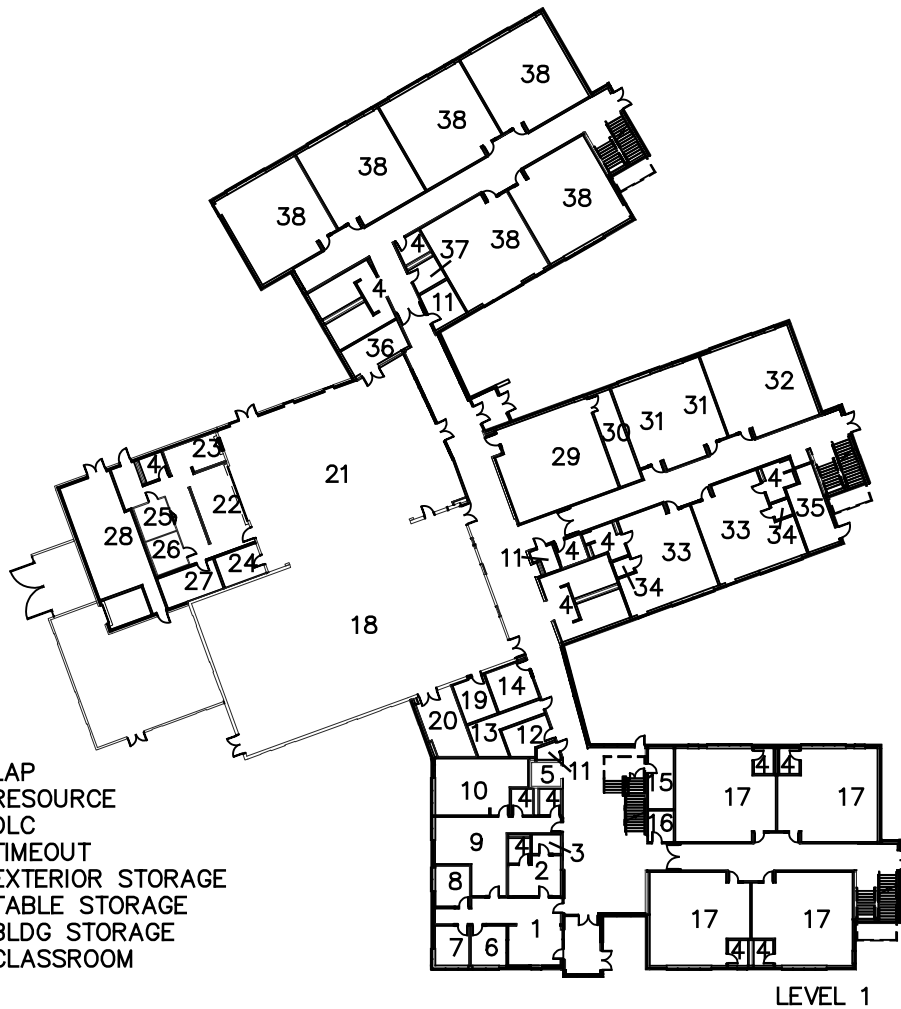
CREEKSIDE ELEMENTARY SCHOOL DRAWINGS & AREA ANALYSIS

Campus/Site	Building Name	Building Area Description (and Area Number/Letter, if applicable)	Year Built (Original Facility)	ALL New Construction (SCAP or locally funded)			APP (OSPI Only)	SCAP-funded Modernizations ONLY			Gross SF	SCAP-Recognized SF
				If SCAP-funded or locally funded New Construction, Include SCAP Project Number if applicable (see Report 1 in ICOS)	If SCAP-funded include Final Board Acceptance Date on Resolution or If locally funded New Construction, Board discussion of completion (per Notes 18 & 2 below)	Copy of Board Resolution uploaded in ICOS? (See Note 3 Below)		If SCAP funded Modernization, Include SCAP Project Number per Report 1 (found in ICOS)	If SCAP-funded Modernization, include Final Board Acceptance Date (see Report 1 in ICOS)	Copy of Board Resolution uploaded in ICOS? (See Notes 1 & 2 Below)		
Creekside ES	Main Area	Main Area	2020	Local	11/22/2021	Yes					64,360	64,360
										Subtotal	64,360	64,360

FLOOR PLAN - CREEKSIDE ELEMENTARY

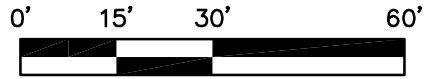
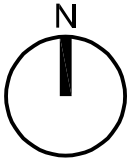


LEVEL 1	38,460 SF
LEVEL 2	25,900 SF
TOTAL	64,360 SF

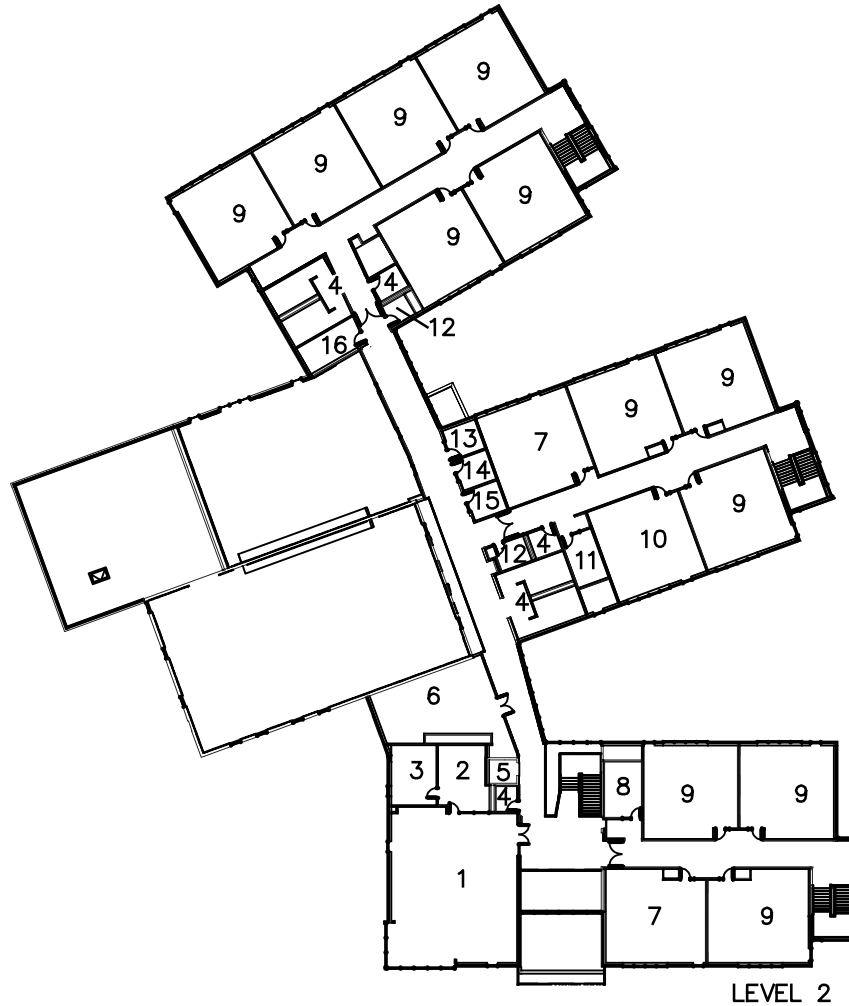


1. RECEPTION
2. HEALTH
3. OFFICE
4. RESTROOM
5. ELEVATOR
6. PRINCIPAL
7. A PRINCIPAL
8. CONFERENCE
9. WORK ROOM
10. STAFF ROOM
11. CUSTODIAL
12. VOLUNTEER
13. MDF
14. SOCIAL WORK/COUNSELOR
15. ART/BLDG STORAGE
16. ELEVATOR MACH RM
17. KINDERGARTEN
18. GYMNASIUM
19. PE OFFICE
20. PE STORAGE
21. MULTI-PURPOSE
22. KITCHEN
23. DISH ROOM
24. B/A-SCHOOL STORAGE
25. COOLER
26. FREEZER
27. DRY STORAGE
28. MECHANICAL
29. MUSIC
30. MUSIC STORAGE
31. LAP
32. RESOURCE
33. DLC
34. TIMEOUT
35. EXTERIOR STORAGE
36. TABLE STORAGE
37. BLDG STORAGE
38. CLASSROOM

FLOOR PLAN - CREEKSIDE ELEMENTARY



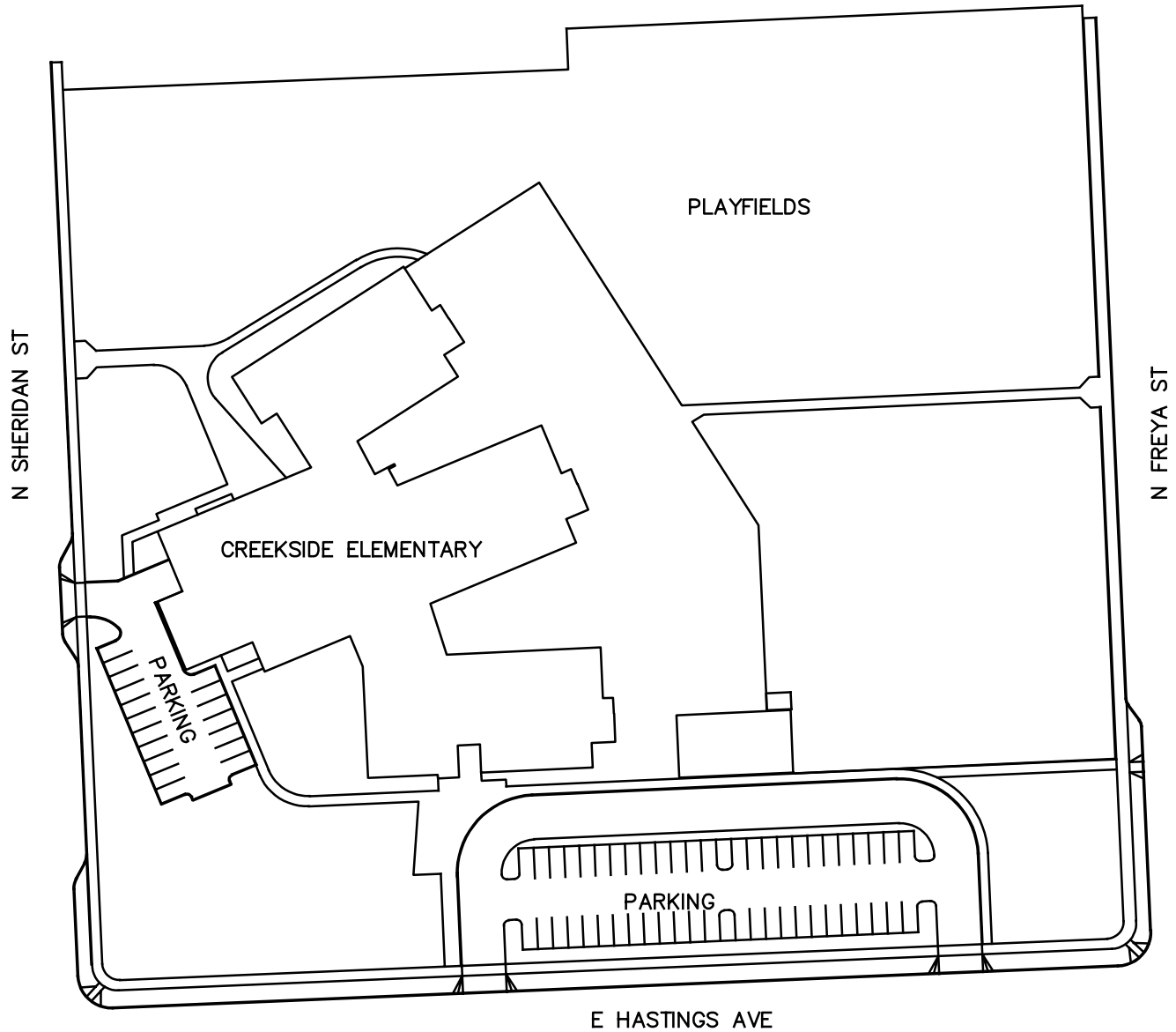
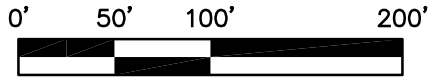
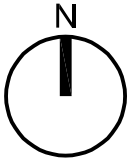
LEVEL 1	38,460 SF
LEVEL 2	25,900 SF
TOTAL	64,360 SF



1. LIBRARY
2. WORK ROOM
3. BOOK/EQUIP ROOM
4. RESTROOM
5. ELEVATOR
6. MECHANICAL/ELECTRICAL
7. RESOURCE
8. CONFERENCE
9. CLASSROOM
10. ELD
11. OT/PT
12. CUSTODIAL
13. MENTAL HEALTH
14. SLP
15. PSYCH
16. BLDG STORAGE

SITE PLAN - CREEKSIDE ELEMENTARY

7.60 ACRES



NAC
ARCHITECTURE
nacarchitecture.com

1203 WEST RIVERSIDE AVENUE
SPOKANE WA 99201
P:509.838.8240

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

CREEKSIDE ELEMENTARY

Profile Name: Elementary School - Rural

Last Review: 2/25/2025

Inventory Status: Recognized

Condition Rating: 98.94 %

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

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

CREEKSIDE ELEMENTARY - CREEKSIDE ELEMENTARY

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

Currently BCA Certified: No
Last BCA Certify: 2/25/2025
Last District Review:
Last District Review:

Sub-Assembly	Component	Condition Rating						Component	Priority		
		E	G	F	P	U	N/A	Score	L	M	H
Foundations											
A1010	Standard Foundation	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
A4040	Pits and Bases	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Superstructure											
B1010	Floor Construction	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B1020	Roof Construction	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B1080	Stairs	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B2020	Exterior Windows	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B2050	Exterior Doors and Grilles	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B2070	Exterior Louvers and Vents	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B3020	Roof Appurtenances	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B3060	Horizontal Openings	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Interior Construction											
C1010	Interior Partitions	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1020	Interior Windows	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1030	Interior Doors	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1040	Interior Grilles and Gates	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1070	Suspended Ceiling Construction	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Interior Finishes											
C2010	Wall Finishes	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C2020	Interior Fabrications	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C2030	Flooring	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C2040	Stair Finishes	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C2050	Ceiling Finishes	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Conveying											
D1010	Vertical Conveying Systems	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
D2020	Sanitary Drainage	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
D2030	Building Support Plumbing Systems	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

HVAC

D3010	Facility Fuel Systems	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D3020	Heating Systems	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D3030	Cooling Systems	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D3050	Facility HVAC Distribution Systems	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D3060	Ventilation	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Fire Protection

D4010	Fire Suppression	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D4030	Fire Protection Specialties	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Electrical

D5010	Facility Power Generation	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D5020	Electrical Services and Distribution	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D5030	General Purpose Electrical Power	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D5040	Lighting	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Communications

D6010	Data Communications	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D6020	Voice Communications	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D6030	Audio-Video Communications	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D6060	Distributed Communications and Monitoring	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Electronic Safety and Security

D7010	Access Control and Intrusion Detection	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D7030	Electronic Surveillance	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D7050	Detection and Alarm	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Integrated Automation

D8010	Integrated Automation Facility Controls	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
-------	---	--	-------	--

Equipment

E1030	Commercial Equipment	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
E1040	Institutional Equipment	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
E1070	Entertainment and Recreational Equipment	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

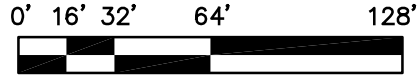
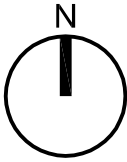
Furnishings

E2010	Fixed Furnishings	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
E2050	Movable Furnishings	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

EVERGREEN ELEMENTARY SCHOOL DRAWINGS & AREA ANALYSIS

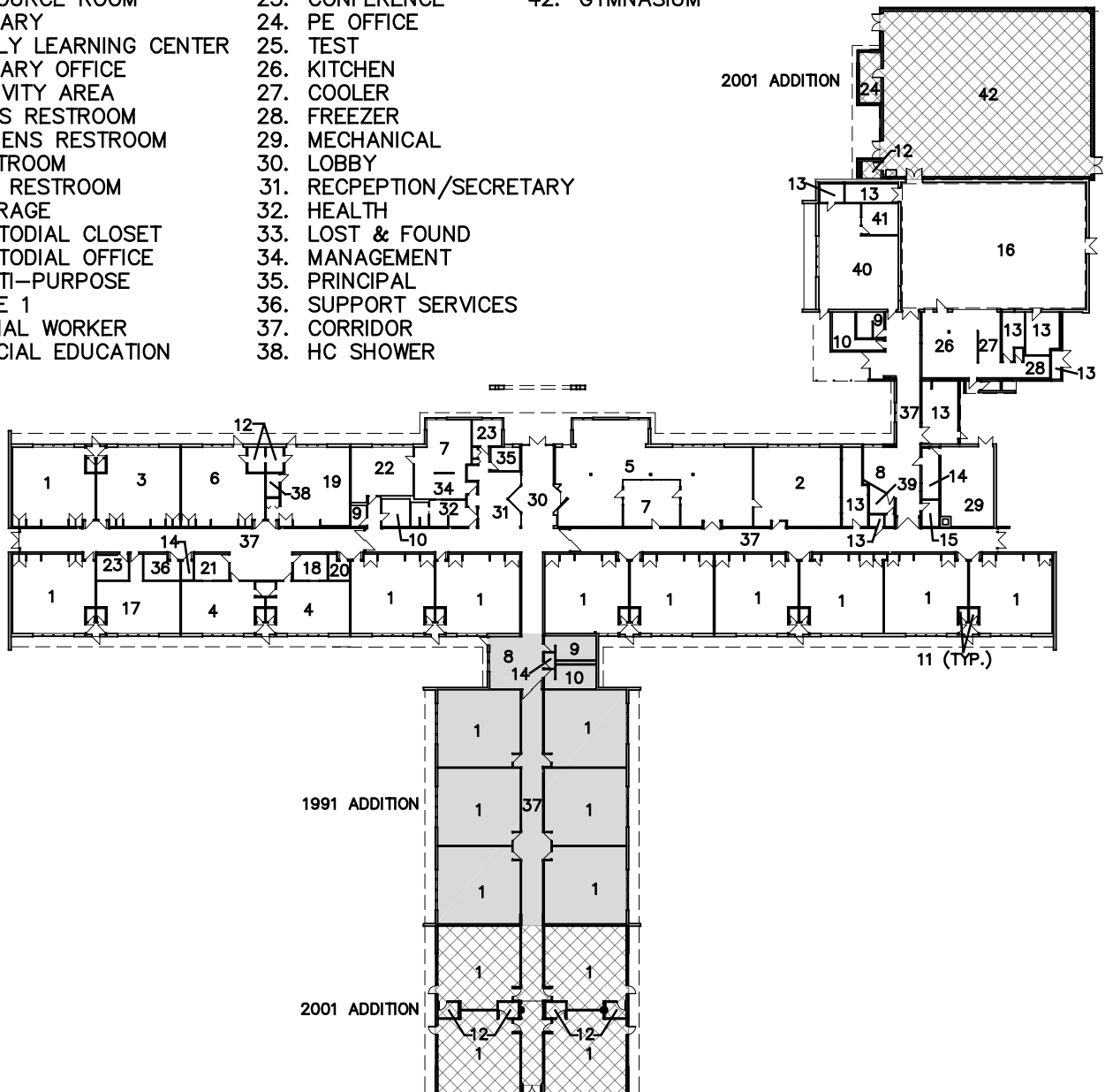
Campus/Site	Building Name	Building Area Description (and Area Number/Letter, if applicable)	Year Built (Original Facility)	ALL New Construction (SCAP or locally funded)			APP (OSPI Only) New or NIL SCAP Funded Construction after 1/1/1994	SCAP-funded Modernizations ONLY			Gross SF	SCAP-Recognized SF
				If SCAP-funded or locally funded New Construction, Include SCAP Project Number if applicable (see Report 1 in ICOS)	If SCAP-funded include Final Board Acceptance Date on Resolution or If locally funded New Construction, Board discussion of completion (per Notes 1 & 2 below)	Copy of Board Resolution uploaded in ICOS? (See Note 3 Below)		If SCAP funded Modernization, Include SCAP Project Number per Report 1 (found in ICOS)	If SCAP-funded Modernization, include Final Board Acceptance Date (see Report 1 in ICOS)	Copy of Board Resolution uploaded in ICOS? (See Notes 1 & 2 Below)		
Evergreen ES	Main Area	Main Area	1961	Local				10530	3/25/1992	No	35,336	35,336
	1991 Addition	Main Area	1991	Local	3/25/1992	No					7,996	7,996
	2001 Addition	Main Area	2001	Local	12/9/2002	Yes					10,204	10,204
	Portable 1	Main Area	1990	Local							1,604	0
	Portable 2	Main Area	1990	Local							1,604	0
										Subtotal	56,744	53,536

FLOOR PLAN - EVERGREEN ELEMENTARY



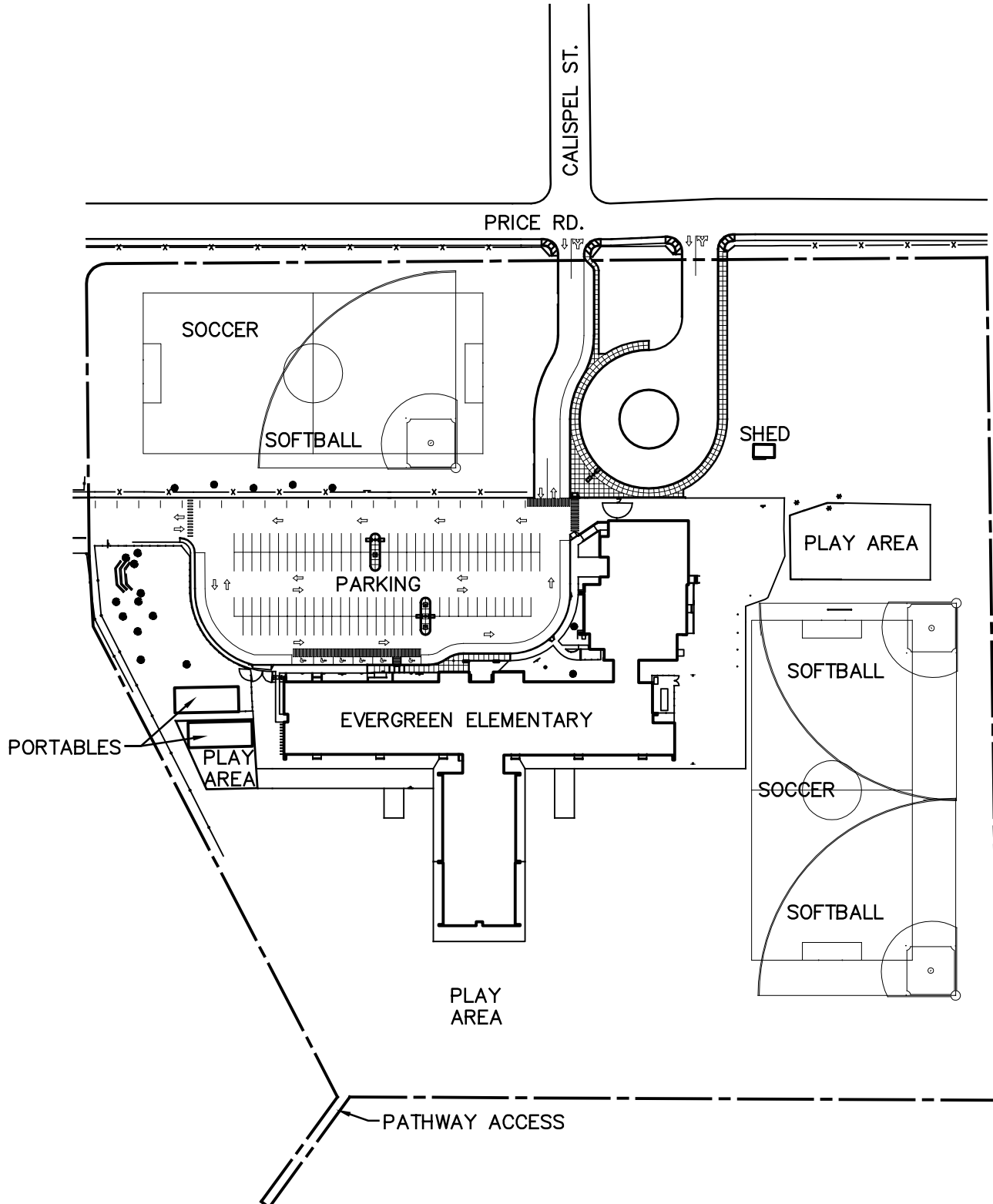
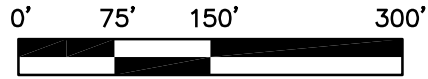
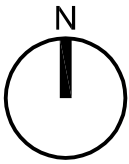
ORIGINAL BUILDING 1961; (MODERNIZED 1991)	35,336 SF
1991 ADDITION	7,996 SF
2001 ADDITIONS	10,204 SF
TOTAL	53,536 SF

- | | | |
|--------------------------|-------------------------|------------------|
| 1. CLASSROOM | 20. TEST | 39. MDF HUB ROOM |
| 2. COMPUTER LAB | 21. CDS | 40. MUSIC ROOM |
| 3. KINDERGARTEN | 22. STAFF LOUNGE | 41. MUSIC OFFICE |
| 4. RESOURCE ROOM | 23. CONFERENCE | 42. GYMNASIUM |
| 5. LIBRARY | 24. PE OFFICE | |
| 6. EARLY LEARNING CENTER | 25. TEST | |
| 7. LIBRARY OFFICE | 26. KITCHEN | |
| 8. ACTIVITY AREA | 27. COOLER | |
| 9. MENS RESTROOM | 28. FREEZER | |
| 10. WOMENS RESTROOM | 29. MECHANICAL | |
| 11. RESTROOM | 30. LOBBY | |
| 12. H.C. RESTROOM | 31. RECEPTION/SECRETARY | |
| 13. STORAGE | 32. HEALTH | |
| 14. CUSTODIAL CLOSET | 33. LOST & FOUND | |
| 15. CUSTODIAL OFFICE | 34. MANAGEMENT | |
| 16. MULTI-PURPOSE | 35. PRINCIPAL | |
| 17. TITLE 1 | 36. SUPPORT SERVICES | |
| 18. SOCIAL WORKER | 37. CORRIDOR | |
| 19. SPECIAL EDUCATION | 38. HC SHOWER | |



SITE PLAN - EVERGREEN ELEMENTARY

16.83 ACRES



STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

EVERGREEN ELEMENTARY SCHOOL

Profile Name: Elementary School - Rural

Last Review: 2/25/2025

Inventory Status: Recognized

Condition Rating: 90.00 %

Sub-Assembly	Component	Condition Rating						Component	Priority			
		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 %	☐	☐	☐
	G2050	Athletic, Recreational and Playfields Areas	☐	☒	☐	☐	☐	☐	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 %	☐	☐	☐
Site Communications												
	G5010	Site Communications Systems	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

EVERGREEN ELEMENTARY SCHOOL - MAIN BUILDING

Profile Name: Elementary School - Single Story
Inventory Status: Recognized
Reviewed By: Consultant
Condition Rating: 87.97 %

Currently BCA Certified: No
Last BCA Certify: 2/25/2025
Last District Review: 8/25/2017
Last District Review: 8/25/2017

Sub-Assembly	Component	Condition Rating						Component Score	Priority		
		E	G	F	P	U	N/A		L	M	H
Foundations											
A1010	Standard Foundation	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Superstructure											
B1020	Roof Construction	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B2020	Exterior Windows	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B2050	Exterior Doors and Grilles	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
B2070	Exterior Louvers and Vents	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B3020	Roof Appurtenances	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B3060	Horizontal Openings	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B3080	Overhead Exterior Enclosures	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Interior Construction											
C1010	Interior Partitions	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C1020	Interior Windows	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C1030	Interior Doors	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
C1040	Interior Grilles and Gates	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C1070	Suspended Ceiling Construction	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
C2020	Interior Fabrications	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
C2030	Flooring	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C2050	Ceiling Finishes	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
D2020	Sanitary Drainage	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
D2030	Building Support Plumbing Systems	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

HVAC

D3010	Facility Fuel Systems	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D3020	Heating Systems	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D3030	Cooling Systems	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D3050	Facility HVAC Distribution Systems	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D3060	Ventilation	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Fire Protection

D4010	Fire Suppression	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D4030	Fire Protection Specialties	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Electrical

D5020	Electrical Services and Distribution	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D5030	General Purpose Electrical Power	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D5040	Lighting	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Communications

D6010	Data Communications	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D6020	Voice Communications	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D6030	Audio-Video Communications	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D6060	Distributed Communications and Monitoring	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Electronic Safety and Security

D7010	Access Control and Intrusion Detection	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D7030	Electronic Surveillance	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D7050	Detection and Alarm	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Integrated Automation

D8010	Integrated Automation Facility Controls	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
-------	---	--	-------	--

Equipment

E1030	Commercial Equipment	☐ ☐ ☒ ☐ ☐ ☐	62 %	☐ ☐ ☐
E1040	Institutional Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
E1070	Entertainment and Recreational Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

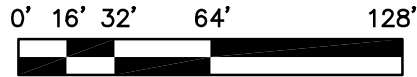
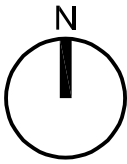
Furnishings

E2010	Fixed Furnishings	☐ ☐ ☒ ☐ ☐ ☐	62 %	☐ ☐ ☐
E2050	Movable Furnishings	☐ ☐ ☒ ☐ ☐ ☐	62 %	☐ ☐ ☐

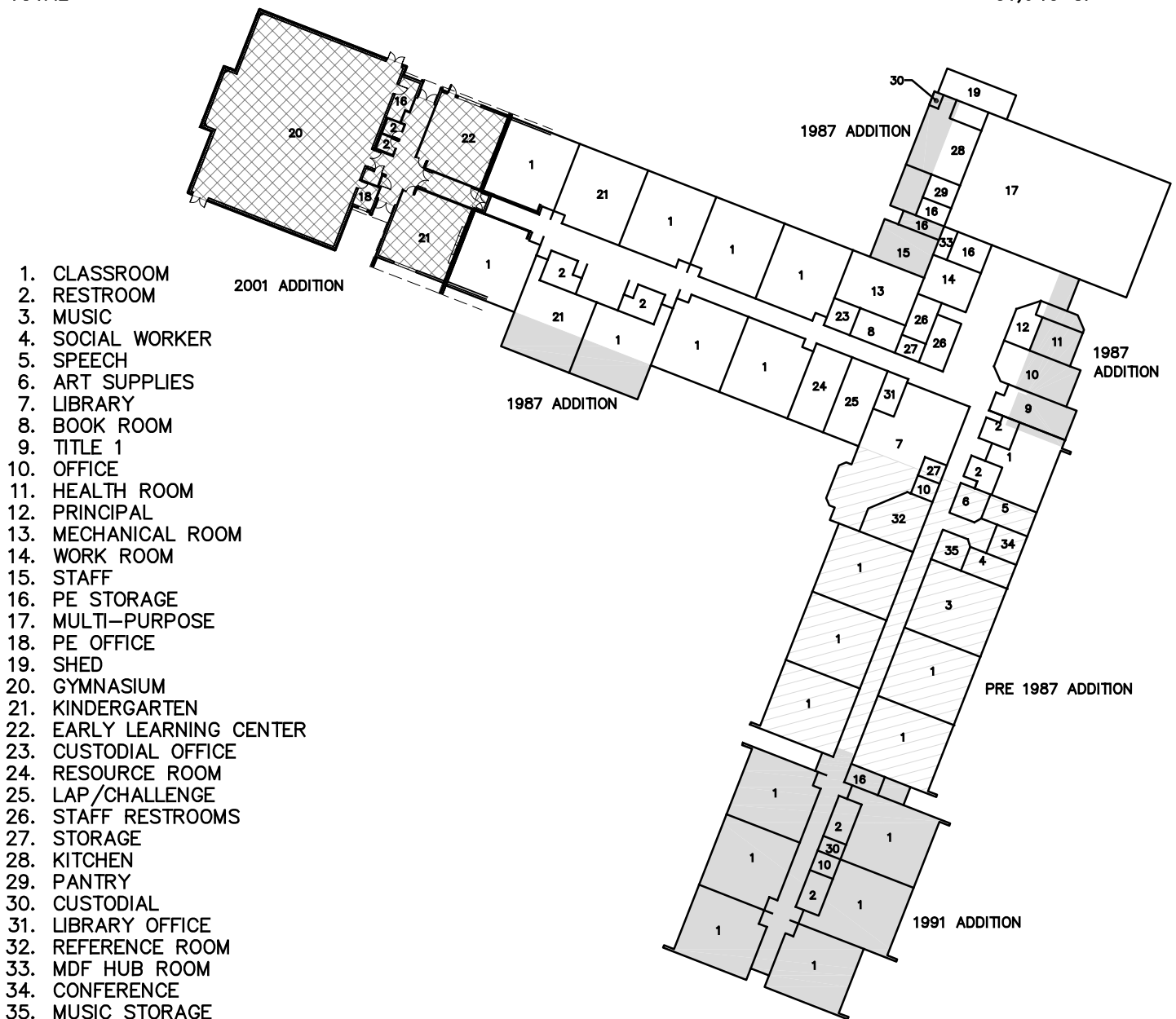
FARWELL ELEMENTARY SCHOOL DRAWINGS & AREA ANALYSIS

Campus/Site	Building Name	Building Area Description (and Area Number/Letter, if applicable)	Year Built (Original Facility)	ALL New Construction (SCAP or locally funded)			APP (OSPI Only)	SCAP-funded Modernizations ONLY			Gross SF	SCAP-Recognized SF
				If SCAP-funded or locally funded New Construction, Include SCAP Project Number if applicable (see Report 1 in ICOS)	If SCAP-funded include Final Board Acceptance Date on Resolution or If locally funded New Construction, Board discussion of completion (per Notes 1 & 2 below)	Copy of Board Resolution uploaded in ICOS? (See Note 3 Below)		If SCAP funded Modernization, Include SCAP Project Number per Report 1 (found in ICOS)	If SCAP-funded Modernization, include Final Board Acceptance Date (see Report 1 in ICOS)	Copy of Board Resolution uploaded in ICOS? (See Notes 1 & 2 Below)		
Farwell ES	1956 Area	Main Area	1956	Local				30211	10/31/1988	No	23,756	23,756
	1979 Addition	Main Area	1979	Local				30211	10/31/1988	No	8,957	8,957
	1987 Addition	Main Area	1987	28008	10/26/1988	No					3,254	3,254
	1991 Addition	Main Area	1991	10044	12/11/1991	No					7,470	7,470
	2001 Addition	Main Area	2001	Local	12/9/2002	Yes					8,508	8,508
	Portable 005	Main Area	1991	Local							1,826	0
	Portable 019	Main Area	2001	Local							1,826	0
	Portable 20	Main Area	1991	Local							1,800	0
										Subtotal	57,397	51,945

FLOOR PLAN - FARWELL ELEMENTARY

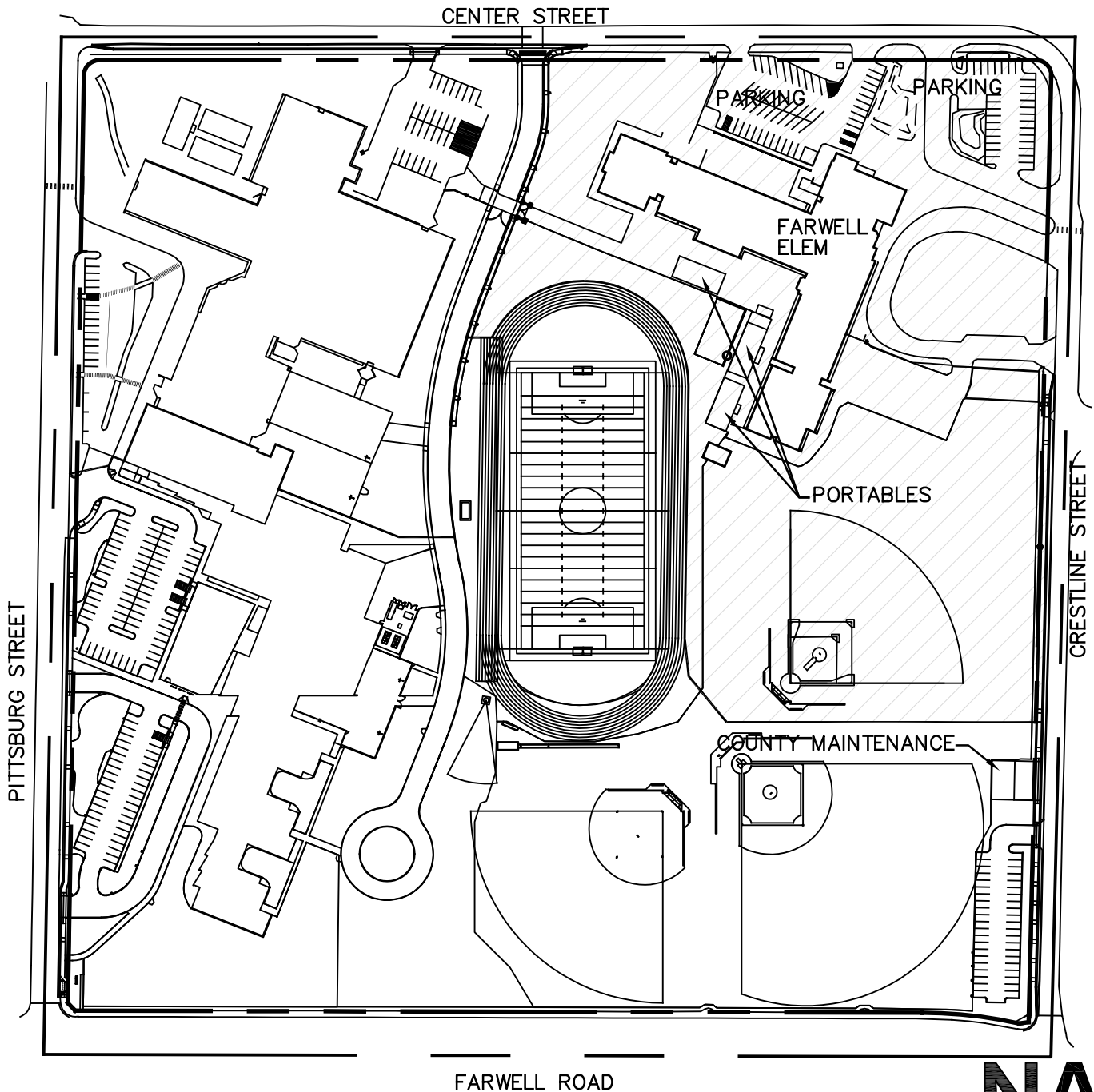
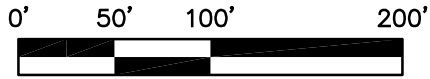
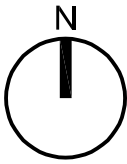


ORIGINAL BUILDING 1956 (MODERNIZED 1987)	23,756 SF
1979 ADDITION (MODERNIZED 1987)	8,957 SF
1987 ADDITION	3,254 SF
1991 ADDITION	7,470 SF
2001 ADDITION	8,508 SF
TOTAL	51,945 SF



SITE PLAN - FARWELL ELEMENTARY SCHOOL

11.24 ACRES



NAC
ARCHITECTURE
nacarchitecture.com

1203 WEST RIVERSIDE AVENUE
SPOKANE WA 99201
P:509.838.8240

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

FARWELL ELEMENTARY SCHOOL

Profile Name: Elementary School - Rural

Last Review: 2/25/2025

Inventory Status: Recognized

Condition Rating: 80.45 %

Sub-Assembly	Component	Condition Rating						Component	Priority			
		E	G	F	P	U	N/A	Score	L	M	H	
Site Improvement												
	G2010	Roadways	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
	G2020	Parking Lots	☐	☐	☐	☒	☐	☐	30 %	☐	☐	☐
	G2030	Pedestrian Plazas and Walkways	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
	G2050	Athletic, Recreational and Playfields Areas	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
	G2060	Site Development	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
	G2080	Landscaping	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Liquid and Gas Site Utilities												
	G3010	Water Utilities	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
	G3020	Sanitary Sewerage Utilities	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
	G3030	Storm Drainage Utilities	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
	G3060	Site Fuel Distribution	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Electrical Site Improvements												
	G4010	Site Electric Distribution Systems	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
	G4050	Site Lighting	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Site Communications												
	G5010	Site Communications Systems	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

FARWELL ELEMENTARY SCHOOL - MAIN BUILDING

Profile Name: Elementary School - Single Story
Inventory Status: Recognized
Reviewed By: Consultant
Condition Rating: 82.32 %

Currently BCA Certified: No
Last BCA Certify: 2/25/2025
Last District Review:
Last District Review:

Sub-Assembly	Component	Condition Rating						Component	Priority		
		E	G	F	P	U	N/A	Score	L	M	H
Foundations											
A1010	Standard Foundation	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Superstructure											
B1020	Roof Construction	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
B2020	Exterior Windows	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
B2050	Exterior Doors and Grilles	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B2070	Exterior Louvers and Vents	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B3020	Roof Appurtenances	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B3060	Horizontal Openings	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B3080	Overhead Exterior Enclosures	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Interior Construction											
C1010	Interior Partitions	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C1020	Interior Windows	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C1030	Interior Doors	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
C1040	Interior Grilles and Gates	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C1070	Suspended Ceiling Construction	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C2020	Interior Fabrications	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C2030	Flooring	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C2050	Ceiling Finishes	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
D2020	Sanitary Drainage	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
D2030	Building Support Plumbing Systems	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

HVAC

D3010	Facility Fuel Systems	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D3020	Heating Systems	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D3030	Cooling Systems	☐ ☐ ☐ ☒ ☐ ☐	30 %	☐ ☐ ☐
D3050	Facility HVAC Distribution Systems	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D3060	Ventilation	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Fire Protection

D4030	Fire Protection Specialties	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
-------	-----------------------------	--	-------	--

Electrical

D5020	Electrical Services and Distribution	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D5030	General Purpose Electrical Power	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D5040	Lighting	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Communications

D6010	Data Communications	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D6020	Voice Communications	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D6030	Audio-Video Communications	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D6060	Distributed Communications and Monitoring	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Electronic Safety and Security

D7010	Access Control and Intrusion Detection	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D7030	Electronic Surveillance	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D7050	Detection and Alarm	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Integrated Automation

D8010	Integrated Automation Facility Controls	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
-------	---	--	-------	--

Equipment

E1030	Commercial Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
E1040	Institutional Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
E1070	Entertainment and Recreational Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

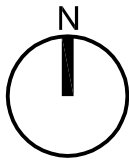
Furnishings

E2010	Fixed Furnishings	☐ ☐ ☒ ☐ ☐ ☐	62 %	☐ ☐ ☐
E2050	Movable Furnishings	☐ ☐ ☒ ☐ ☐ ☐	62 %	☐ ☐ ☐

MEADOW RIDGE ELEMENTARY SCHOOL DRAWINGS & AREA ANALYSIS

Campus/Site	Building Name	Building Area Description (and Area Number/Letter, if applicable)	Year Built (Original Facility)	ALL New Construction (SCAP or locally funded)			APP (OSPI Only)	SCAP-funded Modernizations ONLY			Gross SF	SCAP-Recognized SF
				If SCAP-funded or locally funded New Construction. Include SCAP Project Number if applicable (see Report 1 in ICOS)	If SCAP-funded include Final Board Acceptance Date on Resolution or If locally funded New Construction, Board discussion of completion (per Notes 1 & 2 below)	Copy of Board Resolution uploaded in ICOS? (See Note 3 Below)		If SCAP funded Modernization, Include SCAP Project Number per Report 1 (found in ICOS)	If SCAP-funded Modernization, include Final Board Acceptance Date (see Report 1 in ICOS)	Copy of Board Resolution uploaded in ICOS? (See Notes 1 & 2 Below)		
Meadow Ridge ES	Main Area	Main Area	1992	10046	5/26/1993	No					53,972	53,972
	Portable	Main Area	2005	Local							1,488	0
										Subtotal	55,460	53,972

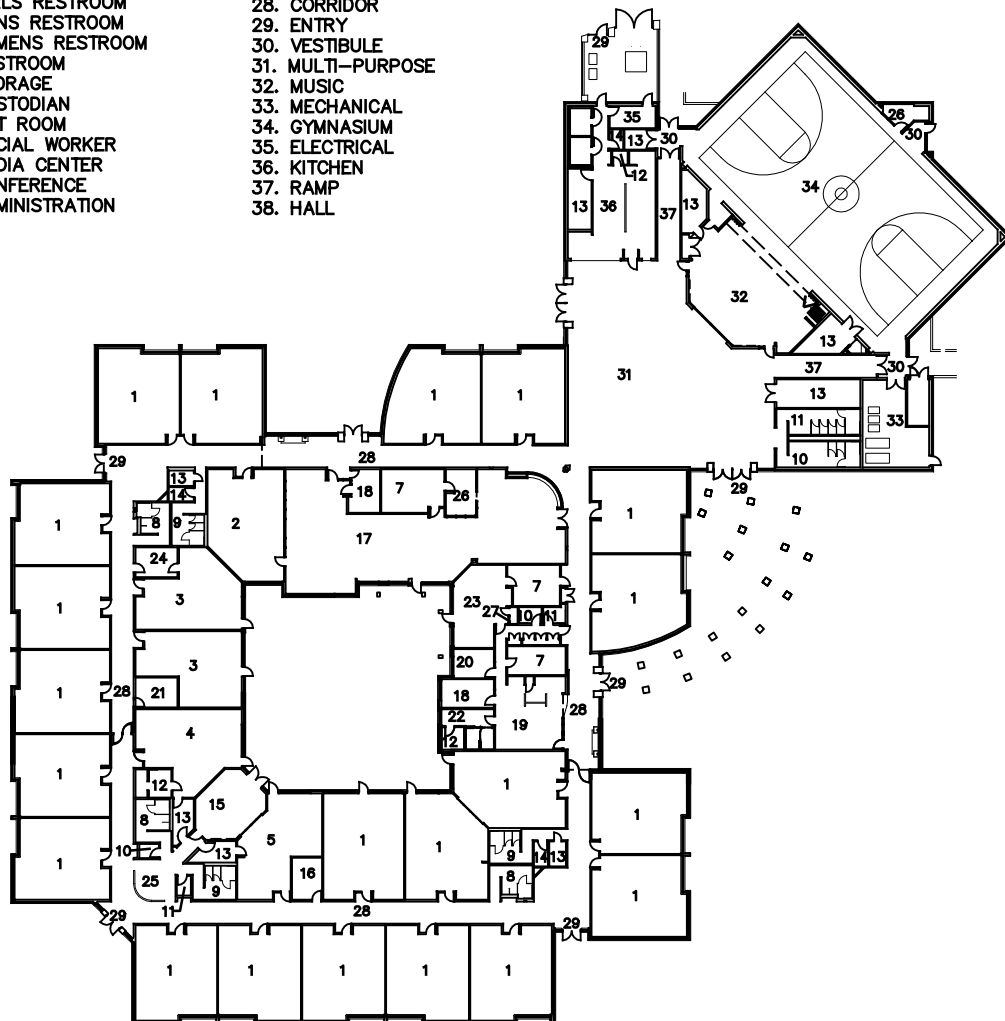
FLOOR PLAN - MEADOW RIDGE ELEMENTARY



ORIGINAL BUILDING (1992)

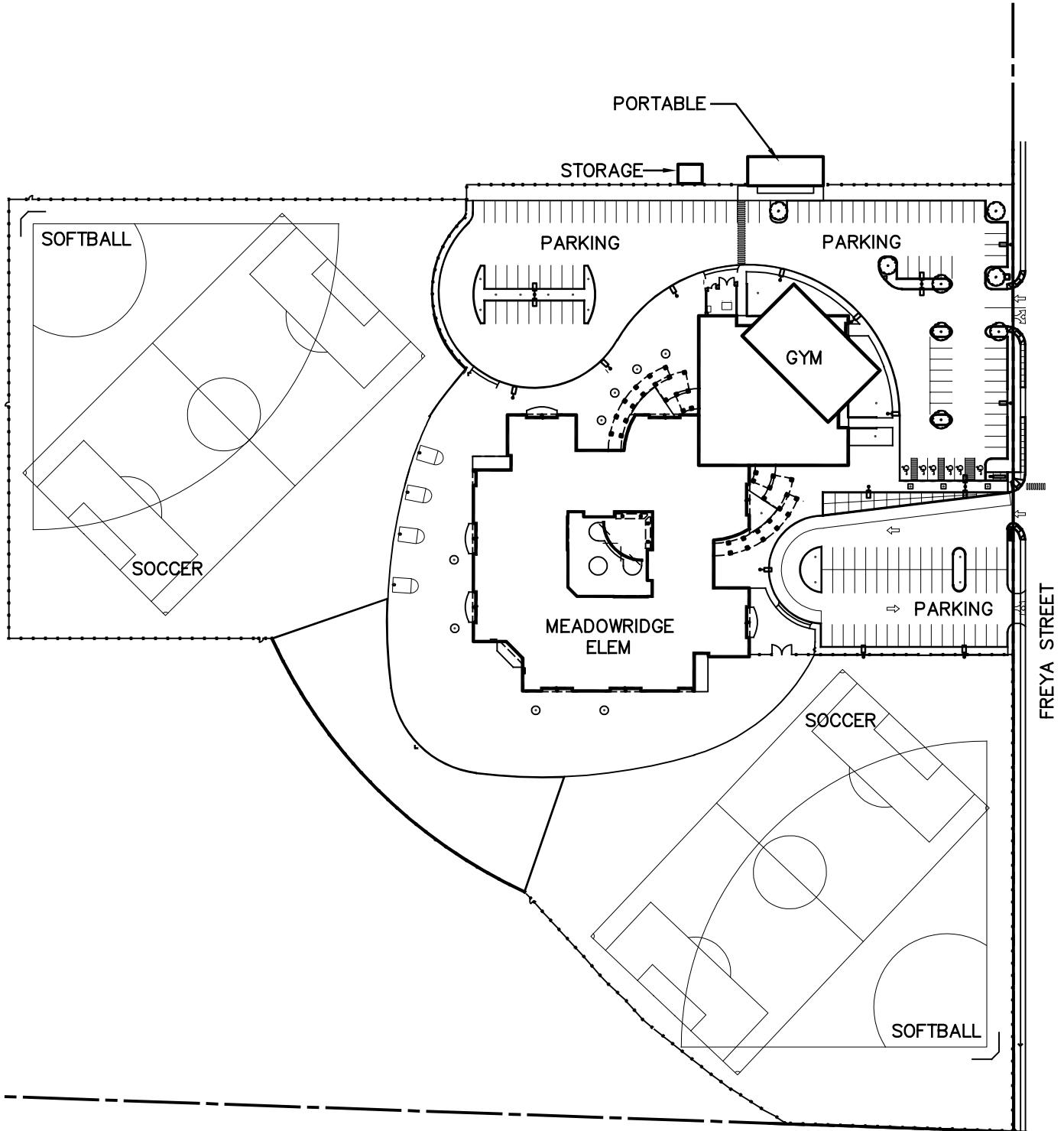
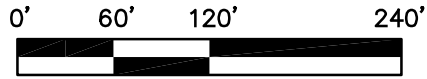
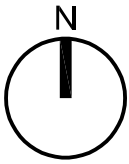
53,972 SF

- | | |
|---------------------|-------------------|
| 1. CLASSROOM | 20. OFFICE |
| 2. COMPUTER ROOM | 21. CDS |
| 3. RESOURCE ROOM | 22. CLINIC |
| 4. PRE-SCHOOL | 23. STAFF |
| 5. COMPENSATORY | 24. TESTING |
| 6. LIBRARY | 25. INSTRUCTOR |
| 7. WORKROOM | 26. OFFICE |
| 8. BOYS RESTROOM | 27. TELEPHONE |
| 9. GIRLS RESTROOM | 28. CORRIDOR |
| 10. MENS RESTROOM | 29. ENTRY |
| 11. WOMENS RESTROOM | 30. VESTIBULE |
| 12. RESTROOM | 31. MULTI-PURPOSE |
| 13. STORAGE | 32. MUSIC |
| 14. CUSTODIAN | 33. MECHANICAL |
| 15. ART ROOM | 34. GYMNASIUM |
| 16. SOCIAL WORKER | 35. ELECTRICAL |
| 17. MEDIA CENTER | 36. KITCHEN |
| 18. CONFERENCE | 37. RAMP |
| 19. ADMINISTRATION | 38. HALL |



SITE PLAN - MEADOW RIDGE ELEMENTARY

40 ACRES



STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

MEADOW RIDGE ELEMENTARY SCHOOL

Profile Name: Elementary School - Rural

Last Review: 2/25/2025

Inventory Status: Recognized

Condition Rating: 86.82 %

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

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

MEADOW RIDGE ELEMENTARY SCHOOL - MAIN BUILDING

Profile Name: Elementary School - Single Story
Inventory Status: Recognized
Reviewed By: Consultant
Condition Rating: 81.75 %

Currently BCA Certified: No
Last BCA Certify: 2/25/2025
Last District Review:
Last District Review:

Sub-Assembly	Component	Condition Rating						Component	Priority		
		E	G	F	P	U	N/A	Score	L	M	H
Foundations											
A1010	Standard Foundation	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Superstructure											
B1020	Roof Construction	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
B2020	Exterior Windows	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
B2050	Exterior Doors and Grilles	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
B2070	Exterior Louvers and Vents	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B3020	Roof Appurtenances	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B3060	Horizontal Openings	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B3080	Overhead Exterior Enclosures	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Interior Construction											
C1010	Interior Partitions	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C1020	Interior Windows	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C1030	Interior Doors	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
C1040	Interior Grilles and Gates	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C1060	Raised Floor Construction	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C1070	Suspended Ceiling Construction	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
C2020	Interior Fabrications	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C2030	Flooring	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C2050	Ceiling Finishes	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
D2020	Sanitary Drainage	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
D2030	Building Support Plumbing Systems	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

HVAC

D3010	Facility Fuel Systems	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D3020	Heating Systems	☐ ☐ ☒ ☐ ☐ ☐	62 %	☐ ☐ ☐
D3030	Cooling Systems	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D3050	Facility HVAC Distribution Systems	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D3060	Ventilation	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Fire Protection

D4030	Fire Protection Specialties	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
-------	-----------------------------	--	-------	--

Electrical

D5020	Electrical Services and Distribution	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D5030	General Purpose Electrical Power	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D5040	Lighting	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Communications

D6010	Data Communications	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D6020	Voice Communications	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D6030	Audio-Video Communications	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D6060	Distributed Communications and Monitoring	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Electronic Safety and Security

D7010	Access Control and Intrusion Detection	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D7030	Electronic Surveillance	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D7050	Detection and Alarm	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Integrated Automation

D8010	Integrated Automation Facility Controls	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
-------	---	--	------	--

Equipment

E1030	Commercial Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
E1040	Institutional Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
E1070	Entertainment and Recreational Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

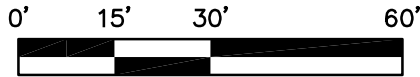
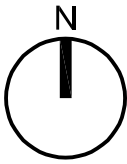
Furnishings

E2010	Fixed Furnishings	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
E2050	Movable Furnishings	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

MIDWAY ELEMENTARY SCHOOL DRAWINGS & AREA ANALYSIS

Campus/Site	Building Name	Building Area Description (and Area Number/Letter, if applicable)	Year Built (Original Facility)	ALL New Construction (SCAP or locally funded)			APP (OSPI Only)	SCAP-funded Modernizations ONLY			Gross SF	SCAP-Recognized SF
				If SCAP-funded or locally funded New Construction, Include SCAP Project Number if applicable (see Report 1 in ICOS)	If SCAP-funded include Final Board Acceptance Date on Resolution or If locally funded New Construction, Board discussion of completion (per Notes 1 & 2 below)	Copy of Board Resolution uploaded in ICOS? (See Note 3 Below)		If SCAP funded Modernization, Include SCAP Project Number per Report 1 (found in ICOS)	If SCAP-funded Modernization, Include Final Board Acceptance Date (see Report 1 in ICOS)	Copy of Board Resolution uploaded in ICOS? (See Notes 1 & 2 Below)		
Midway ES	Main Area	Main Area	1980	Local				5026	10/21/2019	Yes	51,719	51,719
	2019 Addition	Main Area	2019	5026	10/21/2019	Yes					10,548	10,548
	Portable 1	Main Area	2018	Local							1,800	0
	Portable 2	Main Area	2018	Local							1,800	0
	Portable 3	Main Area	2018	Local							1,800	0
	Portable 4	Main Area	2018	Local							1,800	0
										Subtotal	69,467	62,267

FLOOR PLAN - MIDWAY ELEMENTARY



MODERNIZATION

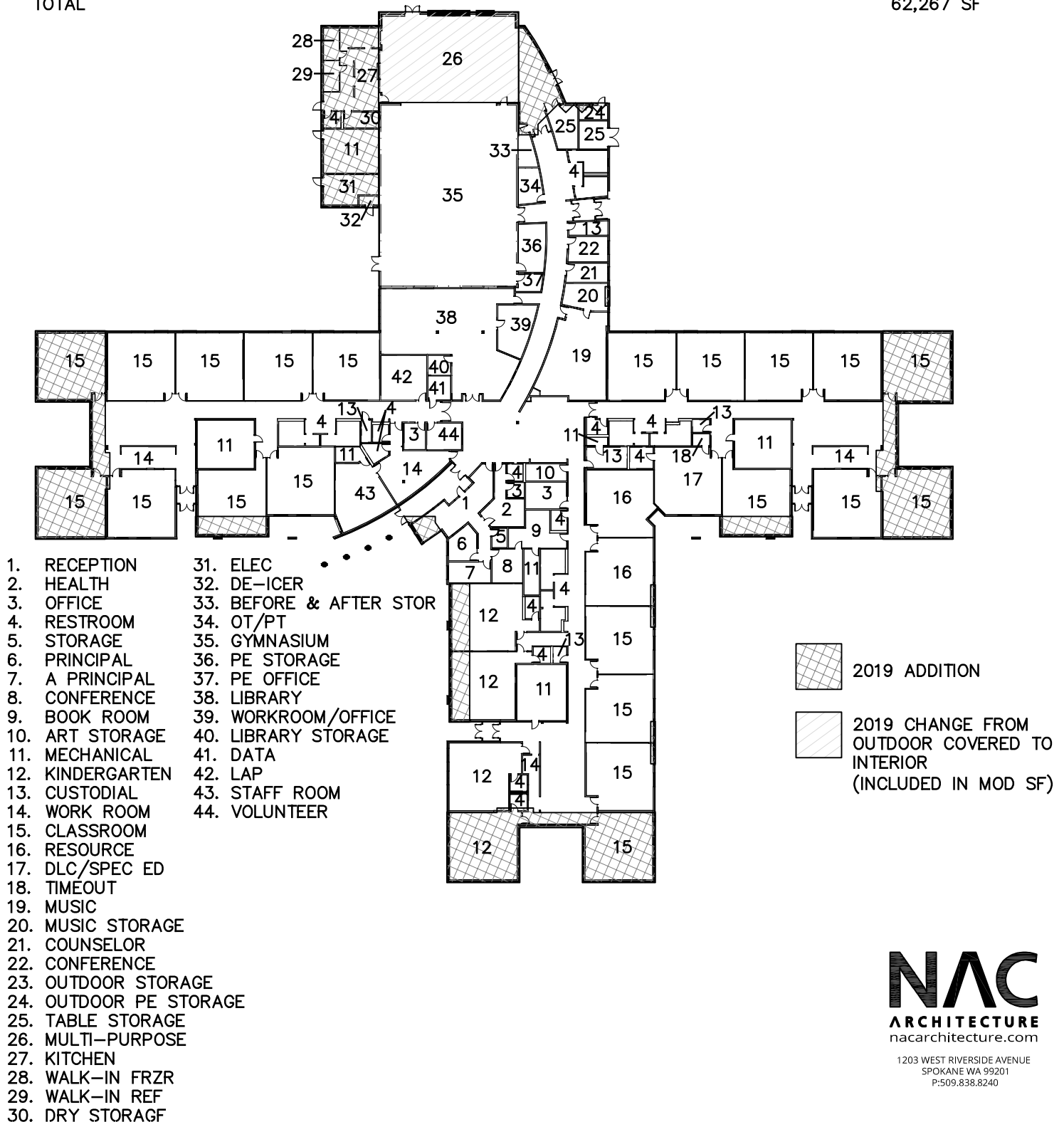
51,719 SF

2019 ADDITION

10,548 SF

TOTAL

62,267 SF

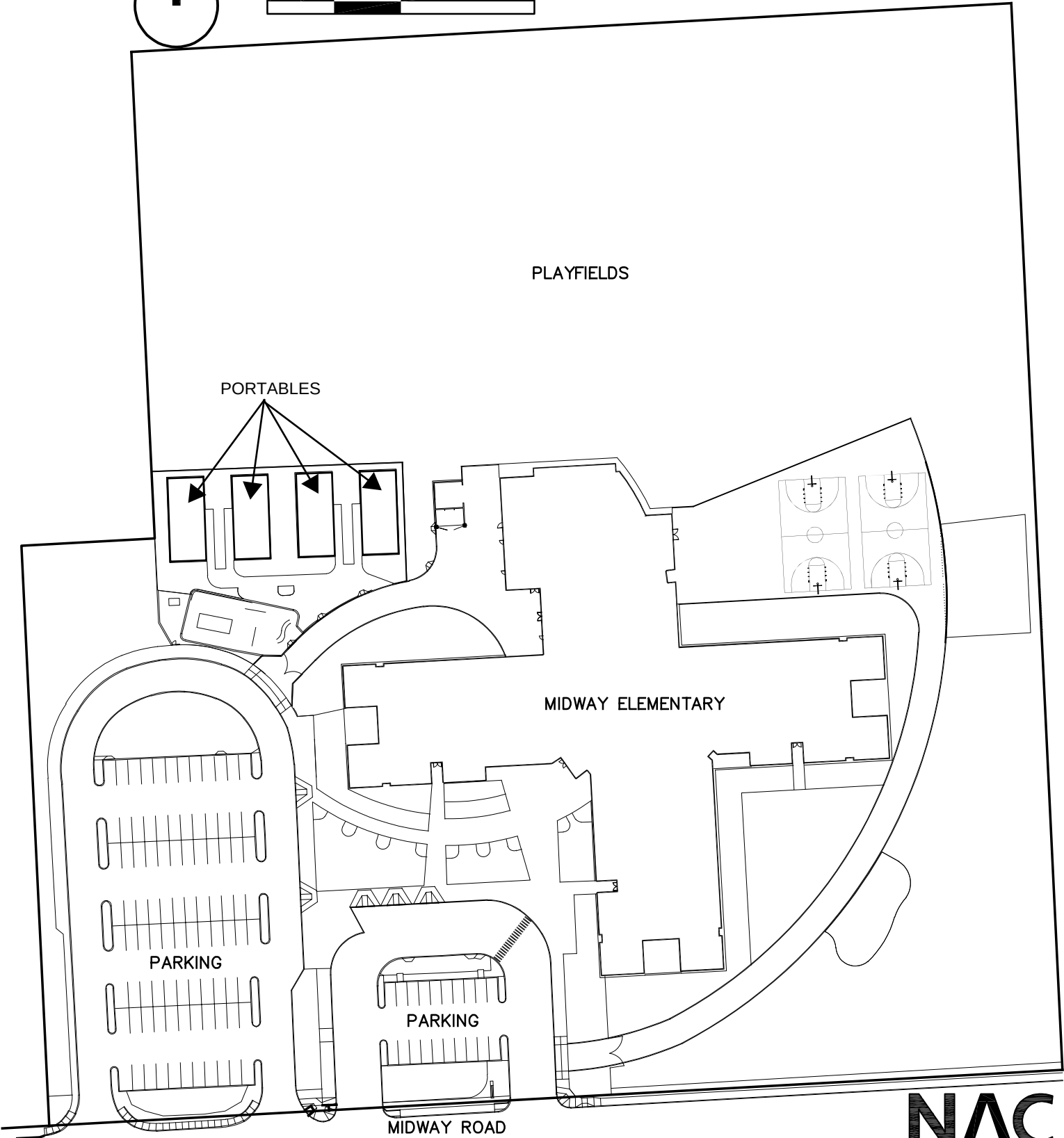
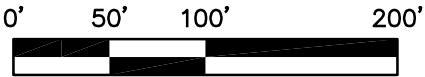
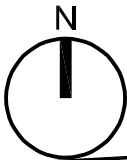


NAC
ARCHITECTURE
nacarchitecture.com

1203 WEST RIVERSIDE AVENUE
SPOKANE WA 99201
P:509.838.8240

SITE PLAN - MIDWAY ELEMENTARY

13.12 ACRES



NAC
ARCHITECTURE
nacarchitecture.com

1203 WEST RIVERSIDE AVENUE
SPOKANE WA 99201
P:509.838.8240

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

MIDWAY ELEMENTARY SCHOOL

Profile Name: Elementary School - Rural

Last Review: 2/25/2025

Inventory Status: Recognized

Condition Rating: 98.13 %

Sub-Assembly	Component	Condition Rating						Component	Priority			
		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	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
	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 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

MIDWAY ELEMENTARY SCHOOL - MAIN BUILDING

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

Currently BCA Certified: No
Last BCA Certify: 2/25/2025
Last District Review: 2/21/2024
Last District Review: 2/21/2024

Sub-Assembly	Component	Condition Rating						Component Score	Priority		
		E	G	F	P	U	N/A		L	M	H
Foundations											
A1010	Standard Foundation	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Superstructure											
B1020	Roof Construction	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B2020	Exterior Windows	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B2050	Exterior Doors and Grilles	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B2070	Exterior Louvers and Vents	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B3020	Roof Appurtenances	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B3060	Horizontal Openings	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B3080	Overhead Exterior Enclosures	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Interior Construction											
C1010	Interior Partitions	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1020	Interior Windows	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1030	Interior Doors	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1040	Interior Grilles and Gates	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1070	Suspended Ceiling Construction	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Interior Finishes											
C2010	Wall Finishes	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C2020	Interior Fabrications	☒	☐	☐	☐	☐	☐	100 %	☒	☐	☐
C2030	Flooring	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C2050	Ceiling Finishes	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
D2020	Sanitary Drainage	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
D2030	Building Support Plumbing Systems	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

HVAC

D3010	Facility Fuel Systems	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D3020	Heating Systems	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D3030	Cooling Systems	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D3050	Facility HVAC Distribution Systems	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D3060	Ventilation	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Fire Protection

D4010	Fire Suppression	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D4030	Fire Protection Specialties	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Electrical

D5010	Facility Power Generation	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D5020	Electrical Services and Distribution	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D5030	General Purpose Electrical Power	☒ ☐ ☐ ☐ ☐ ☐	100 %	☒ ☐ ☐
D5040	Lighting	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Communications

D6010	Data Communications	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D6020	Voice Communications	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D6030	Audio-Video Communications	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D6060	Distributed Communications and Monitoring	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Electronic Safety and Security

D7010	Access Control and Intrusion Detection	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D7030	Electronic Surveillance	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D7050	Detection and Alarm	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Integrated Automation

D8010	Integrated Automation Facility Controls	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
-------	---	--	-------	--

Equipment

E1030	Commercial Equipment	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
E1040	Institutional Equipment	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
E1070	Entertainment and Recreational Equipment	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

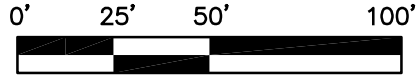
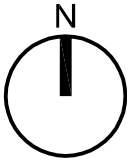
Furnishings

E2010	Fixed Furnishings	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
E2050	Movable Furnishings	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

PRAIRIE VIEW ELEMENTARY SCHOOL DRAWINGS & AREA ANALYSIS

Campus/Site	Building Name	Building Area Description (and Area Number/Letter, if applicable)	Year Built (Original Facility)	ALL New Construction (SCAP or locally funded)			APP (OSPI Only)	SCAP-funded Modernizations ONLY			Gross SF	SCAP-Recognized SF	
				If SCAP-funded or locally funded New Construction, Include SCAP Project Number if applicable (see Report 1 in ICOS)	If SCAP-funded include Final Board Acceptance Date on Resolution or If locally funded New Construction, Board discussion of completion (per Notes 1 & 2 below)	Copy of Board Resolution uploaded in ICOS? (See Note 3 Below)		New or N/L SCAP Funded Construction after 1/1/1994	If SCAP funded Modernization , Include SCAP Project Number per Report 1 (found in ICOS)	If SCAP-funded Modernization, include Final Board Acceptance Date (see Report 1 in ICOS)			Copy of Board Resolution uploaded in ICOS? (See Notes 1 & 2 Below)
Prairie View ES	Main Area	Main Area	2007	39021	5/11/2009	Yes					57,713	57,713	
	PVES MC-022	Main Area	2010	Local							1,774	0	
	PVES MC-023	Main Area	2010	Local							1,774	0	
	PVES MC-024	Main Area	2016	Local							1,774	0	
											Subtotal	63,035	57,713

FIRST FLOOR PLAN - PRAIRIE VIEW ELEMENTARY

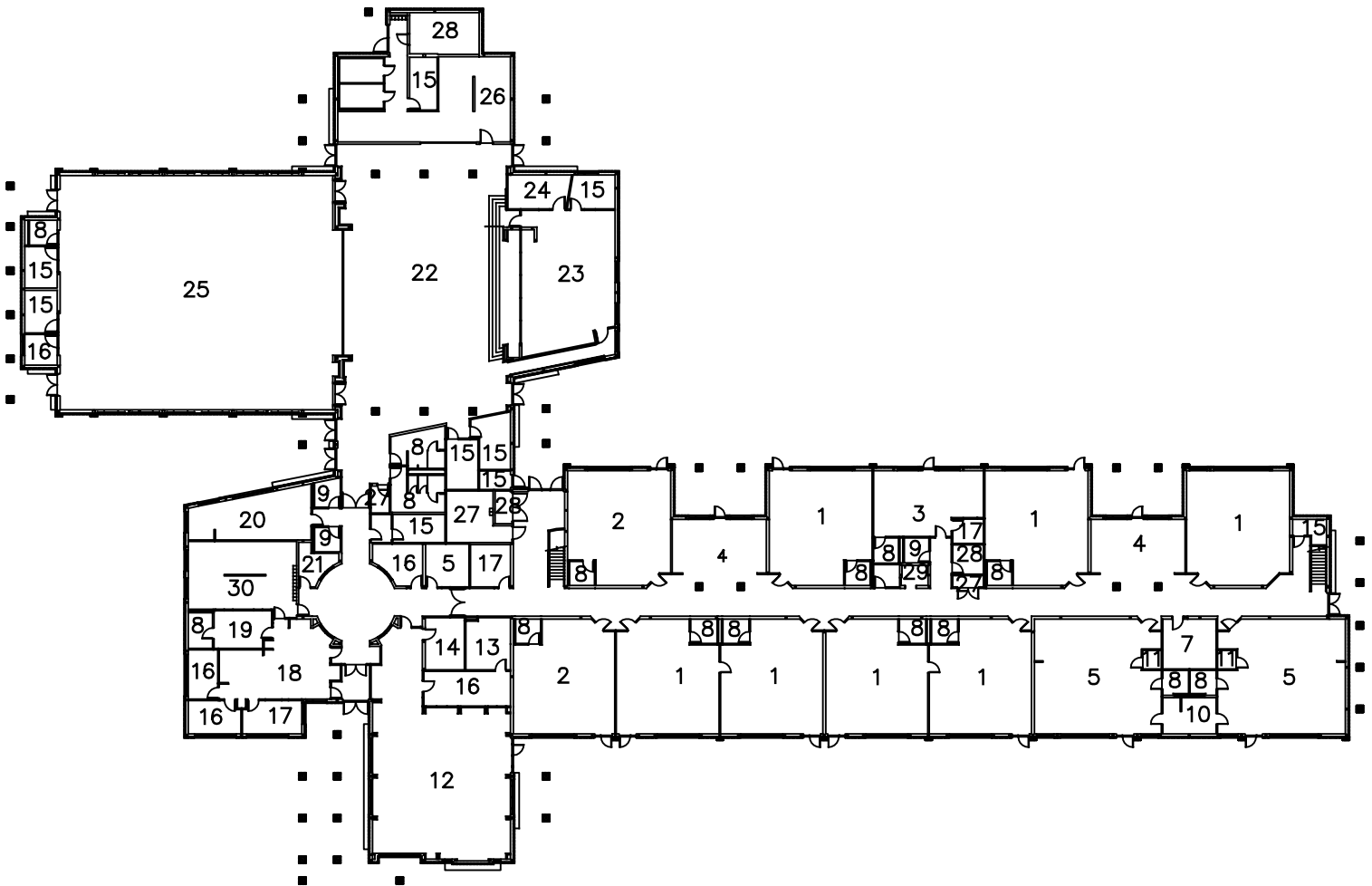


ORIGINAL BUILDING (BUILT 2007)

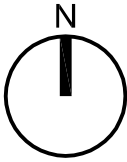
FIRST FLOOR 40,182 SF
SECOND FLOOR 17,531 SF

TOTAL 57,713 SF

- | | | |
|------------------|------------------------|---------------------|
| 1. CLASSROOM | 12. LIBRARY | 23. MUSIC |
| 2. KINDERGARTEN | 13. BOOK ROOM | 24. PRACTICE |
| 3. RESOURCE ROOM | 14. TECH WORK ROOM | 25. GYMNASIUM |
| 4. POD | 15. STORAGE | 26. KITCHEN |
| 5. SPECIAL ED | 16. OFFICE | 27. CUSTODIAN |
| 6. LAP/CHALLENGE | 17. CONFERENCE | 28. MECH/ELEC |
| 7. PT/OT | 18. RECEPTION/BUSINESS | 29. ELEVATOR |
| 8. TOILET | 19. HEALTH | 30. STAFF WORK ROOM |
| 9. STAFF TOILET | 20. STAFF LOUNGE | 31. MDF ROOM |
| 10. SHOWER | 21. TESTING | |
| 11. TIME OUT | 22. MULTI-PURPOSE | |



SECOND FLOOR PLAN - PRAIRIE VIEW ELEMENTARY

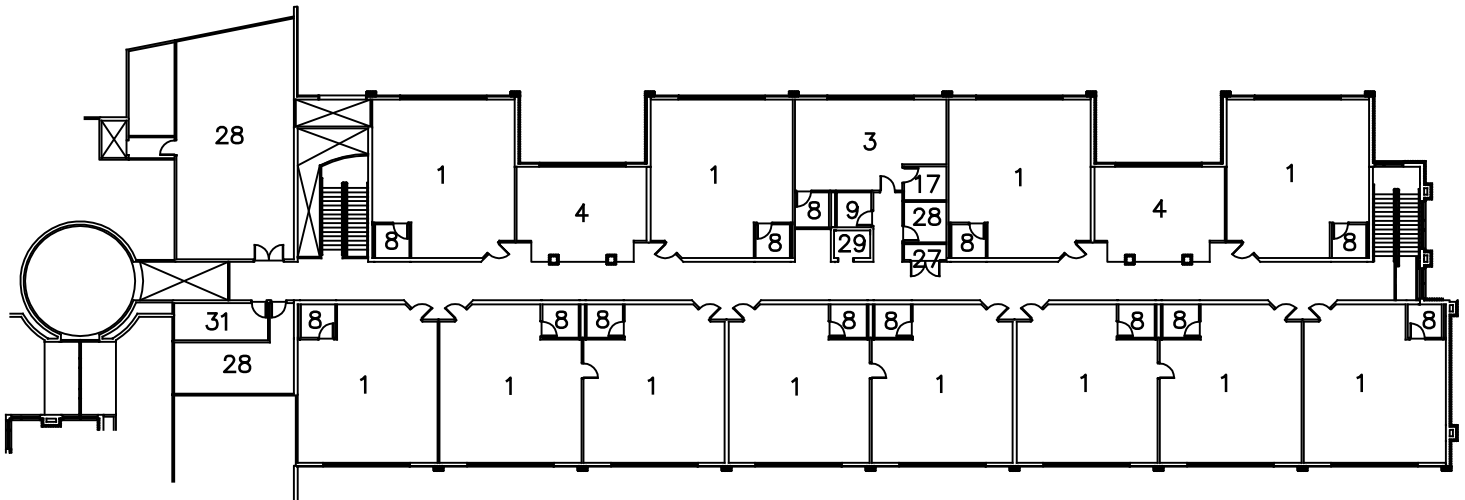


ORIGINAL BUILDING (BUILT 2007)

FIRST FLOOR 40,182 SF
SECOND FLOOR 17,531 SF

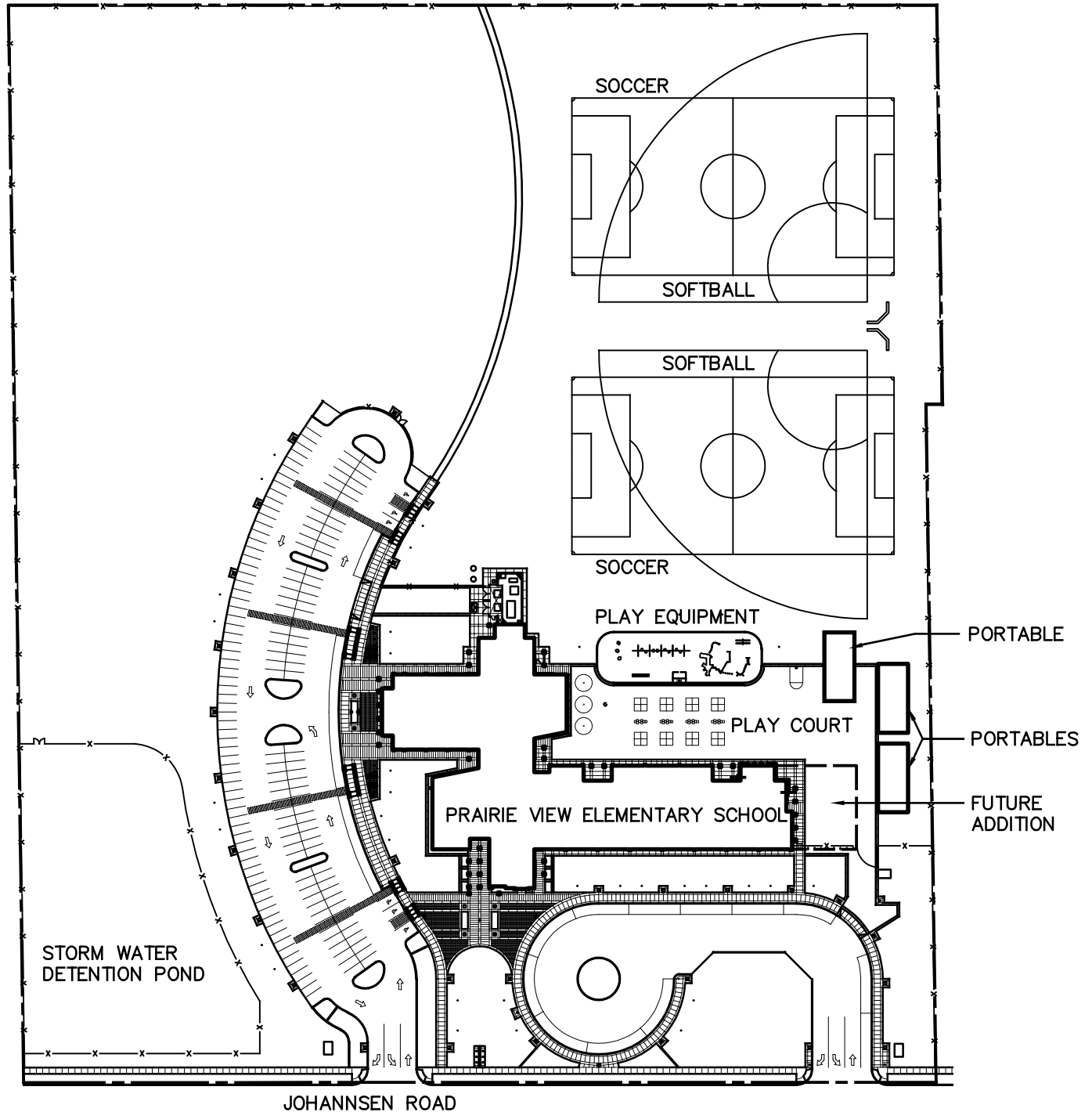
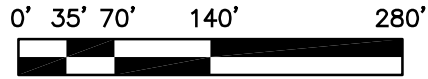
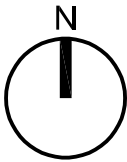
TOTAL 57,713 SF

- | | | |
|------------------|------------------------|---------------------|
| 1. CLASSROOM | 12. LIBRARY | 23. MUSIC |
| 2. KINDERGARTEN | 13. BOOK ROOM | 24. PRACTICE |
| 3. RESOURCE ROOM | 14. TECH WORK ROOM | 25. GYMNASIUM |
| 4. POD | 15. STORAGE | 26. KITCHEN |
| 5. SPECIAL ED | 16. OFFICE | 27. CUSTODIAN |
| 6. LAP/CHALLENGE | 17. CONFERENCE | 28. MECH/ELEC |
| 7. PT/OT | 18. RECEPTION/BUSINESS | 29. ELEVATOR |
| 8. TOILET | 19. HEALTH | 30. STAFF WORK ROOM |
| 9. STAFF TOILET | 20. STAFF LOUNGE | 31. MDF ROOM |
| 10. SHOWER | 21. TESTING | |
| 11. TIME OUT | 22. MULTI-PURPOSE | |



SITE PLAN - PRAIRIE VIEW ELEMENTARY

19.78 ACRES



STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

PRAIRIE VIEW ELEMENTARY SCHOOL

Profile Name: Elementary School - Rural

Last Review: 2/25/2025

Inventory Status: Recognized

Condition Rating: 89.24 %

Sub-Assembly	Component	Condition Rating						Component	Priority			
		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	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
	G2050	Athletic, Recreational and Playfields Areas	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
	G2060	Site Development	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
	G2080	Landscaping	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Liquid and Gas Site Utilities												
	G3010	Water Utilities	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
	G3020	Sanitary Sewerage Utilities	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
	G3030	Storm Drainage Utilities	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
	G3050	Site Energy Distribution	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Electrical Site Improvements												
	G4010	Site Electric Distribution Systems	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
	G4050	Site Lighting	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Site Communications												
	G5010	Site Communications Systems	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

PRAIRIE VIEW ELEMENTARY SCHOOL - MAIN BUILDING

Profile Name: Elementary School - Multi-Story
Inventory Status: Recognized
Reviewed By: Consultant
Condition Rating: 90.40 %

Currently BCA Certified: No
Last BCA Certify: 2/25/2025
Last District Review: 2/21/2024
Last District Review: 2/21/2024

Sub-Assembly	Component	Condition Rating						Component Score	Priority		
		E	G	F	P	U	N/A		L	M	H
Foundations											
A1010	Standard Foundation	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Superstructure											
B1010	Floor Construction	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B1020	Roof Construction	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B1080	Stairs	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B2020	Exterior Windows	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B2050	Exterior Doors and Grilles	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B2070	Exterior Louvers and Vents	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☒
Exterior Horizontal Enclosures											
B3010	Roofing	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B3020	Roof Appurtenances	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B3060	Horizontal Openings	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Interior Construction											
C1010	Interior Partitions	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1020	Interior Windows	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1030	Interior Doors	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1040	Interior Grilles and Gates	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1070	Suspended Ceiling Construction	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C2020	Interior Fabrications	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C2030	Flooring	☐	☐	☐	☒	☐	☐	30 %	☐	☐	☐
C2040	Stair Finishes	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C2050	Ceiling Finishes	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Conveying											
D1010	Vertical Conveying Systems	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
D2020	Sanitary Drainage	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
D2030	Building Support Plumbing Systems	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

HVAC

D3010	Facility Fuel Systems	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D3020	Heating Systems	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D3030	Cooling Systems	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D3050	Facility HVAC Distribution Systems	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D3060	Ventilation	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Fire Protection

D4010	Fire Suppression	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D4030	Fire Protection Specialties	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Electrical

D5010	Facility Power Generation	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D5020	Electrical Services and Distribution	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D5030	General Purpose Electrical Power	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D5040	Lighting	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Communications

D6010	Data Communications	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D6020	Voice Communications	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D6030	Audio-Video Communications	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D6060	Distributed Communications and Monitoring	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Electronic Safety and Security

D7010	Access Control and Intrusion Detection	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D7030	Electronic Surveillance	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D7050	Detection and Alarm	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Integrated Automation

D8010	Integrated Automation Facility Controls	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
-------	---	--	------	--

Equipment

E1030	Commercial Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
E1040	Institutional Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
E1070	Entertainment and Recreational Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

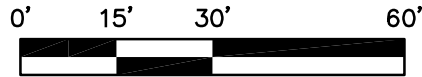
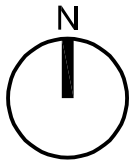
Furnishings

E2010	Fixed Furnishings	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
E2050	Movable Furnishings	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

SHILOH HILLS ELEMENTARY SCHOOL DRAWINGS & AREA ANALYSIS

Campus/Site	Building Name	Building Area Description (and Area Number/Letter, if applicable)	Year Built (Original Facility)	ALL New Construction (SCAP or locally funded)			APP (OSPI Only)	SCAP-funded Modernizations ONLY			Gross SF	SCAP-Recognized SF
				If SCAP-funded or locally funded New Construction, Include SCAP Project Number if applicable (see Report 1 in ICOS)	If SCAP-funded include Final Board Acceptance Date on Resolution or If locally funded New Construction, Board discussion of completion (per Notes 1 & 2 below)	Copy of Board Resolution uploaded in ICOS? (See Note 3 Below)		If SCAP funded Modernization, Include SCAP Project Number per Report 1 (found in ICOS)	If SCAP-funded Modernization, include Final Board Acceptance Date (see Report 1 in ICOS)	Copy of Board Resolution uploaded in ICOS? (See Notes 1 & 2 Below)		
Shiloh Hills ES	Main Area	Main Area	1980	Local				5106	1/11/2021	Yes	51,719	51,719
	2019 Addition	Main Area	2019	5106	1/11/2021	Yes					12,542	12,542
										Subtotal	64,261	64,261

FLOOR PLAN - SHILOH HILLS ELEMENTARY



MODERNIZATION

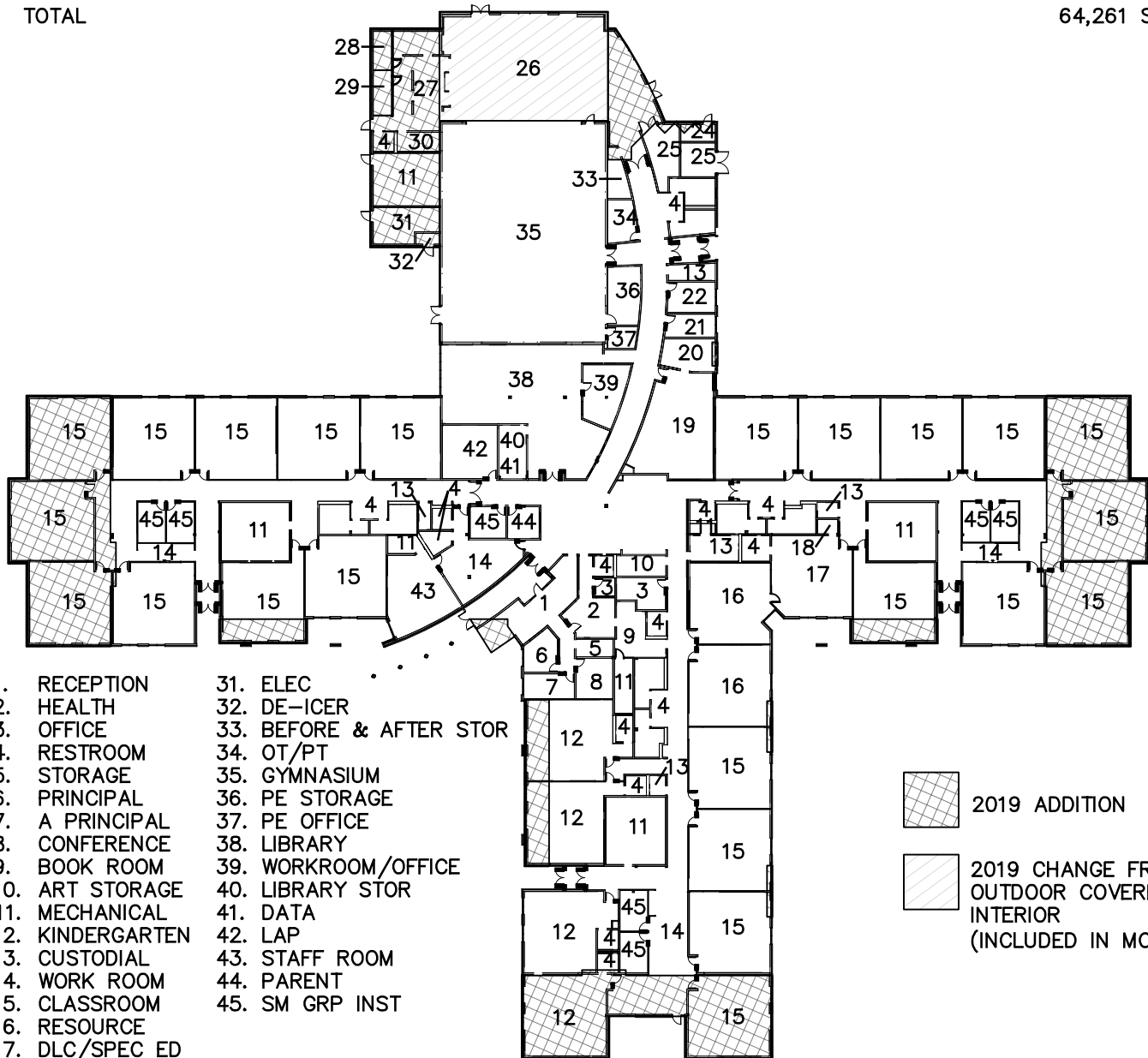
51,719 SF

2019 ADDITION

12,542 SF

TOTAL

64,261 SF



- | | |
|---------------------|-------------------------|
| 1. RECEPTION | 31. ELEC |
| 2. HEALTH | 32. DE-ICER |
| 3. OFFICE | 33. BEFORE & AFTER STOR |
| 4. RESTROOM | 34. OT/PT |
| 5. STORAGE | 35. GYMNASIUM |
| 6. PRINCIPAL | 36. PE STORAGE |
| 7. A PRINCIPAL | 37. PE OFFICE |
| 8. CONFERENCE | 38. LIBRARY |
| 9. BOOK ROOM | 39. WORKROOM/OFFICE |
| 10. ART STORAGE | 40. LIBRARY STOR |
| 11. MECHANICAL | 41. DATA |
| 12. KINDERGARTEN | 42. LAP |
| 13. CUSTODIAL | 43. STAFF ROOM |
| 14. WORK ROOM | 44. PARENT |
| 15. CLASSROOM | 45. SM GRP INST |
| 16. RESOURCE | |
| 17. DLC/SPEC ED | |
| 18. TIMEOUT | |
| 19. MUSIC | |
| 20. MUSIC STORAGE | |
| 21. COUNSELOR | |
| 22. CONFERENCE | |
| 23. OUTDOOR STOR | |
| 24. OUTDOOR PE STOR | |
| 25. TABLE STOR | |
| 26. MULTI-PURPOSE | |
| 27. KITCHEN | |
| 28. WALK-IN FRZR | |
| 29. WALK-IN REF | |
| 30. DRY STORAGE | |



2019 ADDITION



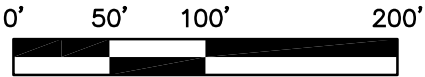
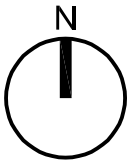
2019 CHANGE FROM
OUTDOOR COVERED TO
INTERIOR
(INCLUDED IN MOD SF)

NAC
ARCHITECTURE
nacarchitecture.com

1203 WEST RIVERSIDE AVENUE
SPOKANE WA 99201
P:509.838.8240

SITE PLAN - SHILOH ELEMENTARY

9.31 ACRES



PLAYFIELDS

SHILOH ELEMENTARY

PARKING

PARKING

E STONEWALL AVE

NAC
ARCHITECTURE
nacarchitecture.com

1203 WEST RIVERSIDE AVENUE
SPOKANE WA 99201
P:509.838.8240

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

SHILOH HILLS ELEMENTARY SCHOOL

Profile Name: Elementary School - Rural

Last Review: 2/25/2025

Inventory Status: Recognized

Condition Rating: 98.68 %

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

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

SHILOH HILLS ELEMENTARY SCHOOL - MAIN BUILDING

Profile Name: Elementary School - Single Story
Inventory Status: Recognized
Reviewed By: Consultant
Condition Rating: 99.12 %

Currently BCA Certified: No
Last BCA Certify: 2/25/2025
Last District Review: 2/21/2024
Last District Review: 2/21/2024

Sub-Assembly	Component	Condition Rating						Component	Priority		
		E	G	F	P	U	N/A	Score	L	M	H
Foundations											
A1010	Standard Foundation	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☒	☐	☐	☐	☐	☐	100 %	☒	☐	☐
Superstructure											
B1020	Roof Construction	☒	☐	☐	☐	☐	☐	100 %	☐	☒	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B2020	Exterior Windows	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B2050	Exterior Doors and Grilles	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B2070	Exterior Louvers and Vents	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B3020	Roof Appurtenances	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B3060	Horizontal Openings	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B3080	Overhead Exterior Enclosures	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Interior Construction											
C1010	Interior Partitions	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1020	Interior Windows	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1030	Interior Doors	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1040	Interior Grilles and Gates	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1070	Suspended Ceiling Construction	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Interior Finishes											
C2010	Wall Finishes	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C2020	Interior Fabrications	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C2030	Flooring	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C2050	Ceiling Finishes	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
D2020	Sanitary Drainage	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
D2030	Building Support Plumbing Systems	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

HVAC

D3010	Facility Fuel Systems	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D3020	Heating Systems	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D3030	Cooling Systems	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D3050	Facility HVAC Distribution Systems	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D3060	Ventilation	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Fire Protection

D4010	Fire Suppression	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D4030	Fire Protection Specialties	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Electrical

D5010	Facility Power Generation	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D5020	Electrical Services and Distribution	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D5030	General Purpose Electrical Power	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D5040	Lighting	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Communications

D6010	Data Communications	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D6020	Voice Communications	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D6030	Audio-Video Communications	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D6060	Distributed Communications and Monitoring	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Electronic Safety and Security

D7010	Access Control and Intrusion Detection	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D7030	Electronic Surveillance	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D7050	Detection and Alarm	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Integrated Automation

D8010	Integrated Automation Facility Controls	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
-------	---	--	-------	--

Equipment

E1030	Commercial Equipment	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
E1040	Institutional Equipment	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
E1070	Entertainment and Recreational Equipment	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

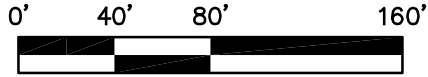
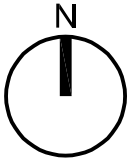
Furnishings

E2010	Fixed Furnishings	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
E2050	Movable Furnishings	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

SKYLINE ELEMENTARY SCHOOL DRAWINGS & AREA ANALYSIS

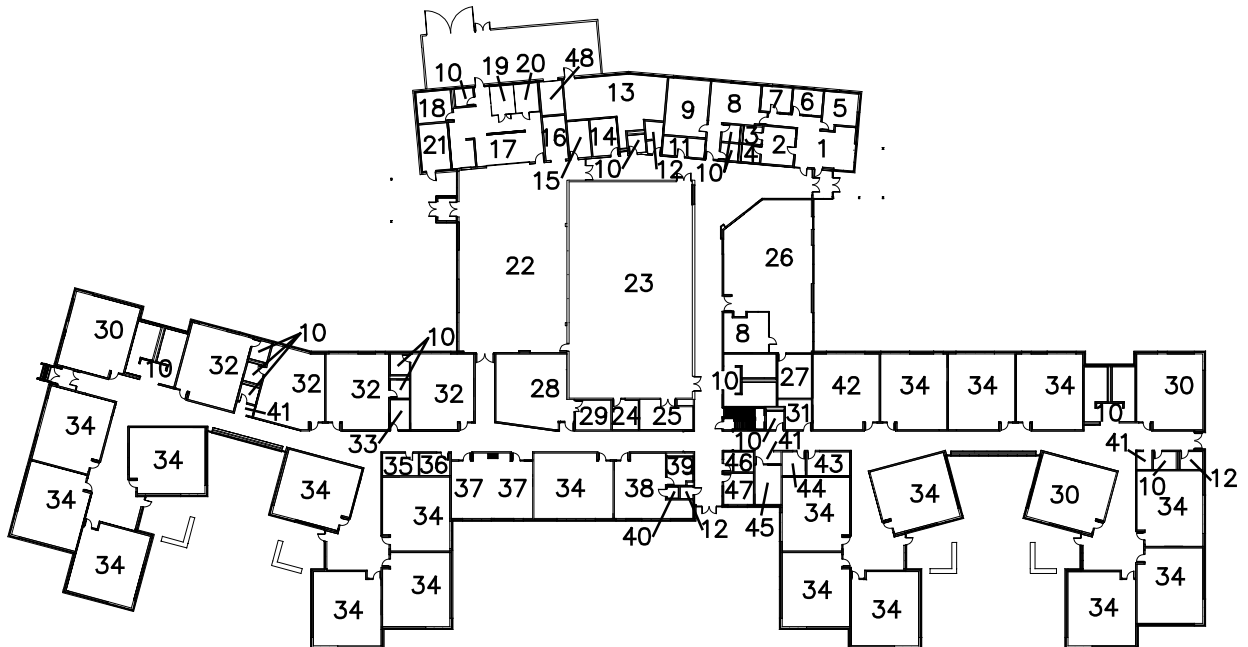
Campus/Site	Building Name	Building Area Description (and Area Number/Letter, if applicable)	Year Built (Original Facility)	ALL New Construction (SCAP or locally funded)			APP (OSPI Only)	SCAP-funded Modernizations ONLY			Gross SF	SCAP-Recognized SF
				If SCAP-funded or locally funded New Construction, Include SCAP Project Number if applicable (see Report 1 in ICOS)	If SCAP-funded include Final Board Acceptance Date on Resolution or If locally funded New Construction, Board discussion of completion (per Notes 1& 2 below)	Copy of Board Resolution uploaded in ICOS? (See Note 3 Below)		New or N/L SCAP Funded Construction after 1/1/1994	If SCAP funded Modernization , Include SCAP Project Number per Report 1 (found in ICOS)	If SCAP-funded Modernization, include Final Board Acceptance Date (see Report 1 in ICOS)		
Skyline ES	Main Area	Main Area	2022	Local	11/29/2021	Yes					61,500	61,500
										Subtotal	61,500	61,500

FLOOR PLAN - SKYLINE ELEMENTARY



TOTAL

61,500 SF



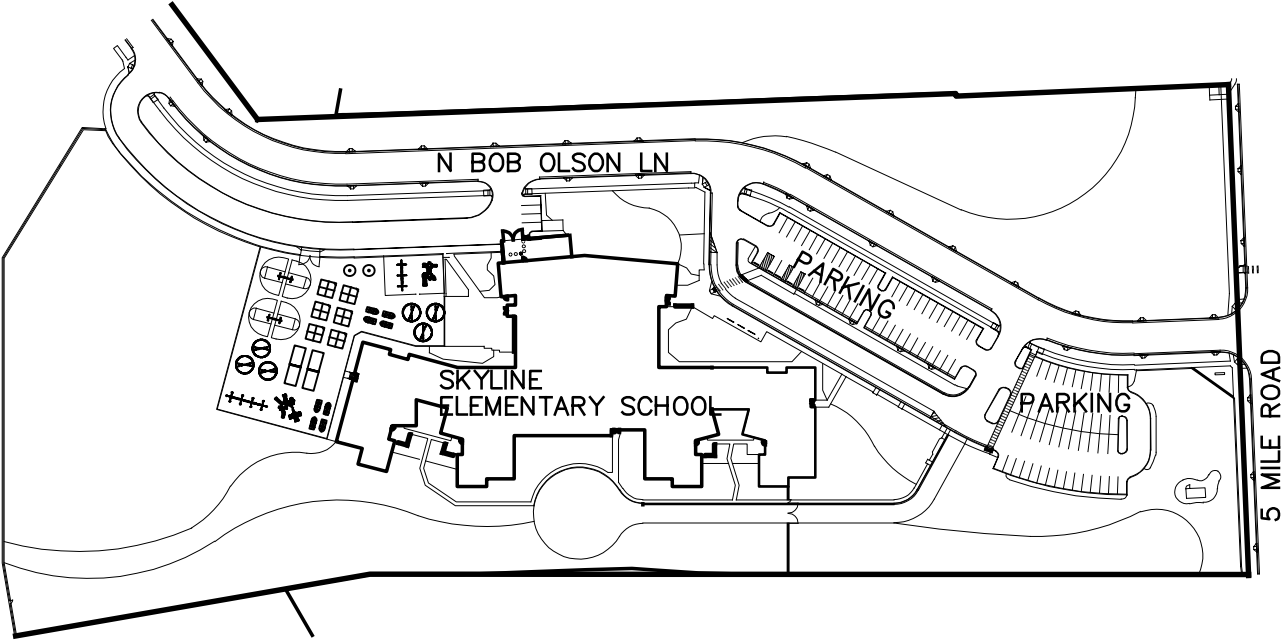
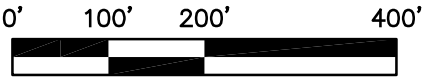
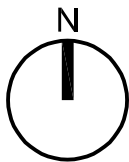
- | | | |
|-------------------|----------------------|-------------------|
| 1. RECEPTION | 21. PLAY STORAGE | 41. PRINT |
| 2. HEALTH | 22. MULTI-PURPOSE | 42. ELD |
| 3. OFFICE | 23. GYMNASIUM | 43. SW/COUNSELOR |
| 4. RESTROOM | 24. GYM OFFICE | 44. PSYCH |
| 5. CONFERENCE | 25. GYM STORAGE | 45. CONFERENCE |
| 6. A PRINCIPAL | 26. LIBRARY | 46. MENTAL HEALTH |
| 7. PRINCIPAL | 27. BOOK ROOM | 47. OT/PT |
| 8. WORK ROOM | 28. MUSIC | 48. EQUIP STOR |
| 9. STAFF ROOM | 29. MUSIC STORAGE | |
| 10. RESTROOM | 30. RESOURCE | |
| 11. VOLUNTEER | 31. MDF | |
| 12. CUSTODIAL | 32. KINDERGARTEN | |
| 13. MECH/ELEC | 33. STORAGE | |
| 14. ART STORAGE | 34. CLASSROOM | |
| 15. BEFORE AFTER | 35. CUSTODIAL OFFICE | |
| 16. TABLE STORAGE | 36. SLP | |
| 17. KITCHEN | 37. LAP | |
| 18. DRY STORAGE | 38. DLC | |
| 19. COOLER | 39. DLC RESTROOM | |
| 20. FREEZER | 40. TIMEOUT | |

NAC
ARCHITECTURE
nacarchitecture.com

1203 WEST RIVERSIDE AVENUE
SPOKANE WA 99201
P:509.838.8240

SITE PLAN - SKYLINE ELEMENTARY

13.70 ACRES



STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

SKYLINE ELEMENTARY SCHOOL

Profile Name: Elementary School - Rural

Last Review: 2/25/2025

Inventory Status: Recognized

Condition Rating: 94.46 %

Sub-Assembly	Component	Condition Rating						Component	Priority			
		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	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
	G2060	Site Development	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
	G2080	Landscaping	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Liquid and Gas Site Utilities												
	G3010	Water Utilities	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
	G3020	Sanitary Sewerage Utilities	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
	G3030	Storm Drainage Utilities	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
	G3060	Site Fuel Distribution	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Electrical Site Improvements												
	G4010	Site Electric Distribution Systems	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
	G4050	Site Lighting	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Site Communications												
	G5010	Site Communications Systems	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

SKYLINE ELEMENTARY SCHOOL - MAIN BUILDING

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

Currently BCA Certified: No
Last BCA Certify: 2/25/2025
Last District Review:
Last District Review:

Sub-Assembly	Component	Condition Rating						Component	Priority		
		E	G	F	P	U	N/A	Score	L	M	H
Foundations											
A1010	Standard Foundation	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Superstructure											
B1020	Roof Construction	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B2020	Exterior Windows	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B2050	Exterior Doors and Grilles	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B2070	Exterior Louvers and Vents	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B3020	Roof Appurtenances	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B3060	Horizontal Openings	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Interior Construction											
C1010	Interior Partitions	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1020	Interior Windows	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1030	Interior Doors	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1040	Interior Grilles and Gates	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1070	Suspended Ceiling Construction	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Interior Finishes											
C2010	Wall Finishes	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C2020	Interior Fabrications	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C2030	Flooring	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C2050	Ceiling Finishes	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
D2020	Sanitary Drainage	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
D2030	Building Support Plumbing Systems	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
HVAC											
D3010	Facility Fuel Systems	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
D3020	Heating Systems	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
D3030	Cooling Systems	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
D3050	Facility HVAC Distribution Systems	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
D3060	Ventilation	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

Fire Protection

D4010	Fire Suppression	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D4030	Fire Protection Specialties	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Electrical

D5010	Facility Power Generation	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D5020	Electrical Services and Distribution	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D5030	General Purpose Electrical Power	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D5040	Lighting	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Communications

D6010	Data Communications	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D6020	Voice Communications	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D6030	Audio-Video Communications	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D6060	Distributed Communications and Monitoring	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Electronic Safety and Security

D7010	Access Control and Intrusion Detection	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D7030	Electronic Surveillance	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D7050	Detection and Alarm	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Integrated Automation

D8010	Integrated Automation Facility Controls	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
-------	---	--	-------	--

Equipment

E1030	Commercial Equipment	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
E1040	Institutional Equipment	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
E1070	Entertainment and Recreational Equipment	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

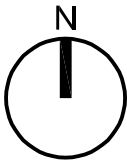
Furnishings

E2010	Fixed Furnishings	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
E2050	Movable Furnishings	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

HIGHLAND MIDDLE SCHOOL DRAWINGS & AREA ANALYSIS

Campus/Site	Building Name	Building Area Description (and Area Number/Letter, if applicable)	Year Built (Original Facility)	ALL New Construction (SCAP or locally funded)			APP (OSPI Only)	SCAP-funded Modernizations ONLY			Gross SF	SCAP-Recognized SF
				If SCAP-funded or locally funded New Construction. Include SCAP Project Number if applicable (see Report 1 in ICOS)	If SCAP-funded include Final Board Acceptance Date on Resolution or If locally funded New Construction, Board discussion of completion (per Notes 1 & 2 below)	Copy of Board Resolution uploaded in ICOS? (See Note 3 Below)		If SCAP funded Modernization, Include SCAP Project Number per Report 1 (found in ICOS)	If SCAP-funded Modernization, include Final Board Acceptance Date (see Report 1 in ICOS)	Copy of Board Resolution uploaded in ICOS? (See Notes 1 & 2 Below)		
Highland MS	Main Area	Main Area	2020	5211	11/23/2020	Yes					121,324	121,324
										Subtotal	121,324	121,324

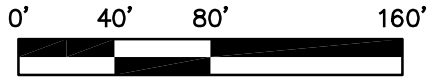
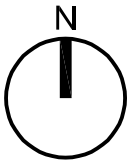
FLOOR PLAN - HIGHLAND MIDDLE SCHOOL



LEVEL 1	89,091 SF
LEVEL 2	32,233 SF
TOTAL	121,324 SF

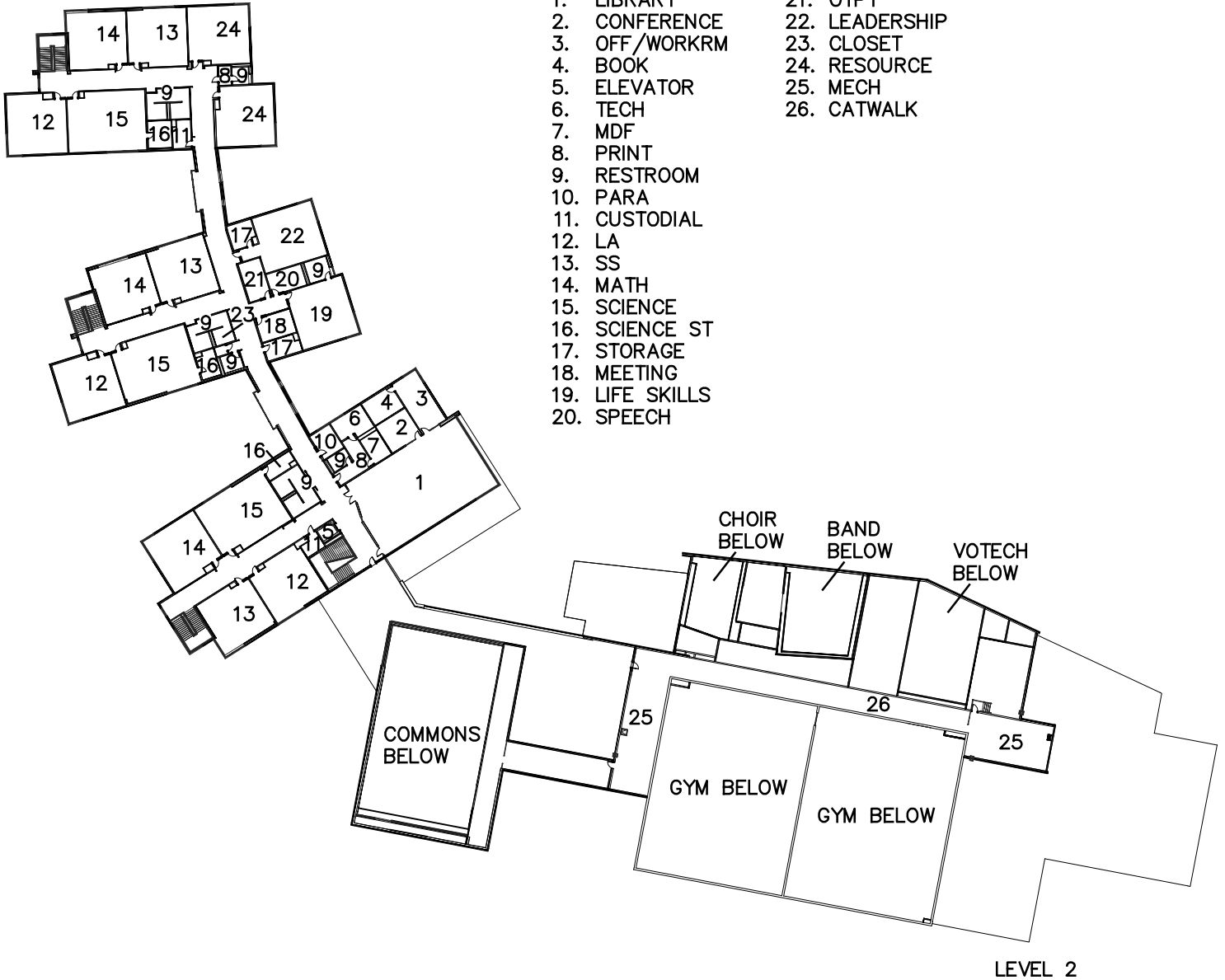


FLOOR PLAN - HIGHLAND MIDDLE SCHOOL



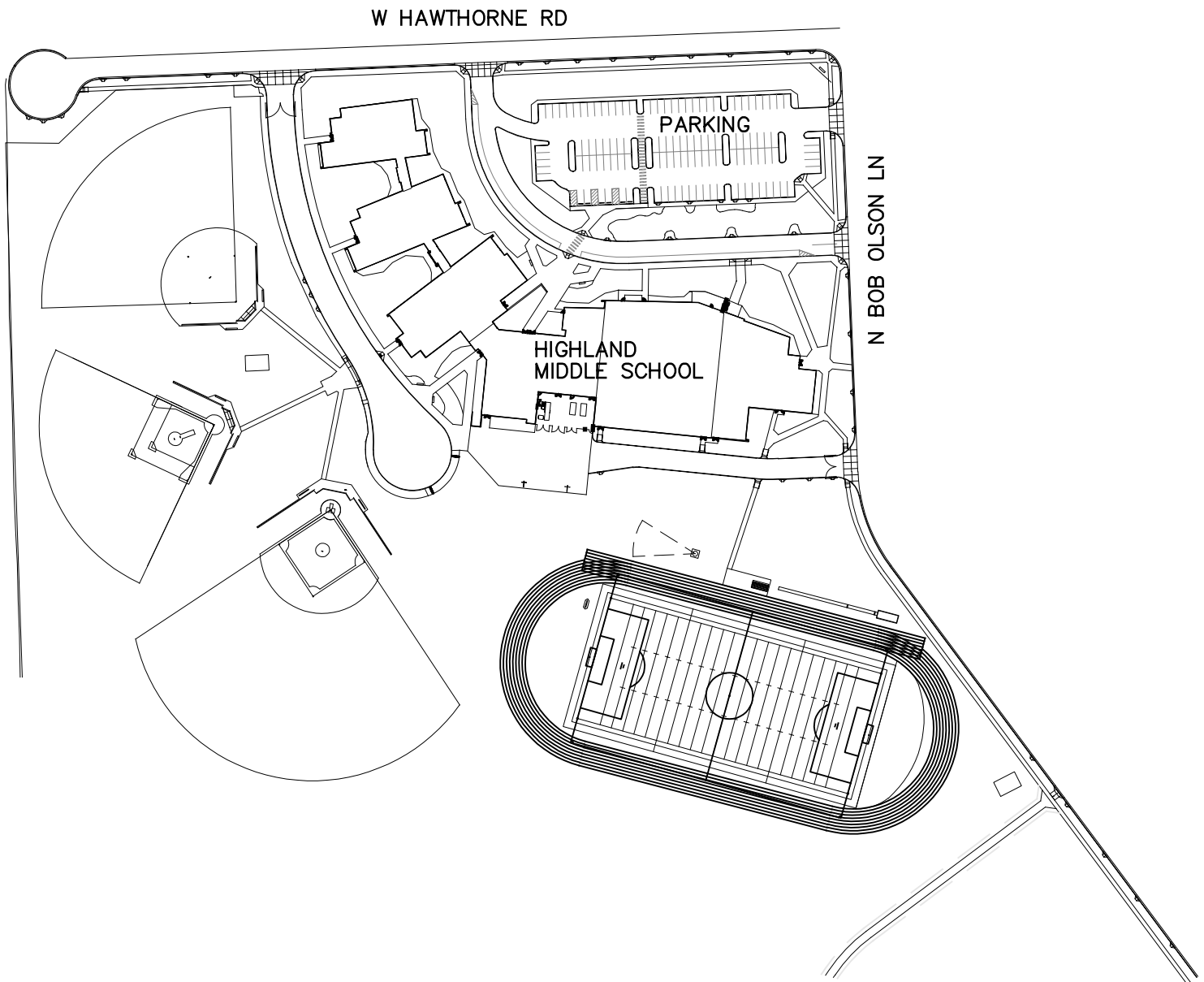
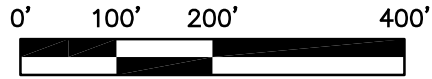
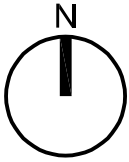
LEVEL 1	89,091 SF
LEVEL 2	32,233 SF
TOTAL	121,324 SF

- | | |
|-----------------|----------------|
| 1. LIBRARY | 21. OTPT |
| 2. CONFERENCE | 22. LEADERSHIP |
| 3. OFF/WORKRM | 23. CLOSET |
| 4. BOOK | 24. RESOURCE |
| 5. ELEVATOR | 25. MECH |
| 6. TECH | 26. CATWALK |
| 7. MDF | |
| 8. PRINT | |
| 9. RESTROOM | |
| 10. PARA | |
| 11. CUSTODIAL | |
| 12. LA | |
| 13. SS | |
| 14. MATH | |
| 15. SCIENCE | |
| 16. SCIENCE ST | |
| 17. STORAGE | |
| 18. MEETING | |
| 19. LIFE SKILLS | |
| 20. SPEECH | |



SITE PLAN - HIGHLAND MIDDLE SCHOOL

23.68 ACRES



NAC
ARCHITECTURE
nacarchitecture.com

1203 WEST RIVERSIDE AVENUE
SPOKANE WA 99201
P:509.838.8240

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

HIGHLAND MIDDLE

Profile Name: Middle/Junior High School - Rural

Last Review:

2/25/2025

Inventory Status: Recognized

Condition Rating: 99.14 %

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

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

HIGHLAND MIDDLE - MAIN BUILDING

Profile Name: Middle/Junior High School - Multi-Story
Inventory Status: Recognized
Reviewed By: Consultant
Condition Rating: 100.00 %

Currently BCA Certified: No
Last BCA Certify: 2/25/2025
Last District Review:
Last District Review:

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

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

Plumbing

D2010	Domestic Water Distribution	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D2020	Sanitary Drainage	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D2030	Building Support Plumbing Systems	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D2050	General Service Compressed-Air	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

HVAC

D3010	Facility Fuel Systems	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D3020	Heating Systems	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D3030	Cooling Systems	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D3050	Facility HVAC Distribution Systems	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D3060	Ventilation	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Fire Protection

D4010	Fire Suppression	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D4030	Fire Protection Specialties	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Electrical

D5010	Facility Power Generation	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D5020	Electrical Services and Distribution	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D5030	General Purpose Electrical Power	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D5040	Lighting	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Communications

D6010	Data Communications	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D6020	Voice Communications	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D6030	Audio-Video Communications	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D6060	Distributed Communications and Monitoring	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Electronic Safety and Security

D7010	Access Control and Intrusion Detection	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D7030	Electronic Surveillance	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D7050	Detection and Alarm	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Integrated Automation

D8010	Integrated Automation Facility Controls	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
-------	---	--	-------	--

Equipment

E1030	Commercial Equipment	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
E1040	Institutional Equipment	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
E1070	Entertainment and Recreational Equipment	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

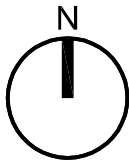
Furnishings

E2010	Fixed Furnishings	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
E2050	Movable Furnishings	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

MOUNTAINSIDE MIDDLE SCHOOL DRAWINGS & AREA ANALYSIS

Campus/Site	Building Name	Building Area Description (and Area Number/Letter, if applicable)	Year Built (Original Facility)	ALL New Construction (SCAP or locally funded)			APP (OSPI Only)	SCAP-funded Modernizations ONLY			Gross SF	SCAP-Recognized SF
				If SCAP-funded or locally funded New Construction. Include SCAP Project Number if applicable (see Report 1 in ICOS)	If SCAP-funded include Final Board Acceptance Date on Resolution or If locally funded New Construction, Board discussion of completion (per Notes 1 & 2 below)	Copy of Board Resolution uploaded in ICOS? (See Note 3 Below)		If SCAP funded Modernization, Include SCAP Project Number per Report 1 (found in ICOS)	If SCAP-funded Modernization, include Final Board Acceptance Date (see Report 1 in ICOS)	Copy of Board Resolution uploaded in ICOS? (See Notes 1 & 2 Below)		
Mountainside MS	Main Area	Main Area	2008	39028	2/8/2010	Yes					115,260	115,260
	Athletic Storage	Main Area	2010	Local							400	0
										Subtotal	115,660	115,260

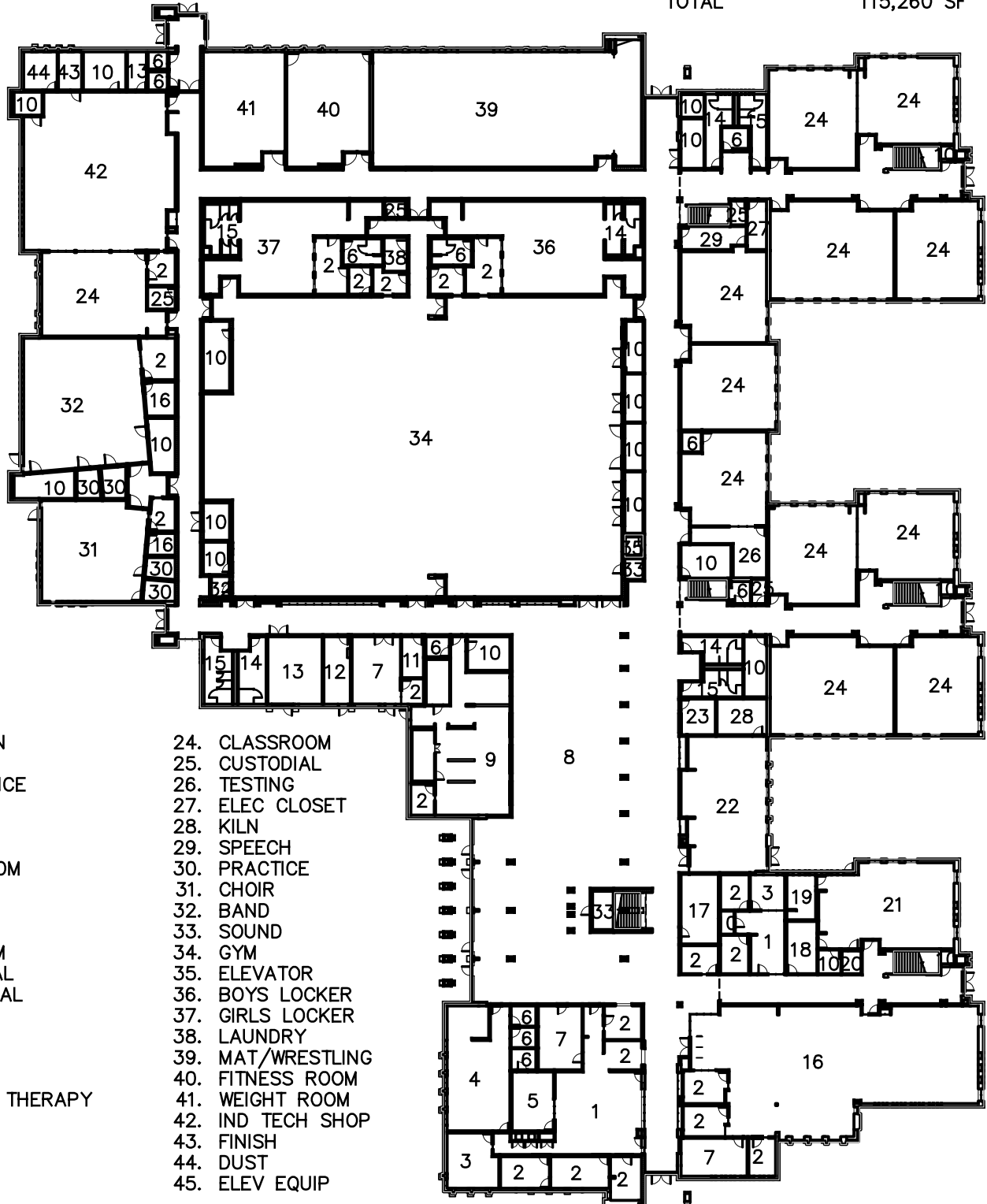
LOWER FLOOR PLAN - MOUNTAINSIDE MIDDLE SCHOOL



ORIGINAL BUILDING (BUILT 2008)

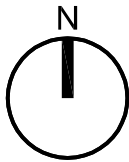
LOWER LEVEL 84,575 SF
UPPER LEVEL 30,507 SF

TOTAL 115,260 SF



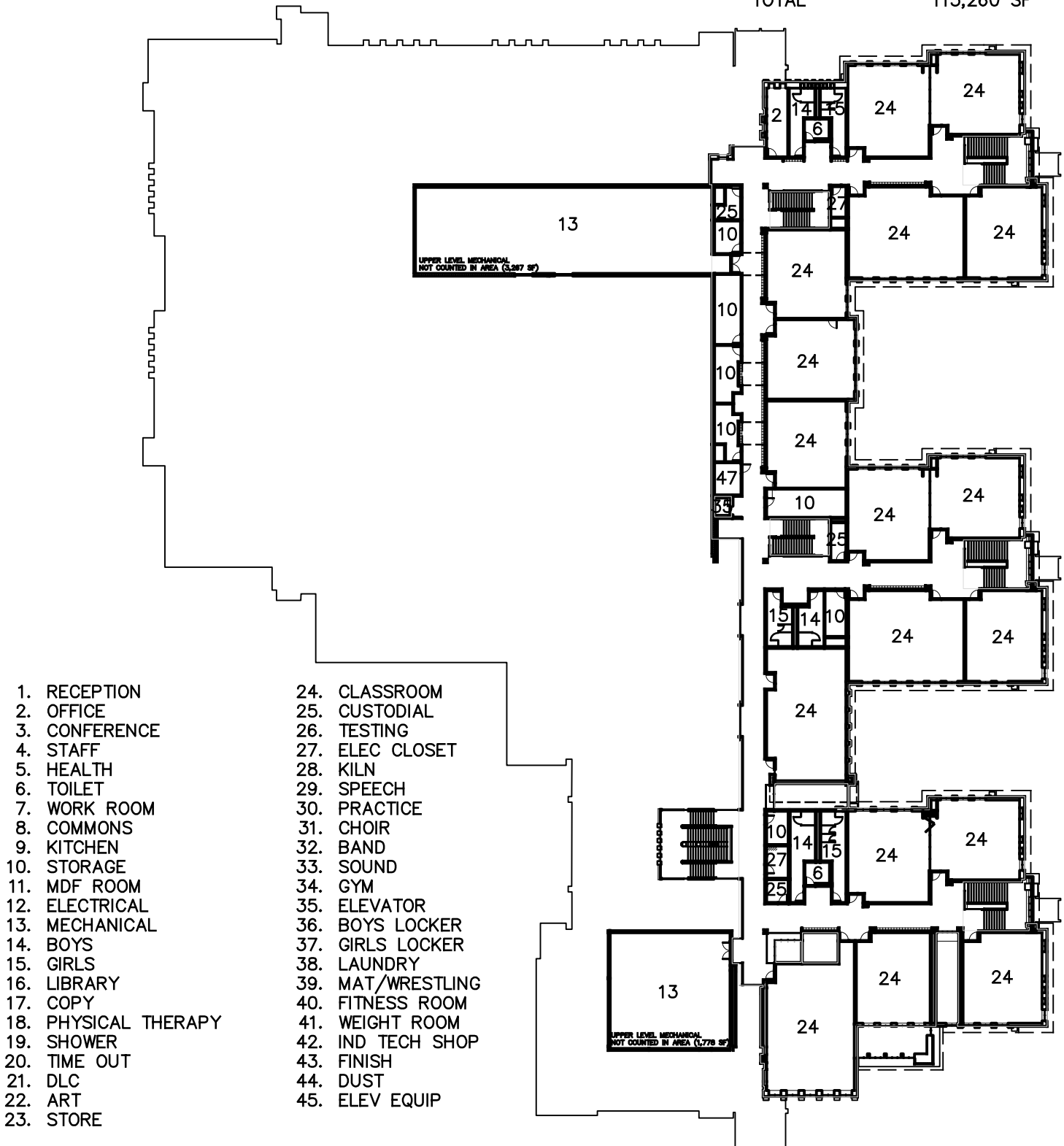
- | | |
|----------------------|-------------------|
| 1. RECEPTION | 24. CLASSROOM |
| 2. OFFICE | 25. CUSTODIAL |
| 3. CONFERENCE | 26. TESTING |
| 4. STAFF | 27. ELEC CLOSET |
| 5. HEALTH | 28. KILN |
| 6. TOILET | 29. SPEECH |
| 7. WORK ROOM | 30. PRACTICE |
| 8. COMMONS | 31. CHOIR |
| 9. KITCHEN | 32. BAND |
| 10. STORAGE | 33. SOUND |
| 11. MDF ROOM | 34. GYM |
| 12. ELECTRICAL | 35. ELEVATOR |
| 13. MECHANICAL | 36. BOYS LOCKER |
| 14. BOYS | 37. GIRLS LOCKER |
| 15. GIRLS | 38. LAUNDRY |
| 16. LIBRARY | 39. MAT/WRESTLING |
| 17. COPY | 40. FITNESS ROOM |
| 18. PHYSICAL THERAPY | 41. WEIGHT ROOM |
| 19. SHOWER | 42. IND TECH SHOP |
| 20. TIME OUT | 43. FINISH |
| 21. DLC | 44. DUST |
| 22. ART | 45. ELEV EQUIP |
| 23. STORE | |

UPPER FLOOR PLAN - MOUNTAINSIDE MIDDLE SCHOOL



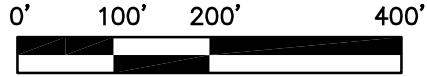
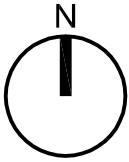
ORIGINAL BUILDING (BUILT 2008)

LOWER LEVEL	84,575 SF
UPPER LEVEL	30,507 SF
TOTAL	115,260 SF



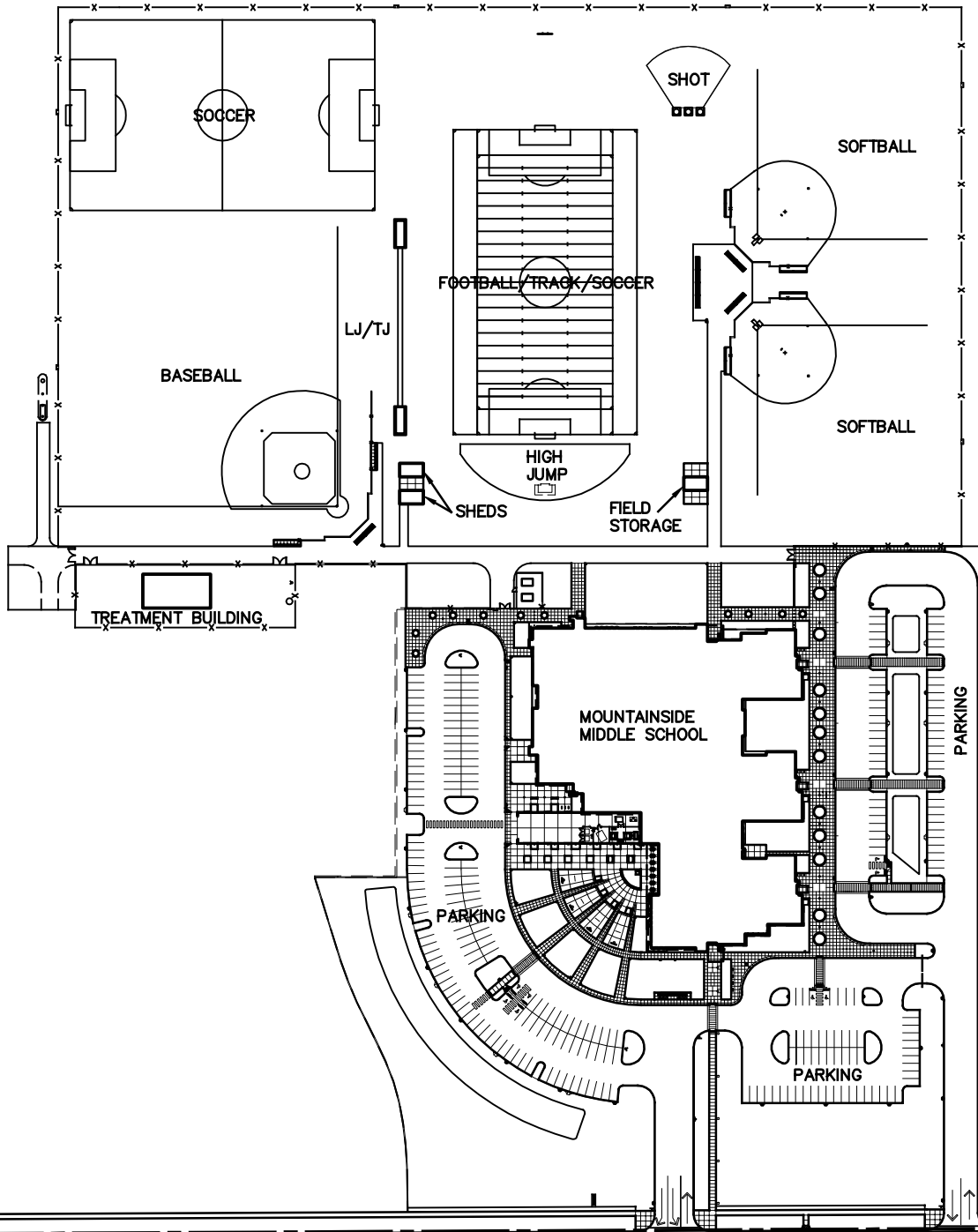
SITE PLAN - MOUNTAINSIDE MIDDLE SCHOOL

79.37 ACRES



PROPERTY EXTENDS 410'

PROPERTY EXTENDS 1060'



DAY-MT. SPOKANE ROAD

PATRICIA RD

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

MOUNTAINSIDE MIDDLE SCHOOL

Profile Name: Middle/Junior High School - Rural

Last Review:

2/25/2025

Inventory Status: Recognized

Condition Rating: 92.70 %

Sub-Assembly	Component	Condition Rating						Component	Priority			
		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 %	☒	☐	☐
	G2050	Athletic, Recreational and Playfields Areas	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
	G2060	Site Development	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
	G2080	Landscaping	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
Liquid and Gas Site Utilities												
	G3010	Water Utilities	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
	G3020	Sanitary Sewerage Utilities	☒	☐	☐	☐	☐	☐	100 %	☒	☐	☐
	G3030	Storm Drainage Utilities	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
	G3060	Site Fuel Distribution	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Electrical Site Improvements												
	G4010	Site Electric Distribution Systems	☒	☐	☐	☐	☐	☐	100 %	☒	☐	☐
	G4050	Site Lighting	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
Site Communications												
	G5010	Site Communications Systems	☒	☐	☐	☐	☐	☐	100 %	☒	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

MOUNTAINSIDE MIDDLE SCHOOL - MAIN BUILDING

Profile Name: Junior/Senior High School - Multi-Story
Inventory Status: Recognized
Reviewed By: Consultant
Condition Rating: 84.52 %

Currently BCA Certified: No
Last BCA Certify: 2/25/2025
Last District Review: 2/21/2024
Last District Review: 2/21/2024

Sub-Assembly	Component	Condition Rating						Component Score	Priority		
		E	G	F	P	U	N/A		L	M	H
Foundations											
A1010	Standard Foundation	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
Superstructure											
B1010	Floor Construction	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
B1020	Roof Construction	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
B1080	Stairs	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
B2020	Exterior Windows	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
B2050	Exterior Doors and Grilles	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
B2070	Exterior Louvers and Vents	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
B3020	Roof Appurtenances	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
B3060	Horizontal Openings	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
Interior Construction											
C1010	Interior Partitions	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
C1020	Interior Windows	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
C1030	Interior Doors	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
C1040	Interior Grilles and Gates	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
C1070	Suspended Ceiling Construction	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☐	☒	☐	☐	☐	62 %	☒	☐	☐
C2020	Interior Fabrications	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
C2030	Flooring	☐	☐	☐	☒	☐	☐	30 %	☒	☐	☐
C2040	Stair Finishes	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
C2050	Ceiling Finishes	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
Conveying											
D1010	Vertical Conveying Systems	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
D2020	Sanitary Drainage	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
D2030	Building Support Plumbing Systems	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
D2050	General Service Compressed-Air	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

HVAC

D3020	Heating Systems	☐ ☒ ☐ ☐ ☐ ☐	90 %	☒ ☐ ☐
D3030	Cooling Systems	☐ ☒ ☐ ☐ ☐ ☐	90 %	☒ ☐ ☐
D3050	Facility HVAC Distribution Systems	☐ ☒ ☐ ☐ ☐ ☐	90 %	☒ ☐ ☐
D3060	Ventilation	☐ ☒ ☐ ☐ ☐ ☐	90 %	☒ ☐ ☐

Fire Protection

D4010	Fire Suppression	☐ ☒ ☐ ☐ ☐ ☐	90 %	☒ ☐ ☐
D4030	Fire Protection Specialties	☒ ☐ ☐ ☐ ☐ ☐	100 %	☒ ☐ ☐

Electrical

D5010	Facility Power Generation	☐ ☒ ☐ ☐ ☐ ☐	90 %	☒ ☐ ☐
D5020	Electrical Services and Distribution	☐ ☒ ☐ ☐ ☐ ☐	90 %	☒ ☐ ☐
D5030	General Purpose Electrical Power	☐ ☒ ☐ ☐ ☐ ☐	90 %	☒ ☐ ☐
D5040	Lighting	☐ ☒ ☐ ☐ ☐ ☐	90 %	☒ ☐ ☐

Communications

D6010	Data Communications	☐ ☒ ☐ ☐ ☐ ☐	90 %	☒ ☐ ☐
D6020	Voice Communications	☐ ☒ ☐ ☐ ☐ ☐	90 %	☒ ☐ ☐
D6030	Audio-Video Communications	☐ ☒ ☐ ☐ ☐ ☐	90 %	☒ ☐ ☐
D6060	Distributed Communications and Monitoring	☐ ☒ ☐ ☐ ☐ ☐	90 %	☒ ☐ ☐

Electronic Safety and Security

D7010	Access Control and Intrusion Detection	☐ ☒ ☐ ☐ ☐ ☐	90 %	☒ ☐ ☐
D7030	Electronic Surveillance	☐ ☒ ☐ ☐ ☐ ☐	90 %	☒ ☐ ☐
D7050	Detection and Alarm	☐ ☒ ☐ ☐ ☐ ☐	90 %	☒ ☐ ☐

Integrated Automation

D8010	Integrated Automation Facility Controls	☐ ☒ ☐ ☐ ☐ ☐	90 %	☒ ☐ ☐
-------	---	--	------	---

Equipment

E1030	Commercial Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☒ ☐ ☐
E1040	Institutional Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☒ ☐ ☐
E1070	Entertainment and Recreational Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☒ ☐ ☐

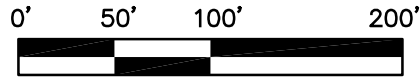
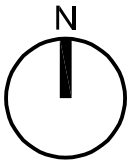
Furnishings

E2010	Fixed Furnishings	☐ ☒ ☐ ☐ ☐ ☐	90 %	☒ ☐ ☐
E2050	Movable Furnishings	☐ ☒ ☐ ☐ ☐ ☐	90 %	☒ ☐ ☐

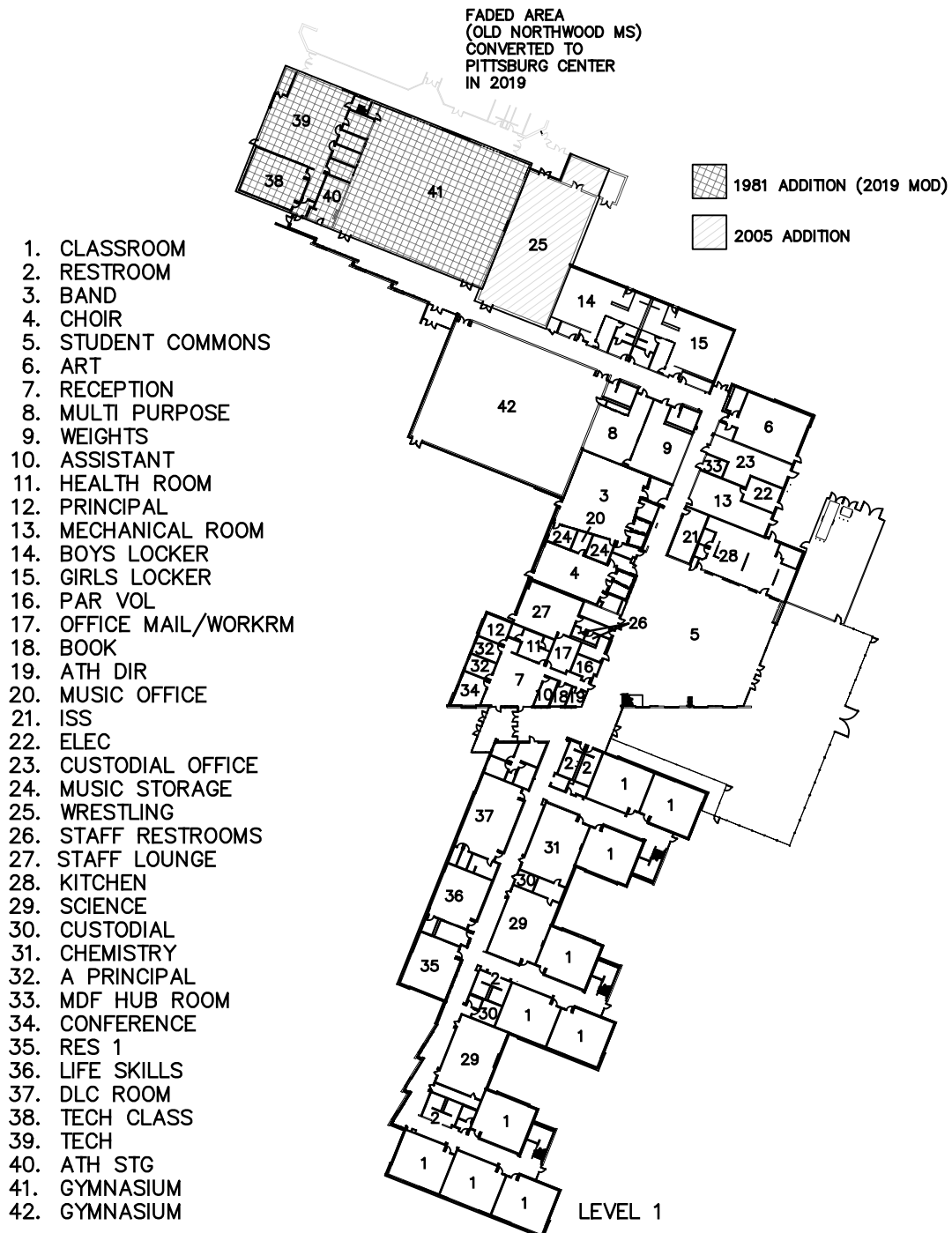
NORTHWOOD MIDDLE SCHOOL DRAWINGS & AREA ANALYSIS

Campus/Site	Building Name	Building Area Description (and Area Number/Letter, if applicable)	Year Built (Original Facility)	ALL New Construction (SCAP or locally funded)			APP (OSPI Only) New or NIL SCAP Funded Construction after 1/1/1994	SCAP-funded Modernizations ONLY			Gross SF	SCAP-Recognized SF
				If SCAP-funded or locally funded New Construction, Include SCAP Project Number if applicable (see Report 1 in ICDS)	If SCAP-funded include Final Board Acceptance Date on Resolution or If locally funded New Construction, Board discussion of completion (per Notes 1 & 2 below)	Copy of Board Resolution uploaded in ICDS? (See Note 3 Below)		If SCAP funded Modernization, Include SCAP Project Number per Report 1 (found in ICDS)	If SCAP-funded Modernization, include Final Board Acceptance Date (see Report 1 in ICDS)	Copy of Board Resolution uploaded in ICDS? (See Notes 1 & 2 Below)		
Northwood MS	Main Area	Main Area	2018	4937	6/10/2019	Yes					104,973	104,973
	Modernized 2019	Main Area	1981	Local				4937	6/10/2019	Yes	12,534	12,534
	2005 Addition	Main Area	2005	Local	4/24/2006	Yes					4,169	4,169
	Sports Storage	Main Area	2018	Local							800	0
											Subtotal	122,476

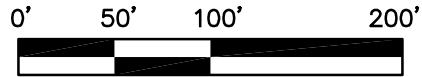
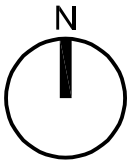
FLOOR PLAN - NORTHWOOD MIDDLE SCHOOL



LEVEL 1	72,336 SF
LEVEL 2	32,637 SF
1981 ADDITION (2019 MOD)	12,534 SF
2005 ADDITION	4,169 SF
TOTAL	121,676 SF

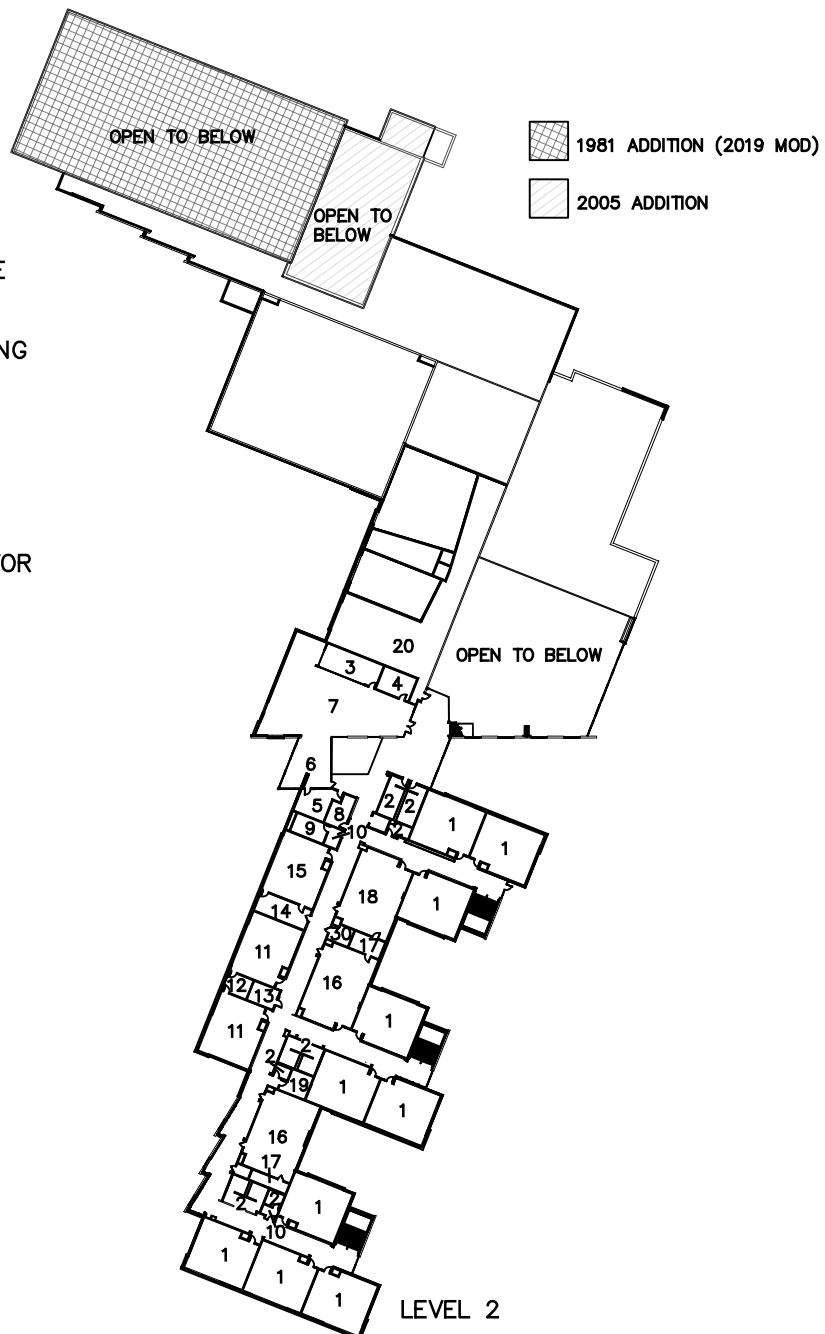


FLOOR PLAN - NORTHWOOD MIDDLE SCHOOL



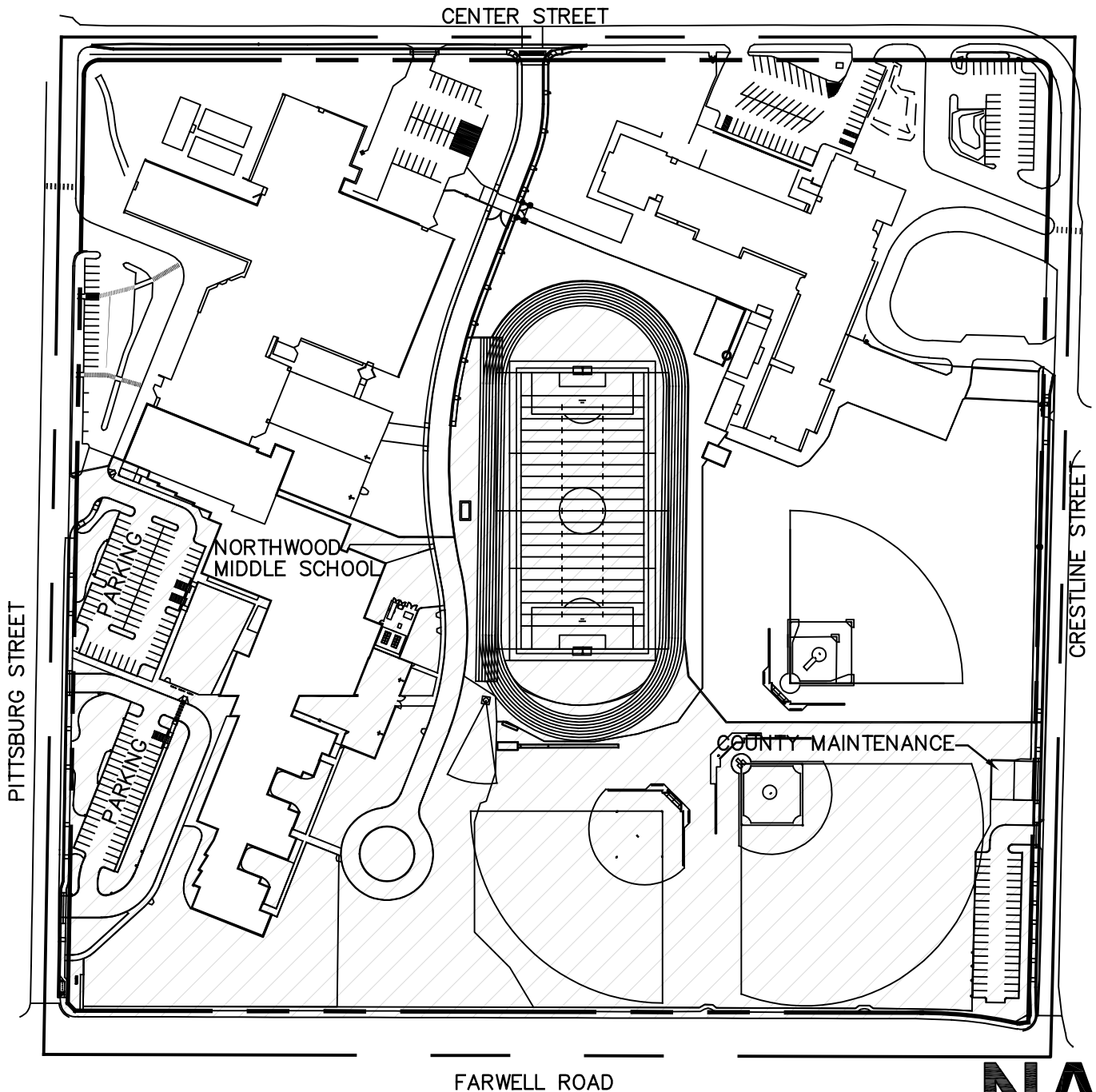
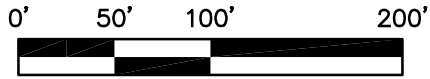
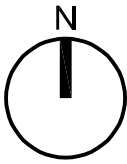
LEVEL 1	72,336 SF
LEVEL 2	32,637 SF
1981 ADDITION (2019 MOD)	12,534 SF
2005 ADDITION	4,169 SF
TOTAL	121,676 SF

1. CLASSROOM
2. RESTROOM
3. LIBRARY OFFICE
4. LIBRARY BOOK
5. CONFERENCE
6. LIBRARY READING
7. LIBRARY
8. TECHNOLOGY
9. GENERAL STOR
10. COPY
11. RES
12. MEETING
13. SPEECH
14. LEADERSHIP STOR
15. LEADERSHIP
16. SCIENCE
17. SCI STOR
18. CHEMISTRY
19. CUSTODIAL
20. MECHANICAL



SITE PLAN - NORTHWOOD MIDDLE SCHOOL

18.73 ACRES



NAC
ARCHITECTURE
nacarchitecture.com

1203 WEST RIVERSIDE AVENUE
SPOKANE WA 99201
P:509.838.8240

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

NORTHWOOD MIDDLE SCHOOL

Profile Name: Middle/Junior High School - Rural

Last Review: 2/25/2025

Inventory Status: Recognized

Condition Rating: 99.14 %

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

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

NORTHWOOD MIDDLE SCHOOL - MAIN BUILDING

Profile Name: Middle/Junior High School - Multi-Story
Inventory Status: Recognized
Reviewed By: Consultant
Condition Rating: 97.93 %

Currently BCA Certified: No
Last BCA Certify: 2/25/2025
Last District Review:
Last District Review:

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

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

Plumbing

D2010	Domestic Water Distribution	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D2020	Sanitary Drainage	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D2030	Building Support Plumbing Systems	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D2050	General Service Compressed-Air	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

HVAC

D3010	Facility Fuel Systems	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D3020	Heating Systems	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D3030	Cooling Systems	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D3050	Facility HVAC Distribution Systems	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D3060	Ventilation	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Fire Protection

D4010	Fire Suppression	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D4030	Fire Protection Specialties	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Electrical

D5010	Facility Power Generation	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D5020	Electrical Services and Distribution	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D5030	General Purpose Electrical Power	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D5040	Lighting	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Communications

D6010	Data Communications	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D6020	Voice Communications	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D6030	Audio-Video Communications	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D6060	Distributed Communications and Monitoring	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Electronic Safety and Security

D7010	Access Control and Intrusion Detection	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D7030	Electronic Surveillance	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D7050	Detection and Alarm	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Integrated Automation

D8010	Integrated Automation Facility Controls	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
-------	---	--	-------	--

Equipment

E1030	Commercial Equipment	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
E1040	Institutional Equipment	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
E1070	Entertainment and Recreational Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

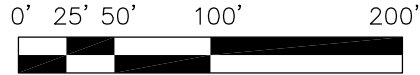
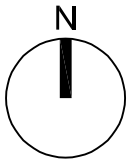
Furnishings

E2010	Fixed Furnishings	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
E2050	Movable Furnishings	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

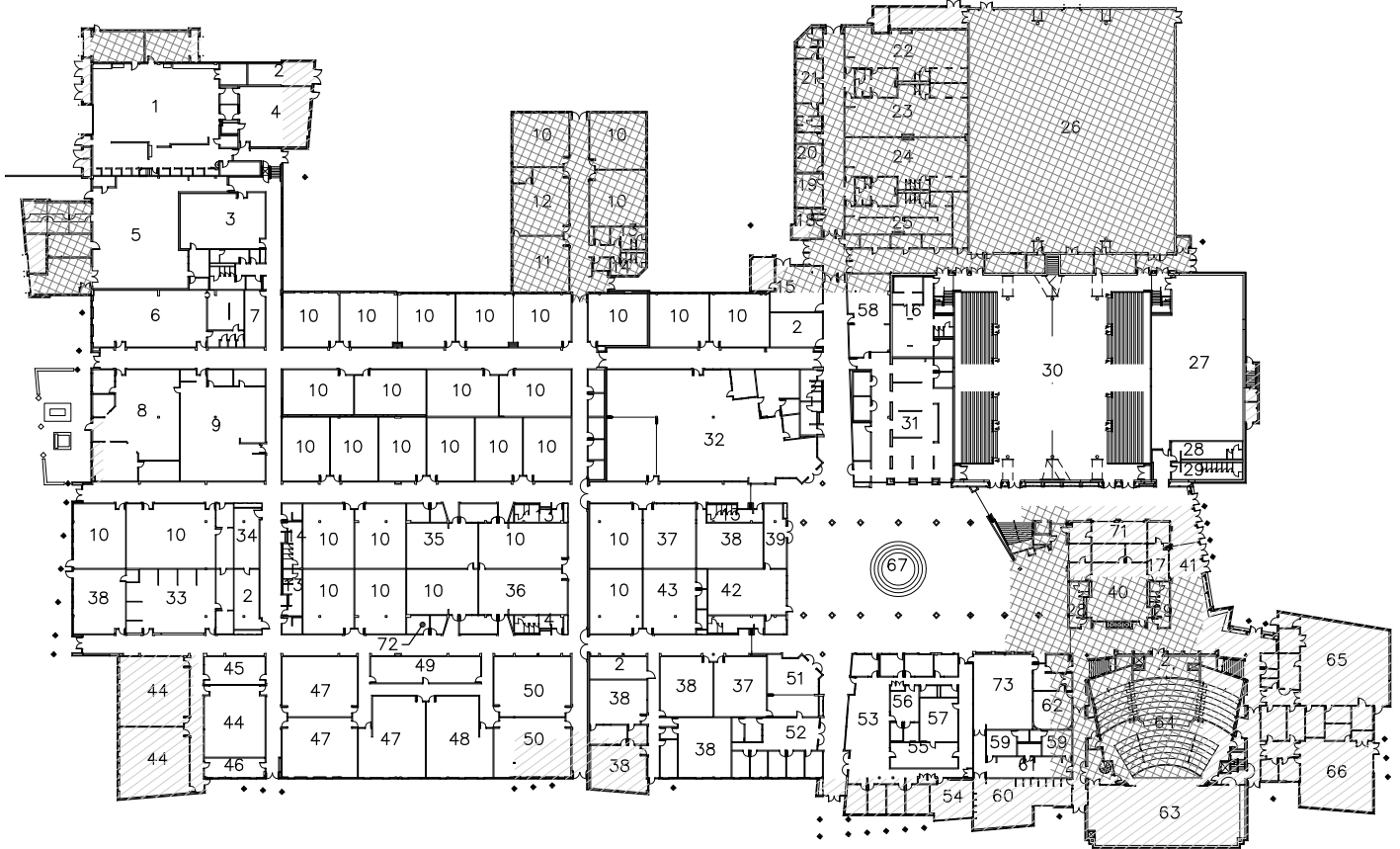
MEAD SENIOR HIGH SCHOOL DRAWINGS & AREA ANALYSIS

Campus/Site	Building Name	Building Area Description (and Area Number/Letter, if applicable)	Year Built (Original Facility)	ALL New Construction (SCAP or locally funded)			APP (OSPI Only)	SCAP-funded Modernizations ONLY			Gross SF	SCAP-Recognized SF
				If SCAP-funded or locally funded New Construction, Include SCAP Project Number if applicable (see Report 1 in ICDS)	If SCAP-funded include Final Board Acceptance Date on Resolution or If locally funded New Construction, Board discussion of completion (per Notes 1 & 2 below)	Copy of Board Resolution uploaded in ICDS? (See Note 3 Below)		If SCAP funded Modernization, Include SCAP Project Number per Report 1 (found in ICDS)	If SCAP-funded Modernization, include Final Board Acceptance Date (see Report 1 in ICDS)	Copy of Board Resolution uploaded in ICDS? (See Notes 1 & 2 Below)		
Mead Senior HS	Main Area	Main Area	1972	Local				32069	11/18/2002	Yes	164,443	164,443
	1980 Addition	Main Area	1980	Local				Local	11/18/2002	Yes	47,241	47,241
	2001 Addition	Main Area	2001	Local	11/18/2002	Yes					24,921	24,921
	Portable 015	Main Area	1994	Local							1,740	0
	Portable 016	Main Area	1994	Local							1,740	0
	Portable 017	Main Area	1994	Local							1,740	0
	The Cullen Building	Area 1		Local							1,860	0
										Subtotal	243,685	236,605

FIRST FLOOR PLAN - MEAD HIGH SCHOOL

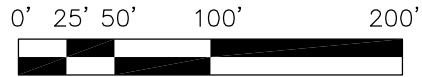
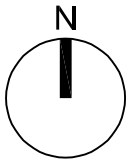


	ORIGINAL BUILDING 1972; MODERNIZED 2001	152,255 SF
	1980 ADDITION; MODERNIZED 2001	47,241 SF
	2001 ADDITION	22,091 SF
FIRST FLOOR TOTAL		221,587 SF
SECOND FLOOR		15,018 SF
TOTAL		236,605 SF

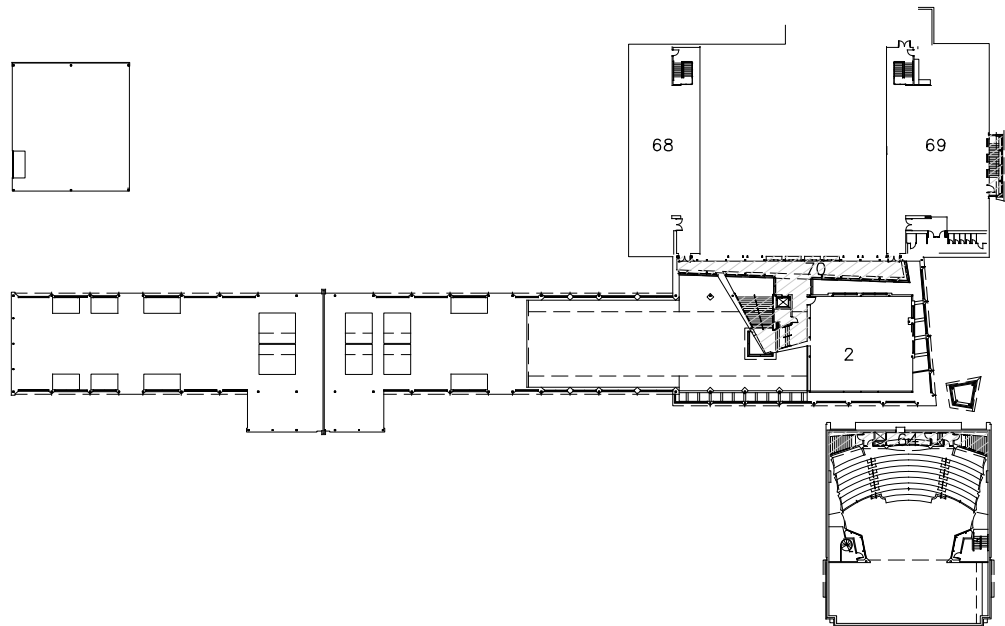


1 METAL TECHNOLOGY	16 LOCKER ROOM	31 KITCHEN	46 GREENHOUSE	61 PROP/COSTUME
2 MECHANICAL	17 STORE	32 MEDIA CENTER	47 SCIENCE	62 AV STUDIO
3 TECH LAB	18 STORAGE	33 FOOD LAB	48 PHYSICS	63 STAGE
4 CAD/CISCO LAB	19 TRAINING	34 ELECTRICAL	49 CHEMISTRY/PHYSICS PREP	64 THEATRE
5 WOOD TECHNOLOGY	20 LAUNDRY	35 ACCOUNTING	50 CHEMISTRY	65 INSTRUMENTAL
6 PAINTING/DRAWING	21 OFFICE	36 BUSINESS LAB	51 CAREER CENTER	66 CHORAL
7 SPECIAL ED CRAFTS	22 BOYS TEAM LOCKER	37 COMPUTER LAB	52 COUNSELING RECEPTION	67 MALL
8 CERAMICS	23 BOYS P.E. LOCKER	38 RESOURCE	53 MAIN OFFICE	68 GYMNASISTICS (2ND)
9 3-D ART	24 GIRLS P.E. LOCKER	39 ASB STORAGE	54 CONFERENCE	69 WEIGHT ROOM (2ND)
10 CLASSROOM	25 GIRLS TEAM LOCKER	40 MARKETING	55 CENTRAL WORK	70 MEZZANINE (2ND)
11 JOURNALISM	26 FIELD HOUSE	41 ENTRY	56 HEALTH	71 BOOSTER SALES
12 YEARBOOK/PUBLICATIONS	27 WRESTLING	42 ASB ACTIVITIES	57 COPY ROOM	72 MDF HUB ROOM
13 BOYS	28 MEN	43 DEBATE	58 STAFF LOUNGE	73 BLACK BOX THEATER
14 GIRLS	29 WOMEN	44 BIOLOGY	59 DRESSING	
15 MAINTENANCE	30 MAIN GYM	45 BIOLOGY/PREP	60 SCENE SHOP	

SECOND FLOOR PLAN - MEAD HIGH SCHOOL



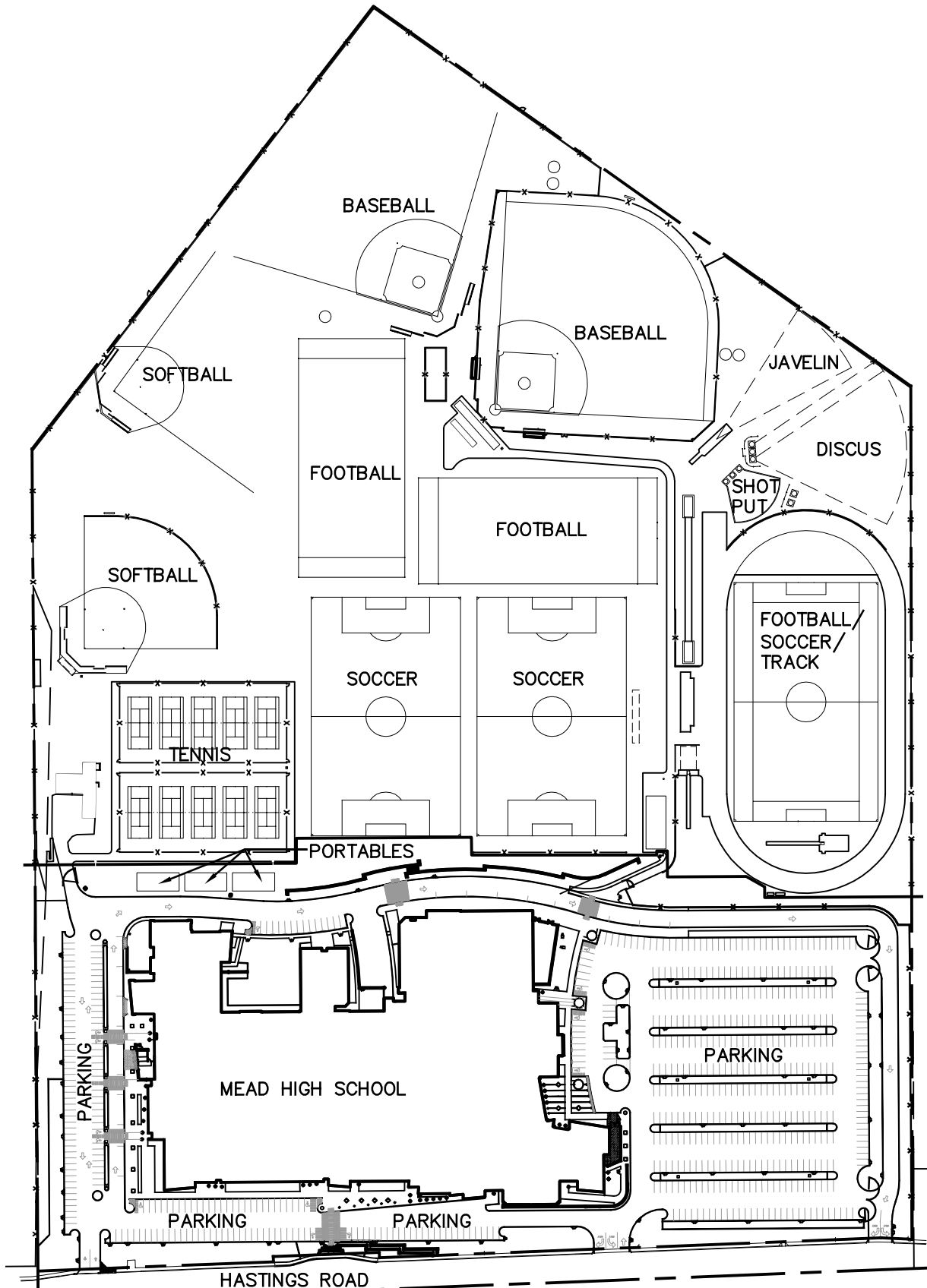
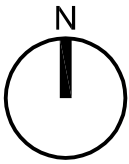
	ORIGINAL BUILDING 1972; MODERNIZED 2001	12,188 SF
	1980 ADDITION; MODERNIZED 2001	0 SF
	2001 ADDITION	2,830 SF
SECOND FLOOR TOTAL		15,018 SF



- 2 MECHANICAL
- 64 THEATER
- 68 GYMNASTICS
- 69 WEIGHT ROOM
- 70 MEZZANINE

SITE PLAN - MEAD HIGH SCHOOL

49.6 ACRES



STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

MEAD SENIOR HIGH SCHOOL

Profile Name: High School - Rural

Last Review: 2/25/2025

Inventory Status: Recognized

Condition Rating: 82.32 %

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

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

MEAD SENIOR HIGH SCHOOL - MAIN BUILDING

Profile Name: High School - Multi-Story
Inventory Status: Recognized
Reviewed By: Consultant
Condition Rating: 78.78 %

Currently BCA Certified: No
Last BCA Certify: 2/25/2025
Last District Review:
Last District Review:

Sub-Assembly	Component	Condition Rating						Component Score	Priority		
		E	G	F	P	U	N/A		L	M	H
Foundations											
A1010	Standard Foundation	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
A4040	Pits and Bases	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Superstructure											
B1010	Floor Construction	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B1020	Roof Construction	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B1080	Stairs	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
B2020	Exterior Windows	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B2050	Exterior Doors and Grilles	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B2070	Exterior Louvers and Vents	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B3020	Roof Appurtenances	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B3060	Horizontal Openings	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B3080	Overhead Exterior Enclosures	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Interior Construction											
C1010	Interior Partitions	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C1020	Interior Windows	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C1030	Interior Doors	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
C1040	Interior Grilles and Gates	☐	☐	☐	☒	☐	☐	30 %	☐	☐	☐
C1070	Suspended Ceiling Construction	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
C2020	Interior Fabrications	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
C2030	Flooring	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C2040	Stair Finishes	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C2050	Ceiling Finishes	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Conveying											
D1010	Vertical Conveying Systems	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

Plumbing

D2010	Domestic Water Distribution	☐ ☐ ☒ ☐ ☐ ☐	62 %	☐ ☐ ☐
D2020	Sanitary Drainage	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D2030	Building Support Plumbing Systems	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D2050	General Service Compressed-Air	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

HVAC

D3010	Facility Fuel Systems	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D3020	Heating Systems	☐ ☐ ☒ ☐ ☐ ☐	62 %	☐ ☐ ☐
D3030	Cooling Systems	☐ ☐ ☒ ☐ ☐ ☐	62 %	☐ ☐ ☐
D3050	Facility HVAC Distribution Systems	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D3060	Ventilation	☐ ☐ ☒ ☐ ☐ ☐	62 %	☐ ☐ ☐

Fire Protection

D4010	Fire Suppression	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D4030	Fire Protection Specialties	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Electrical

D5020	Electrical Services and Distribution	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D5030	General Purpose Electrical Power	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D5040	Lighting	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Communications

D6010	Data Communications	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D6020	Voice Communications	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D6030	Audio-Video Communications	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D6060	Distributed Communications and Monitoring	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Electronic Safety and Security

D7010	Access Control and Intrusion Detection	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D7030	Electronic Surveillance	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D7050	Detection and Alarm	☐ ☐ ☐ ☒ ☐ ☐	30 %	☐ ☐ ☐

Integrated Automation

D8010	Integrated Automation Facility Controls	☐ ☐ ☐ ☒ ☐ ☐	30 %	☐ ☐ ☐
-------	---	--	------	--

Equipment

E1010	Vehicle and Pedestrian Equipment	☐ ☐ ☐ ☒ ☐ ☐	30 %	☐ ☐ ☐
E1030	Commercial Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
E1040	Institutional Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
E1070	Entertainment and Recreational Equipment	☐ ☐ ☒ ☐ ☐ ☐	62 %	☐ ☐ ☐
E1090	Other Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

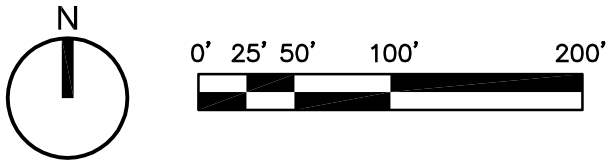
Furnishings

E2010	Fixed Furnishings	☐ ☐ ☒ ☐ ☐ ☐	62 %	☐ ☐ ☐
E2050	Movable Furnishings	☐ ☐ ☒ ☐ ☐ ☐	62 %	☐ ☐ ☐

MOUNT SPOKANE HIGH SCHOOL DRAWINGS & AREA ANALYSIS

Campus/Site	Building Name	Building Area Description (and Area Number/Letter, if applicable)	Year Built (Original Facility)	ALL New Construction (SCAP or locally funded)			APP (OSPI Only)	SCAP-funded Modernizations ONLY			Gross SF	SCAP-Recognized SF	
				If SCAP-funded or locally funded New Construction, Include SCAP Project Number if applicable (see Report 1 in ICOS)	If SCAP-funded include Final Board Acceptance Date on Resolution or If locally funded New Construction, Board discussion of completion (per Notes 1& 2 below)	Copy of Board Resolution uploaded in ICOS? (See Note 3 Below)	New or N/L SCAP Funded Construction after 1/1/1994	If SCAP funded Modernization, Include SCAP Project Number per Report 1 (found in ICOS)	If SCAP-funded Modernization, include Final Board Acceptance Date (see Report 1 in ICOS)	Copy of Board Resolution uploaded in ICOS? (See Notes 1 & 2 Below)			
Mt Spokane HS	Main Area	Main Area	1997	15001	10/22/1997	Yes					230,177	230,177	
	Athletic Shed	Main Area	1997	Local							1,860	0	
	Track Storage Building	Main Area	2002	Local							768	0	
											Subtotal	232,805	230,177

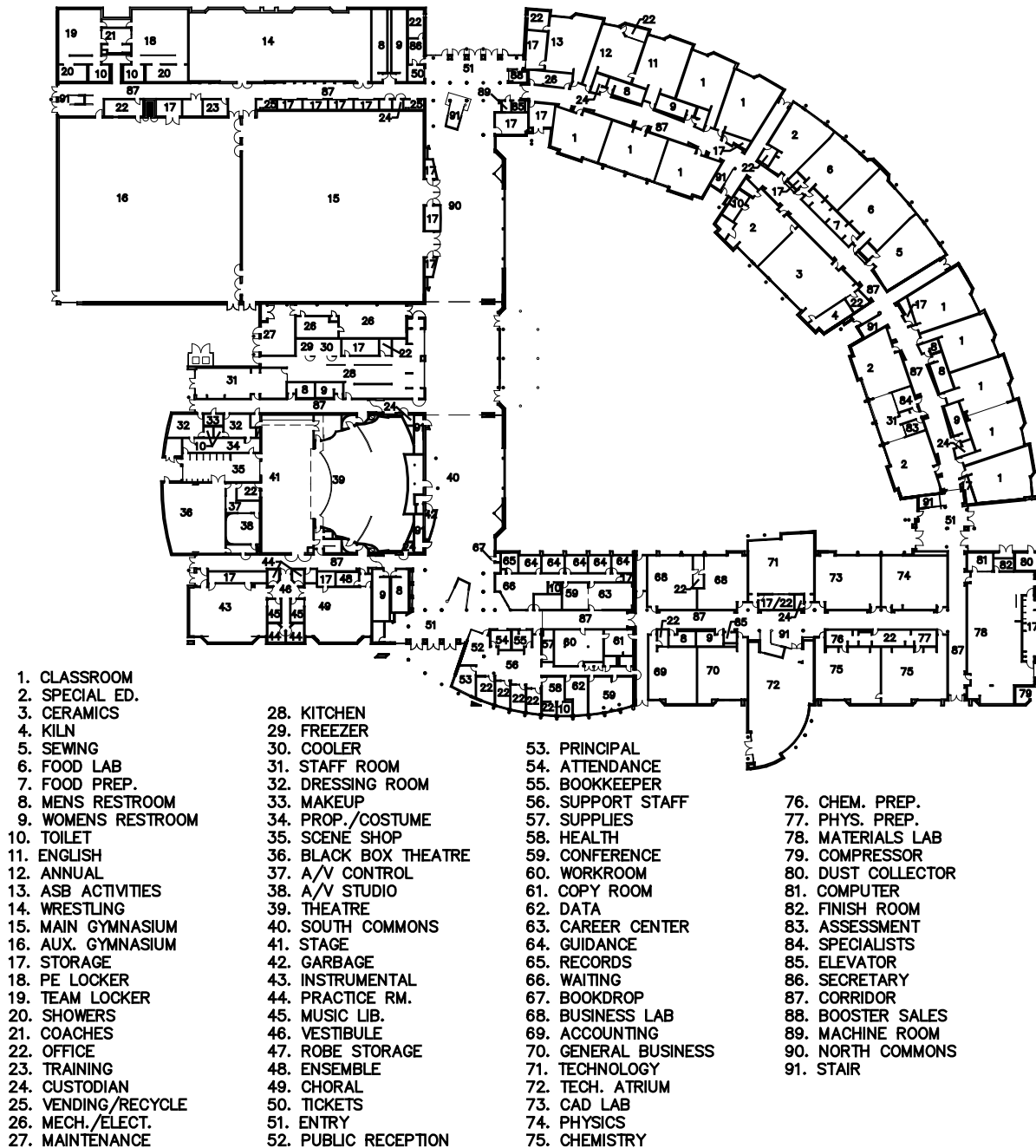
1ST FLOOR PLAN - MT SPOKANE HIGH SCHOOL



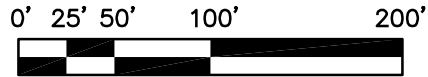
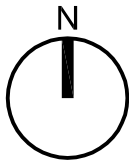
AREA TABULATION BY AUTOCAD
COMPUTER ANALYSIS:

ORIGINAL BUILDING 1997

230,177 SF



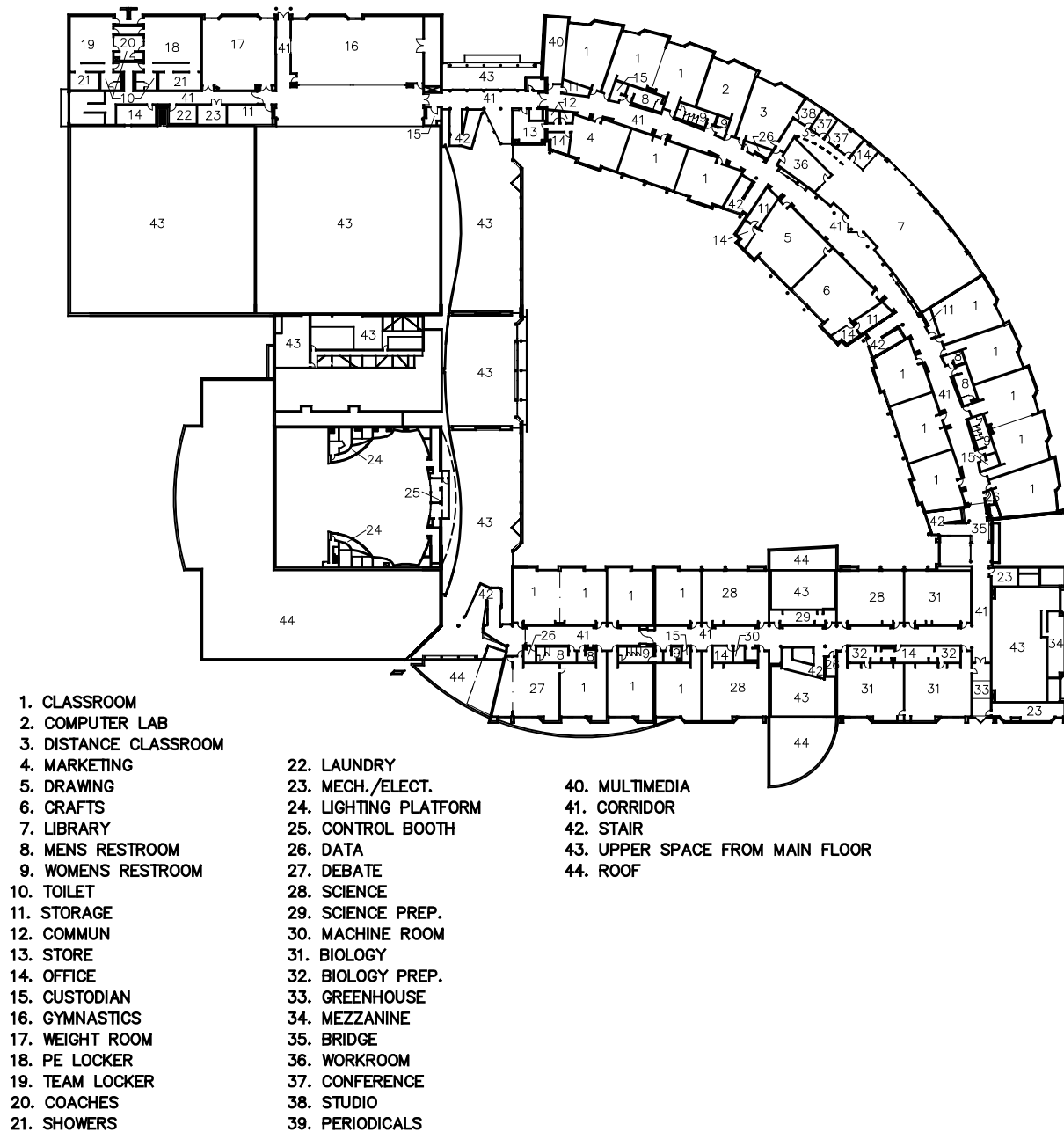
2ND FLOOR PLAN - MT SPOKANE HIGH SCHOOL



AREA TABULATION BY AUTOCAD
COMPUTER ANALYSIS:

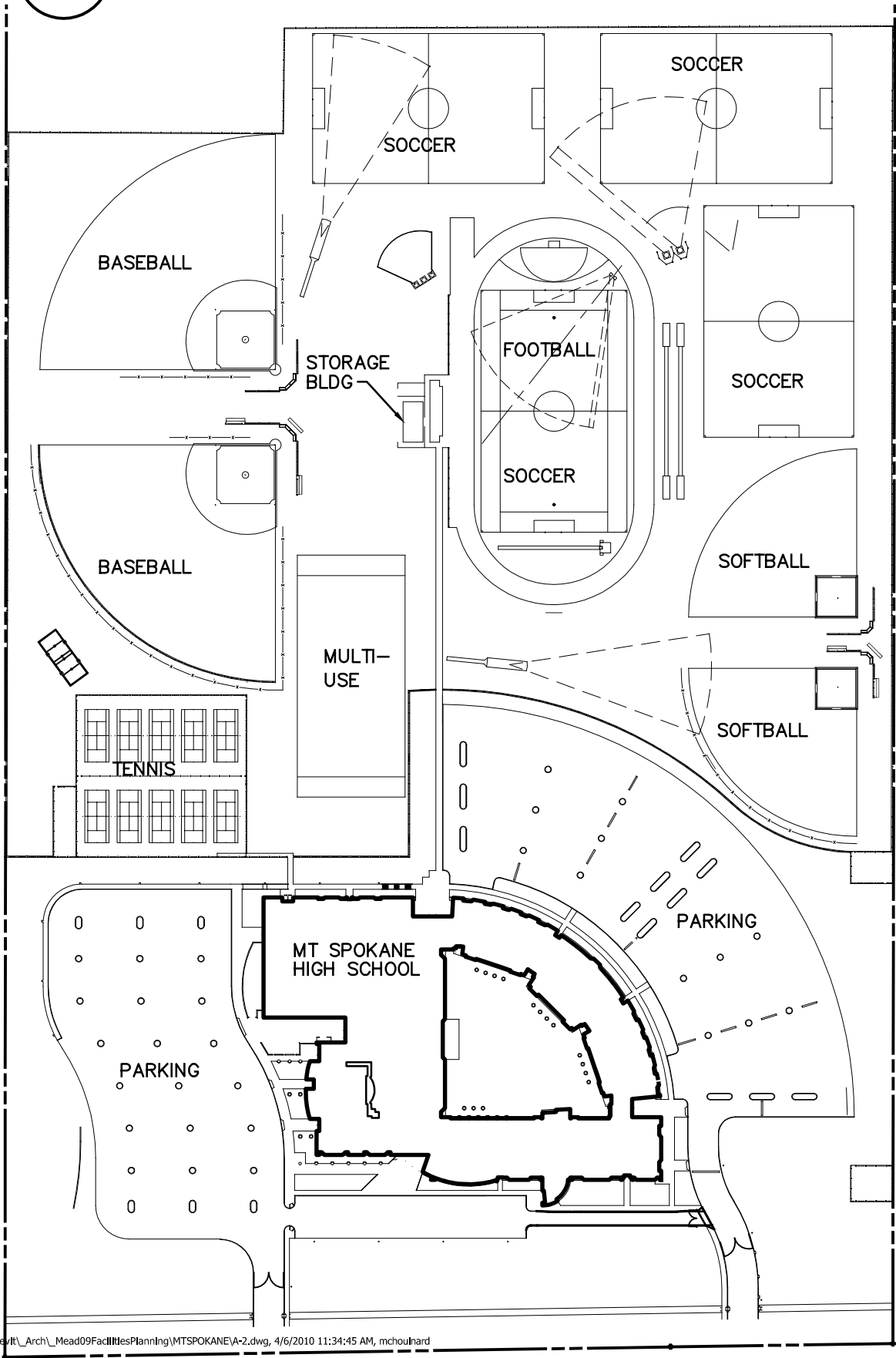
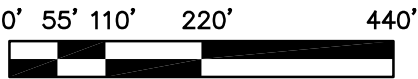
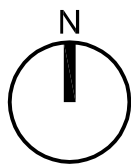
ORIGINAL BUILDING 1997

230,177 SF



SITE PLAN - MT SPOKANE HIGH SCHOOL

60 ACRES



STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

MT SPOKANE HIGH SCHOOL

Profile Name: High School - Rural

Last Review: 2/25/2025

Inventory Status: Recognized

Condition Rating: 85.46 %

Sub-Assembly	Component	Condition Rating						Component	Priority			
		E	G	F	P	U	N/A	Score	L	M	H	
Site Improvement												
	G2010	Roadways	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
	G2020	Parking Lots	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
	G2030	Pedestrian Plazas and Walkways	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
	G2050	Athletic, Recreational and Playfields Areas	☐	☒	☐	☐	☐	☐	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 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

MT SPOKANE HIGH SCHOOL - MAIN BUILDING

Profile Name: High School - Multi-Story
Inventory Status: Recognized
Reviewed By: Consultant
Condition Rating: 88.96 %

Currently BCA Certified: No
Last BCA Certify: 2/25/2025
Last District Review: 2/21/2024
Last District Review: 2/21/2024

Sub-Assembly	Component	Condition Rating						Component Score	Priority		
		E	G	F	P	U	N/A		L	M	H
Foundations											
A1010	Standard Foundation	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Superstructure											
B1010	Floor Construction	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B1020	Roof Construction	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B1080	Stairs	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B2020	Exterior Windows	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B2050	Exterior Doors and Grilles	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B2070	Exterior Louvers and Vents	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B3020	Roof Appurtenances	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
B3060	Horizontal Openings	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Interior Construction											
C1010	Interior Partitions	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C1020	Interior Windows	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C1030	Interior Doors	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C1040	Interior Grilles and Gates	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C1070	Suspended Ceiling Construction	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
C2020	Interior Fabrications	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C2030	Flooring	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C2040	Stair Finishes	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C2050	Ceiling Finishes	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Conveying											
D1010	Vertical Conveying Systems	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
D2020	Sanitary Drainage	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
D2030	Building Support Plumbing Systems	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
D2050	General Service Compressed-Air	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

HVAC

D3010	Facility Fuel Systems	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D3020	Heating Systems	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D3030	Cooling Systems	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D3050	Facility HVAC Distribution Systems	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D3060	Ventilation	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Fire Protection

D4010	Fire Suppression	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D4030	Fire Protection Specialties	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Electrical

D5010	Facility Power Generation	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D5020	Electrical Services and Distribution	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D5030	General Purpose Electrical Power	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D5040	Lighting	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Communications

D6010	Data Communications	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D6020	Voice Communications	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D6030	Audio-Video Communications	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D6060	Distributed Communications and Monitoring	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Electronic Safety and Security

D7010	Access Control and Intrusion Detection	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D7030	Electronic Surveillance	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D7050	Detection and Alarm	☐ ☐ ☒ ☐ ☐ ☐	62 %	☐ ☐ ☐

Integrated Automation

D8010	Integrated Automation Facility Controls	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
-------	---	--	-------	--

Equipment

E1030	Commercial Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
E1040	Institutional Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
E1070	Entertainment and Recreational Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

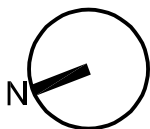
Furnishings

E2010	Fixed Furnishings	☐ ☐ ☒ ☐ ☐ ☐	62 %	☐ ☐ ☐
E2050	Movable Furnishings	☐ ☐ ☒ ☐ ☐ ☐	62 %	☐ ☐ ☐

PITTSBURG LEARNING CENTER DRAWINGS & AREA ANALYSIS

Campus/Site	Building Name	Building Area Description (and Area Number/Letter, if applicable)	Year Built (Original Facility)	ALL New Construction (SCAP or locally funded)			APP (OSPI Only)	SCAP-funded Modernizations ONLY			Gross SF	SCAP-Recognized SF
				If SCAP-funded or locally funded New Construction, Include SCAP Project Number if applicable (see Report 1 in ICOS)	If SCAP-funded include Final Board Acceptance Date on Resolution or If locally funded New Construction, Board discussion of completion (per Notes 1 & 2 below)	Copy of Board Resolution uploaded in ICOS? (See Note 3 Below)		If SCAP funded Modernization, Include SCAP Project Number per Report 1 (found in ICOS)	If SCAP-funded Modernization, Include Final Board Acceptance Date (see Report 1 in ICOS)	Copy of Board Resolution uploaded in ICOS? (See Notes 1 & 2 Below)		
Pittsburg Learning Cntr.	Main Area	Main Area	1958	Local							50,161	0
	Pre-1981 Addition	Main Area	1970	Local							8,399	0
	1981 Addition	Main Area	1981	Local							29,735	0
	Portable P1/P2	Main Area	1990	Local							1,792	0
	Portable P3/P4	Main Area	1990	Local							1,792	0
	Portable P5/P6	Main Area	1990	Local							1,792	0
										Subtotal	93,671	0

FLOOR PLAN - PITTSBURG LEARNING CENTER



0' 20' 40' 80' 160'



ORIGINAL 1958 BUILDING (MODERNIZED 1981)

50,161 SF

PRE 1981 ADDITION

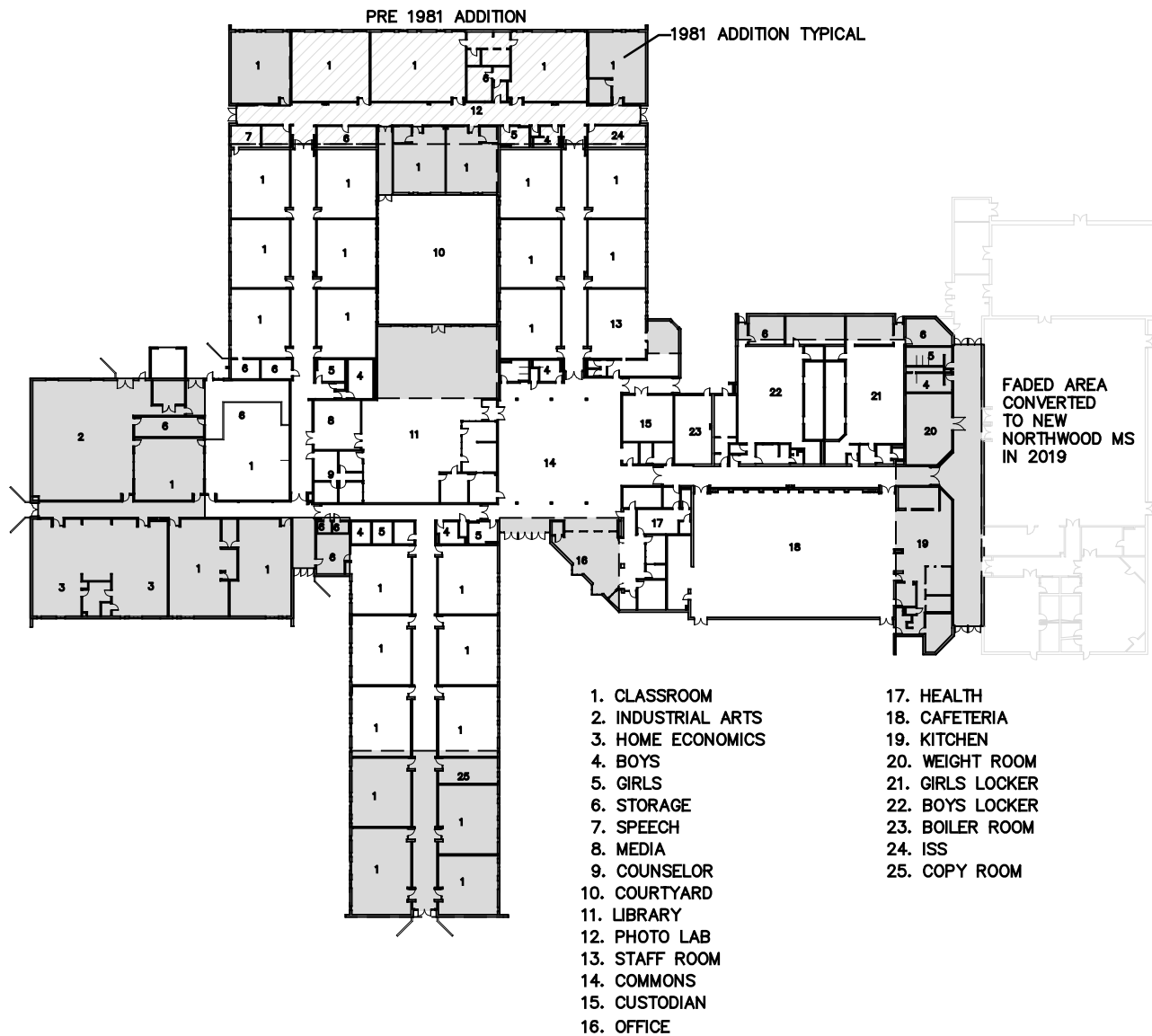
8,399 SF

1981 ADDITIONS

29,735 SF

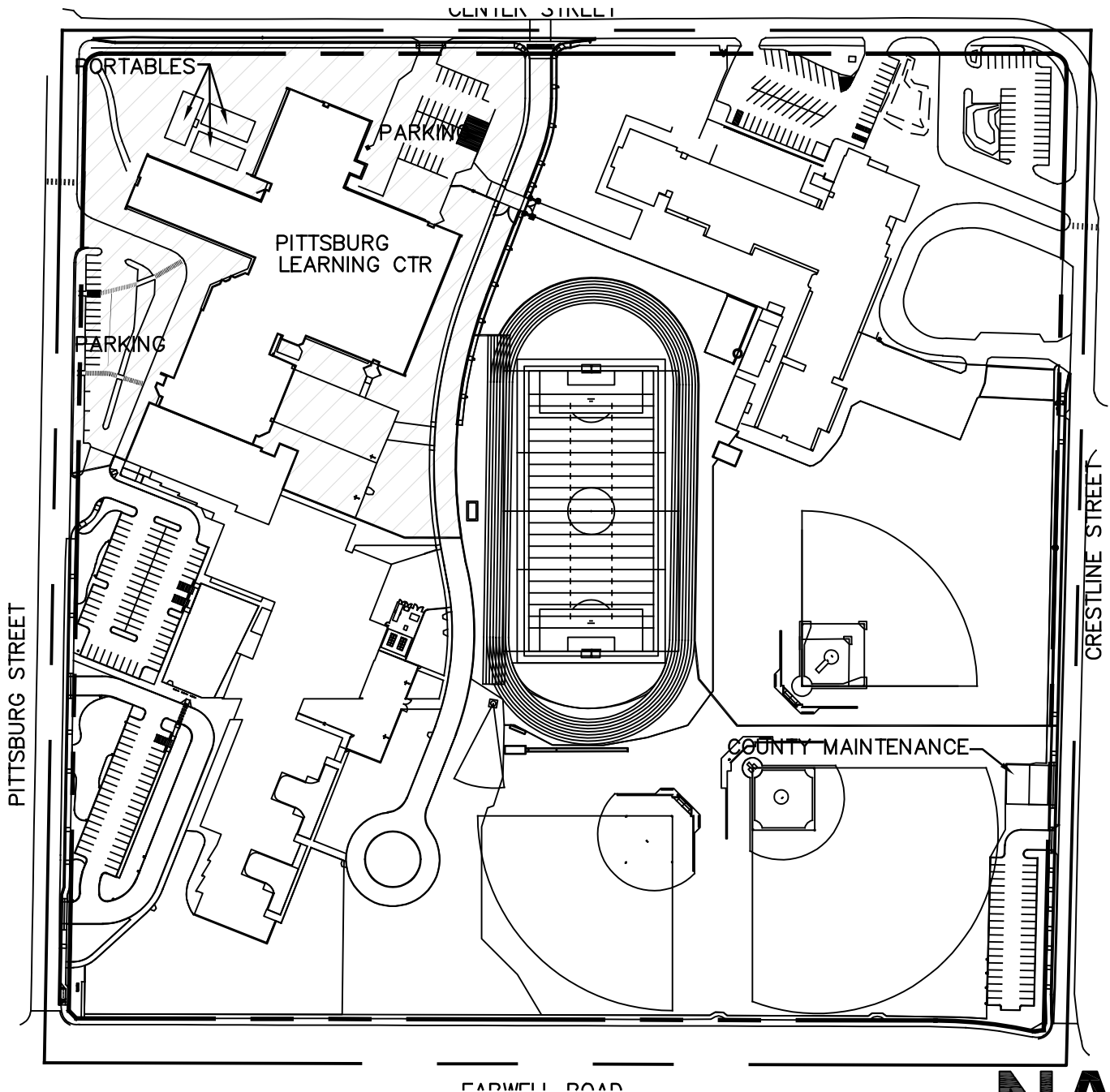
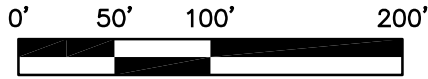
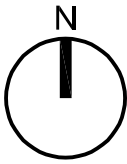
TOTAL

88,295 SF



SITE PLAN - PITTSBURG LEARNING CENTER

7.08 ACRES



NAC
ARCHITECTURE
nacarchitecture.com

1203 WEST RIVERSIDE AVENUE
SPOKANE WA 99201
P:509.838.8240

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

PITTSBURG LEARNING CENTER

Profile Name: Middle/Junior High School - Rural

Last Review: 9/10/2025

Inventory Status: Non-Recognized

Condition Rating: 59.44 %

Sub-Assembly	Component	Condition Rating						Component	Priority			
		E	G	F	P	U	N/A	Score	L	M	H	
Site Improvement												
	G2010	Roadways	☐	☐	☐	☒	☐	☐	30 %	☐	☐	☐
	G2020	Parking Lots	☐	☐	☐	☒	☐	☐	30 %	☐	☐	☐
	G2030	Pedestrian Plazas and Walkways	☐	☐	☐	☒	☐	☐	30 %	☐	☐	☐
	G2050	Athletic, Recreational and Playfields Areas	☐	☐	☐	☒	☐	☐	30 %	☐	☐	☐
	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	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
Site Communications												
	G5010	Site Communications Systems	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

PITTSBURG LEARNING CENTER - MAIN BUILDING

Profile Name: Middle/Junior High School - Single Story
Inventory Status: Non-Recognized
Reviewed By: Consultant
Condition Rating: 53.75 %

Currently BCA Certified: Yes
Last BCA Certify: 9/10/2025
Last District Review:
Last District Review:

Sub-Assembly	Component	Condition Rating						Component Score	Priority		
		E	G	F	P	U	N/A		L	M	H
Foundations											
A1010	Standard Foundation	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☐	☐	☒	☐	☐	☐	62 %	☒	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
Superstructure											
B1020	Roof Construction	☐	☒	☐	☐	☐	☐	90 %	☐	☒	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
B2020	Exterior Windows	☐	☐	☐	☒	☐	☐	30 %	☒	☐	☐
B2050	Exterior Doors and Grilles	☐	☐	☒	☐	☐	☐	62 %	☒	☐	☐
B2070	Exterior Louvers and Vents	☐	☐	☒	☐	☐	☐	62 %	☒	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☐	☐	☐	☒	☐	☐	30 %	☐	☒	☐
B3020	Roof Appurtenances	☐	☐	☒	☐	☐	☐	62 %	☒	☐	☐
B3060	Horizontal Openings	☐	☐	☒	☐	☐	☐	62 %	☒	☐	☐
Interior Construction											
C1010	Interior Partitions	☐	☐	☒	☐	☐	☐	62 %	☒	☐	☐
C1020	Interior Windows	☐	☐	☒	☐	☐	☐	62 %	☒	☐	☐
C1030	Interior Doors	☐	☐	☒	☐	☐	☐	62 %	☒	☐	☐
C1040	Interior Grilles and Gates	☐	☐	☒	☐	☐	☐	62 %	☒	☐	☐
C1070	Suspended Ceiling Construction	☐	☐	☒	☐	☐	☐	62 %	☒	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☐	☐	☒	☐	☐	30 %	☒	☐	☐
C2020	Interior Fabrications	☐	☐	☒	☐	☐	☐	62 %	☒	☐	☐
C2030	Flooring	☐	☐	☐	☐	☒	☐	0 %	☒	☐	☐
C2050	Ceiling Finishes	☐	☐	☐	☒	☐	☐	30 %	☒	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
D2020	Sanitary Drainage	☐	☒	☐	☐	☐	☐	90 %	☒	☐	☐
D2030	Building Support Plumbing Systems	☐	☒	☐	☐	☐	☐	90 %	☐	☒	☐
HVAC											
D3010	Facility Fuel Systems	☐	☒	☐	☐	☐	☐	90 %	☐	☒	☐
D3020	Heating Systems	☐	☐	☐	☒	☐	☐	30 %	☐	☒	☐
D3030	Cooling Systems	☐	☐	☐	☒	☐	☐	30 %	☐	☒	☐
D3050	Facility HVAC Distribution Systems	☐	☐	☐	☐	☒	☐	0 %	☐	☒	☐
D3060	Ventilation	☐	☐	☐	☒	☐	☐	30 %	☐	☒	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

Fire Protection

D4030	Fire Protection Specialties	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☒ ☐
-------	-----------------------------	--	------	---

Electrical

D5020	Electrical Services and Distribution	☐ ☒ ☐ ☐ ☐ ☐	90 %	☒ ☐ ☐
D5030	General Purpose Electrical Power	☐ ☒ ☐ ☐ ☐ ☐	90 %	☒ ☐ ☐
D5040	Lighting	☐ ☐ ☐ ☒ ☐ ☐	30 %	☒ ☐ ☐

Communications

D6010	Data Communications	☐ ☐ ☒ ☐ ☐ ☐	62 %	☐ ☒ ☐
D6020	Voice Communications	☐ ☐ ☒ ☐ ☐ ☐	62 %	☐ ☒ ☐
D6030	Audio-Video Communications	☐ ☐ ☒ ☐ ☐ ☐	62 %	☒ ☐ ☐
D6060	Distributed Communications and Monitoring	☐ ☐ ☐ ☒ ☐ ☐	30 %	☒ ☐ ☐

Electronic Safety and Security

D7010	Access Control and Intrusion Detection	☐ ☐ ☐ ☒ ☐ ☐	30 %	☒ ☐ ☐
D7030	Electronic Surveillance	☐ ☐ ☐ ☒ ☐ ☐	30 %	☒ ☐ ☐
D7050	Detection and Alarm	☐ ☒ ☐ ☐ ☐ ☐	90 %	☒ ☐ ☐

Integrated Automation

D8010	Integrated Automation Facility Controls	☐ ☐ ☐ ☒ ☐ ☐	30 %	☐ ☐ ☒
-------	---	--	------	---

Equipment

E1030	Commercial Equipment	☐ ☐ ☐ ☒ ☐ ☐	30 %	☒ ☐ ☐
E1040	Institutional Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☒ ☐ ☐
E1070	Entertainment and Recreational Equipment	☐ ☐ ☐ ☒ ☐ ☐	30 %	☒ ☐ ☐

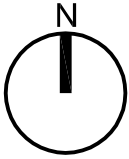
Furnishings

E2010	Fixed Furnishings	☐ ☐ ☐ ☒ ☐ ☐	30 %	☒ ☐ ☐
E2050	Movable Furnishings	☐ ☐ ☐ ☒ ☐ ☐	30 %	☒ ☐ ☐

M.E.A.D ALTERNATIVE HIGH DRAWINGS & AREA ANALYSIS

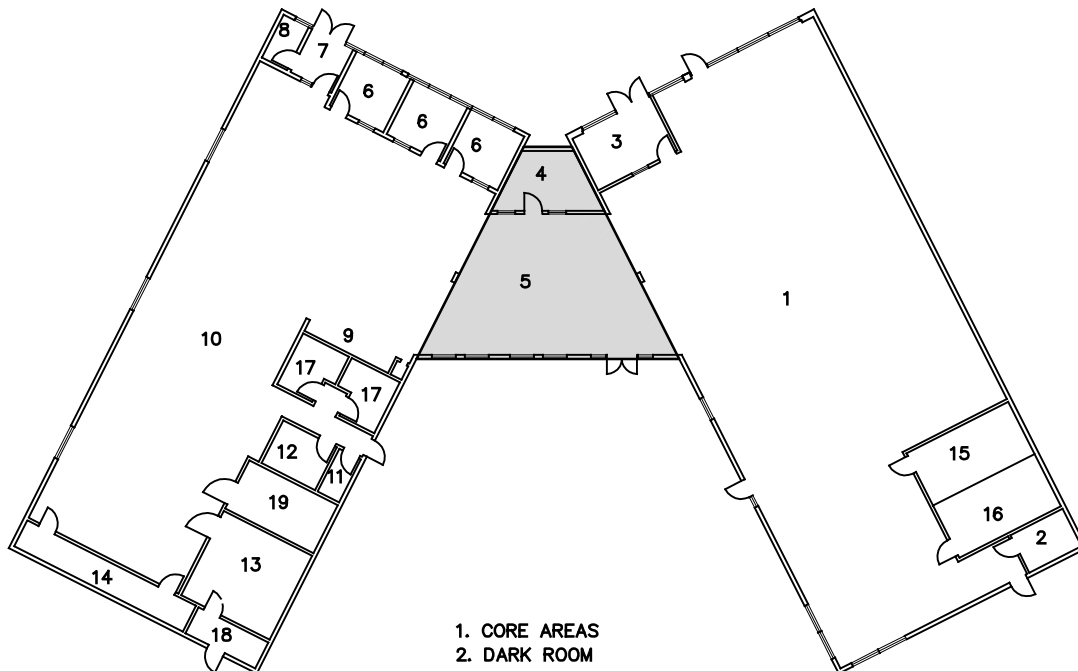
Campus/Site	Building Name	Building Area Description (and Area Number/Letter, if applicable)	Year Built (Original Facility)	ALL New Construction (SCAP or locally funded)			APP (OSPI Only)	SCAP-funded Modernizations ONLY			Gross SF	SCAP-Recognized SF
				If SCAP-funded or locally funded New Construction, Include SCAP Project Number if applicable (see Report 1 in ICOS)	If SCAP-funded include Final Board Acceptance Date on Resolution or If locally funded New Construction, Board discussion of completion (per Notes 1 & 2 below)	Copy of Board Resolution uploaded in ICOS? (See Note 3 Below)		If SCAP funded Modernization, Include SCAP Project Number per Report 1 (found in ICOS)	If SCAP-funded Modernization, include Final Board Acceptance Date (see Report 1 in ICOS)	Copy of Board Resolution uploaded in ICOS? (See Notes 1 & 2 Below)		
M.E.A.D. Alternative High	Main Area	Main Area	1974	Local							9,328	0
	1995 Addition	Main Area	1995	Local							916	0
										Subtotal	10,244	0

FLOOR PLAN - M.E.A.D.



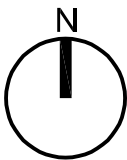
AREA TABULATION BY AUTOCAD
COMPUTER ANALYSIS:

ORIGINAL BUILDING (MODERNIZED 1994)	9,328 SF
1995 ADDITION	916 SF
TOTAL	10,244 SF

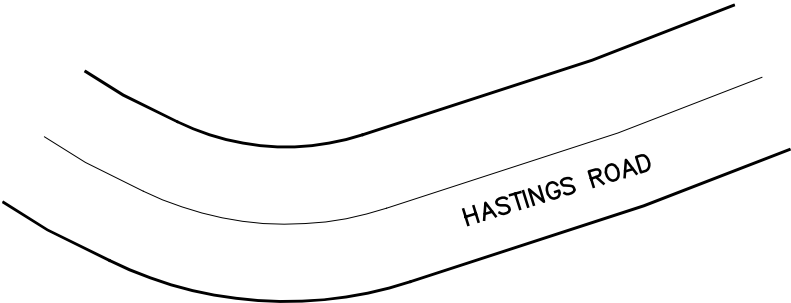


1. CORE AREAS
2. DARK ROOM
3. CONFERENCE ROOM
4. AUDIO/VISUAL
5. COMPUTERS
6. COUNSELING
7. VESTIBULE
8. PICK-UP ROOM
9. LUNCH AREA
10. GROUP & VIEWING
11. JANITOR CLOS.
12. KILN ROOM
13. MUSIC ROOM
14. STORAGE
15. MENS RESTROOM
16. WOMENS RESTROOM
17. UNISEX RESTROOMS
18. ELEC. ROOM
19. RECORDING ROOM

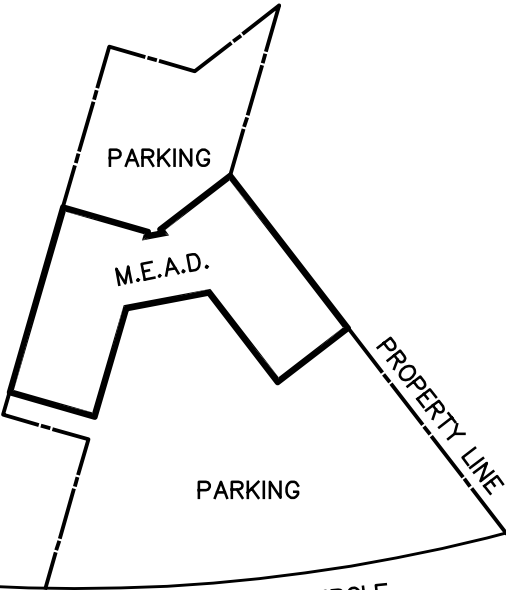
SITE PLAN - M.E.A.D.



1.00 ACRES



HASTINGS ROAD

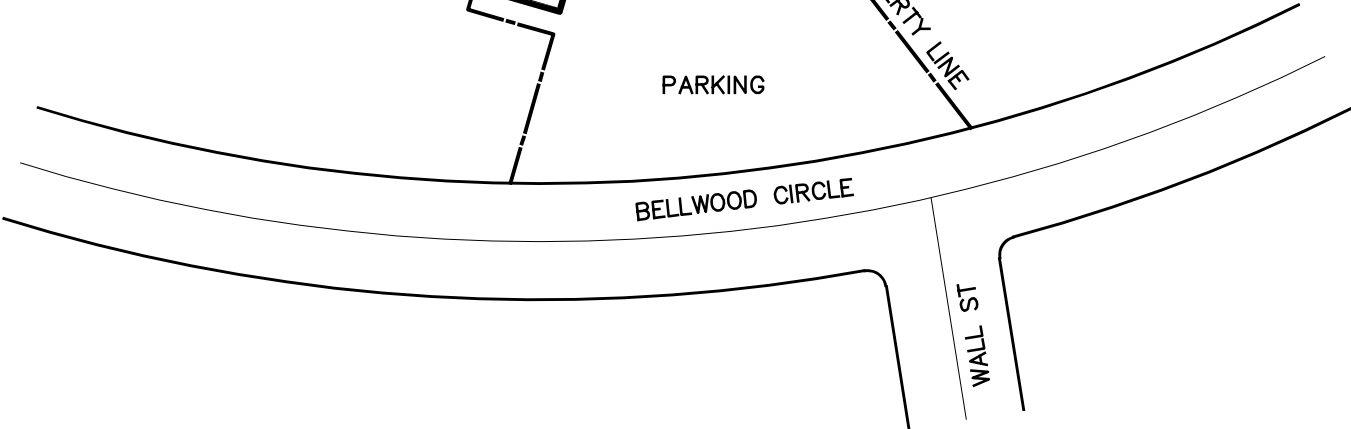


PARKING

M.E.A.D.

PARKING

PROPERTY LINE



BELLWOOD CIRCLE

WALL ST

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

M.E.A.D. ALTERNATIVE HIGH SCHOOL

Profile Name: High School - Urban

Last Review: 9/10/2025

Inventory Status: Non-Recognized

Condition Rating: 80.61 %

Sub-Assembly	Component	Condition Rating						Component	Priority			
		E	G	F	P	U	N/A	Score	L	M	H	
Site Improvement												
	G2020	Parking Lots	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
	G2030	Pedestrian Plazas and Walkways	☐	☐	☐	☒	☐	☐	30 %	☐	☐	☐
	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 %	☐	☐	☐
	G3060	Site Fuel Distribution	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Electrical Site Improvements												
	G4010	Site Electric Distribution Systems	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
	G4050	Site Lighting	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Site Communications												
	G5010	Site Communications Systems	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

M.E.A.D. ALTERNATIVE HIGH SCHOOL - MAIN BUILDING

Profile Name: Classroom Building - Slabs On Grade
Inventory Status: Non-Recognized
Reviewed By: Consultant
Condition Rating: 80.23 %

Currently BCA Certified: Yes
Last BCA Certify: 9/10/2025
Last District Review:
Last District Review:

Sub-Assembly	Component	Condition Rating						Component	Priority		
		E	G	F	P	U	N/A	Score	L	M	H
Foundations											
A1010	Standard Foundation	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Superstructure											
B1020	Roof Construction	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
B2020	Exterior Windows	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
B2050	Exterior Doors and Grilles	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
B2070	Exterior Louvers and Vents	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
B3020	Roof Appurtenances	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
B3060	Horizontal Openings	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
Interior Construction											
C1010	Interior Partitions	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C1020	Interior Windows	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C1030	Interior Doors	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C1070	Suspended Ceiling Construction	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
Interior Finishes											
C2010	Wall Finishes	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
C2020	Interior Fabrications	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C2030	Flooring	☐	☐	☐	☒	☐	☐	30 %	☐	☐	☐
C2050	Ceiling Finishes	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
D2020	Sanitary Drainage	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
D2030	Building Support Plumbing Systems	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
HVAC											
D3010	Facility Fuel Systems	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
D3020	Heating Systems	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
D3050	Facility HVAC Distribution Systems	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
D3060	Ventilation	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

Fire Protection

D4010	Fire Suppression	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D4030	Fire Protection Specialties	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Electrical

D5020	Electrical Services and Distribution	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D5030	General Purpose Electrical Power	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D5040	Lighting	☐ ☐ ☒ ☐ ☐ ☐	62 %	☐ ☐ ☐

Communications

D6010	Data Communications	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D6020	Voice Communications	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Electronic Safety and Security

D7010	Access Control and Intrusion Detection	☐ ☐ ☒ ☐ ☐ ☐	62 %	☐ ☐ ☐
D7030	Electronic Surveillance	☐ ☐ ☒ ☐ ☐ ☐	62 %	☐ ☐ ☐
D7050	Detection and Alarm	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Integrated Automation

D8010	Integrated Automation Facility Controls	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
-------	---	--	------	--

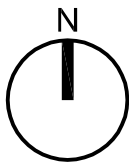
Furnishings

E2010	Fixed Furnishings	☐ ☐ ☐ ☒ ☐ ☐	30 %	☐ ☐ ☐
E2050	Movable Furnishings	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

MEAD EDUCATION PARTNERSHIP (FIVE MILE PRAIRIE)
DRAWINGS & AREA ANALYSIS

Campus/Site	Building Name	Building Area Description (and Area Number/Letter, if applicable)	Year Built (Original Facility)	ALL New Construction (SCAP or locally funded)			APP (OSPI Only)	SCAP-funded Modernizations ONLY			Gross SF	SCAP-Recognized SF
				If SCAP-funded or locally funded New Construction, Include SCAP Project Number if applicable (see Report 1 in ICOS)	If SCAP-funded include Final Board Acceptance Date on Resolution or If locally funded New Construction, Board discussion of completion (per Notes 1 & 2 below)	Copy of Board Resolution uploaded in ICOS? (See Note 3 Below)		If SCAP funded Modernization, Include SCAP Project Number per Report 1 (found in ICOS)	If SCAP-funded Modernization, include Final Board Acceptance Date (see Report 1 in ICOS)	Copy of Board Resolution uploaded in ICOS? (See Notes 1 & 2 Below)		
Mead Educ. Partnership	Main Area	Main Area	1939	Local				Local	2006	No	8,874	0
(Five Mile Priarie)	Portable	Main Area	2006	Local							1,718	0
										Subtotal	10,592	0

LOWER FLOOR PLAN - FIVE MILE PRAIRIE SCHOOL



1939 ORIGINAL BUILDING

2006 REMODEL LOWER FLOOR

4,374 SF

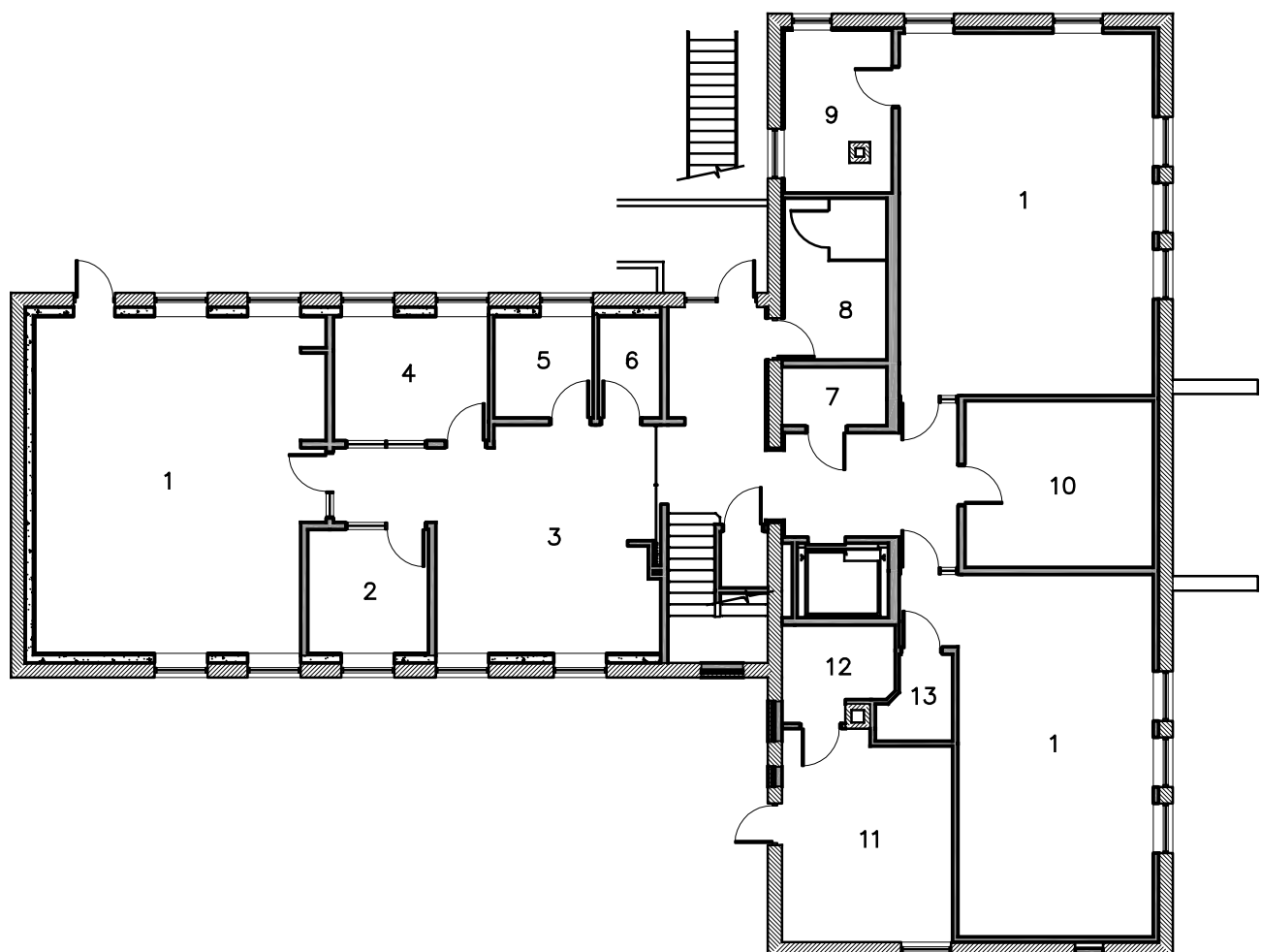
2006 REMODEL UPPER FLOOR

4,500 SF

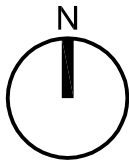
TOTAL

8,874 SF

- | | |
|---------------------|------------------|
| 1. CLASSROOM | 8. BOYS RESTROOM |
| 2. CONFERENCE ROOM | 9. KILN ROOM |
| 3. OFFICE/WORK ROOM | 10. STAFF ROOM |
| 4. PRINCIPAL | 11. MECHANICAL |
| 5. HEALTH ROOM | 12. ELECTRICAL |
| 6. CUSTODIAL | 13. ELEV CONTROL |
| 7. TOILET | |



UPPER FLOOR PLAN - FIVE MILE PRAIRIE SCHOOL



1939 ORIGINAL BUILDING

2006 REMODEL LOWER FLOOR

4,374 SF

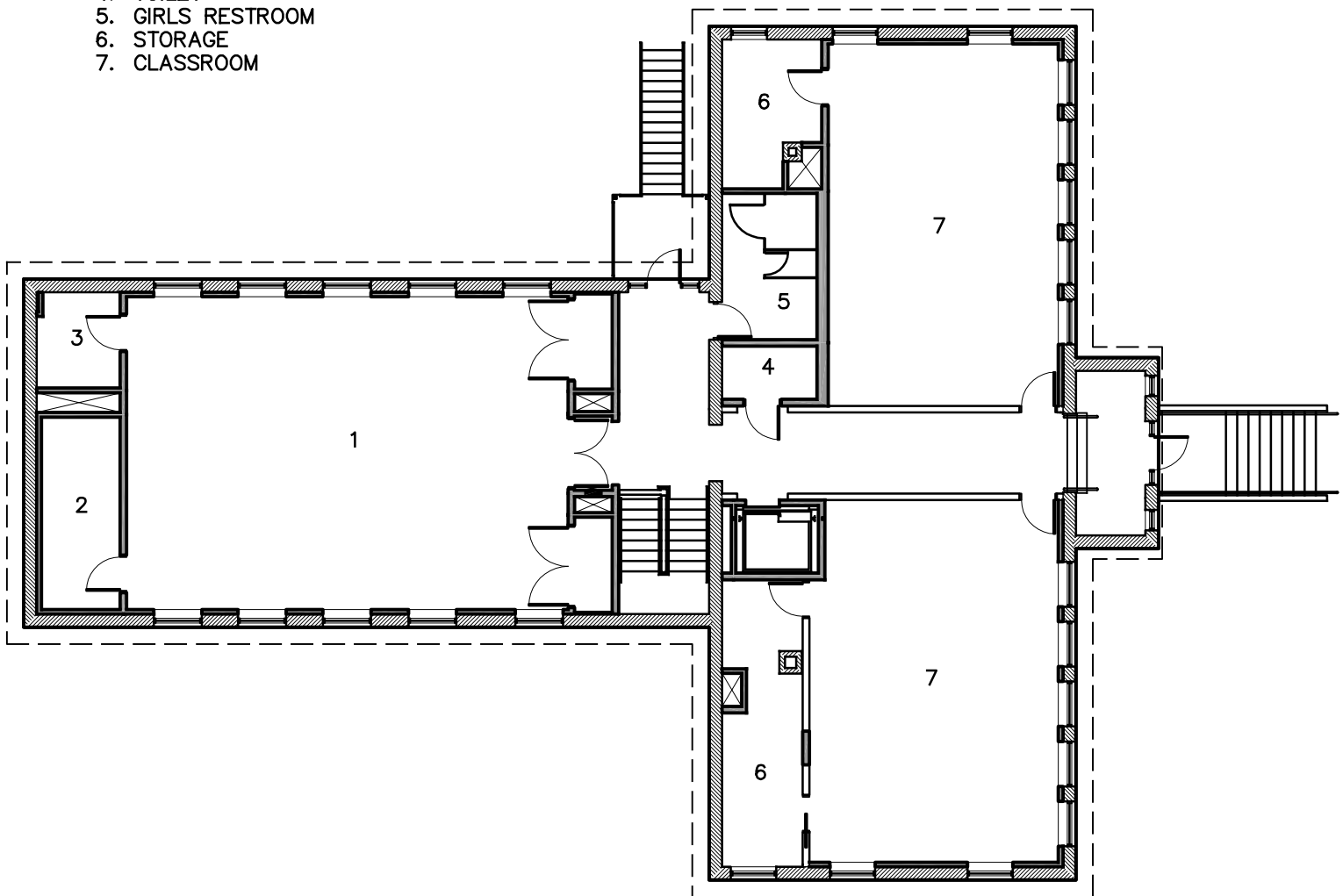
2006 REMODEL UPPER FLOOR

4,500 SF

TOTAL

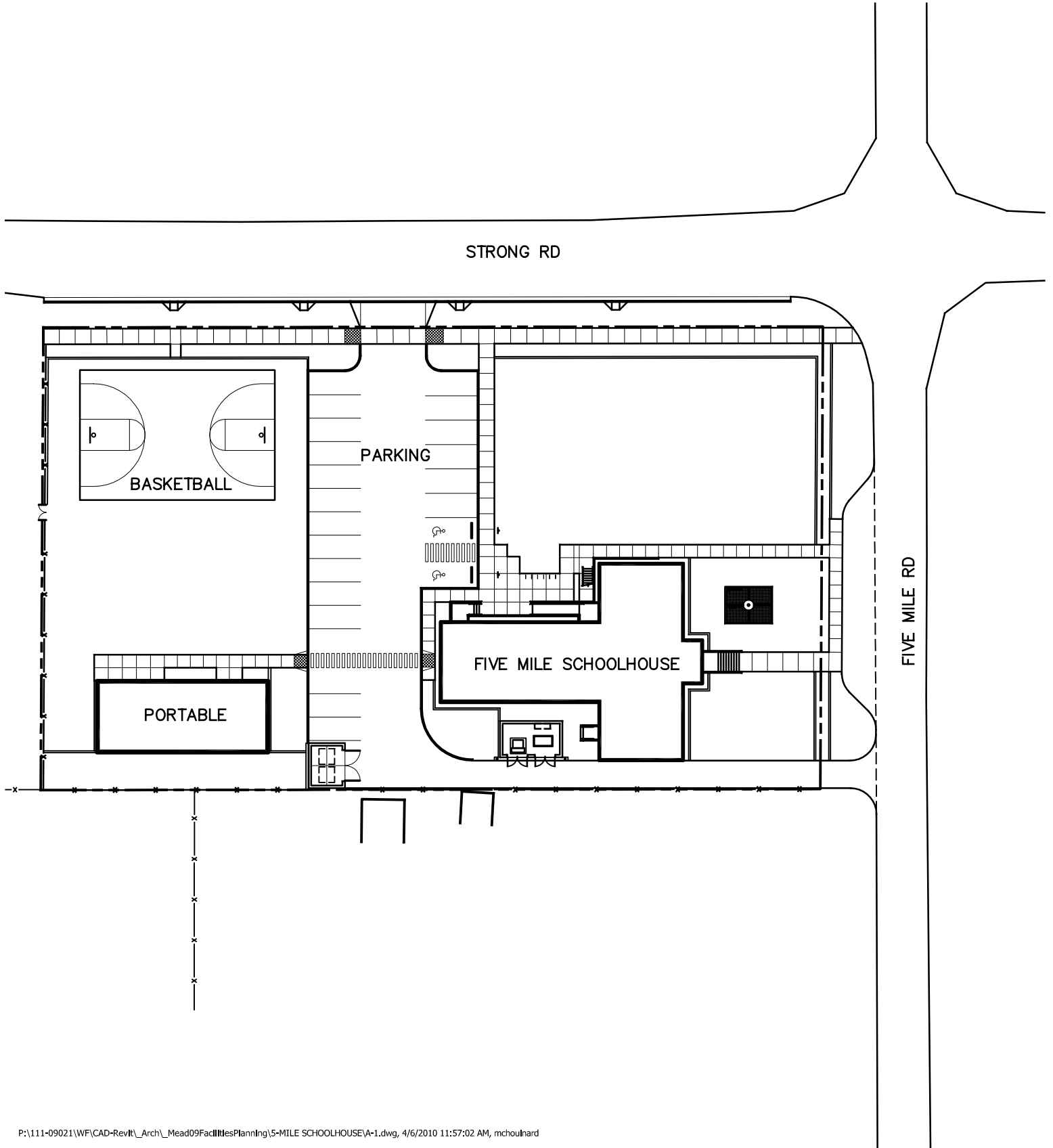
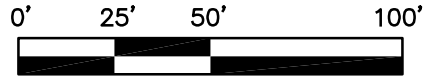
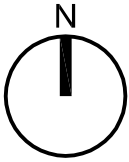
8,874 SF

1. MULTI-PURPOSE ROOM
2. KITCHEN
3. CUSTODIAL
4. TOILET
5. GIRLS RESTROOM
6. STORAGE
7. CLASSROOM



SITE PLAN - FIVE MILE PRAIRIE SCHOOL

1.22 ACRES



STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

MEAD EDUCATION PARTNERSHIP (FIVE MILE PRAIRIE)

Profile Name: K-12 - Rural
Inventory Status: Non-Recognized
Condition Rating: 86.50 %

Last Review: 9/10/2025

Sub-Assembly	Component	Condition Rating						Component	Priority			
		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	☐	☐	☒	☐	☐	☐	62 %	☐	☐	☐
	G2050	Athletic, Recreational and Playfields Areas	☐	☒	☐	☐	☐	☐	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 %	☐	☐	☐
Site Communications												
	G5010	Site Communications Systems	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

MEAD EDUCATION PARTNERSHIP (FIVE MILE PRAIRIE) - MAIN BUILDING

Profile Name: Elementary School - Multi-Story
Inventory Status: Non-Recognized
Reviewed By: Consultant
Condition Rating: 84.73 %

Currently BCA Certified: Yes
Last BCA Certify: 9/10/2025
Last District Review:
Last District Review:

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

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

Plumbing

D2010	Domestic Water Distribution	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D2020	Sanitary Drainage	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D2030	Building Support Plumbing Systems	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

HVAC

D3010	Facility Fuel Systems	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D3020	Heating Systems	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D3030	Cooling Systems	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D3050	Facility HVAC Distribution Systems	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D3060	Ventilation	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Fire Protection

D4010	Fire Suppression	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D4030	Fire Protection Specialties	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Electrical

D5020	Electrical Services and Distribution	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D5030	General Purpose Electrical Power	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D5040	Lighting	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Communications

D6010	Data Communications	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D6020	Voice Communications	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D6030	Audio-Video Communications	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D6060	Distributed Communications and Monitoring	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Electronic Safety and Security

D7010	Access Control and Intrusion Detection	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D7030	Electronic Surveillance	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
D7050	Detection and Alarm	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Integrated Automation

D8010	Integrated Automation Facility Controls	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
-------	---	--	------	--

Equipment

E1030	Commercial Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
E1040	Institutional Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
E1070	Entertainment and Recreational Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

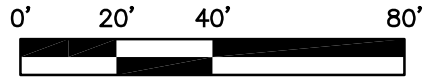
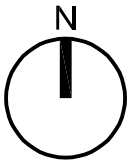
Furnishings

E2010	Fixed Furnishings	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
E2050	Movable Furnishings	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

MEAD TRANSPORTATION COOPERATIVE DRAWINGS & AREA ANALYSIS

Campus/Site	Building Name	Building Area Description (and Area Number/Letter, if applicable)	Year Built (Original Facility)	ALL New Construction (SCAP or locally funded)			APP (OSPI Only)	SCAP-funded Modernizations ONLY			Gross SF	SCAP-Recognized SF
				If SCAP-funded or locally funded New Construction, Include SCAP Project Number if applicable (see Report 1 in ICOS)	If SCAP-funded include Final Board Acceptance Date on Resolution or If locally funded New Construction, Board discussion of completion (per Notes 1 & 2 below)	Copy of Board Resolution uploaded in ICOS? (See Note 3 Below)		If SCAP funded Modernization, Include SCAP Project Number per Report 1 (found in ICOS)	If SCAP-funded Modernization, include Final Board Acceptance Date (see Report 1 in ICOS)	Copy of Board Resolution uploaded in ICOS? (See Notes 1 & 2 Below)		
Mead Transport. Coop	MTC Maintenance	Main Area	2020	5217	9/28/2020	Yes					23,533	0
										Subtotal	23,533	0

FLOOR PLAN - TRANSPORTATION BUILDING



LEVEL 1

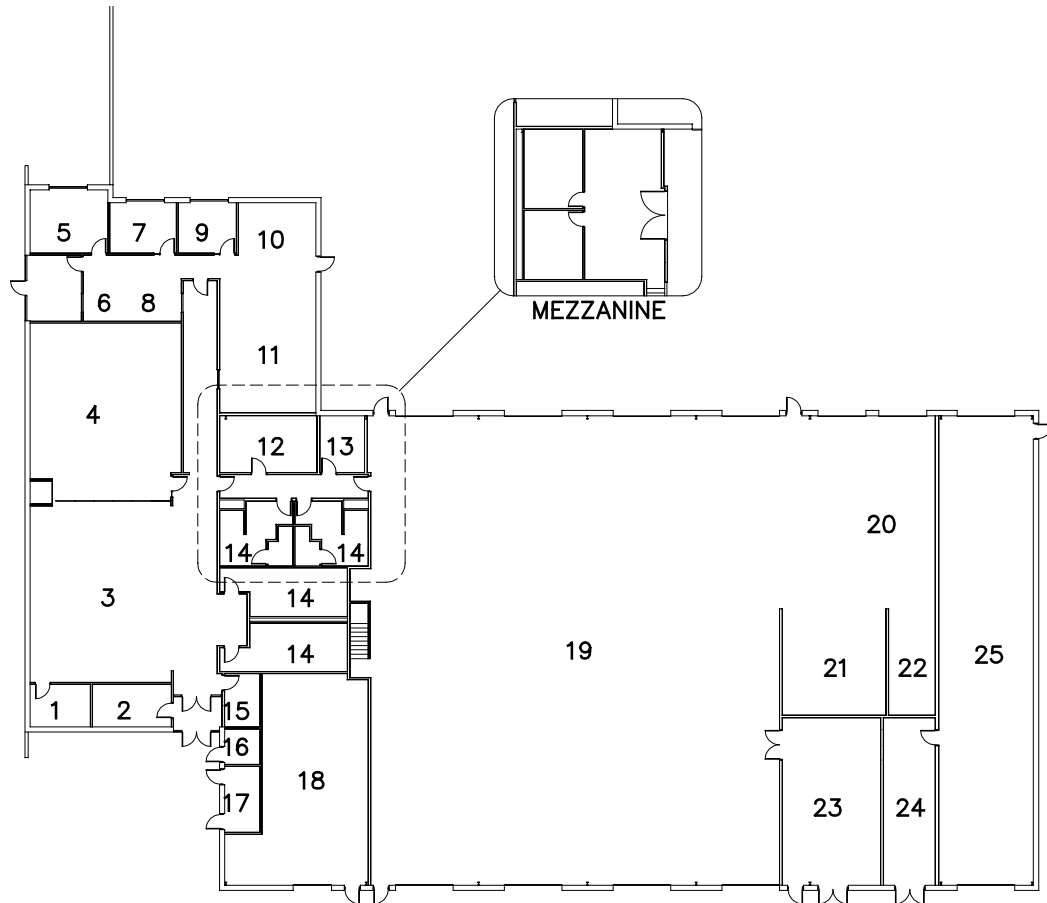
22,402 SF

MEZZANINE

1,131 SF

TOTAL

23,533 SF



- | | |
|-----------------------|--------------------|
| 1. DR TRAIN | 16. FIRE RISER |
| 2. DR STOR | 17. ELEC |
| 3. DR WORK & BREAK RM | 18. PARTS/TOOLS |
| 4. TRAINING | 19. BUS BAYS |
| 5. MULTI-PURPOSE | 20. VEHICLE BAY |
| 6. RECEPTION | 21. STOR |
| 7. DIR OFFICE | 22. FABRICATION |
| 8. PAYROLL | 23. FLUIDS |
| 9. ASSIST DIR OFFICE | 24. BUS WASH EQUIP |
| 10. WORK | 25. BUS WASH |
| 11. OPEN OFFICE | |
| 12. BREAK | |
| 13. SHOP OFFICE | |
| 14. RESTROOM | |
| 15. JAN | |

NAC
ARCHITECTURE
nacarchitecture.com

1203 WEST RIVERSIDE AVENUE
SPOKANE WA 99201
P:509.838.8240

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

MEAD TRANSPORTATION COOPERATIVE

Profile Name: Transportation
Inventory Status: Non-Recognized
Condition Rating: 99.31 %

Last Review: 3/4/2025

Sub-Assembly	Component	Condition Rating						Component	Priority			
		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 %	☐	☐	☐
	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 %	☐	☐	☐
Electrical Site Improvements												
	G4010	Site Electric Distribution Systems	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
	G4050	Site Lighting	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Site Communications												
	G5010	Site Communications Systems	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

MEAD TRANSPORTATION COOPERATIVE - MTC MAINTENANCE BUILDING

Profile Name: Transportation Center - Single Story
Inventory Status: Non-Recognized
Reviewed By: Consultant
Condition Rating: 99.42 %

Currently BCA Certified: Yes
Last BCA Certify: 3/4/2025
Last District Review: 3/30/2022
Last District Review: 3/30/2022

Sub-Assembly	Component	Condition Rating						Component	Priority		
		E	G	F	P	U	N/A	Score	L	M	H
Foundations											
A1010	Standard Foundation	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Slabs on Grade											
A4010	Standard Slabs on Grade	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
A4040	Pits and Bases	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Water and Gas Mitigation											
A6010	Building Subdrainage	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Superstructure											
B1010	Floor Construction	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B1020	Roof Construction	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B1080	Stairs	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Exterior Vertical Enclosures											
B2010	Exterior Walls	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B2020	Exterior Windows	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B2050	Exterior Doors and Grilles	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B2070	Exterior Louvers and Vents	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Exterior Horizontal Enclosures											
B3010	Roofing	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B3020	Roof Appurtenances	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B3060	Horizontal Openings	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
B3080	Overhead Exterior Enclosures	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Interior Construction											
C1010	Interior Partitions	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1020	Interior Windows	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1030	Interior Doors	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C1070	Suspended Ceiling Construction	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Interior Finishes											
C2010	Wall Finishes	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C2020	Interior Fabrications	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
C2030	Flooring	☐	☒	☐	☐	☐	☐	90 %	☐	☐	☐
C2050	Ceiling Finishes	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
Plumbing											
D2010	Domestic Water Distribution	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
D2020	Sanitary Drainage	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
D2030	Building Support Plumbing Systems	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐
D2050	General Service Compressed-Air	☒	☐	☐	☐	☐	☐	100 %	☐	☐	☐

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2025-2026 BUILDING CONDITION RATING SUMMARY
MEAD SCHOOL DISTRICT (32354)

HVAC

D3010	Facility Fuel Systems	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D3020	Heating Systems	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D3050	Facility HVAC Distribution Systems	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D3060	Ventilation	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Fire Protection

D4010	Fire Suppression	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D4030	Fire Protection Specialties	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Electrical

D5010	Facility Power Generation	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D5020	Electrical Services and Distribution	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D5030	General Purpose Electrical Power	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D5040	Lighting	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Communications

D6010	Data Communications	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D6020	Voice Communications	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D6030	Audio-Video Communications	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D6060	Distributed Communications and Monitoring	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Electronic Safety and Security

D7010	Access Control and Intrusion Detection	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D7030	Electronic Surveillance	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
D7050	Detection and Alarm	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐

Integrated Automation

D8010	Integrated Automation Facility Controls	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
-------	---	--	-------	--

Equipment

E1010	Vehicle and Pedestrian Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
E1030	Commercial Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐
E1040	Institutional Equipment	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

Furnishings

E2010	Fixed Furnishings	☒ ☐ ☐ ☐ ☐ ☐	100 %	☐ ☐ ☐
E2050	Movable Furnishings	☐ ☒ ☐ ☐ ☐ ☐	90 %	☐ ☐ ☐

1.2

OSPI SITE INVENTORY (REPORT 3)



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Site Inventory (Report 3)

MEAD

SITE	GRADE SPAN	DIRECT INSTRUCTIONAL SPACES	PERMANENT BUILDINGS	PORTABLE BUILDINGS	GROSS SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT
Creekside Elementary	PK-5	0	1	0	64,360	64,360	64,360
Evergreen Elementary School	PK-5	30	1	2	56,744	56,744	53,536
Meadow Ridge Elementary School	PK-5	30	1	1	55,460	55,460	53,972
Skyline Elementary School	PK-5	0	1	0	61,500	61,500	61,500
PK-5 Total:		60	4	3	238,064	238,064	233,368
Brentwood Elementary School	K-5	27	1	2	55,955	54,155	52,355
Colbert Elementary School	K-5	32	1	2	58,459	58,459	54,815
Farwell Elementary School	K-5	29	1	3	57,397	55,597	51,945
Midway Elementary School	K-5	15	1	4	69,467	69,467	62,267
Pittsburg Learning Center	PK-12	36	0	3	93,671	93,671	0
Prairie View Elementary School	K-5	30	1	3	63,035	63,035	57,713
Shiloh Hills Elementary School	K-5	25	1	0	64,261	64,261	64,261
K-5 Total:		194	6	17	462,245	458,645	343,356
Mead Education Partnership (Five Mile Prairie)	K-12	7	0	1	10,592	10,592	0
K-12 Total:		7	0	1	10,592	10,592	0
Highland Middle	6-8	0	1	0	121,324	121,324	121,324
Mountainside Middle School	6-8	38	1	0	115,660	115,260	115,260
Northwood Middle School	6-8	0	1	0	122,476	121,676	121,676
6-8 Total:		38	3	0	359,460	358,260	358,260
M.E.A.D. Alternative High School	9-12	1	0	0	10,244	0	0
Mead Senior High School	9-12	65	1	3	243,685	241,825	236,605
Mt Spokane High School	9-12	68	1	0	232,805	230,177	230,177
9-12 Total:		134	2	3	486,734	472,002	466,782
Mead Transportation Cooperative	-	0	0	0	23,533	0	0
- Total:		0	0	0	23,533	0	0
Totals		433	15	24	1,580,628	1,537,563	1,401,766
Total # Sites	19						

OSPI INVENTORY OF SITES AND BUILDINGS



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Inventory of Sites and Buildings

MEAD

SITE	BUILDING	YEAR BUILT	DIRECT INSTRUCTIONAL SPACES	GROSS SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	BCA SCORE
Brentwood Elementary School	Main Building	1968	25	52,355	52,355	52,355	87.90%
	Portable 1	1990	2	1,800	1,800	0	Not Required
	Portable 2	1990	2	1,800	0	0	Not Required
	Sub-Total		29	55,955	54,155	52,355	
Colbert Elementary School	Main Building	1965	31	54,815	54,815	54,815	75.66%
	Portable A3/A4	1989	2	1,822	1,822	0	Not Required
	Portable A5/A6	1989	2	1,822	1,822	0	Not Required
	Sub-Total		35	58,459	58,459	54,815	
Creekside Elementary	Creekside Elementary	2020	0	64,360	64,360	64,360	100.00%
	Sub-Total		0	64,360	64,360	64,360	
Evergreen Elementary School	Main Building	1961	29	53,536	53,536	53,536	87.97%
	Portable 1	1990	2	1,604	1,604	0	Not Required
	Portable 2	1990	2	1,604	1,604	0	Not Required
	Sub-Total		33	56,744	56,744	53,536	
Farwell Elementary School	Main Building	1965	29	51,945	51,945	51,945	82.32%
	Portable 005	1991	2	1,826	1,826	0	Not Required
	Portable 019	2001	2	1,826	1,826	0	Not Required



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Inventory of Sites and Buildings

MEAD

SITE	BUILDING	YEAR BUILT	DIRECT INSTRUCTIONAL SPACES	GROSS SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	BCA SCORE
Farwell Elementary School	Portable 20	1991	0	1,800	0	0	Not Required
	Sub-Total		33	57,397	55,597	51,945	
Highland Middle	Main Building	2020	0	121,324	121,324	121,324	100.00%
	Sub-Total		0	121,324	121,324	121,324	
M.E.A.D. Alternative High School	Main Building	1974	1	10,244	0	0	80.23%
	Sub-Total		1	10,244	0	0	
Mead Education Partnership (Five Mile Prairie)	Main Building	1939	5	8,874	8,874	0	84.73%
	Portable	2006	2	1,718	1,718	0	Not Required
	Sub-Total		7	10,592	10,592	0	
Mead Senior High School	The Cullen Building	1994	0	1,860	0	0	88.62%
	Main Building	1972	61	236,605	236,605	236,605	78.72%
	Portable 017	1994	2	1,740	1,740	0	Not Required
	Portable 016	1994	2	1,740	1,740	0	Not Required
	Portable 015	1994	2	1,740	1,740	0	Not Required
	Sub-Total		67	243,685	241,825	236,605	



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Inventory of Sites and Buildings

MEAD

SITE	BUILDING	YEAR BUILT	DIRECT INSTRUCTIONAL SPACES	GROSS SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	BCA SCORE
Mead Transportation Cooperative	MTC Maintenance Building	2020	0	23,533	0	0	99.42%
	Sub-Total		0	23,533	0	0	
Meadow Ridge Elementary School	Main Building	1992	32	53,972	53,972	53,972	81.75%
	Portable	1991	2	1,488	1,488	0	Not Required
	Sub-Total		34	55,460	55,460	53,972	
Midway Elementary School	Main Building	1980	17	62,267	62,267	62,267	100.00%
	Portable 1	2018	0	1,800	1,800	0	Not Required
	Portable 2	2018	0	1,800	1,800	0	Not Required
	Portable 3	2018	0	1,800	1,800	0	Not Required
	Portable 4	2018	0	1,800	1,800	0	Not Required
	Sub-Total		17	69,467	69,467	62,267	
Mountainside Middle School	Main Building	2008	40	115,260	115,260	115,260	84.52%
	Athletic Storage	2010	0	400	0	0	97.87%
	Sub-Total		40	115,660	115,260	115,260	
Mt Spokane High School	Main Building	1997	71	230,177	230,177	230,177	88.96%
	Athletic Shed	1997	0	1,860	0	0	91.40%



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Inventory of Sites and Buildings

MEAD

SITE	BUILDING	YEAR BUILT	DIRECT INSTRUCTIONAL SPACES	GROSS SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	BCA SCORE
Mt Spokane High School	Track Storage Building	2002	0	768	0	0	90.00%
	Sub-Total		71	232,805	230,177	230,177	
Northwood Middle School	Main Building	2018	0	121,676	121,676	121,676	97.93%
	Sports storage	2018	0	800	0	0	Not Required
	Sub-Total		0	122,476	121,676	121,676	
Pittsburg Learning Center	Main Building	1958	36	88,295	88,295	0	53.75%
	Portable P3/P4	1990	2	1,792	1,792	0	Not Required
	Portable P5/P6	1990	2	1,792	1,792	0	Not Required
	Portable P1/P2	1990	2	1,792	1,792	0	83.40%
	Sub-Total		42	93,671	93,671	0	
Prairie View Elementary School	Main Building	2007	30	57,713	57,713	57,713	90.40%
	PVES MC - 023	2010	2	1,774	1,774	0	97.27%
	PVES MC - 022	2010	2	1,774	1,774	0	97.06%
	PVES MC - 024	2016	2	1,774	1,774	0	98.92%
	Sub-Total		36	63,035	63,035	57,713	



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Inventory of Sites and Buildings

MEAD

SITE	BUILDING	YEAR BUILT	DIRECT INSTRUCTIONAL SPACES	GROSS SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	BCA SCORE
Shiloh Hills Elementary School	Main Building	1980	32	64,261	64,261	64,261	99.12%
	Sub-Total		32	64,261	64,261	64,261	
Skyline Elementary School	Main Building	2021	0	61,500	61,500	61,500	100.00%
	Sub-Total		0	61,500	61,500	61,500	
GRAND TOTAL			477	1,580,628	1,537,563	1,401,766	

SECTION 2

LONG-RANGE EDUCATIONAL & FACILITIES PLAN

2 | LONG-RANGE EDUCATIONAL & FACILITIES PLAN

Following this narrative is:

- 2.1a: SUMMARY OF STATE ASSISTANCE ELIGIBILITY – STUDY & SURVEY CONCLUSIONS BASIS
- 2.1b: SUMMARY OF STATE ASSISTANCE ELIGIBILITY – OSPI COHORT BASIS

See Section 3 for:

- 3.3: 25-Year Facilities Plan (2017)

Needs-Driven Improvements:

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

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

GROWTH:

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

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

Growth was a substantial driver for MSD in the last couple decades prior to the Covid pandemic having averaged approximately 1.0% annual growth from 2006 to 2019. In that time frame district-wide enrollment grew 12.5% from 9,105 to 10,243 students. Within that time frame there was initially a modest 3.2% (0.6% annual) increase from 2006 to 2011 (reduction from 9,105 to 9,395 students). This was followed by slower 1.2% (0.4% annual) growth from 2011 to 2014 (increase from 9,395 to 9,510 students) then a rapid 7.7% (1.5% annual) growth from 2014 to 2019 (increase from 9,510 to 10,243 students). The pandemic resulted in a 2.1% (0.4% annual) contraction from 2019 to 2024 (reduction from 10,243 to 10,033 students), although the enrollment trend has been an up and down roller coaster during that time, so it is difficult to assess the long-term implications. Mathematically, the OSPI cohort tables suggest a modest 1.1% (0.2% annual) decline from

2024 to 2029 (reduction from 10,033 to 9,926 students) with the most substantive 3.1% (0.6% annual) decline in grades K-5 (reduction from 4,208 to 4,076 students), and more modest 0.5% (0.1% annual) decline in grades 6-8 (reduction from 2,460 to 2,448 students), but modest 1.1% growth in grades 9-12 (increase from 3,365 to 3,402 students). This grades 9-12 growth is a short-term bubble, and enrollment would drop substantively beyond 2029 as the younger grades matriculate through.

The mathematical method linear cohort modeling does not take into consideration difficult to predict implications of short-term anomalies like pandemics (it tends to over-react to them), nor outside factors that drive regional demographic shifts. There are reasons to believe that population growth will return within the next decade to the Spokane region including within the MSD area. Because recent birth rates declines have persisted and alternative learning options are trending it is likely that enrollment contraction will continue over the next 3 to 6 years. Nevertheless, renewed in-migration similar to pre-pandemic conditions is likely to occur due to MSD's high-quality schools and the continued attractiveness of the community, which could result in enrollment growth. Also, the Mead area remains an attractive location for commercial business growth, particularly in the healthcare, retail, and construction sectors. This too is likely to contribute to future modest enrollment growth.

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

The most likely outcome is suggested to be the lower end of the growth range. Under this scenario, enrollment continues to decline through 2026 at an average 0.27% annual rate, then is essentially stagnant in 2027, and resumes growth in 2028 at an average 0.33% rate through 2030 and continues with the historical long-term annual rate of 0.5% from 2030 through 2036. This results in a 0.5% contraction from 2024 to 2027 (reduction from 10,033 to 9,979 students) followed by 4.1% growth from 2027 to 2036 that results in 10,384 students (an increase of 405 students). This long-term enrollment growth is projected at each of the grade spans. Thus, grades K-5 grow from 4,208 to 4,355 (increase of 147 students), grades 6-8 grow from 2,460 to 2,546 (increase of 86 students), and grades 9-12 grow from 3,365 to 3,483 (increase of 118 students).

The alternative outcome is suggested to be the higher end of the growth range. Under this scenario, enrollment continues to decline through 2026 at a 0.22% annual rate, then resumes growth in 2027 at an average 0.6% rate through 2030 and continues growth at a rate of 1.00% from 2030 through 2036. This results in a 0.4% contraction from 2024 to 2026 (reduction from 10,033 to 9,990 students) followed by 8.7% growth from 2026 to 2036 that results in 10,859, a total enrollment increase of 869 students or 8.2% from 2024 enrollment. This long-term enrollment growth is projected at each of the grade spans. Thus, grades K-5 grow from 4,208 to 4,554 (increase of 346 students), grades 6-8 grow from 2,460 to 2,663 (increase of 203 students), and grades 9-12 grow from 3,365 to 3,642 (increase of 277 students).

The low end 2036 projection puts minor new enrollment pressure on existing facilities at each grade span, with total enrollment only 141 students above the 2019 MSD high (51

students at K-5, 55 students at 6-8, and 35 students at 9-12). This would not result in need for expanded facilities but may require consideration of additional temporary portable buildings.

The high end 2036 projection puts moderate new enrollment pressure on existing facilities at each grade span, with total enrollment 616 students above the 2019 MSD high (250 students at K-5, 172 students at 6-8, and 194 students at 9-12). This would result in need for expanded facilities at each grade span.

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

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

Short-term declining enrollments suggest that growth is not an immediate factor for near-term capital project needs. The grades K-8 span is currently significantly over-housed (too much building inventory for actual enrollment based on OSPI space allocation criteria noted above). The grades 9-12 span is currently modestly under-housed (not enough building inventory for actual enrollment based on OSPI space allocation criteria noted above). The following paragraphs describe current enrollment-based State Assistance “housing” eligibility for elementary, middle, and high school grade spans (see Table 1.1.1 in Section 1 and the green column in Table 2.1b in Section 2).

[Note: It is generally viewed that recent enrollment decline is an anomaly, and that pre-pandemic trends will return. Accordingly, through October 15, 2026, OSPI is allowing districts to use the Enrollment Projections (Report 1049) – 2019 Cohort projection (year 2024) for calculation of State Assistance funding if beneficial to the district in lieu of the current 2024 Cohort table.]

(Note: Use of the 2019 and 2024 Cohort tables and/or the “low” or “high” enrollment projection conclusions of this Study & Survey in the calculations below are hypothetical in that future State Assistance eligibility will always be calculated by OSPI based on the then-current Cohort table. Nevertheless this analysis provides MSD insights to assist in long-range planning.)

Elementary School (grades K-5) - Unhoused:

Eligibility Through October 15, 2026 - OSPI Cohort Basis:

Using the 2024 enrollment from the 2019 Cohort Enrollment and Facilities Inventory table the K-5 grade span is projected to be over-housed (too much space for student population) by approximately 1,506 students. This is based on OSPI 2024 projected enrollment of 4,902 students multiplied by 90 square feet per student, resulting in calculated 441,180 square-foot need. Therefore, the current combined 576,724 square feet of elementary school space is oversized for the calculated need by 135,544 square feet (*per the OSPI basis of 90 square feet per student factor, which is generally shy of the contemporary real-life needs of roughly 105 to 120 square feet per student at the elementary school level*).

As such, there is currently no un-housed-student-based State Assistance eligibility at the K-5 elementary school level, nor is there likely to be for the foreseeable future. The current K-5 elementary school enrollment (as of October 1, 2024) is 4,208 students. Grades K-5 enrollment will need to exceed 6,408 students before MSD becomes eligible for un-housed-student-based State Assistance at the K-5 grade span (albeit this could be variable since OSPI calculates State Assistance across the full K-8 grade span).

Eligibility After October 15, 2026 - OSPI Cohort Basis:

Using the 2029 enrollment from the 2024 Cohort Enrollment and Facilities Inventory table the K-5 grade span is projected to be over-housed (too much space for student population) by approximately 2,332 students. This is based on OSPI 2029 projected enrollment of 4,076 students multiplied by 90 square feet per student, resulting in calculated 366,840 square-foot need. Therefore, the current combined 576,724 square feet of elementary school space will be oversized for the calculated need by 209,884 square feet (*per the OSPI basis of 90 square feet per student factor, which is generally shy of the contemporary real-life needs of roughly 105 to 120 square feet per student at the elementary school level*).

Thus, after October 15, 2026, MSD over-housing will grow due to decreasing projected enrollment per OSPI and there will be worsening deficit in regard to un-housed-student-based State Assistance eligibility at the K-5 elementary school level.

Middle School (grades 6-8) - Unhoused:

Eligibility Through October 15, 2026 - OSPI Cohort Basis:

Using the 2024 enrollment from the 2019 Cohort Enrollment and Facilities Inventory table the 6-8 grade span is projected to be over-housed (too much space for the student population) by approximately 588 students. This is based on OSPI 2024 projected enrollment of 2,735 students, with 930 sixth grade students multiplied by 90 square feet per student, plus 1,805 seventh and eighth grade students multiplied by 117 square feet per student, resulting in a calculated 294,886 square-foot need. Therefore, the current 354,091 square feet of middle school space is oversized for the calculated need by 63,375 square feet (*per the OSPI basis of 90 and 117 square-feet per student factors, which are generally shy of the contemporary real-life needs of roughly 130 to 160 square-feet per student at the grade 6-8 level*).

As such, there is currently no un-housed-student-based State Assistance eligibility at the 6-8 middle school level, nor is there likely to be for the foreseeable future. The current 6-8 middle school enrollment (as of October 1, 2024) is 2,460 students. Grades 6-8 enrollment will need to exceed approximately 3,335 students before MSD becomes eligible for un-housed-student-based State Assistance at the 6-8 grade span (albeit this could be variable since OSPI calculates State Assistance eligibility across the full K-8 grade span).

Eligibility After October 15, 2026 - OSPI Cohort Basis:

Using the 2029 enrollment from the 2024 Cohort Enrollment and Facilities Inventory table the 6-8 grade span is projected to be over-housed (too much space for the student population) by approximately 824 students. This is based on OSPI 2029 projected enrollment of 2,448 students, with 758 sixth grade students multiplied by 90 square feet per student, plus 1,690 seventh and eighth grade students multiplied by 117 square feet per student, resulting in a calculated 265,950 square-foot need. Therefore, the current 354,091 square feet of middle school space will be oversized for the calculated need by 88,141 square feet (*per the OSPI basis of 90 and 117 square-feet per student factors, which are generally shy of the contemporary real-life needs of roughly 130 to 160 square-feet per student at the grade 6-8 level*).

Thus, after October 15, 2026, MSD over-housing will grow due to decreasing projected enrollment per OSPI and there will be worsening deficit in regard to un-housed-student-based State Assistance eligibility at the 6-8 middle school level.

Combined Elementary/Middle School (grades K-8) – Unhoused:

OSPI Cohort Basis – Table 2.1b:

In summary of the analysis above, using Table 2.1b herein the current calculated over-housing is 198,919 square feet for the grades K-8 span using the 2024 enrollment from the 2019 Cohort Enrollment and Facilities Inventory table. After October 15, 2026, use of the 2029 enrollment from the 2024 Cohort Enrollment and Facilities Inventory table results in the deficit growing to 302,194 square feet.

Study & Survey Conclusions Basis – Table 2.1a:

The enrollment conclusion of this Study & Survey projects higher enrollment than the OSPI Cohort approach, nevertheless, still results in over-housing and no un-housed student State Assistance eligibility in the foreseeable future. Using Table 2.1a herein the “light” blue column, which is based on the “low” enrollment projection, predicts grades K-8 over-housing to be 288,775 square feet in 2030. Using the “high” enrollment projection the “medium” blue column predicts grades K-8 over-housing to be 279,127 square feet in 2030 and the “dark” blue column predicts over-housing to reduce to 238,690 square feet in 2036.

Combined Elementary/Middle School (grades K-8) – Modernization/New-in-Lieu:

Eligibility Through October 15, 2026 – OSPI Cohort Basis:

Current K-8 span Modernization/New-in-Lieu State Assistance eligibility per the green column in Table 2.1b herein, which reflects the current building inventory square footage age-based eligibility and use of the 2024 enrollment from the 2019 Cohort Enrollment and Facilities Inventory table, is 5,253 square feet, which is to say the K-8

span is currently under-housed and has minor State Assistance eligibility. This is based on the current calculated housing need of 736,065 square feet (5,832 students multiplied by 90 square feet per student plus 1,805 students multiplied by 117 square feet per student) being greater than the current age-based non-eligible 730,812 square feet. To utilize this eligibility MSD would need to submit a Form D-3 to OSPI no later than October 15, 2026.

Eligibility After October 15, 2026 – OSPI Cohort Basis:

This basis does not include current eligibility since that is not applicable.

2030 K-8 span Modernization/New-in-Lieu State Assistance eligibility per the tan column in Table 2.1b herein, which reflects the then-current building inventory square footage age-based eligibility (which is identical to current age-based square footage eligibility) and use of the 2029 enrollment from the 2024 Cohort Enrollment and Facilities Inventory table, is negative 98,022 square feet, which is to say there is no State Assistance eligibility. This is due to the declining enrollment per OSPI Cohort.

2036 K-8 span Modernization/New-in-Lieu State Assistance eligibility per the purple column in Table 2.1b herein, which reflects the then-current building inventory square footage age-based eligibility (including Brentwood Elementary (Area 3), Colbert Elementary, Evergreen Elementary (2001 Addition), Farwell Elementary (2001 Addition), and the 2005 Addition at Northwood Middle School square footage becoming age eligible) and use of the 2029 enrollment from the 2024 Cohort Enrollment and Facilities Inventory table, is negative 31,402 square feet, which is again to say there is no State Assistance eligibility, albeit the deficit is reduce due to more square footage being age-eligible.

Eligibility After October 15, 2026 – Study & Survey Conclusions Basis:

This basis does not include current eligibility since that is not applicable.

Future eligibility at the K-8 span per Table 2.1a herein reflects the Section 2A enrollment Conclusions of this Study & Survey which predict higher enrollment than the OSPI Cohort Basis discussed above.

2030 K-8 span Modernization/New-in-Lieu State Assistance eligibility per the “light” blue column in Table 2.1a herein, which reflects the then-current building inventory square footage age-based eligibility (which is identical to current age-based square footage eligibility) and use of the “low” enrollment basis, is negative 84,603 square feet, which is to say there is no State Assistance eligibility. This is due to the predicted declining enrollment, albeit not as severe as the OSPI Cohort basis.

2030 K-8 span Modernization/New-in-Lieu State Assistance eligibility per the “medium” blue column in Table 2.1a herein, which reflects the then-current building inventory square footage age-based eligibility (which is identical to current age-based square footage eligibility) and use of the “high” enrollment basis, is negative 74,955 square feet, which is again to say there is no State Assistance eligibility, albeit the deficit is reduce due to higher predicted enrollment compared to the “low” enrollment basis above.

2036 K-8 span Modernization/New-in-Lieu State Assistance eligibility per the “dark” blue column in Table 2.1a herein, which reflects the then-current building inventory square footage age-based eligibility (including Brentwood Elementary (Area 3), Colbert Elementary, Evergreen Elementary (2001 Addition), Farwell Elementary (2001 Addition), and the 2005 Addition at Northwood Middle School square footage becoming age eligible) and use of the “high” enrollment basis, is 32,102 square feet, thus MSD becomes State Assistance eligible in approximately that timeframe using this higher enrollment prediction.

While not shown on the tables herein, in 2036 the calculated K-8 eligibility using the “low” enrollment basis would result in just 1,610 square feet of Modernization and/or New-in-Lieu State Assistance eligibility. Thus, unless there is a massive enrollment increase, any modernization or replacement of K-8 facilities in the next decade will have to be funded almost entirely locally via levy or bond initiative.

High School (grades 9-12) - Unhoused:

Eligibility Through October 15, 2026 – OSPI Cohort Basis:

Current 9-12 span Modernization/New-in-Lieu State Assistance eligibility per the green column in Table 2.1b herein, which reflects the current building inventory square footage age-based eligibility and use of the 2024 enrollment from the 2019 Cohort Enrollment and Facilities Inventory table, is 50,228 square feet, which is to say the 9-12 span is currently under-housed and has modest State Assistance eligibility. This is based on the current calculated housing need of 517,010 square feet (3,977 students multiplied by 130 square feet per student) being greater than the current age-based non-eligible 466,782 square feet. To utilize this eligibility MSD would need to submit a Form D-3 to OSPI no later than October 15, 2026.

Eligibility After October 15, 2026 – OSPI Cohort Basis:

This basis does not include current eligibility since that is not applicable.

Using the 2029 enrollment from the 2024 Cohort Enrollment and Facilities Inventory tables the 9-12 grade span is projected to be over-housed (too much space for the student population) by approximately 189 students. This is based on OSPI 2029 projected enrollment of 3,402 students multiplied by 130 square feet per student, resulting in a calculated 442,260 square-foot need. Therefore, the current 466,782 square-feet of high school space is oversized for the calculated need by 24,522 square feet (*per the OSPI basis of 130 square feet per student factor, which is generally shy of the contemporary real-life needs of roughly 150 to 250 square feet per student at the high school level*).

Thus, after October 15, 2026, current MSD under-housing will shift to over-housing due to decreasing projected enrollment per OSPI and un-housed-student-based State Assistance eligibility at the 9-12 high school level will evaporate overnight on October 15, 2026.

While all grades 9-12 inventory will be age-eligible by 2036 (purple column in Table 2.1b herein) this does not affect unhoused student eligibility as the calculations are the same as calculated above (represented by the tan column of Table 2.1b herein).

Eligibility After October 15, 2026 – Study & Survey Conclusions Basis:

This basis does not include current eligibility since that is not applicable.

The enrollment conclusion of this Study & Survey projects higher enrollment than the OSPI Cohort approach, nevertheless, still results in over-housing and no un-housed student State Assistance eligibility until approximately 2036. Using Table 2.1a herein the “light” blue column, which is based on the “low” enrollment projection, predicts grades 9-12 over-housing to be 27,382 square feet in 2030. Using the “high” enrollment projection the “medium” blue column predicts grades 9-12 over-housing to be 20,752 square feet in 2030 and the “dark” blue column predicts a shift to relatively minor under-housing of 6,678 square feet in 2036.

High School (grades 9-12) - Modernization/New-in-Lieu:

Eligibility Through October 15, 2026 – OSPI Cohort Basis:

Current K-8 span Modernization/New-in-Lieu State Assistance eligibility per the green column in Table 2.1b herein, which reflects the current building inventory square footage age-based eligibility and use of the 2024 enrollment from the 2019 Cohort Enrollment and Facilities Inventory table, is 5,253 square feet, which is to say the K-8 span is currently under-housed and has minor State Assistance eligibility. This is based on the current calculated housing need of 736,065 square feet (5,832 students multiplied by 90 square feet per student plus 1,805 students multiplied by 117 square feet per student) being greater than the current age-based non-eligible 730,812 square feet. To utilize this eligibility MSD would need to submit a Form D-3 to OSPI no later than October 15, 2026.

Eligibility After October 15, 2026 – OSPI Cohort Basis:

This basis does not include current eligibility since that is not applicable.

2030 9-12 span Modernization/New-in-Lieu State Assistance eligibility per the tan column in Table 2.1b herein, which reflects the then-current building inventory square footage age-based eligibility and use of the 2029 enrollment from the 2024 Cohort Enrollment and Facilities Inventory table, is 205,655 square feet. This is based on subtracting the age-non eligible 236,605 square feet from the calculated need of 442,260 square feet (3,402 students multiplied by 130 square feet per student). This is due to Mount Spokane High School becoming age-eligible in 2027 and despite the declining enrollment per OSPI Cohort.

2036 9-12 span Modernization/New-in-Lieu State Assistance eligibility per the purple column in Table 2.1b herein, which reflects the then-current building inventory square footage age-based eligibility and use of the 2029 enrollment from the 2024 Cohort Enrollment and Facilities Inventory table, is 442,260 square feet. This is based on subtracting the age-non eligible zero square feet from the calculated need of 442,260 square feet (3,402 students multiplied by 130 square feet per student). This is due to Mead High School becoming age-eligible in 2032 and despite the declining enrollment per OSPI Cohort.

Eligibility After October 15, 2026 – Study & Survey Conclusions Basis:

This basis does not include current eligibility since that is not applicable.

Future eligibility at the 9-12 span per Table 2.1a herein reflects the Section 2A enrollment Conclusions of this Study & Survey which predict higher enrollment than the OSPI Cohort Basis discussed above.

2030 9-12 span Modernization/New-in-Lieu State Assistance eligibility per the “light” blue column in Table 2.1a herein, which reflects the then-current building inventory square footage age-based eligibility and use of the “low” enrollment basis, is 202,795 square feet (slightly lower than the OSPI Cohort projection for the same timeframe). This is based on subtracting the age-non eligible 236,605 square feet from the calculated need of 439,400 square feet (3,380 students multiplied by 130 square feet per student). This reflects Mount Spokane High School becoming age-eligible in 2027.

2030 9-12 span Modernization/New-in-Lieu State Assistance eligibility per the “medium” blue column in Table 2.1a herein, which reflects the then-current building inventory square footage age-based eligibility and use of the “high” enrollment basis, is 209,425 square feet (slightly higher than the “low” enrollment projection for the same timeframe). This is based on subtracting the age-non eligible 236,605 square feet from the calculated need of 446,030 square feet (3,431 students multiplied by 130 square feet per student). This too reflects Mount Spokane High School becoming age-eligible in 2027.

2036 9-12 span Modernization/New-in-Lieu State Assistance eligibility per the “dark” blue column in Table 2.1a herein, which reflects the then-current building inventory square footage age-based eligibility and use of the “high” enrollment basis, is 466,782 square feet (significantly higher than the “low” and “high” enrollment projections for 2030). This is based on the actual total 466,782 square feet of existing high school inventory. This reflects Mount Spokane High School becoming age-eligible in 2027 and Mead High School becoming age-eligible in 2032.

While not shown on the tables herein, in 2036 the calculated K-8 eligibility using the “low” enrollment basis would result in 452,790 square feet of Modernization and/or New-in-Lieu State Assistance eligibility. This is based on subtracting the age-non eligible zero square feet from the calculated need of 452,790 square feet (3,483 students multiplied by 130 square feet per student).

BUILDING CONDITION:

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

Historically, MSD methodically and strategically built new schools or modernized existing schools with numerous major and small projects including those listed in Section 1 from the 2015 and 2018 bond initiatives. The resulting overall average physical condition of MSD facilities is good (aggregate scores of 89.50 for buildings and 89.92 for sites) due to the historic replacement/modernization strategy coupled with exceptional facility maintenance regimens. There are of course elements that show signs of normal wear and tear due to age but are generally serviceable with normal ongoing maintenance costs to be anticipated.

Nevertheless, as buildings age they degrade under use despite the best of maintenance procedures. Accordingly, the following facilities have aged such that their ICOS scores (in parentheses) have declined into the mid-“good” or below range, and thus, while not necessary in the short term, are possible candidates for long-future major modernization or replacement (note: portions of some of these buildings are older with somewhat lower condition than the newer portions, thus the scores represent an averaging of these varying conditions):

- Brentwood Elementary School (90.00)
- Colbert Elementary School (86.32)
- Evergreen Elementary School (90.00)
- Farwell Elementary School (80.45)
- Meadow Ridge Elementary School (86.82)
- Mead Senior High School (82.32)
- Mount Spokane High School (85.46)
- Pittsburg Learning Center (59.44, which is “fair” condition)
- M.E.A.D. Alternative High (80.61)
- Mead Educational Partnership – Five Mile (86.50)

OBSOLESCENCE/UPGRADED STANDARDS:

Obsolescence is educational facility space that does not meet the needs of contemporary educational delivery. Most facilities at some point in their life cycle become obsolete, but this often trends closely with building condition. Obsolescence requires major modernization or replacement to properly resolve. All school districts have finite resources to address obsolescence – and MSD is no different – thus it is necessary to prioritize the facilities that are most in need. Accordingly, this narrative focuses on the above list of facilities having the lowest building condition ratings across the district.

Each of the facilities listed under “Building Condition” above, to varying degrees, exhibit some or all of the following general deficiencies: inadequate functional spatial configurations, lack of secure vestibules or other security related problems such as poor sightlines or inability to compartmentalize, thermal envelope and/or mechanical/electrical systems that don’t meet current thermal or energy code requirements, minor accessibility infractions, minor seismic discontinuities (per NHAG report herein), elements that are not consistent with current district educational technology and/or interior/exterior finish material standards (including door and windows), and lack of adequate parking and/or athletic field features.

Financial Considerations:

School construction financing is usually done with a combination of local funds and State Assistance funding (matching funds). The State Assistance eligibility is generated by enrollment growth and “un-housed” students per OSPI’s calculations (where they compare available space to projected growth). State Assistance eligibility is also generated by the age of facilities where OSPI regulations permit significant modernization (or new-in-lieu replacement) after a facility has aged 30 years since its initial construction or its last state-financed modernization.

See Section 2B for the status of MSD’s financial condition for capital improvements.

State Assistance Eligibility (see also “Capacity” section above):

State Assistance can occur in one or both of two categories: 1) Modernization and/or New-in-Lieu Replacement of existing facilities, and/or 2) new construction for Unhoused Students. Each of these categories is calculated for K-8 and 9-12 grade spans. State Assistance eligibility is calculated for the entire K-8 grade span (it is not broken down by elementary and middle school grade spans) and Modernization and/or New-in-Lieu eligibility can be applied to modernization or replacement of any age-eligible facility or facilities within the K-8 span. Similarly, K-8 Unhoused Student eligibility can be applied to new construction at any facility within the K-8 span (existing and/or new facilities). Due to the anomalous enrollment declines during the Covid-19 epidemic OSPI is currently allowing districts to use the 2024 projected enrollment from the 2019 OSPI Cohort table for calculation of State Assistance funding if beneficial to the school district. This policy ends October 15, 2026, so projects that would benefit from this policy must have their Form D-3 submitted by that date (and have an up-to-date board approved Study & Survey on file – this document). Because using the 2024 projection from the 2019 Cohort table results in Unhoused Student State Assistance eligibility that would not exist using the 2029 projection from the 2024 Cohort table, this alternative currently benefits MSD for potential use on short-term capital projects.

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

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

K-8 Grade Span: Per the green column of Table 2.1b, MSD currently shows 204,172 square feet of K-8 inventory that exceeds 30 years of age (“unimproved”) that would be age eligible for State Assistance. MSD has 730,812 square feet of K-8 inventory that is less than 30 years of age (“improved”), thus is not eligible for State Assistance. As shown in Table 2.1b, the calculated housing need for the K-8 span is 736,065 square feet. For MSD the calculated need less “improved” area results in 5,253 square feet (Line ‘C’) of Modernization and/or New-in-Lieu State Assistance eligibility at the K-8 span. (Note: After October 15, 2026, OSPI will require use of the 2024 or then-current Cohort table thus this State Assistance will no longer be available due to declined enrollment projection).

9-12 Grade Span: Per the green column of Table 2.1b, MSD currently shows zero square feet of 9-12 inventory that exceeds 30 years of age (“unimproved”), thus there is no 9-12 Modernization and/or New-in-Lieu State Assistance eligibility.

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

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

Currently, because actual inventory at the grade K-8 span exceeds calculated need (per OSPI factors – see NOTE below) the calculations show that there is no eligibility for unhoused students (new square footage) at the K-8 span (elementary school and middle school). Because the calculated need exceeds actual inventory at the grades 9-12 span this results in 50,228 square feet of unhoused student State Assistance eligibility at the 9-12 span (high school).

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

School Attendance Area Adjustment:

MSD is unlikely to run a school bond prior to 2030. Preliminarily such a 2030 bond initiative is likely to include modernization and/or replacement of Brentwood Elementary School, Evergreen Elementary School, Farwell Elementary School, and Meadow Ridge Elementary School. Enrollment projections don’t currently suggest the need for additional schools or capacity in a 2030 bond initiative, but enrollment will be monitored with the potential to add a new additional elementary school, add a new additional middle school, and/or expand high school capacity. Since the most likely outcome is modernization and/or replacement of four existing elementary schools school attendance area adjustment is unlikely to be needed. Should a new additional elementary school, a new additional middle school, and/or expanded high school capacity become necessary school attendance areas will need to be adjusted accordingly. Such adjustments will be evaluated, and plans developed as the next phases of planning and development unfold.

Planning Conclusions:

Growth Conclusion: There is ongoing modest enrollment decline at all grade levels that are projected to flatten then turn to modest enrollment growth later in the coming decade per the recommended enrollment projection model Conclusions at the end of Section 2A, *Demographic Data*. This modest growth represented by the “low” enrollment projection would result in enrollment potentially reaching similar numbers of students in 2036 to the quantities the district housed in its current facilities during its highest historic enrollment between 2019 to 2023, thus no immediate need for expansion. The more substantive growth represented by the “high” enrollment projection would result in enrollment potentially reaching similar numbers of students in 2030 to the quantities the district housed in its current facilities during its highest historic enrollment between 2019 to 2023, thus no immediate need for expansion. The more substantive growth represented by the “high” enrollment projection would result in enrollment potentially reaching approximately 616 more students in 2036 compared to the quantities the district housed in its current facilities during its highest historic enrollment between 2019 to 2023. Thus, by 2036 it is likely that a new additional elementary school, a new additional middle school, and/or expanded high school capacity will be needed.

The 2017 25-Year Facilities Plan anticipated a new elementary school and new middle school in 2018 and two new elementary schools in 2024. The middle school and two of the three elementary schools were completed. The third elementary school was delayed due to enrollment growth not meeting prior projections.

The 2017 25-Year Facilities Plan also anticipated a new elementary school in 2030, a new elementary school and new middle school in 2036, and a new elementary school and new high school in 2042. Due to the ebb in enrollment growth but possibility of future return of historic enrollment growth norms for the community it is likely that each of these new schools and the planned elementary school not built in the 2024 cycle will push out approximately six years. The necessity for these new schools will be dictated by enrollment growth which will be monitored by MSD with timing of future projects to be determined.

Condition Conclusion: MSD has methodically prioritized and worked through modernization or replacement of aging facilities over the past few decades. This strategy of addressing those with the highest need in successive long-range plans has been a logical approach. While not necessary in the short term, one of the driving influences for capital improvements in the long term continues to be upgrading existing facilities to address natural deterioration caused by weather and use, particularly at:

- Brentwood Elementary School
- Colbert Elementary School
- Evergreen Elementary School
- Farwell Elementary School
- Meadow Ridge Elementary School
- Mead Senior High School
- Mount Spokane High School
- Pittsburg Learning Center
- M.E.A.D. Alternative High
- Mead Educational Partnership – Five Mile

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

Obsolescence/Upgrade Conclusion: As noted in Conditions Conclusions above, MSD has methodically prioritized and worked through modernization or replacement of aging facilities over the past few decades. This strategy of addressing those with the highest need in successive long-range plans has been a logical approach. While not necessary in the short term, one of the driving influences for capital improvements in the long term continues to be upgrading existing facilities to meet contemporary standards, particularly at:

- Brentwood Elementary School
- Colbert Elementary School
- Evergreen Elementary School
- Farwell Elementary School
- Meadow Ridge Elementary School
- Mead Senior High School
- Mount Spokane High School
- Pittsburg Learning Center
- M.E.A.D. Alternative High
- Mead Educational Partnership – Five Mile

The 2017 25-Year Facilities Plan anticipated modernization/expansion and/or replacement of Brentwood, Evergreen, Farwell, and Meadow Ridge elementary schools in 2024. Those improvements were delayed due to the pandemic. Instead, MSD continued to maintain and invest in minor improvements to extend the useful life of these facilities. Nevertheless, these facilities have continued to age and are therefore likely to require modernization/expansion and/or replacement in the 2030 cycle.

The 2017 25-Year Facilities Plan also anticipated modernization/expansion and/or replacement of Mount Spokane High School and Colbert Elementary School in 2030; Mead High School, Prairie View Elementary School, and Five Mile Prairie School in 2036; and Mountainside Middle School in 2042. Like the four 2024 cycle elementary schools pushing out to 2030 these future modernization/expansion and/or replacement projects will each likely push out approximately six years. The necessity for these new schools will be dictated by building conditions which will be monitored by MSD with timing of future projects to be determined.

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

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

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

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

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

Mead School District September 25, 2025					SA = State Assistance SCAP funding		"Future (S&S-2030)" K-12 Eligibility 2030 per S&S Conclusions		"Future (S&S-Alternative)" K-12 Eligibility 2030 at 1% Annual Growth S&S Alternative Conclusions		"Future (S&S-Alternative)" K-12 Eligibility 2036 at 1% Annual Growth S&S Alternative Conclusion	
School Building	Year/Date Constructed Acceptance	Area in SF	Year/Date Modernized Acceptance	Year Eligible	State Match Area		State Match Area		State Match Area		State Match Area	
					Eligible	Non-Elig	Eligible	Non-Elig	Eligible	Non-Elig		
Grades PK-5 Enrollment												
Brentwood ES	1968	38,141	7/28/1993-SA	2023	38,141	0	38,141	0	38,141	0		
Area 2	7/28/1993	5,572	NA	2023	5,572	0	5,572	0	5,572	0		
Area 3	12/9/2002	8,642	NA	2032	0	8,642	0	8,642	0	8,642	0	
Colbert ES	1965	15,565	4/25/2001-SA	2031	0	15,565	0	15,565	0	15,565	0	
1966 Addition	1966	4,505	4/25/2001-SA	2031	0	4,505	0	4,505	0	4,505	0	
1967 Addition	1967	3,223	4/25/2001-SA	2031	0	3,223	0	3,223	0	3,223	0	
1979 Addition	1979	19,718	NA	1999	19,718	0	19,718	0	19,718	0		
2000 Addition	4/25/2001	11,804	NA	2031	0	11,804	0	11,804	0	11,804	0	
Creekside ES	11/22/2021	64,360	NA	2051	0	64,360	0	64,360	0	0	64,360	0
Evergreen ES	1961	35,336	3/25/1992-SA	2022	35,336	0	35,336	0	35,336	0		
1991 Addition	3/25/1992	7,996	NA	2022	7,996	0	7,996	0	7,996	0		
2001 Addition	12/9/2002	10,204	NA	2032	0	10,204	0	10,204	0	10,204	0	
Farwell ES	1956	23,756	10/31/1988-SA	2018	23,756	0	23,756	0	23,756	0		
1979 Addition	1979	8,957	10/31/1988-SA	2018	8,957	0	8,957	0	8,957	0		
1987 Addition	10/26/1988-SA	3,254	NA	2018	3,254	0	3,254	0	3,254	0		
1991 Addition	12/11/1991-SA	7,470	NA	2021	7,470	0	7,470	0	7,470	0		
2001 Addition	12/9/2002	8,508	NA	2032	0	8,508	0	8,508	0	8,508	0	
Meadow Ridge ES	5/26/1993-SA	53,972	NA	2023	53,972	0	53,972	0	53,972	0		
Midway ES	1980	51,719	10/21/2019-SA	2049	0	51,719	0	51,719	0	0	51,719	0
2019 Addition	10/21/2019-SA	10,548	NA	2049	0	10,548	0	10,548	0	0	10,548	0
Priarie View ES	5/11/2009-SA	57,713	NA	2039	0	57,713	0	57,713	0	0	57,713	0
Shiloh Hills ES	1980	51,719	1/11/2021-SA	2051	0	51,719	0	51,719	0	0	51,719	0
2019 Addition	1/11/2021-SA	12,542	NA	2051	0	12,542	0	12,542	0	0	12,542	0
Skyline ES	11/29/2021	61,500	NA	2051	0	61,500	0	61,500	0	0	61,500	0
Grades 6-8 Enrollment												
Highland MS	11/23/2020-SA	121,324	NA	2050	0	121,324	0	121,324	0	0	121,324	0
Mountainside MS	2/8/2010-SA	115,260	NA	2040	0	115,260	0	115,260	0	0	115,260	0
Northwood MS	6/10/2019-SA	104,973	NA	2049	0	104,973	0	104,973	0	0	104,973	0
Modernized 2019	1981	12,534	6/10/2019-SA	2049	0	12,534	0	12,534	0	0	12,534	0
2005 Addition	4/24/2006	4,169	6/10/2019	2036	0	4,169	0	4,169	0	4,169	0	0
Grades 9-12 Enrollment												
Mead Senior HS	1972	164,443	11/18/2002-SA	2032	0	164,443	0	164,443	0	164,443	0	0
1980 Addition	1980	47,241	11/18/2002	2032	0	47,241	0	47,241	0	47,241	0	0
2001 Addition	11/18/2002	24,921	NA	2032	0	24,921	0	24,921	0	24,921	0	0
Mount Spokane HS	10/22/1997-SA	230,177	NA	2027	230,177	0	230,177	0	230,177	0	230,177	0
		918,281	K-8 Totals		204,172	730,812	204,172	730,812	270,792	664,192		
		466,782	9-12 Totals		230,177	236,605	230,177	236,605	466,782	0		
K-8 Eligibility Analysis					Students	SF/ea	Area (SF)		Students	SF/ea	Area (SF)	
Projected K-6 Enrollment					5,091	90	458,190		5,167	90	465,030	
Projected 7-8 Enrollment					1,607	117	188,019		1,631	117	190,827	
Total K-6 Calculated Housing (NOT incl. devel. disabled students)					6,698	A:	646,209		6,798	A:	655,857	
Total Existing K-8 Inventory						B:	934,984			B:	934,984	
Calculated Housing Less Age Non-Eligible Existing K-8 Inventory						C:	(84,603)			C:	(74,955)	
Total K-8 Age Eligible Inventory						D:	204,172			D:	204,172	
K3 Class Size Reduction (CSR) Grant Inventory						E:	N/A			E:	N/A	
Modernizat ~~on~~ or New-in-Lieu Eligible K-8 Inventory (lessor of A, C or D)							(84,603)				(74,955)	
Unhoused/(Overhoused) Students Eligible K-8 Area (A minus B and E)							(288,775)				(279,127)	
9-12 Eligibility Analysis					Students	SF/ea	Area (SF)		Students	SF/ea	Area (SF)	
Projected 9-12 Enrollment					3,380	130	439,400		3,431	130	446,030	
Total 9-12 Calculated Housing (NOT incl. devel. disabled students)					3,380	A:	439,400		3,431	A:	446,030	
Total Existing 9-12 Inventory						B:	466,782			B:	466,782	
Calculated Housing Less Age Non-Eligible Existing 9-12 Inventory						C:	202,795			C:	209,425	
Total 9-12 Age Eligible Inventory						D:	230,177			D:	230,177	
Modernizat ~~on~~ or New-in-Lieu Eligible 9-12 Inventory (lessor of A, C or D)							202,795				209,425	
Unhoused/(Overhoused) Students Eligible 9-12 Area (A minus B)							(27,382)				(20,752)	
							(6,678)				0	

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

Mead School District September 25, 2025					SA = State Assistance SCAP funding					"Current" July 1, 2025 Eligibility 2024 per 2019 Cohort (basis expires 10/15/2026)		"Future" July 1, 2030 Eligibility 2029 per 2024 Cohort (subject to future cohort change)		"Future" July 1, 2036 Eligibility 2029 per 2024 Cohort (subject to future cohort change)		
School Building	Year/Date Constructed Acceptance	Area in SF	Year/Date Modernized Acceptance	Year Eligible	State Match Area		State Match Area		State Match Area		State Match Area		State Match Area		State Match Area	
					Eligible	Non-Elig	Eligible	Non-Elig	Eligible	Non-Elig	Eligible	Non-Elig				
Grades PK-5 Enrollment																
Brentwood ES	1968	38,141	7/28/1993-SA	2023	38,141	0	38,141	0	38,141	0	38,141	0	38,141	0	38,141	0
Area 2	7/28/1993	5,572	NA	2023	5,572	0	5,572	0	5,572	0	5,572	0	5,572	0	5,572	0
Area 3	12/9/2002	8,642	NA	2032	0	8,642	0	8,642	0	8,642	0	8,642	0	8,642	0	8,642
Colbert ES	1965	15,565	4/25/2001-SA	2031	0	15,565	0	15,565	0	15,565	0	15,565	0	15,565	0	15,565
1966 Addition	1966	4,505	4/25/2001-SA	2031	0	4,505	0	4,505	0	4,505	0	4,505	0	4,505	0	4,505
1967 Addition	1967	3,223	4/25/2001-SA	2031	0	3,223	0	3,223	0	3,223	0	3,223	0	3,223	0	3,223
1979 Addition	1979	19,718	NA	1999	19,718	0	19,718	0	19,718	0	19,718	0	19,718	0	19,718	0
2000 Addition	4/25/2001	11,804	NA	2031	0	11,804	0	11,804	0	11,804	0	11,804	0	11,804	0	11,804
Creekside ES	11/22/2021	64,360	NA	2051	0	64,360	0	64,360	0	64,360	0	64,360	0	64,360	0	64,360
Evergreen ES	1961	35,336	3/25/1992-SA	2022	35,336	0	35,336	0	35,336	0	35,336	0	35,336	0	35,336	0
1991 Addition	3/25/1992	7,996	NA	2022	7,996	0	7,996	0	7,996	0	7,996	0	7,996	0	7,996	0
2001 Addition	12/9/2002	10,204	NA	2032	0	10,204	0	10,204	0	10,204	0	10,204	0	10,204	0	10,204
Farwell ES	1956	23,756	10/31/1988-SA	2018	23,756	0	23,756	0	23,756	0	23,756	0	23,756	0	23,756	0
1979 Addition	1979	8,957	10/31/1988-SA	2018	8,957	0	8,957	0	8,957	0	8,957	0	8,957	0	8,957	0
1987 Addition	10/26/1988-SA	3,254	NA	2018	3,254	0	3,254	0	3,254	0	3,254	0	3,254	0	3,254	0
1991 Addition	12/11/1991-SA	7,470	NA	2021	7,470	0	7,470	0	7,470	0	7,470	0	7,470	0	7,470	0
2001 Addition	12/9/2002	8,508	NA	2032	0	8,508	0	8,508	0	8,508	0	8,508	0	8,508	0	8,508
Meadow Ridge ES	5/26/1993-SA	53,972	NA	2023	53,972	0	53,972	0	53,972	0	53,972	0	53,972	0	53,972	0
Midway ES	1980	51,719	10/21/2019-SA	2049	0	51,719	0	51,719	0	51,719	0	51,719	0	51,719	0	51,719
2019 Addition	10/21/2019-SA	10,548	NA	2049	0	10,548	0	10,548	0	10,548	0	10,548	0	10,548	0	10,548
Priarie View ES	5/11/2009-SA	57,713	NA	2039	0	57,713	0	57,713	0	57,713	0	57,713	0	57,713	0	57,713
Shiloh Hills ES	1980	51,719	1/11/2021-SA	2051	0	51,719	0	51,719	0	51,719	0	51,719	0	51,719	0	51,719
2019 Addition	1/11/2021-SA	12,542	NA	2051	0	12,542	0	12,542	0	12,542	0	12,542	0	12,542	0	12,542
Skyline ES	11/29/2021	61,500	NA	2051	0	61,500	0	61,500	0	61,500	0	61,500	0	61,500	0	61,500
Grades 6-8 Enrollment																
Highland MS	11/23/2020-SA	121,324	NA	2050	0	121,324	0	121,324	0	121,324	0	121,324	0	121,324	0	121,324
Mountainside MS	2/8/2010-SA	115,260	NA	2040	0	115,260	0	115,260	0	115,260	0	115,260	0	115,260	0	115,260
Northwood MS	6/10/2019-SA	104,973	NA	2049	0	104,973	0	104,973	0	104,973	0	104,973	0	104,973	0	104,973
Modernized 2019	1981	12,534	6/10/2019-SA	2049	0	12,534	0	12,534	0	12,534	0	12,534	0	12,534	0	12,534
2005 Addition	4/24/2006	4,169	6/10/2019	2036	0	4,169	0	4,169	0	4,169	0	4,169	0	4,169	0	4,169
Grades 9-12 Enrollment																
Mead Senior HS	1972	164,443	11/18/2002-SA	2032	0	164,443	0	164,443	0	164,443	0	164,443	0	164,443	0	164,443
1980 Addition	1980	47,241	11/18/2002	2032	0	47,241	0	47,241	0	47,241	0	47,241	0	47,241	0	47,241
2001 Addition	11/18/2002	24,921	NA	2032	0	24,921	0	24,921	0	24,921	0	24,921	0	24,921	0	24,921
Mount Spokane HS	10/22/1997-SA	230,177	NA	2027	0	230,177	230,177	0	230,177	0	230,177	0	230,177	0	230,177	0
		918,281	K-8 Totals		204,172	730,812	204,172	730,812	270,792	664,192						
		466,782	9-12 Totals		0	466,782	230,177	236,605	466,782	0						
K-8 Eligibility Analysis					Students	SF/ea	Area (SF)	Students	SF/ea	Area (SF)	Students	SF/ea	Area (SF)	Students	SF/ea	Area (SF)
Projected K-6 Enrollment					5,832	90	524,880	4,834	90	435,060	4,834	90	435,060	4,834	90	435,060
Projected 7-8 Enrollment					1,805	117	211,185	1,690	117	197,730	1,690	117	197,730	1,690	117	197,730
Total K-6 Calculated Housing (NOT incl. devel. disabled students)					7,637	A:	736,065	6,524	A:	632,790	6,524	A:	632,790	6,524	A:	632,790
Total Existing K-8 Inventory						B:	934,984		B:	934,984		B:	934,984		B:	934,984
Calculated Housing Less Age Non-Eligible Existing K-8 Inventory						C:	5,253		C:	(98,022)		C:	(31,402)		C:	(31,402)
Total K-8 Age Eligible Inventory						D:	204,172		D:	204,172		D:	270,792		D:	270,792
K3 Class Size Reduction (CSR) Grant Inventory						E:	N/A		E:	N/A		E:	N/A		E:	N/A
Modernizat ~~on~~ or New-in-Lieu Eligible K-8 Inventory (lessor of A, C or D)							5,253			(98,022)			(31,402)			(31,402)
Unhoused/(Overhoused) Students Eligible K-8 Area (A minus B and E)							(198,919)			(302,194)			(302,194)			(302,194)
9-12 Eligibility Analysis					Students	SF/ea	Area (SF)	Students	SF/ea	Area (SF)	Students	SF/ea	Area (SF)	Students	SF/ea	Area (SF)
Projected 9-12 Enrollment					3,977	130	517,010	3,402	130	442,260	3,402	130	442,260	3,402	130	442,260
Total 9-12 Calculated Housing (NOT incl. devel. disabled students)					3,977	A:	517,010	3,402	A:	442,260	3,402	A:	442,260	3,402	A:	442,260
Total Existing 9-12 Inventory						B:	466,782		B:	466,782		B:	466,782		B:	466,782
Calculated Housing Less Age Non-Eligible Existing 9-12 Inventory						C:	50,228		C:	205,655		C:	442,260		C:	442,260
Total 9-12 Age Eligible Inventory						D:	0		D:	230,177		D:	466,782		D:	466,782
Modernizat ~~on~~ or New-in-Lieu Eligible 9-12 Inventory (lessor of A, C or D)							0			205,655			442,260			442,260
Unhoused/(Overhoused) Students Eligible 9-12 Area (A minus B)							50,228			(24,522)			(24,522)			(24,522)

SECTION 2A

DEMOGRAPHIC DATA

2A | DEMOGRAPHIC DATA

Following this narrative are:

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

OSPI Cohort Projections:

The actual K-12 headcount enrollment in 2006 was 9,105 students. The OSPI *Enrollment Projections (Report 1049) – 2019 Cohort* (pre-pandemic) shows the actual headcount enrollment increased to 10,243 students in 2019, an increase of 1,138 students, which equates to 12.5% total (1.0% annual) increase over that 13-year span that distributes as follows:

13-Year Growth (per OSPI) – Pre-Pandemic Actual 2006-2019:

Grades K-5	From 3,740 to 4,304 = 564 students, 15.1% (1.2% annual) GROWTH
Grades 6-8	From 2,155 to 2,491 = 336 students, 15.6% (1.2% annual) GROWTH
<u>Grades 9-12</u>	<u>From 3,210 to 3,448 = 238 students, 7.4% (0.6% annual) GROWTH</u>
Total	From 9,105 to 10,243 = 1,138 students, 12.5% (1.0% annual) GROWTH

From 2006 to 2011 the actual K-12 headcount enrollment increased from 9,105 to 9,395 students, an increase of 290 students, which equates to 3.2% total (0.6% annual) increase over that 5-year span that distributes as follows:

5-Year Growth (per OSPI) – Pre-Pandemic Actual 2006-2011:

Grades K-5	From 3,740 to 3,850 = 110 students, 2.9% (0.6% annual) GROWTH
Grades 6-8	From 2,155 to 2,240 = 85 students, 3.9% (0.8% annual) GROWTH
<u>Grades 9-12</u>	<u>From 3,210 to 3,305 = 95 students, 3.0% (0.6% annual) GROWTH</u>
Total	From 9,105 to 9,395 = 290 students, 3.2% (0.6% annual) GROWTH

The OSPI *Enrollment Projections (Report 1049) – 2019 Cohort* (pre-pandemic) shows actual headcount enrollment had increased from 9,395 students in 2011 to 9,510 in 2014. This 115-student increase equates to 1.2% total (0.4% annual) increase over that 3-year span that distributes as follows:

3-Year Growth (per OSPI) – Pre-Pandemic Actual 2011-2014:

Grades K-5	From 3,850 to 3,872 = 22 students, 0.6% (0.2% annual) GROWTH
Grades 6-8	From 2,240 to 2,267 = 27 students, 1.2% (0.4% annual) GROWTH
<u>Grades 9-12</u>	<u>From 3,305 to 3,371 = 66 students, 2.0% (0.7% annual) GROWTH</u>
Total	From 9,395 to 9,510 = 115 students, 1.2% (0.4% annual) GROWTH

And the OSPI *Enrollment Projections (Report 1049) – 2019 Cohort* (pre-pandemic) shows actual headcount enrollment increased from 9,510 students in 2014 to 10,243 in 2019. This 733-student growth equates to 7.7% total (1.5% annual) accelerated growth over that 5-year span that distributes as follows:

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

Grades K-5	From 3,872 to 4,304 = 432 students, 11.2% (2.2% annual) GROWTH
Grades 6-8	From 2,267 to 2,491 = 224 students, 9.9% (2.0% annual) GROWTH
<u>Grades 9-12</u>	<u>From 3,371 to 3,448 = 77 students, 2.3% (0.5% annual) GROWTH</u>
Total	From 9,510 to 10,243 = 733 students, 7.7% (1.5% annual) GROWTH

Pre-Pandemic Summary: After a period of 3.2% (0.6% annual) growth from 2006 to 2011 enrollment growth increased substantially to 9.0% (1.1% annual) over the 8-year span from 2011 to 2019, starting gradually at 0.4% annual from 2011 to 2014 then accelerating to 1.5% annual from 2014 to 2019.

The OSPI *Enrollment Projections (Report 1049) – 2019 Cohort* (pre-pandemic), using a linear projection based on the historic growth depicted above, also predicted a headcount enrollment increase of 1,371 students district-wide over the 5-year span from 2019 to 2024, which equates to 13.4% total (2.7% annual) growth that distributes as follows:

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

Grades K-5	From 4,304 to 4,902 = 598 students, 13.9% (2.8% annual) GROWTH
Grades 6-8	From 2,491 to 2,735 = 244 students, 9.8% (2.0% annual) GROWTH
<u>Grades 9-12</u>	<u>From 3,448 to 3,977 = 529 students, 15.3% (3.1% annual) GROWTH</u>
Total	From 10,243 to 11,614 = 1,371 students, 13.4% (2.7% annual) GROWTH

Contrary to the pre-pandemic projection the 2020 enrollment constriction that resulted from the pandemic initiated a decline that is shown on the OSPI *Enrollment Projections (Report 1049) – 2024 Cohort* also included herein. It reflects a headcount enrollment decrease of 210 students district-wide over the same 5-year span from 2019 to 2024, which equates to a 2.1% total (0.4% annual) decline that distributes as follows:

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

Grades K-5	From 4,304 to 4,208 = 96 students, 2.2% (0.4% annual) DECLINE
Grades 6-8	From 2,491 to 2,460 = 31 students, 1.2% (0.2% annual) DECLINE
<u>Grades 9-12</u>	<u>From 3,448 to 3,365 = 83 students, 2.4% (0.5% annual) DECLINE</u>
Total	From 10,243 to 10,033 = 210 students, 2.1% (0.4% annual) DECLINE

Accordingly, the recent decline is shown on the OSPI *Enrollment Projections (Report 1049) – 2024 Cohort* to continue, except the lower decline for the Grade 6-8 level from 2019 to 2024 indicates a bubble of relatively higher per-grade enrollment that will pass through the Grade 9-12 span, thus slight growth in the high school grade-span from 2024 to 2029. It projects a headcount enrollment decrease of 107 students district-wide over the 5-year span from 2024 to 2029, which equates to a 1.1% total (0.2% annual) decline that distributes as follows:

5-Year Decline (per OSPI) – Projected for 2024-2029:

Grades K-5	From 4,208 to 4,076 = 132 students, 3.1% (0.6% annual) DECLINE
Grades 6-8	From 2,460 to 2,448 = 12 students, 0.5% (0.1% annual) DECLINE
<u>Grades 9-12</u>	<u>From 3,365 to 3,402 = 37 students, 1.1% (0.2% annual) GROWTH</u>
Total	From 10,033 to 9,926 = 107 students, 1.1% (0.2% annual) DECLINE

Linear models, like that used by the OSPI cohort, use recent historic trends then project them forward, thus a historic decline translates to future decline or vice versa. It is a mathematical computation that does not take into consideration in/out-migration, employment trends, and other influences. The recent cohort model is heavily influenced by the severe drop in actual enrollment due to the COVID pandemic. The cohort likely exaggerates projected enrollment contraction since full correction has not yet materialized.

Conclusion:

While linear modeling may not accurately reflect all enrollment influences, more robust forms of demographic modeling are not feasible within the scope of this study. Further, the COVID pandemic created enrollment turbulence that has likely not yet run its course. Therefore, it is likely more relevant to look at long-term trends; thus, the following.

This study concludes that the ACTUAL post-pandemic 0.5% annual contraction rate for Grades 9-12 should be considered as the high end of potential continued enrollment decline and that the ACTUAL 0.2% post-pandemic Grades 6-8 annual contraction be considered as the low end. Averaging these extremes suggests starting with a potential 0.35% immediate annual decline but then, based on Spokane region's overall 2% annual demographic growth trend, gradually transitioning over the 6-year short term to a relatively conservative 0.5% annual growth rate like that experience by MSD from 2006 to 2014, thus:

6-Year Decline (Short-Term Transitional -0.35% to 0.5%) – 2024-2030:

Grades K-5 From 4,208 to 4,227 = 19 students, 0.5% (0.1% annual) GROWTH
 Grades 6-8 From 2,460 to 2,471 = 11 students, 0.5% (0.1% annual) GROWTH
Grades 9-12 From 3,365 to 3,380 = 15 students, 0.5% (0.1% annual) GROWTH
Total From 10,033 to 10,078 = 45 students, 0.5% (0.1% annual) GROWTH

Year	2024	2025	2026	2027	2028	2029	2030
% Change		-0.35%	-0.18%	-0.01%	0.16%	0.33%	0.50%
K	618	616	615	615	616	618	621
1	628	626	625	625	626	628	631
2	696	694	692	692	693	696	699
3	741	738	737	737	738	741	744
4	774	771	770	770	771	774	777
5	751	748	747	747	748	751	754
6	860	857	855	855	857	860	864
7	787	784	783	783	784	787	791
8	813	810	809	809	810	813	817
9	838	835	834	833	835	838	842
10	887	884	882	882	884	887	891
11	792	789	788	788	789	792	796
12	848	845	844	843	845	848	852
Total	10,033	9,998	9,980	9,979	9,995	10,028	10,078

Then, application of future predicted annual 0.5% growth results in the following for the next 6-year span from 2030 through 2036:

6-Year Growth (Long-Term Historic 0.5% Rate) – 2030-2036:

Grades K-5 From 4,227 to 4,355 = 128 students, 3.0% (0.5% annual) GROWTH
 Grades 6-8 From 2,471 to 2,546 = 75 students, 3.0% (0.5% annual) GROWTH
Grades 9-12 From 3,380 to 3,483 = 103 students, 3.0% (0.5% annual) GROWTH
Total From 10,078 to 10,384 = 306 students, 3.0% (0.5% annual) GROWTH

Year	3030	3031	3032	3033	3034	3035	3036
% Change		0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
K	621	624	627	630	633	636	640
1	631	634	637	640	644	647	650
2	699	703	706	710	713	717	720
3	744	748	752	756	759	763	767
4	777	781	785	789	793	797	801
5	754	758	762	766	770	773	777
6	864	868	873	877	881	886	890
7	791	794	798	802	806	810	815
8	817	821	825	829	833	837	841
9	842	846	850	854	859	863	867
10	891	895	900	904	909	913	918
11	796	800	804	808	812	816	820
12	852	856	860	865	869	873	878
Total	10,078	10,128	10,179	10,230	10,281	10,332	10,384

This study predicts modest 3.0% (0.25% annual) enrollment growth over the next decade, but with a likely near-term minor continued decline. That said, due to predictive uncertainties, actual enrollment will likely deviate from this prediction.

Alternative Conclusion:

While perhaps not likely given current trends a return to the actual 1.0% annual 13-year pre-pandemic (2006 through 2019) growth would result in the following (this model follows the same Conclusions logic of a gradual return to the 1.0% annual growth in 2030 starting with 0.35% contraction in 2025):

6-Year Growth (Short-Term Transitional -0.35% to 1.0%) – 2024-2030:

Grades K-5 From 4,208 to 4,290 = 82 students, 1.9% (0.3% annual) GROWTH
 Grades 6-8 From 2,460 to 2,508 = 48 students, 1.9% (0.3% annual) GROWTH
Grades 9-12 From 3,365 to 3,431 = 66 students, 1.9% (0.3% annual) GROWTH
Total From 10,033 to 10,230 = 197 students, 1.9% (0.3% annual) GROWTH

Year	2024	2025	2026	2027	2028	2029	2030
% Change		-0.35%	-0.08%	0.19%	0.46%	0.73%	1.00%
K	618	616	615	617	619	624	630
1	628	626	625	626	629	634	640
2	696	694	693	694	698	703	710
3	741	738	738	739	743	748	756
4	774	771	771	772	776	781	789
5	751	748	748	749	753	758	766
6	860	857	856	858	862	868	877
7	787	784	784	785	789	794	802
8	813	810	810	811	815	821	829
9	838	835	834	836	840	846	854
10	887	884	883	885	889	895	904
11	792	789	789	790	794	800	808
12	848	845	844	846	850	856	865
Total	10,033	9,998	9,990	10,009	10,055	10,128	10,230

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

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

Grades K-5 From 4,290 to 4,554 = 264 students, 6.2% (1.0% annual) GROWTH

Grades 6-8 From 2,508 to 2,663 = 155 students, 6.2% (1.0% annual) GROWTH

Grades 9-12 From 3,431 to 3,642 = 211 students, 6.2% (1.0% annual) GROWTH

Total From 10,230 to 10,859 = 629 students, 6.2% (1.0% annual) GROWTH

Year	3030	3031	3032	3033	3034	3035	3036
% Change		1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
K	630	636	643	649	656	662	669
1	640	647	653	660	666	673	680
2	710	717	724	731	738	746	753
3	756	763	771	778	786	794	802
4	789	797	805	813	821	829	838
5	766	773	781	789	797	805	813
6	877	886	894	903	912	922	931
7	802	810	819	827	835	843	852
8	829	837	846	854	863	871	880
9	854	863	872	880	889	898	907
10	904	913	923	932	941	951	960
11	808	816	824	832	840	849	857
12	865	873	882	891	900	909	918
Total	10,230	10,332	10,435	10,540	10,645	10,751	10,859

Other Factors:

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

Footnote:

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

MSD currently benefits from the pandemic rules that generate 6,555 square feet of "Modernization or New-in-Lieu" State Assistance eligibility at the Grades K-8 span and 50,228 square feet of "Unhoused Student" eligibility at the Grades 9-12 span as shown in the green column of *Table 2.1b: Summary of State Assistance Eligibility – OSPI Cohort Basis* herein. Special rule expiration on November 16, 2026, will cause this eligibility to evaporate overnight. Generation of future State Assistance eligibility after the special rule expiration will depend on enrollment growth substantially exceeding the Alternative Conclusions above as well as additional facilities becoming "age-eligible" for modernization or new-in-lieu replacement.

2A.1

OSPI ENROLLMENT PROJECTIONS (REPORT 1049) – 2019 COHORT



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Enrollment Projections (Report 1049)

MEAD
 2019 COHORT

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2014	2015	2016	2017	2018	2019		2020	2021	2022	2023	2024	2025
Kindergarten	594	555	582	627	684	635		677	695	713	731	749	768
Grade 1	609	642	618	653	661	730	108.75%	691	736	756	775	795	815
Grade 2	654	631	683	661	707	677	105.52%	770	729	777	798	818	839
Grade 3	664	669	663	730	705	724	104.65%	708	806	763	813	835	856
Grade 4	668	704	715	704	763	725	105.28%	762	745	849	803	856	879
Grade 5	683	708	738	757	744	813	105.78%	767	806	788	898	849	905
Grade 6	759	700	722	750	806	782	103.52%	842	794	834	816	930	879
K-6 Sub-Total	4,631	4,609	4,721	4,882	5,070	5,086		5,217	5,311	5,480	5,634	5,832	5,941
Grade 7	748	771	758	791	826	856	107.14%	838	902	851	894	874	996
Grade 8	760	780	822	785	816	853	104.17%	892	873	940	886	931	910
7-8 Sub-Total	1,508	1,551	1,580	1,576	1,642	1,709		1,730	1,775	1,791	1,780	1,805	1,906
Grade 9	828	822	842	861	869	846	107.04%	913	955	934	1,006	948	997
Grade 10	790	847	856	885	874	877	102.78%	870	938	982	960	1,034	974
Grade 11	849	806	851	853	887	852	99.96%	877	870	938	982	960	1,034
Grade 12	904	907	868	915	908	873	105.38%	898	924	917	988	1,035	1,012
9-12 Sub-Total	3,371	3,382	3,417	3,514	3,538	3,448		3,558	3,687	3,771	3,936	3,977	4,017
DISTRICT K-12 TOTAL	9,510	9,542	9,718	9,972	10,250	10,243		10,505	10,773	11,042	11,350	11,614	11,864

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

2A.2

OSPI ENROLLMENT PROJECTIONS (REPORT 1049) – 2024 COHORT



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Enrollment Projections (Report 1049)

MEAD
 2024 COHORT

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2019	2020	2021	2022	2023	2024		2025	2026	2027	2028	2029	2030
Kindergarten	635	590	617	681	582	618		616	615	613	612	611	610
Grade 1	730	611	668	678	663	628	104.91%	648	646	645	643	642	641
Grade 2	677	716	659	701	694	696	103.63%	651	672	669	668	666	665
Grade 3	724	671	760	692	725	741	104.08%	724	678	699	696	695	693
Grade 4	725	696	705	790	707	774	102.80%	762	744	697	719	715	714
Grade 5	813	720	758	729	804	751	103.92%	804	792	773	724	747	743
Grade 6	782	820	770	792	762	860	104.75%	787	842	830	810	758	782
K-6 Sub-Total	5,086	4,824	4,937	5,063	4,937	5,068		4,992	4,989	4,926	4,872	4,834	4,848
Grade 7	856	794	855	795	788	787	102.36%	880	806	862	850	829	776
Grade 8	853	855	795	863	814	813	101.29%	797	891	816	873	861	840
7-8 Sub-Total	1,709	1,649	1,650	1,658	1,602	1,600		1,677	1,697	1,678	1,723	1,690	1,616
Grade 9	846	875	888	828	881	838	103.11%	838	822	919	841	900	888
Grade 10	877	833	885	891	826	887	100.07%	839	839	823	920	842	901
Grade 11	852	851	805	849	856	792	96.30%	854	808	808	793	886	811
Grade 12	873	816	853	813	782	848	97.63%	773	834	789	789	774	865
9-12 Sub-Total	3,448	3,375	3,431	3,381	3,345	3,365		3,304	3,303	3,339	3,343	3,402	3,465
DISTRICT K-12 TOTAL	10,243	9,848	10,018	10,102	9,884	10,033		9,973	9,989	9,943	9,938	9,926	9,929

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

2A.3

FORM 1066



Washington Office of Superintendent of
PUBLIC INSTRUCTION

ESD

CO

DIST

ENROLLMENT COUNT
20 25- 25

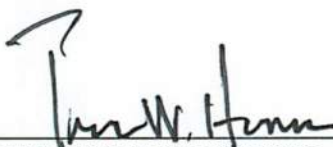
School District Mead Scool Dist.354

1. **ENROLLMENT REPORT AS OF LATEST OCTOBER 1 COUNT**

Enter the number of students with developmental disabilities (as reported on actual October headcount enrollment) who are assigned to a specially designated self-contained classroom for at least 100 minutes per school day.

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

Grade	October Enrollment per above definition
Pre-Kindergarten	53
Kindergarten	15
1	12
2	13
3	15
4	15
5	10
6	16
7	9
8	12
9	4
10	10
11	11
12	29
Total	224


SIGNATURE OF SUPERINTENDENT/DESIGNEE

7/10/25
DATE

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

SECTION 2B
CAPITAL FUNDING

2B | CAPITAL FUNDS

Based on the following financial statistics, the Mead School District (Spokane County) has the bonding capacity to provide funds in the amount of \$443,259,841 (voted) as of January 2025.

2025 Collection Year Assessed Valuation:	\$11,510,509,295
Non-voted Debt Capacity (.375%):	\$43,164,410
Current Indebtedness (non-voted):	<u>(\$10,170)</u>
Remaining Non-voted Debt Capacity:	\$43,154,240
Voted Debt Capacity (5%):	\$575,525,465
Current Indebtedness (voted):	(\$149,060,000)
Current Indebtedness (non-voted):	(\$10,170)
Current Cash & Investment in Debt Service Fund:	<u>\$16,804,547</u>
Remaining Total Debt (Bond) Capacity:	\$443,259,841
Current Cost per \$1,000 Assessment:	\$1.19
Current Debt Pay-off Date (non-voted):	05/04/2026
Current Debt Pay-off Date (voted):	12/01/2037

All the information above is provided by the Mead School District.

Previous Bond Savings & Interest Earnings (per MSD)	\$0
Preliminary Potential February 2030 Capital Bond	\$375,500,000
State Assistance (estimated – New MS #4)	\$0
State Assistance (estimated – New ES #11)	\$0
State Assistance (estimated – Brentwood ES)	\$0
State Assistance (estimated – Evergreen ES)	\$0
State Assistance (estimated – Farwell ES)	\$0
State Assistance (estimated – Meadow Ridge ES)	<u>\$0</u>
Total funds to be available	\$375,500,000
Projected Project Costs (all 2030 Bond projects)*	\$375,500,000

*Amount does not include potential maintenance and land acquisition cost or contingency costs.

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

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

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

SECTION 2C

SCHOOL HOUSING EMERGENCY

2C | SCHOOL HOUSING EMERGENCY

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

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

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

SECTION 2D

RACIAL CONSIDERATIONS

2D | RACIAL CONSIDERATIONS

The largest racial/ethnic group of students in the Mead School District is the White/Caucasian student population who make up 78.9% of total enrollment, as of June 2025. Two or More Races is the second most prevalent group at 8.1%. The racial/ethnic distribution of the student population is shown in the following tables.

ELEMENTARY SCHOOLS (ES)

SCAP Inventory Elementary Schools	American Indian/ Alaskan Native	Asian	African American	Hispanic/Latino	Native Hawaiian/ Pacific Islander	Two or More Races	White/Caucasian	Unspecified	Total
Brentwood ES	1	6	10	38	16	37	361	0	469
	0.2%	1.3%	2.1%	8.1%	3.4%	7.9%	77.0%	0.0%	
Colbert ES	5	1	1	23	0	25	310	0	365
	1.4%	0.3%	0.3%	6.3%	0.0%	6.8%	84.9%	0.0%	
Creekside ES	4	2	5	34	5	41	266	0	357
	1.1%	0.6%	1.4%	9.5%	1.4%	11.5%	74.5%	0.0%	
Evergreen ES	6	7	7	40	11	48	321	0	440
	1.4%	1.6%	1.6%	9.1%	2.5%	10.9%	73.0%	0.0%	
Farwell ES	3	17	17	36	7	42	348	0	470
	0.6%	3.6%	3.6%	7.7%	1.5%	8.9%	74.0%	0.0%	
Meadow Ridge ES	2	11	7	23	18	53	341	0	455
	0.4%	2.4%	1.5%	5.1%	4.0%	11.6%	74.9%	0.0%	
Midway ES	6	9	3	43	2	23	332	0	418
	1.4%	2.2%	0.7%	10.3%	0.5%	5.5%	79.4%	0.0%	
Prairie View ES	5	15	5	29	3	31	300	0	388
	1.3%	3.9%	1.3%	7.5%	0.8%	8.0%	77.3%	0.0%	
Shiloh Hills ES	8	19	25	48	46	57	269	0	472
	1.7%	4.0%	5.3%	10.2%	9.7%	12.1%	57.0%	0.0%	
Skyline ES	4	22	5	21	1	35	327	0	415
	1.0%	5.3%	1.2%	5.1%	0.2%	8.4%	78.8%	0.0%	
TOTALS	44	109	85	335	109	392	3,175	0	4,249
% of ES Students	1.0%	2.6%	2.0%	7.9%	2.6%	9.2%	74.7%	0.0%	

Elementary School (ES) Analysis:

American Indian/Alaskan Native distribution ranges from 0.2% to 1.7%. Asian distribution ranges from 0.3% to 5.3%. African American distribution ranges from 0.3% to 5.3%. Hispanic/Latino distribution ranges from 5.1% to 10.3%. Native Hawaiian/Pacific Islander distribution ranges from 0.0% to 9.7%. Two or More Races distribution ranges from 5.5% to 12.1%. White/Caucasian distribution ranges from 57.0% to 84.9%. Unspecified distribution is consistently 0.0%.

No race/ethnicity distribution divergence exceeds the average distribution for that race/ethnicity at the ES level by more than 17.7%. The most substantive ES divergences:

- At Shiloh Hills ES, the White/Caucasian population is 17.7% below the ES average, while the Native Hawaiian/Pacific Islander population is 7.1% above the ES average and other populations range from 0.7% to 3.3% above the ES average.
- At Colbert ES, the White/Caucasian population is 10.2% above the ES average, while the Hawaiian/Pacific Islander population is 2.6% below the ES average and other populations range from 0.4% above to 2.4% below the ES average.

Otherwise, ES divergences range between 0.0% to 4.7% of the ES average.

MIDDLE SCHOOLS (MS)

SCAP Inventory Middle Schools	American Indian/ Alaskan Native	Asian	African American	Hispanic/Latino	Native Hawaiian/ Pacific Islander	Two or More Races	White/Caucasian	Unspecified	Total
Highland MS	11	14	4	40	10	61	566	0	706
	1.6%	2.0%	0.6%	5.7%	1.4%	8.6%	80.2%	0.0%	
Mountainside MS	7	13	12	51	20	64	658	0	825
	0.8%	1.6%	1.5%	6.2%	2.4%	7.8%	79.8%	0.0%	
Northwood MS	6	4	11	66	4	57	654	0	802
	0.7%	0.5%	1.4%	8.2%	0.5%	7.1%	81.5%	0.0%	
TOTALS	24	31	27	157	34	182	1,878	0	2,333
% of MS Students	1.0%	1.3%	1.2%	6.7%	1.5%	7.8%	80.5%	0.0%	

Middle School (MS) Analysis:

American Indian/Alaskan Native distribution ranges from 0.7% to 1.6%. Asian distribution ranges from 0.5% to 2.0%. African American distribution ranges from 0.6% to 1.5%. Hispanic/Latino distribution ranges from 5.7% to 8.2%. Native Hawaiian/Pacific Islander distribution ranges from 0.5% to 2.4%. Two or More Races distribution ranges from 7.1% to 8.6%. White/Caucasian distribution ranges from 79.8% to 81.5%. Unspecified distribution is consistently 0.0%.

No race/ethnicity distribution divergence exceeds the average distribution for that race/ethnicity at the MS level by more than 1.5%.

HIGH SCHOOLS (HS)

SCAP Inventory High Schools	American Indian/ Alaskan Native	Asian	African American	Hispanic/Latino	Native Hawaiian/ Pacific Islander	Two or More Races	White/Caucasian	Unspecified	Total
Mead Senior HS	12	31	35	128	23	154	1,460	0	1,843
	0.7%	1.7%	1.9%	6.9%	1.2%	8.4%	79.2%	0.0%	
Mt. Spokane HS	8	19	17	83	24	95	1,244	0	1,490
	0.5%	1.3%	1.1%	5.6%	1.6%	6.4%	83.5%	0.0%	
TOTALS	20	50	52	211	47	249	2,704	0	3,333
% of HS Students	0.6%	1.5%	1.6%	6.3%	1.4%	7.5%	81.1%	0.0%	

High School (HS) Analysis:

Due to there being only two schools see the chart above for divergence for each category.

No race/ethnicity distribution divergence exceeds the average distribution for that race/ethnicity at the HS level by more than 1.9%.

SPECIALTY (NON-SCAP) SCHOOLS

Non-SCAP Inventory Specialty Schools	American Indian/ Alaskan Native	Asian	African American	Hispanic/Latino	Native Hawaiian/ Pacific Islander	Two or More Races	White/Caucasian	Unspecified	Total
M.E.A.D. Alt. High (data not available)									
Mead Ed. Partnership (data not available)									
Pittsburg Learn. Cen. (data not available)									
Mead Open Doors	0	0	1	2	2	0	9	0	14
	0.0%	0.0%	7.1%	14.3%	14.3%	0.0%	64.3%	0.0%	

Specialty (Non-SCAP) Schools Analysis:

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

DISTRICT-WIDE

All SCAP Inventory & Non-SCAP Inventory Specialty Schools	American Indian/ Alaskan Native	Asian	African American	Hispanic/Latino	Native Hawaiian/ Pacific Islander	Two or More Races	White/Caucasian	Unspecified	Total
TOTALS	91	193	167	752	190	874	8,494	0	10,761
% of District Students	0.8%	1.8%	1.6%	7.0%	1.8%	8.1%	78.9%	0.0%	

All Elementary Schools (ES) serve grades kindergarten through five. All Middle Schools (MS) serve grades six through eight. Both High Schools (HS) serve grades nine through twelve. The Specialty Schools collectively serve all grade levels, pre-kindergarten through twelve.

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

SUMMARY

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

- No individual school's combined minority enrollment exceeds the district's combined minority enrollment by more than 20%.
- No individual school's enrollment of a single minority group exceeds 50% for where the district-wide enrollment of that minority group is less than 30%.
- No individual school's enrollment of a single minority group exceeds the district-wide percentage by more than 20% where the district-wide enrollment of that minority group is greater than 30% (this criteria is not applicable).

Per WAC 392-342-025, the above numbers do indicate racial imbalance as follows:

- Not applicable

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

SECTION 2E

NEW & ADDITION FACILITY REQUIREMENTS

2E | NEW FACILITY REQUIREMENTS

2030 Bond Initiative

MSD is considering the following new and addition facilities in a potential 2030 bond initiatives (timing and scope of bond initiative could be altered as may be determined by the MSD board):

- New Middle School #4: A new fourth comprehensive middle school may be needed depending on enrollment trends. This facility location is to be determined. It would require attendance area adjustment. The proposed new approximately 120,000 square foot facility is intended to support approximately 800 students in grades 6-8. The preliminary estimated project development cost, escalated to 2030, is approximately \$96,000,000, subject to verification of scope and schedule. No State Assistance funding is anticipated; thus, the locally funded cost of the project would be \$96,000,000.
- New Elementary School #11: A new eleventh comprehensive elementary school may be needed depending on enrollment trends. This facility location is to be determined. It would require attendance area adjustment. The proposed new approximately 66,000 square foot facility is intended to support approximately 600 students in grades K-5. The preliminary estimated project development cost, escalated to 2030, is approximately \$55,900,000, subject to verification of scope and schedule. No State Assistance funding is anticipated; thus, the locally funded cost of the project would be \$55,900,000.
- Miscellaneous Expansions: See also Section 2F. The following projects listed in Section 2F are proposed to include expansion space:
 - Brentwood Elementary School Modernization/Expansion or Replacement
 - Evergreen Elementary School Modernization/Expansion or Replacement
 - Farwell Elementary School Modernization/Expansion or Replacement
 - Meadow Ridge Elementary School Modernization/Expansion

The estimated project costs are included in the respective estimates included in Section 2F. Also see Section 2F for notes regarding the basis for cost estimating.

The proposed additional space at each facility is necessary to provide comprehensive contemporary school environments.

See Section 2G for proposed project schedules.

25-Year Plan

In addition to the near-term projects listed above, the MSD 25-year plan, subject to enrollment trends and changes as may be directed by the board, includes the following potential new facilities:

2036 Bond Initiative:

- New Elementary School #12

2042 Bond Initiative:

- New Elementary School #13

2048 Bond Initiative:

- New High School #3
- New Elementary School #14

SECTION 2F

MODERNIZE OR REPLACE EXISTING FACILITY REQUIREMENTS

2F | MODERNIZE OR REPLACE EXISTING FACILITY REQUIREMENTS

2030 Bond Initiative

MSD is considering the following modernization and new-in-lieu replacement facilities in a potential 2030 bond initiatives (timing and scope of bond initiative could be altered as may be determined by the MSD board):

- Brentwood Elementary School Modernization/Addition or Replacement: First built in 1968 and expanded in 1993 and 2002, Brentwood Elementary has functional and condition deficiencies that will soon warrant capital investment. It is also smaller than the MSD contemporary standard enrollment capacity. Enrollment growth in the area required the addition of two portable buildings in 1990, and the main school building has issues with efficiency, ADA compliance, functionality, and security.

The existing 52,355 square-foot building will be either modernized or demolished and replaced with new construction. The proposed modernization/expansion or replacement facility will be approximately 66,000 square feet to support approximately 600 students in grades K-5. The portable buildings are planned to be demolished.

The preliminary estimated project development cost, escalated to 2030, to modernize/expand or replace the existing building is approximately \$55,900,000, subject to verification of scope and schedule. No State Assistance funding is anticipated; thus, the locally funded cost of the project would be \$55,900,000.

- Evergreen Elementary School Modernization/Addition or Replacement: First built in 1961 and expanded in 1992 and 2002, Evergreen Elementary has functional and condition deficiencies that will soon warrant capital investment. It is also smaller than the MSD contemporary standard enrollment capacity. Enrollment growth in the area required the addition of two portable buildings in 1990, and the main school building has issues with efficiency, ADA compliance, functionality, and security.

The existing 53,536 square-foot building will be either modernized or demolished and replaced with new construction. The proposed modernization/expansion or replacement facility will be approximately 66,000 square feet to support approximately 600 students in grades K-5. The portable buildings are planned to be demolished.

The preliminary estimated project development cost, escalated to 2030, to modernize/expand or replace the existing building is approximately \$55,900,000, subject to verification of scope and schedule. No State Assistance funding is anticipated; thus, the locally funded cost of the project would be \$55,900,000.

- Farwell Elementary School Modernization/Addition or Replacement: First built in 1956 and expanded in 1979, 1988, 1991, and 2002, Farwell Elementary has functional and condition deficiencies that will soon warrant capital investment. It is also smaller than the MSD contemporary standard enrollment capacity. Enrollment growth in the area required the addition

of three portable buildings in 1991 and 2001, and the main school building has issues with efficiency, ADA compliance, functionality, and security.

The existing 52,355 square-foot building will be either modernized or demolished and replaced with new construction. The proposed modernization/expansion or replacement facility will be approximately 66,000 square feet to support approximately 600 students in grades K-5. The portable buildings are planned to be demolished.

The preliminary estimated project development cost, escalated to 2030, to modernize/expand or replace the existing building is approximately \$55,900,000, subject to verification of scope and schedule. No State Assistance funding is anticipated; thus, the locally funded cost of the project would be \$55,900,000.

- Meadow Ridge Elementary School Modernization/Addition: Built in 1993, Meadow Ridge Elementary has functional and condition deficiencies that will soon warrant capital investment. It is also smaller than the MSD contemporary standard enrollment capacity. Enrollment growth in the area required the addition of one portable building in 2005, and the main school building has issues with efficiency, functionality, and security.

The existing 53,972 square-foot building will be either modernized and expanded. The proposed modernization/expansion facility will be approximately 66,000 square feet to support approximately 600 students in grades K-5. The portable building is planned to be demolished.

The preliminary estimated project development cost, escalated to 2030, to modernize/expand the existing building is approximately \$55,900,000, subject to verification of scope and schedule. No State Assistance funding is anticipated; thus, the locally funded cost of the project would be \$55,900,000.

Wholesale modernization to bring aging schools up to contemporary functional and qualitative standards typically results in a cost premium of 5% to 10% due to challenges and efficiencies working within existing infrastructure as well as higher markups by general contractors. From a planning perspective this can typically be countered by careful project scoping with the intent of costs being roughly equivalent to those for new construction. Accordingly, estimates herein use the same cost per square foot for both modernization and new construction.

Cost estimates herein are based on typical 2025 construction costs escalated 4% annually to 2030 (for further planning processes each preliminary estimated project development cost above should be decreased or increased 4% annually depending on whether the start of construction is planned to occur before or after 2030, respectively):

- New High School – \$535 per square foot (thus approximately \$677 in 2030)
- New Middle School - \$455 per square foot (thus approximately \$576 in 2030)
- New Elementary School - \$475 per square foot (thus approximately \$601 in 2030)

Project soft costs (sales tax, architect and engineering fees, furnishings, construction management, etc.), which are included in the preliminary project development costs above, are calculated as 35% of the construction estimated construction costs for each project.

As shown in the Tables 2.1a and 2.1b herein it is not anticipated that MSD will have K-8 Unhoused Student or Modernization/New-in-Lieu State Assistance eligibility after the current 5,250 square feet of Modernization/New-in-Lieu eligibility expires on October 15, 2026. Using current 2024 OSPI Cohort enrollment projections the lack of eligibility will likely extend beyond 2036. Using the “low” Study & Survey enrollment conclusions herein MSD would become eligible for 1,610 square feet of K-8 Modernization/New-in-Lieu State Assistance eligibility in approximately 2036. Using the “high” Study & Survey enrollment conclusions herein MSD would become eligible for 32,100 square feet of K-8 Modernization/New-in-Lieu State Assistance eligibility in approximately 2036.

For the proposed projects in the cost/benefit analysis above MSD will further study modernization, expansion, and replacement options to ensure the most effective means of resolving functional and condition deficiencies documented in the Building Condition Assessments as well as enrollment.

See Section 2G for proposed project schedules.

Note: Use of State Assistance for any modernization and/or expansion project, once that building is Final Accepted by the MSD board, will alter the eligibility calculations for subsequent projects resulting in reduced State Assistance for those subsequent projects. Careful timing of projects can minimize this negative impact so should be studied in detail in ongoing planning.

25-Year Plan

In addition to the near-term projects listed above, the MSD 25-year plan, subject to enrollment trends and changes as may be directed by the board, includes the following potential modernization/ addition and/or modernization facilities:

2036 Bond Initiative:

- Mount Spokane High School Modernization/Addition
- Colbert Elementary School Modernization/Addition or Replacement

2042 Bond Initiative:

- Mead High School Modernization/Addition or Replacement
- Prairie View Elementary School Modernization/Addition
- Five Mile Prairie School Modernization

2048 Bond Initiative:

- Mountainside Middle School Modernization/Addition

As shown in the Tables 2.1a and 2.1b herein it is not anticipated that MSD will have 9-12 Unhoused Student or Modernization/New-in-Lieu State Assistance eligibility after the current 50,230 square feet of Unhoused Student eligibility expires on October 15, 2026. Using current 2024 OSPI Cohort enrollment projections or the “low” Study & Survey enrollment conclusions herein the lack of eligibility will likely extend beyond 2036. Using the “high” Study & Survey enrollment conclusions herein MSD would become eligible for 6,680 square feet of 9-12 Unhoused Student State Assistance eligibility in approximately 2036.

While there is not currently 9-12 Modernization State Assistance eligibility, using the 2024 OSPI Cohort enrollment projections Mount Spokane High School will generate in 2030 approximately 205,655 square feet of eligibility when it becomes age-eligible in 2027. Using the “low” or “high” Study & Survey enrollment conclusions herein that amount would be 202,795 (reduced) or 209,425 (increased) square feet in 2030, respectively. Because Mead High School becomes age-eligible in 2032, using the “low” or “high” Study & Survey enrollment conclusions herein the Modernization/New-in-Lieu State Assistance amounts grow to 452,790 or 466,782 square feet in 2036, respectively.

Note: Use of State Assistance for any modernization and/or expansion project, once that building is Final Accepted by the MSD board, will alter the eligibility calculations for subsequent projects resulting in reduced State Assistance for those subsequent projects. Careful timing of projects can minimize this negative impact so should be studied in detail in ongoing planning.

SECTION 2G

TIME LINE

2G | TIME LINE

MSD is contemplating numerous major projects resulting from this Study & Survey with the following likely 25-Year Plan:

2030 Bond Initiative:

- New Middle School #4
- New Elementary School #11
- Brentwood Elementary School Modernization/Addition or Replacement
- Evergreen Elementary School Modernization/Addition or Replacement
- Farwell Elementary School Modernization/Addition or Replacement
- Meadow Ridge Elementary School Modernization/Addition

2036 Bond Initiative:

- New Elementary School #12
- Mount Spokane High School Modernization/Addition
- Colbert Elementary School Modernization/Addition or Replacement

2042 Bond Initiative:

- New Elementary School #13
- Mead High School Modernization/Addition or Replacement
- Prairie View Elementary School Modernization/Addition
- Five Mile Prairie School Modernization

2048 Bond Initiative:

- New High School #3
- New Elementary School #14
- Mountainside Middle School Modernization/Addition

Note, unless the MSD board determines otherwise in the course of planning processes subsequent to this Study & Survey the earliest that major projects are currently anticipated to occur is following a 2030 capital bond initiative.

Schedules may be adjusted as needed.

SECTION 3

ADDITIONAL MISCELLANEOUS PERTINENT INFORMATION

BUILDING EARTHQUAKE EPAT SUMMARY
(NATURAL HAZARDS ASSESSMENT GRANT)



IMPORTANT: '-' indicates required information is missing

Brentwood Elementary School

Earthquake Ground Shaking Hazard Level	Low	Frequency and severity of earthquakes at this site.
Percentile S Among WA K-12 Campuses	4%	Earthquake ground shaking hazard is higher than 4% of WA campuses.
Site Class (Soil or Rock Type)	C	Very Dense Soil and Soft Rock
Liquefaction Potential	Very Low	Liquefaction increases the risk of major damage to a building.
Combined Earthquake Hazard Level	Low	Earthquake ground shaking and liquefaction potential.

Building Name	Area Name	Year Built	Code Year	Construction Type	Stories	Irregularities
Main Building	Area 1	1968	<1973	RM1	1	Horizontal
		Building State	Damage	Not Repairable	Risk	Likely Tag
		Existing Building	19%	16%	Low	Green/Yellow
		Life Safety Retrofit Building	6%	3%	Low	Green/Yellow
		Current Code Building	4%	2%	Low	Green
	Area 2	1992	1988-1991	RM1	1	None
		Building State	Damage	Not Repairable	Risk	Likely Tag
		Existing Building	5%	3%	Low	Green/Yellow
	Area 3	2001	1997	RM1	1	None
		Building State	Damage	Not Repairable	Risk	Likely Tag
		Existing Building	3%	1%	Low	Green/Yellow

Colbert Elementary School

Earthquake Ground Shaking Hazard Level	Low	Frequency and severity of earthquakes at this site.
Percentile S Among WA K-12 Campuses	6%	Earthquake ground shaking hazard is higher than 6% of WA campuses.
Site Class (Soil or Rock Type)	C	Very Dense Soil and Soft Rock
Liquefaction Potential	Very Low	Liquefaction increases the risk of major damage to a building.
Combined Earthquake Hazard Level	Low	Earthquake ground shaking and liquefaction potential.

Building Name	Area Name	Year Built	Code Year	Construction Type	Stories	Irregularities
Main Building	1966 Addition	1966	<1973	RM1	1	Horizontal
		Building State	Damage	Not Repairable	Risk	Likely Tag
		Existing Building	20%	16%	Low	Green/Yellow
		Life Safety Retrofit Building	6%	3%	Low	Green/Yellow
		Current Code Building	4%	2%	Low	Green
	1967 Addition	1967	<1973	RM1	1	Horizontal
		Building State	Damage	Not Repairable	Risk	Likely Tag
		Existing Building	20%	16%	Low	Green/Yellow
		Life Safety Retrofit Building	6%	3%	Low	Green/Yellow
		Current Code Building	4%	2%	Low	Green
	1979 Addition	1979	1976-1985	S3	1	Horizontal
		Building State	Damage	Not Repairable	Risk	Likely Tag
		Existing Building	28%	24%	Low	Red
		Life Safety Retrofit Building	16%	11%	Low	Green/Yellow
		Current Code Building	12%	8%	Low	Green/Yellow
	2000 Addition	2000	1997	RM1	1	Horizontal
		Building State	Damage	Not Repairable	Risk	Likely Tag
		Existing Building	4%	2%	Low	Green/Yellow
	Main Area	1965	<1973	RM1	1	Horizontal
		Building State	Damage	Not Repairable	Risk	Likely Tag
		Existing Building	20%	16%	Low	Green/Yellow
		Life Safety Retrofit Building	6%	3%	Low	Green/Yellow
		Current Code Building	4%	2%	Low	Green

Creekside Elementary						
Earthquake Ground Shaking Hazard Level	Moderate		Frequency and severity of earthquakes at this site.			
Percentile S Among WA K-12 Campuses	12%		Earthquake ground shaking hazard is higher than 12% of WA campuses.			
Site Class (Soil or Rock Type)	D		Firm Soil			
Liquefaction Potential	Low		Liquefaction increases the risk of major damage to a building.			
Combined Earthquake Hazard Level	Low		Earthquake ground shaking and liquefaction potential.			
Building Name	Area Name	Year Built	Code Year	Construction Type	Stories	Irregularities
Creekside Elementary	New Building	2020	2003-Present	RM1	2	Yes
		Building State	Damage	Not Repairable	Risk	Likely Tag
		Existing Building	14%	10%	Low	Green/Yellow

Evergreen Elementary School						
Earthquake Ground Shaking Hazard Level	Moderate		Frequency and severity of earthquakes at this site.			
Percentile S Among WA K-12 Campuses	11%		Earthquake ground shaking hazard is higher than 11% of WA campuses.			
Site Class (Soil or Rock Type)	D		Firm Soil			
Liquefaction Potential	Low		Liquefaction increases the risk of major damage to a building.			
Combined Earthquake Hazard Level	Low		Earthquake ground shaking and liquefaction potential.			
Building Name	Area Name	Year Built	Code Year	Construction Type	Stories	Irregularities
Main Building	1991 Addition	1991	1988-1991	W1	1	Horizontal
		Building State	Damage	Not Repairable	Risk	Likely Tag
		Existing Building	3%	1%	Low	Green
	2001 Addition	2001	1997	RM1	1	Horizontal
		Building State	Damage	Not Repairable	Risk	Likely Tag
		Existing Building	7%	4%	Low	Green/Yellow
	Main Area	1961	<1973	RM1	1	Horizontal
		Building State	Damage	Not Repairable	Risk	Likely Tag
		Existing Building	29%	26%	Moderate	Red
		Life Safety Retrofit Building	11%	7%	Low	Green/Yellow
		Current Code Building	8%	4%	Low	Green

Farwell Elementary School						
Earthquake Ground Shaking Hazard Level	Low		Frequency and severity of earthquakes at this site.			
Percentile S Among WA K-12 Campuses	5%		Earthquake ground shaking hazard is higher than 5% of WA campuses.			

Site Class (Soil or Rock Type)	C	Very Dense Soil and Soft Rock				
Liquefaction Potential	Very Low	Liquefaction increases the risk of major damage to a building.				
Combined Earthquake Hazard Level	Low	Earthquake ground shaking and liquefaction potential.				
Building Name	Area Name	Year Built	Code Year	Construction Type	Stories	Irregularities
Main Building	1956 Area	1956	<1973	RM1	1	Horizontal
		Building State	Damage	Not Repairable	Risk	Likely Tag
		Existing Building	19%	16%	Low	Green/Yellow
		Life Safety Retrofit Building	6%	3%	Low	Green/Yellow
		Current Code Building	4%	2%	Low	Green
	1979 Addition	1979	1976-1985	W1	1	Horizontal
		Building State	Damage	Not Repairable	Risk	Likely Tag
		Existing Building	3%	1%	Low	Green
		Life Safety Retrofit Building	2%	0%	Low	Green
		Current Code Building	1%	0%	Low	Green/Yellow
	1987 Addition	1987	1976-1985	W1	1	Horizontal
		Building State	Damage	Not Repairable	Risk	Likely Tag
		Existing Building	3%	1%	Low	Green
		Life Safety Retrofit Building	2%	0%	Low	Green
		Current Code Building	1%	0%	Low	Green/Yellow
	1991 Addition	1991	1988-1991	W1	1	Horizontal
		Building State	Damage	Not Repairable	Risk	Likely Tag
		Existing Building	2%	0%	Low	Green
	2001 Addition	2001	1997	RM1	1	Horizontal
		Building State	Damage	Not Repairable	Risk	Likely Tag
		Existing Building	4%	2%	Low	Green/Yellow

Highland Middle		
Earthquake Ground Shaking Hazard Level	Moderate	Frequency and severity of earthquakes at this site.
Percentile S Among WA K-12 Campuses	10%	Earthquake ground shaking hazard is higher than 10% of WA campuses.
Site Class (Soil or Rock Type)	D	Firm Soil

Liquefaction Potential		Low	Liquefaction increases the risk of major damage to a building.			
Combined Earthquake Hazard Level		Low	Earthquake ground shaking and liquefaction potential.			
Building Name	Area Name	Year Built	Code Year	Construction Type	Stories	Irregularities
Main Building	Original building	2020	2003-Present	S2	2	Yes
		Building State	Damage	Not Repairable	Risk	Likely Tag
		Existing Building	16%	11%	Low	Green/Yellow

Mead Senior High School

Earthquake Ground Shaking Hazard Level		Low	Frequency and severity of earthquakes at this site.			
Percentile S Among WA K-12 Campuses		4%	Earthquake ground shaking hazard is higher than 4% of WA campuses.			
Site Class (Soil or Rock Type)		C	Very Dense Soil and Soft Rock			
Liquefaction Potential		Very Low	Liquefaction increases the risk of major damage to a building.			
Combined Earthquake Hazard Level		Low	Earthquake ground shaking and liquefaction potential.			
Building Name	Area Name	Year Built	Code Year	Construction Type	Stories	Irregularities
Main Building	Main Area	1972	<1973	S1	1	Yes
		Building State	Damage	Not Repairable	Risk	Likely Tag
		Existing Building	28%	23%	Moderate	Green/Yellow
		Life Safety Retrofit Building	7%	4%	Low	Green/Yellow
		Current Code Building	5%	2%	Low	Green/Yellow

Meadow Ridge Elementary School

Earthquake Ground Shaking Hazard Level		Low	Frequency and severity of earthquakes at this site.			
Percentile S Among WA K-12 Campuses		6%	Earthquake ground shaking hazard is higher than 6% of WA campuses.			
Site Class (Soil or Rock Type)		C	Very Dense Soil and Soft Rock			
Liquefaction Potential		Very Low	Liquefaction increases the risk of major damage to a building.			
Combined Earthquake Hazard Level		Low	Earthquake ground shaking and liquefaction potential.			
Building Name	Area Name	Year Built	Code Year	Construction Type	Stories	Irregularities
Main Building	Main Area	1992	1988-1991	S3	1	None
		Building State	Damage	Not Repairable	Risk	Likely Tag
		Existing Building	14%	10%	Low	Green/Yellow

Midway Elementary School

Earthquake Ground Shaking Hazard Level		Low	Frequency and severity of earthquakes at this site.			
---	--	-----	---	--	--	--

Percentile S Among WA K-12 Campuses	5%	Earthquake ground shaking hazard is higher than 5% of WA campuses.				
Site Class (Soil or Rock Type)	C	Very Dense Soil and Soft Rock				
Liquefaction Potential	Very Low	Liquefaction increases the risk of major damage to a building.				
Combined Earthquake Hazard Level	Low	Earthquake ground shaking and liquefaction potential.				
Building Name	Area Name	Year Built	Code Year	Construction Type	Stories	Irregularities
Main Building	Main Area	1980	1976-1985	S3	1	None
		Building State	Damage	Not Repairable	Risk	Likely Tag
		Existing Building	23%	19%	Low	Green/Yellow
		Life Safety Retrofit Building	16%	11%	Low	Green/Yellow
		Current Code Building	12%	8%	Low	Green/Yellow
	Modernized 2019	2019	2003-Present	S2	1	None
		Building State	Damage	Not Repairable	Risk	Likely Tag
		Existing Building	6%	3%	Low	Green/Yellow

Mountainside Middle School

Earthquake Ground Shaking Hazard Level	Low	Frequency and severity of earthquakes at this site.				
Percentile S Among WA K-12 Campuses	6%	Earthquake ground shaking hazard is higher than 6% of WA campuses.				
Site Class (Soil or Rock Type)	C	Very Dense Soil and Soft Rock				
Liquefaction Potential	Very Low	Liquefaction increases the risk of major damage to a building.				
Combined Earthquake Hazard Level	Low	Earthquake ground shaking and liquefaction potential.				
Building Name	Area Name	Year Built	Code Year	Construction Type	Stories	Irregularities
Main Building	Main Area	2008	2003-Present	S2	2	Yes
		Building State	Damage	Not Repairable	Risk	Likely Tag
		Existing Building	10%	6%	Low	Green/Yellow

Mt Spokane High School

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

Building Name	Area Name	Year Built	Code Year	Construction Type	Stories	Irregularities
Main Building	Main Area	1997	1988-1991	S2	2	Yes
		Building State	Damage	Not Repairable	Risk	Likely Tag
		Existing Building	17%	12%	Low	Green/Yellow

Northwood Middle School

Earthquake Ground Shaking Hazard Level	Low	Frequency and severity of earthquakes at this site.
Percentile S Among WA K-12 Campuses	5%	Earthquake ground shaking hazard is higher than 5% of WA campuses.
Site Class (Soil or Rock Type)	C	Very Dense Soil and Soft Rock
Liquefaction Potential	Very Low	Liquefaction increases the risk of major damage to a building.
Combined Earthquake Hazard Level	Low	Earthquake ground shaking and liquefaction potential.

Building Name	Area Name	Year Built	Code Year	Construction Type	Stories	Irregularities
Main Building	Modernized 2019	1981	1976-1985	C2	2	None
		Building State	Damage	Not Repairable	Risk	Likely Tag
		Existing Building	10%	7%	Low	Green/Yellow
		Life Safety Retrofit Building	6%	3%	Low	Green/Yellow
		Current Code Building	4%	2%	Low	Green
	Original Building	2018	2003-Present	S2	2	None
		Building State	Damage	Not Repairable	Risk	Likely Tag
		Existing Building	6%	3%	Low	Green/Yellow

Prairie View Elementary School

Earthquake Ground Shaking Hazard Level	Moderate	Frequency and severity of earthquakes at this site.
Percentile S Among WA K-12 Campuses	11%	Earthquake ground shaking hazard is higher than 11% of WA campuses.
Site Class (Soil or Rock Type)	D	Firm Soil
Liquefaction Potential	Low	Liquefaction increases the risk of major damage to a building.
Combined Earthquake Hazard Level	Low	Earthquake ground shaking and liquefaction potential.

Building Name	Area Name	Year Built	Code Year	Construction Type	Stories	Irregularities
Main Building	Main Area	2007	2003-Present	S2	2	None
		Building State	Damage	Not Repairable	Risk	Likely Tag
		Existing Building	11%	7%	Low	Green/Yellow

Shiloh Hills Elementary School

Earthquake Ground Shaking Hazard Level		Moderate	Frequency and severity of earthquakes at this site.			
Percentile S Among WA K-12 Campuses		11%	Earthquake ground shaking hazard is higher than 11% of WA campuses.			
Site Class (Soil or Rock Type)		D	Firm Soil			
Liquefaction Potential		Low	Liquefaction increases the risk of major damage to a building.			
Combined Earthquake Hazard Level		Low	Earthquake ground shaking and liquefaction potential.			
Building Name	Area Name	Year Built	Code Year	Construction Type	Stories	Irregularities
Main Building	Main Area	1980	1976-1985	S3	1	Yes
		Building State	Damage	Not Repairable	Risk	Likely Tag
		Existing Building	44%	41%	Moderate	Red
		Life Safety Retrofit Building	25%	20%	Low	Green/Yellow
		Current Code Building	20%	15%	Low	Green/Yellow

Skyline Elementary School

Earthquake Ground Shaking Hazard Level		Moderate	Frequency and severity of earthquakes at this site.			
Percentile S Among WA K-12 Campuses		10%	Earthquake ground shaking hazard is higher than 10% of WA campuses.			
Site Class (Soil or Rock Type)		D	Firm Soil			
Liquefaction Potential		Low	Liquefaction increases the risk of major damage to a building.			
Combined Earthquake Hazard Level		Low	Earthquake ground shaking and liquefaction potential.			
Building Name	Area Name	Year Built	Code Year	Construction Type	Stories	Irregularities
Main Building	Original Building	2022	2003-Present	RM1	1	Horizontal
		Building State	Damage	Not Repairable	Risk	Likely Tag
		Existing Building	11%	8%	Low	Green/Yellow

OSPI DETAILED CONDITION ASSESSMENT BY BUILDING



Brentwood Elementary School - Main Building

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied
COMMENTS	1968 Building fully modernized 1992

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
1968	Original building	38,141	38,141	38,141	9/1/1968	7/28/1993
1992	Area 2	5,572	5,572	5,572	9/1/1992	7/28/1993
2001	Area 3	8,642	8,642	8,642	9/1/2001	12/9/2002
Building Totals		52,355	52,355	52,355		

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		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	<i>Comments:</i>	Worn, but serviceable		
	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
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Worn; some damage		
	Interior Grilles and Gates	C1040		90.00% Good
Interior Finishes	Suspended Ceiling Construction	C1070		90.00% Good
	Wall Finishes	C2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Other, Surface Damage		
	<i>Comments:</i>	VWC worn, deteriorated, aged; needs replacement. Other finishes worn, but serviceable.		
	Interior Fabrications	C2020		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Worn, but serviceable		
	Flooring	C2030		90.00% Good
Plumbing	Ceiling Finishes	C2050		90.00% Good
	<i>Comments:</i>			
	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

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	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
Fire Protection	Fire Protection Specialties	D4030		100.00% Excellent
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
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	Commercial Equipment	E1030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Age Deterioration, Use Deterioration		
	Comments:	Steamer at end of serviceable life; needs replacement. Other equipment worn but serviceable.		
	Institutional Equipment	E1040		90.00% Good
Furnishings	Entertainment and Recreational Equipment	E1070		90.00% Good
	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Other, Surface Deterioration		
	Causes:	Deterioration, Other		
	Comments:	Worn, but serviceable		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	Movable Furnishings	E2050		62.00% Fair
	Deficiencies:	Other, Surface Deterioration		
	Causes:	Deterioration, Other		
	Comments:	Worn, but serviceable		



Colbert 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
1965	Main Area	15,565	15,565	15,565		4/25/2001
1966	1966 Addition	4,505	4,505	4,505		4/25/2001
1967	1967 Addition	3,223	3,223	3,223		4/25/2001
1979	1979 Addition	19,718	19,718	19,718		
2000	2000 Addition	11,804	11,804	11,804		4/25/2001
Building Totals		54,815	54,815	54,815		

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:	Damaged Masonry, Efflorescence and Staining		
	Causes:	Moisture Intrusion, Surface Damage		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Comments:	Minor surge damage to some bricks. Efflorescence and staining due to moisture in wall cavity.		
	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
	Comments:			
	Horizontal Openings	B3060		90.00% Good
Interior Construction	Overhead Exterior Enclosures	B3080		90.00% Good
	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	Worn, but serviceable		
	Raised Floor Construction	C1060		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Other, Surface Appearance		
	Causes:	Other, Surface Damage		
	Comments:	Worn, but serviceable; some damaged VWC.		
	Interior Fabrications	C2020		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Other		
	Comments:	Worn, but serviceable		
	Flooring	C2030		90.00% Good
	Comments:			

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	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		30.00% Poor
	Deficiencies:	Insufficient Heat, Other, System Inefficient		
	Causes:	Equipment Obsolescence, Other		
	Comments:	System components are at or beyond end of serviceable life. Mead SD is pursuing grants for an ASHRAE Level II audit and replacement of boilers and other components of the heating plant.		
	Cooling Systems	D3030		30.00% Poor
	Deficiencies:	Insufficient Cooling, Other, System Inefficient		
	Causes:	Equipment Obsolescence, Other		
	Comments:	System components are at or beyond end of serviceable life. Mead SD is pursuing grants for an ASHRAE Level II audit and replacement of chiller and other components of the cooling plant.		
	Facility HVAC Distribution Systems	D3050		30.00% Poor
	Deficiencies:	Inadequate Water Flow, Other, System Inefficient		
	Causes:	Equipment Obsolescence, Other		
	Comments:	System components are at or beyond end of serviceable life. Mead SD is pursuing grants for an ASHRAE Level II audit and replacement of pumps, VFDs and other components of the distribution system.		
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence, Other		
	Comments:	System components are nearing end of serviceable life.		
Fire Protection	Fire Protection Specialties	D4030		100.00% Excellent

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
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
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	System components are at or beyond end of serviceable life. Mead SD is pursuing grants for an ASHRAE Level II audit and replacement of the building automation system.		
Equipment	Commercial Equipment	E1030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Age Deterioration, Other, Use Deterioration		
	<i>Comments:</i>	Worn, but serviceable		
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		62.00% Fair
	<i>Deficiencies:</i>	Other		
Furnishings	<i>Causes:</i>	Equipment Deterioration, Other		
	<i>Comments:</i>	Worn, but serviceable		
	Fixed Furnishings	E2010		62.00% Fair
	<i>Deficiencies:</i>	Other, Surface Deterioration		
	<i>Causes:</i>	Deterioration, Other		
	<i>Comments:</i>	Worn, but serviceable		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	Movable Furnishings	E2050		62.00% Fair
	Deficiencies:	Other, Surface Deterioration		
	Causes:	Deterioration, Other		
	Comments:	Worn, but serviceable		



Creekside Elementary - Creekside Elementary

Building Details

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

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2020	Original Building	64,360	64,360	64,360		11/22/2021
	Building Totals	64,360	64,360	64,360		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		100.00% Excellent
Slabs on Grade	Standard Slabs on Grade	A4010		100.00% Excellent
	Pits and Bases	A4040		100.00% Excellent
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent
Superstructure	Floor Construction	B1010		100.00% Excellent
	Roof Construction	B1020		100.00% Excellent
	Stairs	B1080		100.00% Excellent
Exterior Vertical Enclosures	Exterior Walls	B2010		100.00% Excellent
	Exterior Windows	B2020		100.00% Excellent
	Exterior Doors and Grilles	B2050		100.00% Excellent
	Exterior Louvers and Vents	B2070		100.00% Excellent

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Roofing	B3010		100.00% Excellent
	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent
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
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
	Entertainment and Recreational Equipment	E1070		100.00% Excellent
Furnishings	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent



Evergreen 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
1961	Main Area	35,336	35,336	35,336		3/25/1992
1991	1991 Addition	7,996	7,996	7,996		3/25/1992
2001	2001 Addition	10,204	10,204	10,204		12/9/2002
Building Totals		53,536	53,536	53,536		

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
	Deficiencies:	Cracking, Peeling, Flaking, Warped/Delaminating Finishes		
	Causes:	Moisture Intrusion, Surface Damage		
	Comments:	Delaminated coating @ EIFS on gym; worn but serviceable.		
	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		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Frame/Molding Condition, Material Condition		
	<i>Comments:</i>	Worn, but serviceable		
	Exterior Louvers and Vents	B2070		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Rust		
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
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Material Condition, Other		
	<i>Comments:</i>	Worn; some damage		
	Interior Grilles and Gates	C1040		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Other, Surface Damage		
	<i>Comments:</i>	VWC worn, deteriorated, aged; needs replacement. Other finishes worn, but serviceable.		
	Interior Fabrications	C2020		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Worn, but serviceable		
	Flooring	C2030		90.00% Good
	Ceiling Finishes	C2050		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		90.00% Good
	Heating Systems	D3020		90.00% Good
	Cooling Systems	D3030		90.00% Good
	Comments:			
	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		100.00% Excellent
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
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		100.00% Excellent
Equipment	Commercial Equipment	E1030		62.00% Fair
	Deficiencies:	Insufficient temperatures, Other		
	Causes:	Age Deterioration, Other, Use Deterioration		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Equipment	<i>Comments:</i>	Mechanical systems for walk-ins, and steamer, at end of serviceable life; need replacement.		
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	<i>Deficiencies:</i>	Other, Surface Deterioration		
	<i>Causes:</i>	Deterioration, Other		
	<i>Comments:</i>	Worn, but serviceable		
	Movable Furnishings	E2050		62.00% Fair
	<i>Deficiencies:</i>	Other, Surface Deterioration		
	<i>Causes:</i>	Deterioration, Other		
	<i>Comments:</i>	Worn, but serviceable		



Farwell 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	1956 Area	23,756	23,756	23,756		
1979	1979 Addition	8,957	8,957	8,957		
1987	1987 Addition	3,254	3,254	3,254		
1991	1991 Addition	7,470	7,470	7,470		
2001	2001 Addition	8,508	8,508	8,508		12/9/2002
Building Totals		51,945	51,945	51,945		

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:	Efflorescence and Staining		
	Causes:	Moisture Intrusion, Surface Damage		
	Comments:	Irrigation overspray.		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Windows	B2020		62.00% Fair
	<i>Deficiencies:</i>	Rot or Corrosion		
	<i>Causes:</i>	Caulking/Weather Stripping		
	<i>Comments:</i>	Damaged seals due to age/weathering.		
	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		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Worn; some damage		
	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
	Flooring	C2030		90.00% Good
	Ceiling Finishes	C2050		62.00% Fair
	<i>Deficiencies:</i>	Other, Surface Appearance		
	<i>Causes:</i>	Maintenance, Surface Damage		
	<i>Comments:</i>	Damaged and worn, often due to frequent service access through ceiling to items above.		
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	Comments:			
	Cooling Systems	D3030		30.00% Poor
	Deficiencies:	Insufficient Cooling, Uneven Zone Coverage		
	Causes:	Other		
	Comments:	System does not serve entire load of building. Difficult to maintain. Causes: Obsolescence, deterioration.		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Comments:			
HVAC	Ventilation	D3060		90.00% Good
	Comments:			
Fire Protection	Fire Protection Specialties	D4030		100.00% Excellent
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
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		100.00% Excellent
	Comments:			
Equipment	Commercial Equipment	E1030		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Equipment	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	<i>Deficiencies:</i>	Other, Surface Deterioration		
	<i>Causes:</i>	Deterioration, Other		
	<i>Comments:</i>	Worn, but serviceable		
	Movable Furnishings	E2050		62.00% Fair
	<i>Deficiencies:</i>	Other, Surface Deterioration		
	<i>Causes:</i>	Deterioration, Other		
	<i>Comments:</i>	Worn, but serviceable		



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2025-2026

Mead

100.00

Highland Middle - Main Building

Building Details

PROFILE TYPE	Middle/Junior High School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	11/23/2020
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
2025-2026	5	Not Reviewed	Incomplete	Not Reported
2024-2025	4	100.00	Consultant	4/24/2025
2023-2024	3	Not Reviewed	Incomplete	4/8/2024

The next certified BCA is due: 2031

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2020	Original building	121,324	121,324	121,324		11/23/2020
	Building Totals	121,324	121,324	121,324		

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

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Windows	B2020		100.00% Excellent
	Exterior Doors and Grilles	B2050		100.00% Excellent
	Exterior Louvers and Vents	B2070		100.00% Excellent
Exterior Horizontal Enclosures	Roofing	B3010		100.00% Excellent
	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent
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
Furnishings	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent



Mead Senior High School - Main Building

Building Details

PROFILE TYPE	High 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
1972	Main Area	164,443	164,443	164,443		11/18/2002
1980	80 Addition	47,241	47,241	47,241		11/18/2002
2001	01 Addition	24,921	24,921	24,921		11/18/2002
Building Totals		236,605	236,605	236,605		

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
	Deficiencies:	Efflorescence and Staining, Other, Rot or Corrosion, Rusted Metal Finishes/Components		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	<i>Causes:</i>	Moisture Intrusion, Other		
	<i>Comments:</i>	Missing some exterior building expansion joint covers. Irrigation overspray. Rust apparent on exposed steel elements.		
	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
	<i>Comments:</i>			
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	<i>Comments:</i>			
Interior Construction	Overhead Exterior Enclosures	B3080		90.00% Good
	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		62.00% Fair
	<i>Deficiencies:</i>	Deficient Hardware/Operating Parts, Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Special doors not functioning properly; difficult to service/repair.		
	Interior Grilles and Gates	C1040		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Material Condition, Other		
	<i>Comments:</i>	Accordion folding fire doors at end of servicable life.		
	Suspended Ceiling Construction	C1070		62.00% Fair
	<i>Deficiencies:</i>	Broken T-Bar or Perimeter Track, Other		
	<i>Causes:</i>	Need to Replace Components		
	<i>Comments:</i>	Some damaged due to vandalism.		
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	<i>Deficiencies:</i>	Other, Surface Appearance		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Worn but servicable.		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Interior Fabrications	C2020		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Worn; some damage due to age & abuse.		
	Flooring	C2030		90.00% Good
	<i>Deficiencies:</i>	Irregular Surface		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Cracked floor tiles in Commons and circulation areas cannot be replaced in kind due to thickness of newer materials.		
	Stair Finishes	C2040		90.00% Good
	<i>Comments:</i>			
	Ceiling Finishes	C2050		90.00% Good
Conveying	Vertical Conveying Systems	D1010		90.00% Good
Plumbing	Domestic Water Distribution	D2010		62.00% Fair
	<i>Deficiencies:</i>	Other, Water Leaking		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Electrolysis leading to pinhole leaks, some consequential damage.		
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
	General Service Compressed-Air	D2050		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Corrosion, Mineral Deposits, Electrolysis, Other		
	<i>Comments:</i>	Glycol system out of balance, resulting in corrosion & leaks at valves & fittings.		
	Cooling Systems	D3030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Corrosion, Mineral Deposits, Electrolysis, Equipment Obsolescence, Other		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	<i>Comments:</i>	Glycol system out of balance, resulting in corrosion & leaks at valves & fittings. Chillers are near end of serviceable life.		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Corrosion, Mineral Deposits, Electrolysis, Equipment Obsolescence, Other		
	<i>Comments:</i>	Glycol system out of balance, resulting in corrosion & leaks at valves & fittings. Pumps require frequent repairs; near end of serviceable life.		
	Ventilation	D3060		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	Equipment is still serviceable, but requires frequent maintenance & repair.		
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		100.00% Excellent
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
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electronic Safety and Security	Comments:	Parts difficult to find; some components require replacement instead of repair; system at end of serviceable life.		
	Integrated Automation Facility Controls	D8010		30.00% Poor
	Deficiencies:	Other, System Not working to Capacity		
	Causes:	Equipment Obsolescence, Other		
Equipment	Comments:	The entire EMS system is outdated and needs to be replaced due to equipment not being supported by vendor. Parts are no longer manufactured.		
	Vehicle and Pedestrian Equipment	E1010		30.00% Poor
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Dock lift is unreliable; requires frequent maintenance & repair.		
	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Deterioration, Equipment Obsolescence, Other		
	Comments:	Main gym audio system is at end of serviceable life; replacement parts are not available.		
	Other Equipment	E1090		90.00% Good
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Other, Surface Deterioration		
	Causes:	Deterioration, Other		
	Comments:	Worn, but serviceable		
	Movable Furnishings	E2050		62.00% Fair
	Deficiencies:	Other, Surface Deterioration		
	Causes:	Deterioration, Other		
	Comments:	Worn, but serviceable		



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2025-2026

Mead

81.75

Meadow Ridge 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
1992	Main Area	53,972	53,972	53,972		
	Building Totals	53,972	53,972	53,972		

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
	Comments:			
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Efflorescence and Staining		
	Causes:	Moisture Penetration, Surface Damage		
	Comments:	Due for maintenance painting.		
	Exterior Windows	B2020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Caulking/Weather Stripping, Other		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	<i>Comments:</i>	Failed IGU glazing seals		
	Exterior Doors and Grilles	B2050		62.00% Fair
	<i>Deficiencies:</i>	Rot or Corrosion		
	<i>Causes:</i>	Frame/Molding Condition, Material Condition		
	<i>Comments:</i>	Some rusted and deteriorating doors & frames.		
Exterior Horizontal Enclosures	Exterior Louvers and Vents	B2070		90.00% Good
	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
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Worn; some damage		
	Interior Grilles and Gates	C1040		90.00% Good
	Raised Floor Construction	C1060		90.00% Good
Interior Finishes	Suspended Ceiling Construction	C1070		90.00% Good
	Wall Finishes	C2010		62.00% Fair
	<i>Deficiencies:</i>	Other, Surface Appearance		
	<i>Causes:</i>	Other, Surface Damage		
	<i>Comments:</i>	Worn, but serviceable. Some damaged VWC.		
	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

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
	<i>Deficiencies:</i>	Other, Uneven Zone Coverage		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Poor system design with common ducting/plenum.		
	Cooling Systems	D3030		90.00% Good
	<i>Comments:</i>			
	Facility HVAC Distribution Systems	D3050		90.00% Good
	<i>Comments:</i>			
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Protection Specialties	D4030		100.00% Excellent
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
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	Deficiencies:	Other, Surface Deterioration		
	Causes:	Deterioration, Other		
	Comments:	Worn, but serviceable		
	Movable Furnishings	E2050		90.00% Good
	Deficiencies:	Other, Surface Deterioration		
	Causes:	Deterioration, Other		
	Comments:	Worn, but serviceable		



Midway 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
1980	Main Area	51,719	51,719	51,719		10/21/2019
2019	19 Addition	10,548	10,548	10,548		10/21/2019
Building Totals		62,267	62,267	62,267		

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
	Comments:			
	Exterior Windows	B2020		100.00% Excellent
	Comments:			
	Exterior Doors and Grilles	B2050		100.00% Excellent
	Comments:			

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Louvers and Vents	B2070		100.00% Excellent
	Comments:			
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
	Comments:			
	Interior Grilles and Gates	C1040		100.00% Excellent
	Suspended Ceiling Construction	C1070		100.00% Excellent
Interior Finishes	Wall Finishes	C2010		100.00% Excellent
	Comments:			
	Interior Fabrications	C2020	Low	100.00% Excellent
	Comments:			
	Flooring	C2030		100.00% Excellent
	Comments:			
	Ceiling Finishes	C2050		100.00% Excellent
Plumbing	Comments:			
	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:			
	Cooling Systems	D3030		100.00% Excellent
	Comments:			
	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Comments:			

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	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	Low	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
	Comments:			
	Institutional Equipment	E1040		100.00% Excellent
	Comments:			
	Entertainment and Recreational Equipment	E1070		100.00% Excellent
Furnishings	Fixed Furnishings	E2010		100.00% Excellent
	Comments:			
	Movable Furnishings	E2050		100.00% Excellent
	Comments:			



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2025-2026

Mead

84.52

Mountainside Middle School - Main Building

Building Details

PROFILE TYPE	Junior/Senior High School - Multi-Story
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	2/8/2010
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
2025-2026	16	Not Reviewed	Incomplete	Not Reported
2024-2025	15	84.52	Consultant	4/24/2025
2023-2024	14	94.96	District	4/8/2024
2022-2023	13	94.96	District	3/27/2023
2021-2022	12	98.03	District	4/11/2022
2020-2021	11	Not Reviewed	Incomplete	Not Reported

The next certified BCA is due: **2031**

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2008	Area 1	115,260	115,260	115,260		2/8/2010
Building Totals		115,260	115,260	115,260		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010	Low	90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010	Low	90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010	Low	90.00% Good
Superstructure	Floor Construction	B1010	Low	90.00% Good
	Roof Construction	B1020	Low	90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	Stairs	B1080	Low	90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010	Low	90.00% Good
	Exterior Windows	B2020	Low	90.00% Good
	Exterior Doors and Grilles	B2050	Low	90.00% Good
	Exterior Louvers and Vents	B2070	Low	90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010	Low	90.00% Good
	Roof Appurtenances	B3020	Low	90.00% Good
	Horizontal Openings	B3060	Low	90.00% Good
Interior Construction	Interior Partitions	C1010	Low	90.00% Good
	Interior Windows	C1020	Low	90.00% Good
	Interior Doors	C1030	Low	90.00% Good
	Interior Grilles and Gates	C1040	Low	90.00% Good
	Suspended Ceiling Construction	C1070	Low	90.00% Good
Interior Finishes	Wall Finishes	C2010	Low	62.00% Fair
	Deficiencies:	Other, Surface Appearance		
	Causes:	Other, Surface Damage		
	Comments:	Some worn & damaged VWC. Other finishes worn, but serviceable.		
	Interior Fabrications	C2020	Low	90.00% Good
	Flooring	C2030	Low	30.00% Poor
	Deficiencies:	Irregular Surface, Other, Stains, Discoloration		
	Causes:	Deterioration, Other		
	Comments:	Carpet is already at end of life and will need to be replaced. Other floor finishes worn, but serviceable.		
	Stair Finishes	C2040	Low	90.00% Good
	Ceiling Finishes	C2050	Low	90.00% Good
Conveying	Vertical Conveying Systems	D1010	Low	90.00% Good
Plumbing	Domestic Water Distribution	D2010	Low	90.00% Good
	Sanitary Drainage	D2020	Low	90.00% Good
	Building Support Plumbing Systems	D2030	Low	90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	General Service Compressed-Air	D2050	Low	90.00% Good
HVAC	Heating Systems	D3020	Low	90.00% Good
	Cooling Systems	D3030	Low	90.00% Good
	Facility HVAC Distribution Systems	D3050	Low	90.00% Good
	Ventilation	D3060	Low	90.00% Good
Fire Protection	Fire Suppression	D4010	Low	90.00% Good
	Fire Protection Specialties	D4030	Low	100.00% Excellent
Electrical	Facility Power Generation	D5010	Low	90.00% Good
	Electrical Services and Distribution	D5020	Low	90.00% Good
	General Purpose Electrical Power	D5030	Low	90.00% Good
	Lighting	D5040	Low	90.00% Good
Communications	Data Communications	D6010	Low	90.00% Good
	Voice Communications	D6020	Low	90.00% Good
	Audio-Video Communications	D6030	Low	90.00% Good
	Distributed Communications and Monitoring	D6060	Low	90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010	Low	90.00% Good
	Electronic Surveillance	D7030	Low	90.00% Good
	Detection and Alarm	D7050	Low	90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010	Low	90.00% Good
Equipment	Commercial Equipment	E1030	Low	90.00% Good
	Institutional Equipment	E1040	Low	90.00% Good
	Entertainment and Recreational Equipment	E1070	Low	90.00% Good
Furnishings	Fixed Furnishings	E2010	Low	90.00% Good
	Movable Furnishings	E2050	Low	90.00% Good



Mt Spokane High School - Main Building

Building Details

PROFILE TYPE	High School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	10/22/1997
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
2025-2026	28	Not Reviewed	Incomplete	Not Reported
2024-2025	27	88.96	Consultant	4/24/2025
2023-2024	26	90.53	District	4/8/2024
2022-2023	25	91.11	District	3/27/2023
2021-2022	24	88.78	District	4/11/2022
2020-2021	23	Not Reviewed	Incomplete	Not Reported

The next certified BCA is due: 2031

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1997	Mt Spokane	230,177	230,177	230,177	9/1/1997	10/22/1997
Building Totals		230,177	230,177	230,177		

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	Floor Construction	B1010		90.00% Good
	Roof Construction	B1020		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	Stairs	B1080		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Deficiencies:	Damaged Masonry		
	Causes:	Structural and Frame Movement		
	Comments:	Isolated location of masonry veneer cracking at expansion/separation joint at south wall of interior courtyard.		
	Exterior Windows	B2020		90.00% Good
	Comments:			
	Exterior Doors and Grilles	B2050		90.00% Good
Exterior Horizontal Enclosures	Exterior Louvers and Vents	B2070		90.00% Good
	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	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
	Interior Grilles and Gates	C1040		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Other, Surface Appearance		
	Causes:	Other, Surface Damage		
	Comments:	Worn, but serviceable. Some damage.		
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Comments:			
	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 Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	Building Support Plumbing Systems	D2030		90.00% Good
	General Service Compressed-Air	D2050		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	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		100.00% Excellent
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
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence, Other		
	Comments:	Older system near end of serviceable life.		
Integrated Automation	Integrated Automation Facility Controls	D8010		100.00% Excellent
	Comments:			
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		90.00% Good
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	<i>Deficiencies:</i>	Other, Surface Deterioration		
	<i>Causes:</i>	Deterioration, Other		
	<i>Comments:</i>	Worn, but serviceable		
	Movable Furnishings	E2050		62.00% Fair
	<i>Deficiencies:</i>	Other, Surface Deterioration		
	<i>Causes:</i>	Deterioration, Other		
	<i>Comments:</i>	Worn, but serviceable		



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2025-2026

Mead

97.93

Northwood Middle School - Main Building

Building Details

PROFILE TYPE	Middle/Junior High School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	6/10/2019
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
2025-2026	6	Not Reviewed	Incomplete	Not Reported
2024-2025	5	97.93	Consultant	4/24/2025
2023-2024	4	Not Reviewed	Incomplete	4/8/2024

The next certified BCA is due: 2031

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1981	Modernized 2019	12,534	12,534	12,534		6/10/2019
2005	05 Addition	4,169	4,169	4,169		
2018	Main Area	104,973	104,973	104,973		6/10/2019
Building Totals		121,676	121,676	121,676		

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:	Some cracking apparent at polished conc slabs on grade.		
	Pits and Bases	A4040		100.00% Excellent

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
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		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
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		90.00% Good
	Stair Finishes	C2040		90.00% Good
	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

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Ventilation	D3060		100.00% Excellent
Fire Protection	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
Electrical	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		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2025-2026

Mead

90.40

Prairie View Elementary School - Main Building

Building Details

PROFILE TYPE	Elementary School - Multi-Story
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	5/11/2009
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
2025-2026	16	Not Reviewed	Incomplete	Not Reported
2024-2025	15	90.40	Consultant	4/24/2025
2023-2024	14	91.64	District	4/8/2024
2022-2023	13	94.13	District	3/27/2023
2021-2022	12	94.13	District	4/11/2022
2020-2021	11	Not Reviewed	Incomplete	Not Reported

The next certified BCA is due: 2031

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2007	Area 1	57,713	57,713	57,713	9/1/2007	5/11/2009
Building Totals		57,713	57,713	57,713		

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	Floor Construction	B1010		100.00% Excellent
	Roof Construction	B1020		100.00% Excellent

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	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	High	90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		100.00% Excellent
	<i>Year Installed/Replaced:</i>	2021		
	<i>Life Span:</i>	30		
	<i>Comments:</i>			
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		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
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		30.00% Poor
	<i>Deficiencies:</i>	Irregular Surface		
	<i>Causes:</i>	Deterioration		
	<i>Comments:</i>	Carpet will need to be replaced eventually due to poor quality carpet and excessive wear.		
	Stair Finishes	C2040		90.00% Good
	<i>Deficiencies:</i>	Irregular Surface, Stains, Discoloration		
	<i>Causes:</i>	Deterioration, Moisture, Other		
	<i>Comments:</i>	Wear and exposure to snow melt and deicing salt carried in on shoes has resulted in corrosion of steel stair stringers, and possibly stair tread pans under finishes.		
	Ceiling Finishes	C2050		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Conveying	Vertical Conveying Systems	D1010		90.00% Good
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
	Cooling Systems	D3030		90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
Electrical	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		100.00% Excellent
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		100.00% Excellent
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
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 2025-2026

Mead

99.12

Shiloh Hills Elementary School - Main Building

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied
COMMENTS	Modernization & Replacement project is scheduled to begin April 2018. Anticipated completion is August 2019. Architect of record reports 50,787 SF of modernization, 14,307 SF of new-in-lieu.

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
1980	Main Area	51,719	51,719	51,719		1/11/2021
2019	19 Addition	12,542	12,542	12,542		1/11/2021
Building Totals		64,261	64,261	64,261		

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	Low	100.00% Excellent
Superstructure	Roof Construction	B1020	Medium	100.00% Excellent
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Deficiencies:	Other		
	Causes:	Moisture Intrusion, Moisture Penetration, Other		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Comments:	Water intrusion occurring; suspected to be through metal panel-clad wall construction at penthouses, and at storefront at entry vestibule.		
	Exterior Windows	B2020		100.00% Excellent
	Comments:			
	Exterior Doors and Grilles	B2050		100.00% Excellent
	Exterior Louvers and Vents	B2070		100.00% Excellent
Exterior Horizontal Enclosures	Roofing	B3010		100.00% Excellent
	Comments:			
	Roof Appurtenances	B3020		100.00% Excellent
	Comments:			
	Horizontal Openings	B3060		100.00% Excellent
Interior Construction	Comments:			
	Overhead Exterior Enclosures	B3080		100.00% Excellent
	Interior Partitions	C1010		100.00% Excellent
	Interior Windows	C1020		100.00% Excellent
	Interior Doors	C1030		100.00% Excellent
Interior Finishes	Comments:			
	Interior Grilles and Gates	C1040		100.00% Excellent
	Suspended Ceiling Construction	C1070		100.00% Excellent
	Wall Finishes	C2010		100.00% Excellent
	Comments:			
Plumbing	Interior Fabrications	C2020		100.00% Excellent
	Comments:			
	Flooring	C2030		100.00% Excellent
	Comments:			
	Ceiling Finishes	C2050		100.00% Excellent
Plumbing	Comments:			
	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	Building Support Plumbing Systems	D2030		100.00% Excellent
HVAC	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		100.00% Excellent
	Comments:			
	Cooling Systems	D3030		100.00% Excellent
	Comments:			
	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
	Comments:			
	Audio-Video Communications	D6030		100.00% Excellent
	Comments:			
	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
	Comments:			
	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
Furnishings	Fixed Furnishings	E2010		100.00% Excellent
	Comments:			
	Movable Furnishings	E2050		100.00% Excellent
	Comments:			



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2025-2026

Mead

100.00

Skyline 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
2021	Original Building	61,500	61,500	61,500		11/29/2021
	Building Totals	61,500	61,500	61,500		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		100.00% Excellent
Slabs on Grade	Standard Slabs on Grade	A4010		100.00% Excellent
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent
Superstructure	Roof Construction	B1020		100.00% Excellent
Exterior Vertical Enclosures	Exterior Walls	B2010		100.00% Excellent
	Exterior Windows	B2020		100.00% Excellent
	Exterior Doors and Grilles	B2050		100.00% Excellent
	Exterior Louvers and Vents	B2070		100.00% Excellent
Exterior Horizontal Enclosures	Roofing	B3010		100.00% Excellent
	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
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
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

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
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		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 2025-2026

MEAD

53.75%

PITTSBURG LEARNING CENTER - MAIN BUILDING

Building Details

PROFILE TYPE	Middle/Junior High School - Single Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied
COMMENTS	Survey star rating comment: Building has narrow hallways, low ceilings and has sprall that is complicated to secure. Buildings systems are old and not very efficient. Building has multiple functional obsolescence.. Pittsburg Learning Center is an Early Learning Center. sf from this building was used to new in lieu Northwood MS. Northwood MS is now the functioning MS. Non K-12 instruction at site

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	Main Area	50,161	50,161	0		6/10/2019
1970	Pre 1981 Addition	8,399	8,399	0		6/10/2019
1981	1981 Additions	29,735	29,735	0		6/10/2019
Building Totals		88,295	88,295	0		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010	Low	90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010	Low	62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Detailed Condition Assessment by Building
 Reporting Year 2025-2026

MEAD

53.75%

PITTSBURG LEARNING CENTER - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Slabs on Grade	<i>Comments:</i>	Frost heaving reported at kitchen walk-in slab.		
Water and Gas Mitigation	Building Subdrainage	A6010	Low	90.00% Good
Superstructure	Roof Construction	B1020	Medium	90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010	Low	90.00% Good
	Exterior Windows	B2020	Low	30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Material Condition, Other, U-Value		
	<i>Comments:</i>	Damaged and failed IGUs. Stained, discolored, and mismatched glazing.		
	Exterior Doors and Grilles	B2050	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Frame/Molding Condition, Material Condition		
	<i>Comments:</i>	Worn; near end of serviceable life.		
	Exterior Louvers and Vents	B2070	Low	62.00% Fair
Exterior Horizontal Enclosures	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Frame/Molding Condition, Material Condition		
	<i>Comments:</i>	Worn; near end of serviceable life.		
	Roofing	B3010	Medium	30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other, Surface Weathering		
	<i>Comments:</i>	Worn; at or near end of serviceable life.		
	Roof Appurtenances	B3020	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other, Surface Weathering		
	<i>Comments:</i>	Worn; at or near end of serviceable life.		



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2025-2026

MEAD

53.75%

PITTSBURG LEARNING CENTER - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Horizontal Openings	B3060	Low	62.00% Fair
	Deficiencies:	Other		
	Causes:	Other, Surface Weathering		
	Comments:	Worn; at or near end of serviceable life.		
Interior Construction	Interior Partitions	C1010	Low	62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Worn, but serviceable		
	Interior Windows	C1020	Low	62.00% Fair
	Deficiencies:	Other		
	Causes:	Frame/Molding Condition, Material Condition		
	Comments:	Worn, but serviceable		
	Interior Doors	C1030	Low	62.00% Fair
	Deficiencies:	Other		
	Causes:	Frame/Molding Condition, Material Condition		
	Comments:	Worn, but serviceable		
	Interior Grilles and Gates	C1040	Low	62.00% Fair
	Deficiencies:	Other		
	Causes:	Frame/Molding Condition, Material Condition		
	Comments:	Worn, but serviceable		
	Suspended Ceiling Construction	C1070	Low	62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Worn, but serviceable		
Interior Finishes	Wall Finishes	C2010	Low	30.00% Poor
	Deficiencies:	Other, Surface Appearance		



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
 Reporting Year 2025-2026

MEAD

53.75%

PITTSBURG LEARNING CENTER - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	<i>Causes:</i>	Maintenance, Other, Surface Damage		
	<i>Comments:</i>	Worn, but serviceable. Needs maintenance painting.		
	Interior Fabrications	C2020	Low	62.00% Fair
	<i>Deficiencies:</i>	Other, Surface Appearance		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Worn, but serviceable		
	Flooring	C2030	Low	0.00% Unsatisfactory
	<i>Deficiencies:</i>	Irregular Surface, Other, Stains, Discoloration		
	<i>Causes:</i>	Deterioration, Other		
	<i>Comments:</i>	Beyond serviceable life.		
Plumbing	Ceiling Finishes	C2050	Low	30.00% Poor
	<i>Deficiencies:</i>	Other, Surface Appearance		
	<i>Causes:</i>	Other, Surface Damage		
	<i>Comments:</i>	At or beyond serviceable life.		
	Domestic Water Distribution	D2010	Low	90.00% Good
	<i>Deficiencies:</i>	Lack of Water Flow, Other		
HVAC	<i>Causes:</i>	Other		
	<i>Comments:</i>	Limited system; building was re-piped but not all original fixtures have water supply.		
	Sanitary Drainage	D2020	Low	90.00% Good
	Building Support Plumbing Systems	D2030	Medium	90.00% Good
	Facility Fuel Systems	D3010	Medium	90.00% Good
	Heating Systems	D3020	Medium	30.00% Poor
	<i>Deficiencies:</i>	Other, System Inefficient		



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
 Reporting Year 2025-2026

MEAD

53.75%

PITTSBURG LEARNING CENTER - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	At or beyond end of serviceable life.		
	Cooling Systems	D3030	Medium	30.00% Poor
	<i>Deficiencies:</i>	Other, System Inefficient		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	At or beyond end of serviceable life.		
	Facility HVAC Distribution Systems	D3050	Medium	0.00% Unsatisfactory
	<i>Deficiencies:</i>	Inadequate Water Flow, Other, System Inefficient		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	2-pipe system shared by heating & cooling plants. Insufficient for shoulder seasons; poor control.		
	Ventilation	D3060	Medium	30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	At or beyond end of serviceable life.		
Fire Protection	Fire Protection Specialties	D4030	Medium	90.00% Good
Electrical	Electrical Services and Distribution	D5020	Low	90.00% Good
	General Purpose Electrical Power	D5030	Low	90.00% Good
	<i>Comments:</i>			
	Lighting	D5040	Low	30.00% Poor
	<i>Deficiencies:</i>	Other, Uneven or Low light Levels		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	At or beyond end of serviceable life. No LED upgrades.		
	Data Communications	D6010	Medium	62.00% Fair



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
 Reporting Year 2025-2026

MEAD

53.75%

PITTSBURG LEARNING CENTER - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	Near end of serviceable life.		
	Voice Communications	D6020	Medium	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Near end of serviceable life.		
	Audio-Video Communications	D6030	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Near end of serviceable life.		
	Distributed Communications and Monitoring	D6060	Low	30.00% Poor
Electronic Safety and Security	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	At or beyond end of serviceable life.		
	Access Control and Intrusion Detection	D7010	Low	30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	Limited system. Near end of serviceable life.		
	Electronic Surveillance	D7030	Low	30.00% Poor
	<i>Deficiencies:</i>	Blind Zones , Other		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	Limited system. Near end of serviceable life.		
	Detection and Alarm	D7050	Low	90.00% Good



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2025-2026

MEAD

53.75%

PITTSBURG LEARNING CENTER - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Integrated Automation	Integrated Automation Facility Controls	D8010	High	30.00% Poor
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence, Other		
	Comments:	Limited system. At or beyond end of serviceable life.		
Equipment	Commercial Equipment	E1030	Low	30.00% Poor
	Deficiencies:	Other		
	Causes:	Age Deterioration, Other, Use Deterioration		
	Comments:	At or beyond end of serviceable life.		
	Institutional Equipment	E1040	Low	90.00% Good
	Comments:			
	Entertainment and Recreational Equipment	E1070	Low	30.00% Poor
	Deficiencies:	Other		
Furnishings	Deficiencies:	Equipment Deterioration, Equipment Obsolescence, Other		
	Causes:	Limited. At or beyond end of serviceable life.		
	Comments:			
	Fixed Furnishings	E2010	Low	30.00% Poor
	Deficiencies:	Other, Surface Deterioration		
	Causes:	Deterioration, Other		
	Comments:	At or beyond end of serviceable life.		
	Movable Furnishings	E2050	Low	30.00% Poor
	Deficiencies:	Other, Surface Deterioration		
	Causes:	Deterioration, Other		
	Comments:	At or beyond end of serviceable life.		



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2025-2026

MEAD

80.23%

M.E.A.D. ALTERNATIVE HIGH SCHOOL - MAIN BUILDING

Building Details

PROFILE TYPE	Classroom Building - Slabs On Grade
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied
COMMENTS	The Mead Alternative High School program was reported closed during the 2019 directory changes. The school code has been removed from the building.. Building not being used currently. storage only

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
1974	Main Building	9,328	0	0	9/1/1995	12/1/1995
1995	95 Addition	916	0	0		
Building Totals		10,244	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, Efflorescence and Staining, Other		
	Causes:	Other, Surface Damage		



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2025-2026

MEAD

80.23%

M.E.A.D. ALTERNATIVE HIGH SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	<i>Comments:</i>	Maintenance painting needed.		
	Exterior Windows	B2020		62.00% Fair
	<i>Deficiencies:</i>	Excessive Heat Loss, Other		
	<i>Causes:</i>	Frame/Molding Condition, Material Condition, U-Value		
	<i>Comments:</i>	Worn, but serviceable. Single-pane glazing at storefront framing. Good at window units.		
	Exterior Doors and Grilles	B2050		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Mostly single-pane glazing at storefront doors.		
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other, Surface Weathering		
	<i>Comments:</i>	Worn, but serviceable		
	Roof Appurtenances	B3020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other, Surface Weathering		
	<i>Comments:</i>	Worn, but serviceable		
	Horizontal Openings	B3060		62.00% Fair
	<i>Deficiencies:</i>	Other		
Interior Construction	<i>Causes:</i>	Other, Surface Weathering		
	<i>Comments:</i>	Worn, but serviceable		
	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2025-2026

MEAD

80.23%

M.E.A.D. ALTERNATIVE HIGH SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Interior Doors	C1030		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Efflorescence and Staining, Other, Surface Appearance		
	Causes:	Other, Surface Damage		
	Comments:	Needs maintenance painting.		
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		30.00% Poor
	Deficiencies:	Irregular Surface, Other, Stains, Discoloration		
	Causes:	Deterioration, Other		
	Comments:	At or near end of serviceable life.		
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Efflorescence and Staining, Other, Surface Appearance		
	Causes:	Other, Surface Damage		
	Comments:	Worn, but serviceable. Some discolored and damaged lay-in ceiling panels.		
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



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Detailed Condition Assessment by Building
 Reporting Year 2025-2026

MEAD

80.23%

M.E.A.D. ALTERNATIVE HIGH SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		100.00% Excellent
Electrical	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:	No LED upgrades.		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Limited system.		
	Electronic Surveillance	D7030		62.00% Fair
	Deficiencies:	Blind Zones , Other		
	Causes:	Insufficient Equipment, Other		
	Comments:	Limited system.		
Integrated Automation	Detection and Alarm	D7050		90.00% Good
	Integrated Automation Facility Controls	D8010		90.00% Good
Furnishings	Fixed Furnishings	E2010		30.00% Poor
	Deficiencies:	Other, Surface Deterioration		
	Causes:	Deterioration, Other		



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2025-2026

MEAD

80.23%

M.E.A.D. ALTERNATIVE HIGH SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	<i>Comments:</i>	Worn, but serviceable		
	Movable Furnishings	E2050		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Limited furnishings in storage, since building is vacant.		



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2025-2026

MEAD

84.73%

MEAD EDUCATION PARTNERSHIP (FIVE MILE PRAIRIE) - MAIN BUILDING

Building Details

PROFILE TYPE	Elementary School - Multi-Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied
COMMENTS	Building leased to others

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
1939	Main Area	8,874	8,874	0		
	Building Totals	8,874	8,874	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
	Comments:			
Water and Gas Mitigation	Building Subdrainage	A6010		62.00% Fair
	Deficiencies:	Inadequate Flow, Other		
	Causes:	Inadequate Capacity, Other		
	Comments:	Marginal capacity, with groundwater intrusion problems in Spring. Needs additional French drains to collect infiltrating water.		



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2025-2026

MEAD

84.73%

MEAD EDUCATION PARTNERSHIP (FIVE MILE PRAIRIE) - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	Floor Construction	B1010		62.00% Fair
	Deficiencies:	Rot or Corrosion		
	Causes:	Other		
	Comments:	Non-structural surface damage due to age. Needs selective replacement.		
Exterior Vertical Enclosures	Roof Construction	B1020		90.00% Good
	Stairs	B1080		90.00% Good
	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
Exterior Horizontal Enclosures	Exterior Louvers and Vents	B2070		90.00% Good
	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	Comments:			
	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
Interior Finishes	Suspended Ceiling Construction	C1070		90.00% Good
	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2025-2026

MEAD

84.73%

MEAD EDUCATION PARTNERSHIP (FIVE MILE PRAIRIE) - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Flooring	C2030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Deterioration, Other		
	Comments:	Worn, but serviceable		
	Stair Finishes	C2040		62.00% Fair
	Deficiencies:	Irregular Surface, Other		
	Causes:	Deterioration, Other		
	Comments:	Wood stair treads are worn, showing age; need restoration or replacement.		
	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	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
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		100.00% Excellent
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2025-2026

MEAD

84.73%

MEAD EDUCATION PARTNERSHIP (FIVE MILE PRAIRIE) - MAIN BUILDING

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
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
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 2025-2026

MEAD

99.42%

MEAD TRANSPORTATION COOPERATIVE - MTC MAINTENANCE BUILDING

Building Details

PROFILE TYPE	Transportation Center - Single Story
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	10/28/2020
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Consultant

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2025-2026	5	99.42	Consultant	Not Reported
2024-2025	4	99.42	Consultant	4/24/2025
2023-2024	3	Not Reviewed	Incomplete	4/8/2024
2022-2023	2	Not Reviewed	Incomplete	3/27/2023
2021-2022	1	100.00	District	4/11/2022
2020-2021	0	Not Reviewed	Incomplete	Not Reported

The next certified BCA is due: 2031

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2020	Main Building	23,533	0	0		9/28/2020
Building Totals		23,533	0	0		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		100.00% Excellent
Slabs on Grade	Standard Slabs on Grade	A4010		100.00% Excellent
	Pits and Bases	A4040		100.00% Excellent
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2025-2026

MEAD

99.42%

MEAD TRANSPORTATION COOPERATIVE - MTC MAINTENANCE BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	Floor Construction	B1010		100.00% Excellent
	Roof Construction	B1020		100.00% Excellent
	Stairs	B1080		100.00% Excellent
Exterior Vertical Enclosures	Exterior Walls	B2010		100.00% Excellent
	Exterior Windows	B2020		100.00% Excellent
	Exterior Doors and Grilles	B2050		100.00% Excellent
	Exterior Louvers and Vents	B2070		100.00% Excellent
Exterior Horizontal Enclosures	Roofing	B3010		100.00% Excellent
	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent
Interior Construction	Interior Partitions	C1010		100.00% Excellent
	Interior Windows	C1020		100.00% Excellent
	Interior Doors	C1030		100.00% Excellent
	Suspended Ceiling Construction	C1070		100.00% Excellent
Interior Finishes	Wall Finishes	C2010		100.00% Excellent
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		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



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2025-2026

MEAD

99.42%

MEAD TRANSPORTATION COOPERATIVE - MTC MAINTENANCE BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	General Service Compressed-Air	D2050		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
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	Vehicle and Pedestrian Equipment	E1010		90.00% Good



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2025-2026

MEAD

99.42%

MEAD TRANSPORTATION COOPERATIVE - MTC MAINTENANCE BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Equipment	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
Furnishings	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		90.00% Good

25-YEAR FACILITIES PLAN (2017)

25-year Facilities Plan

The following 25-year Mead School District Facility Plan, developed in 2017, is based on conservative enrollment projections and is divided into three categories - (1) New Schools; (2) Modernization or Replacement of Existing Schools; (3) Other Projects. Modernization/Replacement projects qualify for State Match monies. In the next 25 years, the Mead School District anticipates needing to build six new elementary schools, two new middle schools and an additional high school.

	2018	2024	2030	2036	2042
New Schools					
New Elementary School #9	x				
New Elementary School #10		x			
New Elementary School #11		x			
New Elementary School #12			x		
New Elementary School #13				x	
New Elementary School #14					x
New Middle School #3	x				
New Middle School #4				x	
New High School #3					x
Modernization/Replacement Existing Schools					
Mead High School (2001)				x	
Mt. Spokane High School (1997)			x		
Mountainside Middle School (2008)					x
Northwood Middle School (2018)					
Brentwood Elementary (1992)		x			
Colbert Elementary (2000)			x		
Evergreen Elementary (1991)		x			
Farwell Elementary (1987)		x			
Meadow Ridge Elementary (1992)		x			
Midway Elementary (2018)					
Prairie View Elementary (2007)				x	
Shiloh Hills Elementary (2019)					
Five Mile Prairie (2006)				x	
Other Projects					
Transportation Co-Op	x				
Maintenance Facility	x				
Old Mead Middle School Development	x				
Land Purchases	x	x	x	x	x