

# EDUCATIONAL FACILITIES STATE STUDY & SURVEY

Eastmont School District #206  
800 Eastmont Avenue  
East Wenatchee, WA 98802



In compliance with  
WAC 392-341-025

October 17, 2022 – **DRAFT**

**NAC**  
ARCHITECTURE

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# **EXECUTIVE SUMMARY**

## **Introduction**

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

The findings and comments contained in this report are a result of visual inspections by professional consultants, and survey of District personnel. The conclusions of these inspections and survey are integrated within this report.

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.

## **Basic Goals of the Study and Survey Report**

The basic goals of this report are:

- To ensure that the school buildings can support the Eastmont School District’s educational programs and goals over the next six years...and beyond to the extent that can be foreseen.
- 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.

## **Eastmont School District Educational Plan**

The Eastmont School District is committed to ensuring each student has the highest quality learning opportunity possible. This is regardless of which grade level, program, or school building is involved. We believe students and teachers should use evidence of learning to help determine progress toward meeting educational standards. We believe this approach will provide students, parents, and teachers valid and timely feedback to assist student achievement and maximize educational potential.

For a system to sustain continued student academic success, the entire staff of teachers and administrators needs to be integrally involved in comprehensive professional growth opportunities. The District’s comprehensive planning includes aligned staff development programs and options that support general professional growth, with a focus upon professional learning communities (PLCs). PLCs are interdependent teacher teams who meet weekly and who address four foundational questions:

- What do we want all students to know and be able to do?
- How will we know if they learn it?
- How will we respond when some students do not learn?
- How will we extend the learning for students who are already proficient?

The impact of teachers deeply examining standards and making them clear for their students, agreement upon formative and summative assessments of student work, creating interventions for students that result in a multi-tiered system of support (MTSS) no matter where their current level of achievement is increased student success. Early data obtained from student test scores and staff surveys provide the input upon which we create ongoing training options. The infusion of technology and its importance to student success has been incorporated into the training model for staff and administrators.

Every student, no matter which school they attend in our district, has learning opportunities that are aligned to the state and district curriculum. The curriculum is published in student friendly language that allows each student to understand their intended learning. Using formative assessment information and teacher feedback, students will be able to articulate where they are in relation to meeting the standard and what they need to do to accomplish that goal. Common assessment information allows teacher teams to collaboratively plan ways to assist all students in reaching the standard successfully. Finally, our reporting system is adjusted to more accurately reflect individual student progress toward meeting standards.

We believe that commitment to a set of common actions will have a substantial positive impact on student achievement. Eastmont's mission is to graduate all students: 91% of the class of 2022 earned their diplomas. We do so by being grounded in the values of relationships, rigor, relevance, and results. Our overarching motivation is to discover the promise in each of our students.

In new and modern facilities, one will see a variety of sizes of groups of students and teachers working together and numerous hands-on lessons with an array of learning materials. Ideal features include:

- Internet connectivity with devices appropriate for the task,
- flexible spaces for variety of learning activities and group size,
- ability for line-of-sight supervision and movement,
- space for employee professional development,
- classrooms large enough for hands on learning labs and maker spaces,
- cutting edge security design and devices, and
- accessible spaces for learners of varying physical and cognitive abilities.

We see the learning environment as the 'third teacher'. The parent, the teacher and the learning environment help forge the experiences for each child.

*"In order to act as an educator for the child, the environment has to be flexible: it must undergo frequent modification by the children and teachers in order to remain up-to-date and responsive to their needs to be protagonists in constructing their knowledge." - Lella Gandini*

## Study and Survey Summary

Inventory & Area Analysis (Section 1): Building condition assessment for all educational facilities was performed by NAC Architecture and then entered in ICOS in January 2022. Other than the aging portions of Cascade, Kenroy, Lee and Rock Island elementary schools, the entire inventory is in good condition. The aging portions of Cascade, Kenroy, Lee and Rock Island elementary schools rate poor to fair, have been assessed by a separate Seismic Assessment to have seismic deficiencies, and are anticipated to require above average ongoing maintenance costs without significant modernization and/or replacement. Further, modest additional classroom space is needed to accommodate growth at the K-6 grade span (see below), and specialty teaching spaces (such as CTE) are needed at Sterling Junior High.

Demographic (Section 2A): Prior to the Covid-19 pandemic historic enrollment growth had slowed. The 2014 OSPI cohort tables predicted district-wide enrollment to grow from 5,691 to 6,227 in 2019 which is 9.4% (1.9% annual). Actual enrollment in 2019 was 6,088 thus actual growth from 2014 was 7.0% (1.4% annual). Longer term growth between 2002 to 2019, starting at 5,388 students, was 12.9% over 17 years (0.7% annual). During that time frame grades K-6 growth was 1.3% annual, grades 7-9 was 0.7% annual, and grades 10-12 declined 0.2% annual. Due to the Covid-19 pandemic overall district enrollment declined from by 4.6% to 5,809 in 2021 but is anticipated to rebound. This report recommends modeling future growth to be comparable to the 2002-2019 long term trend, thus 1.3% annual for grades K-6, 0.7% annual for grades 7-9, and 0.0% growth/decline for grades 10-12, which reflects matriculation of the growing grades K-9 span offset by attrition to programs like Running Start.

Capital Funding (Section 2B): ESD has adequate capacity for the proposed projects:

Remaining Non-voted Debt Capacity:	\$12,363,779
Remaining Total Debt (Bond) Capacity:	\$262,985,394
November 2022 Capital Bond (anticipated):	\$185,000,000

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

Racial Considerations (Section 2D): ESD demographic distribution does not indicate racial imbalance.

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

- Safety & Security: Add security vestibules at Clovis Elementary School, Eastmont Junior High, Sterling Junior High, and Eastmont High School. Construction in summer 2023.
- Kenroy Elementary School Partial Replacement & Modernization: Replace 1958/1976/1988 portions and remodel remainder as needed to tie in new construction. Complete August 2024.
- Lee Elementary School Partial Replacement & Modernization: Replace 1956/1988 portions and remodel remainder as needed to tie in new construction. Complete August 2025.
- Cascade Elementary School Partial Replacement & Modernization: Partially replace 1968/1994 portions and remodel remainder as needed to tie in new construction. Complete August 2026.
- Athletic Improvements: Eastmont High School and Eastmont Junior High. Complete August 2026.
- Rock Island Elementary School Addition & Partial Modernization: Administrative office addition and modernization of the 1951/1954/1994 portions. Complete August 2027.
- Sterling Junior High Classroom Addition: Replace portables and add CTE classrooms/labs, remodel existing as needed to tie in new construction. Complete August 2027.
- Transportation Cooperative: New facility. Complete November 2027.

## **Eastmont School District Facilities Planning & Conclusion**

Providing schools and spaces where students can feel safe, be engaged and develop their skills and talents is crucial to serving our growing and diverse community. As such, the Eastmont School District Board of Directors authorized a Study and Survey including the development of a six-year Long Range Educational & Facilities Plan (“Plan”) based on a district-wide needs assessment. This report is generated under that authorization. The purpose of the Plan is to describe the District’s needs for the time period roughly from present to 2029 and recommend solutions to those needs.

From 1994 onward, Eastmont School District (ESD) built new schools or modernized existing schools with many major projects. This ambitious set of projects included limited modernization at Cascade and Rock Island elementary schools (1994); addition of gymnasiums at Kenroy and Lee elementary schools (2003); construction of new Eastmont Junior High (2004) and new Clovis Point Intermediate School [now an elementary school] (2005); and comprehensive modernization/expansion of Sterling Middle School [now a junior high school] (2014) and Eastmont High School (2015). During that time frame aging portions of Kenroy and Lee elementary schools were largely left as is with essentially only maintenance level improvements being made. As a result, a large portion of ESD’s building inventory is in good condition.

Nevertheless, Cascade (1968), Kenroy (1958), Lee (1956) and Rock Island (1937) elementary schools were each originally constructed between five to eight decades ago. The most recent modernization of those aging portions of those buildings occurred in 1994, thus nearly 30 years ago. As such, these aging facilities need comprehensive modernization and/or replacement due to wear and tear on both interior and exterior materials and systems; accessibility, seismic, thermal/energy and other deficiencies with respect to current building and safety codes; and operational deficiencies (unenclosed corridors, poor line of site, inadequately outfitted spaces, lack of separation between bus and parent vehicle traffic, etc.)

ESD’s 2015 Study and Survey forecasted 1.9% district wide annual enrollment growth for 2014 through 2019. It also noted the need to accommodate space pressures that result from the McCleary K-3 class-size reductions. As a result, in 2016 the district convened a Facility Planning Committee and received a state grant to construct 20 new classrooms. The committee ultimately determined to reconfigure grade spans at ESD’s schools to a K-6 grade elementary school, 7-9 grade junior high, and 10-12 grade high school model, which along with the elementary school classroom additions adequately accommodated the projected growth. Included in that planning was intent to replace and/or modernize severely aging portions of the Cascade, Kenroy, Lee, and Rock Island elementary school buildings when eligible for state assistance funds in approximately 2024, as well as to remove and replace all portable classrooms with permanent classrooms, including at Sterling Junior High. Collectively, these future plans were referred to as “Phase 2”.

While enrollment growth appears to have been slowed by the Covid-19 pandemic modest 0.9% district-wide growth, including 1.3% annual growth at the K-6 grade span, is still anticipated and the other conditions (facility condition and obsolescence) that induced the 2016 planning committee’s Phase 2 plans are still applicable if not intensified by continued aging of the facilities. As such, this Study & Survey concludes that those Phase 2 plans should be completed via passage of a school facilities bond in conjunction with available state assistance funds.

Eastmont School District continues to find itself in a position to be proactive rather than reactive regarding its facilities’ needs and continues to do so in a timely and well-thought-out manner.

SECTION 1

INVENTORY & AREA ANALYSIS OF EXISTING SCHOOL FACILITIES

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# 1 | INVENTORY & AREA ANALYSIS OF EXISTING SCHOOL FACILITIES

Following this narrative are:

- 1.1.1: SUMMARY OF BUILDING INVENTORY (Inventory Analysis).
- 1.1.2: SUMMARY OF CONDITION (summary of ICOS building and site scores)
- Site Plan and Floor Plan drawings for each building
- OSPI *Inventory of Sites and Buildings*

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 *Inventory of Sites and Buildings* summarizes building condition assessment for all educational facilities as performed by NAC Architecture and then entered in ICOS in January 2022.

**Building Condition:** Following is a summary of building condition data from ICOS (see OSPI *Inventory of Facilities and Buildings* report in Section 1). Potential ratings in the ICOS system are Excellent (100%), Good (90%), Fair (62%), Poor (30%) and Unacceptable (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 Eastmont Schools is good since much of the inventory is new, relatively new, or relatively recently remodeled (Cascade Building G, Clovis Point, Grant, Kenroy and Lee 2002 & 2022 Additions, Rock Island 2022 Addition, Eastmont JH, Sterling JH and Eastmont HS). See *Summary of Condition* and OSPI *Inventory of Facilities and Buildings* in Section 1). Current ICOS entries score the buildings as follows:

## Cascade Elementary School:

Buildings A, B, C & D: Poor to Good with 65.58% Fair overall.  
Building E: Fair to Good with 77.15% Fair/Good overall.  
Building F & G (Gym): Fair to Good with 74.97% Fair/Good overall.  
2022 Building G (Cafeteria): 100.00% Excellent overall (new).  
Site: Fair to Good with 65.61% Fair overall.

## Clovis Elementary School:

Building: Fair to Good with 79.31% Fair/Good overall.  
Site: Fair to Good with 86.54% Good overall.

## Grant Elementary School:

Main Building: Good to Excellent with 90.79% Good overall.  
2022 Classroom Addition: 100.00% Excellent overall (new).



Site: 90.00% Good overall.

Kenroy Elementary School:

1958 Building: Unacceptable to Good with 57.29% Fair overall.  
1976 Addition: Unacceptable to Good with 56.20% Fair overall.  
1988 Addition: Unacceptable to Good with 58.76% Fair overall.  
2002 Addition: Fair to Good with 82.55% Good overall.  
2022 Cafeteria & Classroom Additions: 100.00% Excellent overall (new).  
Site: Poor to Good with 56.32% Fair overall.

Lee Elementary School:

1956 Building: Unacceptable to Good with 58.02% Fair overall.  
1988 Addition: Fair to Good with 69.06% Fair overall.  
2002 Building: Fair to Good with 82.53% Good overall.  
2022 Cafeteria & Classroom Additions: 100.00% Excellent overall (new).  
Site: Poor to Fair with 50.26% Fair overall.

Rock Island Elementary School:

Main Building: Poor to Good with 74.05% Fair/Good overall.  
2022 Cafeteria & Classroom Addition: 100.00% Excellent overall (new).  
Site: Poor to Good with 71.94% Fair overall.

Eastmont Junior High School:

Building: Fair to Good with 81.86% Good overall.  
Site: Poor to Good with 77.86% Fair/Good overall.

Sterling Junior High School:

Building: Fair to Good with 88.85% Good overall.  
Site: Poor to Good with 83.26% Good overall.

Eastmont High School:

Building: Poor to Excellent with 80.38% Good overall.  
Site: Fair to Excellent with 86.68% Good overall.

Other than the aging portions of Cascade, Kenroy, Lee and Rock Island elementary schools, the entire inventory of Eastmont School District schools is in good condition. There are of course elements that show signs of normal wear and tear due to age (see *Detailed Condition Assessment by Building* in Section 1) but are generally serviceable with normal ongoing maintenance costs to be anticipated. The overall average condition of the aging portions of Cascade, Kenroy and Lee elementary schools is fair (62.37 out of 100) suggesting these portions are due for major modernization and/or replacement. The score for the original building and pre-2022 additions at Rock Island is 74.05, with most interior elements scoring at 62 or below, suggesting need for major modernization.

The aging portions of Kenroy and Lee elementary schools rate poor to fair. The primary reasons for this are deteriorated interior and exterior materials due to many years of weather and normal wear and tear, obsolete and deteriorating building and site utility infrastructure, structural and accessibility code deficiencies, HVAC system energy code deficiencies, uninsulated exterior walls and windows, leaky roofs, etc. The aging portions of Cascade and Rock Island elementary schools rate slightly better than Kenroy and Lee elementary schools because some elements of the building envelope are

in slightly better condition, but both otherwise include similar deficiencies to Kenroy and Lee. Cascade, Kenroy, Lee and Rock Island elementary schools are anticipated to require above average ongoing maintenance costs without significant modernization and/or replacement.

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 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 Eastmont schools is considered low, which means there is a low likelihood of a significant seismic event occurring (Eastmont is in a low-risk seismic zone and known geotechnical conditions at the specific sites are also considered low risk). All Eastmont School District buildings are considered low risk (chance of sustaining substantive damage in a seismic event), except the original structure at Grant Elementary School is considered moderate; the 1968 portions of Cascade Elementary School and 1956 portions of Lee Elementary School are considered high risk; and the pre-2022 historic portion of Rock Island Elementary School is considered high risk. While not reflected in the way ICOS rates the risk, the 1958 portions of Kenroy Elementary School rely on a cantilevered wood diaphragm to deliver the wind/seismic forces to interior walls that were not designed as shear walls. This is a deficiency that would have to be corrected in any modernization of Kenroy Elementary School.

## 1.1.1: SUMMARY OF BUILDING INVENTORY

Eastmont School District

September 29, 2022

School Building	New/Modernization	Board Acceptance	Area in SF	Notes
<b>Grades K-6</b>				
<b>Cascade ES (K-6)</b>				
Original 1968 (Bldgs A, B, C, D)	Modernization	February 14, 1994	22,923	
Addition 1994 (Bldgs E, F, G)	New	February 14, 1994	19,191	Reflects 2022 demo of 1,152 SF stage
Addition 2022 (Bldg G)	New	TBD	8,825	
<b>Clovis Point ES (K-6)</b>				
Original 2004	New	February 22, 2005	84,017	
<b>Grant ES (K-6)</b>				
Original 1953	Modernization	August 26, 2013	23,929	
Additions 1960	Modernization	August 26, 2013	7,999	
Additions 1989	Modernization	August 26, 2013	9,086	
Additions 2012	New	August 26, 2013	8,684	
Addition 2022	New	TBD	6,855	
<b>Kenroy ES (K-6)</b>				
Original 1958	Modernization	1991	23,920	
Addition 1976	Modernization	1991	4,776	
Addition 1988	New	1991	1,048	
Addition 2002	New	February 22, 2005	9,550	
Addition 2022 - Classrooms	New	TBD	6,982	
Addition 2022 - Cafeteria	New	TBD	3,690	
<b>Lee ES (K-6)</b>				
Original 1956	Modernization	October 18, 1988	24,368	
Addition 1988	New	October 18, 1988	5,156	
Addition 2002	New	February 22, 2005	11,790	
Addition 2022 - Classrooms	New	TBD	2,648	
Addition 2022 - Cafeteria	New	TBD	5,532	
<b>Rock Island ES (K-6)</b>				
Original 1937/51/54	Modernization	July 11, 1994	22,834	
Addition 1994	New	July 11, 1994	17,405	
Addition 2022	New	TBD	14,572	
<b>Total K-5 Area:</b>			<b>345,780</b>	
<b>Grades 7-8</b>				
<b>Eastmont JH (7-8)</b>	New	April 13, 2004	99,638	Area prorated as 2/3 of total (2 of 3 grades)
<b>Sterling JH (7-8)</b>	Modernization	October 27, 2014	62,353	Area prorated as 2/3 of total (2 of 3 grades)
<b>Total 6-8 Area:</b>			<b>161,991</b>	
<b>Grades 9-12</b>				
<b>Eastmont JH (9)</b>	New	April 13, 2004	49,819	Area prorated as 1/3 of total (1 of 3 grades)
<b>Sterling JH (9)</b>	Modernization	October 27, 2014	31,177	Area prorated as 1/3 of total (1 of 3 grades)
<b>Eastmont HS (10-12)</b>				
Original High School	Modernization	November 23, 2015	146,842	
Additions 1994	Modernization	November 23, 2015	21,611	
Addition 2015	New	November 23, 2015	39,119	
<b>Total 9-12 Area:</b>			<b>288,568</b>	
<b>Grand Total K-12 Area:</b>			<b>796,339</b>	

## 1.1.2: SUMMARY OF CONDITION

Eastmont School District  
September 29, 2022

School Building	Area in SF	ICOS	Score x	Site Acres	ICOS	Score x
		Building Score	Building Area		Site Score	Acres
<b>Grades K-6</b>						
<b>Cascade ES (K-6)</b>				9.53	65.61	625
Original 1968 (Bldgs A, B, C, D)	22,923	65.58	1,503,290			
Addition 1994 (Bldg E)	7,895	77.15	609,099			
Addition 1994 (Bldg F)	2,874	74.97	215,464			
Addition 1994 (Bldg G)	8,422	74.97	631,397			
Addition 2022 (Bldg G)	8,825	100.00	882,500			
<b>Clovis Point ES (K-6)</b>				18.36	86.54	1,589
Original 2004	84,017	79.31	6,663,388			
<b>Grant ES (K-6)</b>				10.18	90.00	916
Original & Additions	49,698	90.79	4,512,081			
Addition 2022	6,855	100.00	685,500			
<b>Kenroy ES (K-6)</b>				10.00	56.32	563
Original 1958	23,920	57.29	1,370,377			
Addition 1976	4,776	56.20	268,411			
Addition 1988	1,048	58.76	61,580			
Addition 2002	9,550	82.55	788,353			
Additions 2022	10,672	100.00	1,067,200			
<b>Lee ES (K-6)</b>				9.40	50.26	472
Original 1956	24,368	58.02	1,413,831			
Addition 1988	5,156	69.06	356,073			
Addition 2002	11,790	82.53	973,029			
Additions 2022	8,180	100.00	818,000			
<b>Rock Island ES (K-6)</b>				8.52	71.94	613
Original & Additions	40,239	74.05	2,979,698			
Addition 2022	14,572	100.00	1,457,200			
<b>K-6 Aggregate Scores</b>	345,780	<b>78.83</b>	27,256,473	65.99	<b>72.42</b>	4,779
<b>K-6 Aggregate Scores for areas at Cascade, Kenroy and Lee planned for full replacement</b>	92,960	<b>62.37</b>	5,798,127			
<b>Grades 7-9</b>						
<b>Eastmont JH (7-8)</b>	149,457	81.86	12,234,550	34.45	77.86	2,682
<b>Sterling JH (7-8)</b>	93,530	88.85	8,310,141	30.80	83.26	2,564
<b>K-6 Aggregate Scores</b>	242,987	<b>84.55</b>	20,544,691	65.25	<b>80.41</b>	5,247
<b>Grades 10-12</b>						
<b>Eastmont HS (10-12)</b>	207,572	<b>80.38</b>	16,684,637	35.07	<b>86.68</b>	3,040
<b>K-12 AGGREGATE SCORE</b>	796,339	<b>80.98</b>	64,485,801	166.31	<b>78.56</b>	13,065
		<b>Building Score</b>			<b>Site Score</b>	

1.2

OSPI FACILITY INVENTORY (REPORT 3)



SITE	GRADE SPAN	DIRECT INSTRUCTIONAL SPACES	PERMANENT BUILDINGS	PORTABLE BUILDINGS	GROSS SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT
Cascade Elementary School	K-6 K-5	25	8	3	50,942	50,939	50,939
Grant Elementary School	K-6 K-5	21	2	0	56,553	56,553	56,553
Kenroy Elementary School	K-6 K-5	21	6	5	49,966	49,966	49,966
Lee Elementary School	K-6 K-5	24	5	6	49,494	49,494	49,494
Rock Island Elementary School	K-6 K-5	12	2	0	54,811	54,811	54,811
<b>K-6 K-5 Total:</b>		103	23	14	<del>261,766</del> 345,780	<del>261,763</del> 345,780	<del>261,763</del> 345,780
Sterling Junior High School	7-9 K-7	36	1	13	93,543	93,530	93,530
<b>7-9 K-7 Total:</b>		36	1	13	<del>93,543</del> 243,575	<del>93,530</del> 242,927	<del>93,530</del> 242,927
Clovis Point Elementary School	K-6 5-7	30	1	0	84,017	84,017	84,017
<b>5-7 Total:</b>		30	1	0	<del>84,017</del>	<del>84,017</del>	<del>84,017</del>
Eastmont Junior High School	7-9 6-12	52	1	0	150,105	149,457	149,457
<b>6-12 Total:</b>		52	1	0	<del>150,105</del>	<del>149,457</del>	<del>149,457</del>
Eastmont Senior High School	10-12 9-12	66	1	0	207,572	207,572	207,572
<b>10-12 9-12 Total:</b>		66	1	0	207,572	207,572	207,572
<b>Totals</b>		<b>287</b>	<b>27</b>	<b>27</b>	<b>797,003</b>	<b>796,339</b>	<b>796,339</b>
<b>Total # Sites</b>	<b>9</b>						



Update and reinsert after Eastmont SD updates information in ICOS

OSPI INVENTORY OF FACILITIES AND BUILDINGS



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

**EASTMONT**

SITE	BUILDING	YEAR BUILT	DIRECT INSTRUCTIONAL SPACES	GROSS SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	BCA SCORE
<b>Cascade Elementary School</b>	F Building	1994	0	2,874	2,874	2,874	74.97%
	C Building, Library	1968	5	5,610	5,610	5,610	65.58%
	A Building	1968	6	7,126	7,126	7,126	65.58%
	D Building, Administration	1968	0	3,061	3,061	3,061	65.58%
	E Building	1994	6	7,895	7,895	7,895	77.15%
	G Building, Gym	1994	2	8,422	8,422	8,422	74.97%
	B Building	1968	6	7,126	7,126	7,126	65.58%
	N Single Portable	1994	1	1	0	0	Not Required
	N Double Portable Building	1994	2	1	0	0	Not Required
	SW Portable Building	1998	2	1	0	0	Not Required
	G Building, Cafeteria Addition	2022	2	8,825	8,825	8,825	100.00%
	<b>Sub-Total</b>		32	50,942	50,939	50,939	
<b>Clovis Point Elementary School</b>	Main Building	2005	33	84,017	84,017	84,017	79.31%
	<b>Sub-Total</b>		33	84,017	84,017	84,017	
<b>Eastmont Junior High School</b>	Storage Building	2004	0	648	0	0	97.12%
	Eastmont Junior High	2004	54	149,457	149,457	149,457	81.86%
	<b>Sub-Total</b>		54	150,105	149,457	149,457	
<b>Eastmont Senior High School</b>	Main Building	1979	68	207,572	207,572	207,572	80.38%





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

**EASTMONT**

SITE	BUILDING	YEAR BUILT	DIRECT INSTRUCTIONAL SPACES	GROSS SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	BCA SCORE
<b>Eastmont Senior High School</b>	Grandstands	1979	0	0	0	0	Not Required
	<b>Sub-Total</b>		68	207,572	207,572	207,572	
<b>Grant Elementary School</b>	Main Building	1953	32	49,698	49,698	49,698	90.79%
	East Addition	2022	5	6,855	6,855	6,855	100.00%
	<b>Sub-Total</b>		37	56,553	56,553	56,553	
<b>Kenroy Elementary School</b>	Original 1958 Building	1958	15	23,920	23,920	23,920	57.29%
	1976 Addition	1976	6	4,776	4,776	4,776	56.20%
	1988 Addition	1988	2	1,048	1,048	1,048	58.76%
	2002 Addition	2002	2	9,550	9,550	9,550	82.55%
	Portable 307	1998	1	0	0	0	Not Required
	Portable 306	1996	1	0	0	0	Not Required
	Portable 305	1996	1	0	0	0	Not Required
	Portable 309	1992	1	0	0	0	Not Required
	Portable 308	1999	1	0	0	0	Not Required
	2022 Classroom Addition	2022	5	6,982	6,982	6,982	100.00%
	2022 Cafeteria Addition	2022	0	3,690	3,690	3,690	100.00%
<b>Sub-Total</b>		35	49,966	49,966	49,966		
<b>Lee Elementary School</b>	1956 Building	1956	26	24,368	24,368	24,368	58.02%



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

SITE	BUILDING	YEAR BUILT	DIRECT INSTRUCTIONAL SPACES	GROSS SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	BCA SCORE
<b>Lee Elementary School</b>	Portable 6	1998	1	0	0	0	Not Required
	Portable 2	1989	1	0	0	0	Not Required
	Portable 4	1992	1	0	0	0	Not Required
	Portable 5	1994	1	0	0	0	Not Required
	Portable 3	1992	1	0	0	0	Not Required
	Portable 1	1989	1	0	0	0	Not Required
	1988 Addition	1988	0	5,156	5,156	5,156	69.06%
	2002 Addition	2002	0	11,790	11,790	11,790	82.53%
	2022 Classroom Addition	2022	2	2,648	2,648	2,648	100.00%
	2022 Cafeteria Addition	2022	0	5,532	5,532	5,532	100.00%
	<b>Sub-Total</b>		34	49,494	49,494	49,494	
<b>Rock Island Elementary School</b>	Main Building	1937	18	40,239	40,239	40,239	74.05%
	2022 Addition	2022	6	14,572	14,572	14,572	100.00%
	<b>Sub-Total</b>		24	54,811	54,811	54,811	
<b>Sterling Junior High School</b>	Main Building	1962	30	93,530	93,530	93,530	88.85%
	Portable 13	1991	1	1	0	0	Not Required
	Portable 12	1991	1	1	0	0	Not Required
	Portable 3	1999	1	1	0	0	Not Required
	Portable 4	1992	1	1	0	0	Not Required
	Portable 9	1992	1	1	0	0	Not Required
	Portable 5	1991	1	1	1	0	Not Required

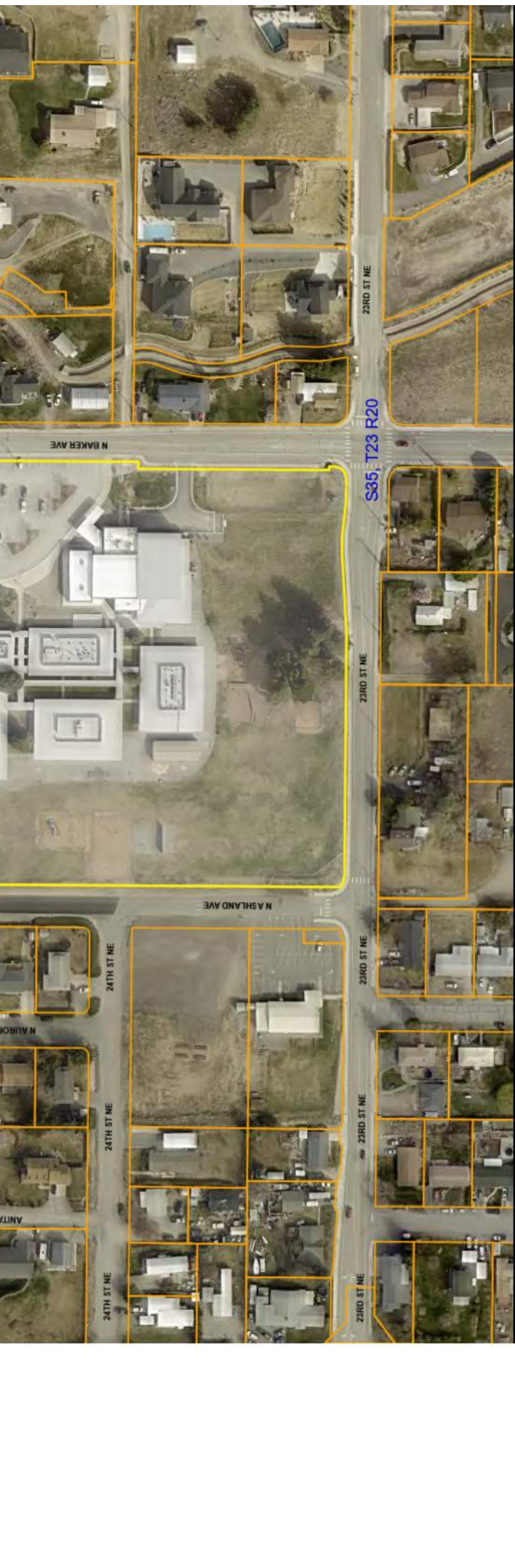


SITE	BUILDING	YEAR BUILT	DIRECT INSTRUCTIONAL SPACES	GROSS SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	BCA SCORE
Sterling Junior High School	Portable 10	1991	1	1	0	0	Not Required
	Portable 1	1991	1	1	0	0	Not Required
	Portable 8	1995	0	1	0	0	Not Required
	Portable 11	1991	1	1	0	0	Not Required
	Portable 6	1991	2	1	0	0	Not Required
	Portable 2	1999	1	1	0	0	Not Required
	Portable 7	1995	1	1	0	0	Not Required
	<b>Sub-Total</b>		43	93,543	93,530	93,530	
<b>GRAND TOTAL</b>			360	797,003	796,339	796,339	

CASCADE ELEMENTARY SCHOOL  
DRAWINGS & AREA ANALYSIS

**Examples:**  
 Parcel: 11700200103  
 Owner: Ruud  
 Situs: 606 E Birch  
 40900002800

MAP IS FOR INFORMATIONAL PURPOSES ONLY. DATA MAY NOT BE CURRENT.  
 40900002800  
 SCHOOL DISTRICT #206  
 2330 N BAKER AVE



PARCEL 40900002800, 9.53 ACRES  
 CASCADE ELEMENTARY



# DOUGLAS COUNTY WASHINGTON



## TAXSIFTER

[SIMPLE SEARCH](#) [SALES SEARCH](#) [REETSIFTER](#) [COUNTY HOME PAGE](#) [CONTACT](#) [DISCLAIMER](#)

[PAYMENT CART\(0\)](#)

Jim Ruud  
Douglas County Assessor P.O. Box 387 Waterville, WA 98858-0609

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

### Parcel

**Parcel#:** 40900002800 **Owner Name:** SCHOOL DISTRICT #206  
**DOR Code:** 68 - Services - Educational **Address1:**  
**Situs:** 2330 N BAKER AVE **Address2:** 800 EASTMONT AVE  
**Map Number:** 2320-35-12-000409-000-00000 **City, State:** EAST WENATCHEE WA  
**Status:** EXEMPT FULL YEAR **Zip:** 98802-0000  
**Description:** LOT 28 EX RD.; EWLP 35-23-20 (CASCADE SCHOOL)  
**Comment:**

#### 2022 Market Value

#### 2022 Taxable Value

#### 2022 Assessment Data

Land:	\$226,300
Improvements:	\$2,788,300
Permanent Crop:	\$0
<b>Total</b>	<b>\$3,014,600</b>

Land:	\$0
Improvements:	\$0
Permanent Crop:	\$0
<b>Total</b>	<b>\$0</b>

District:	55 - 206-F2-EMPD (ST;CO;PORT;RD;LIB;)
Current Use/DFL:	No
Senior/Disability Exemption:	No
Total Acres:	9.53000

### Ownership

Owner's Name	Ownership %	Owner Type
SCHOOL DISTRICT #206	100%	Owner

### Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
03/27/14	3177102	1		SCHOOL DISTRICT #206	DOUGLAS COUNTY	\$0

### Building Permits

Permit No.	Date	Description	Amount
BPC-2019-014	1/27/2020	ASSEMBLY STRUCTURES PERMIT 4/1/20 No start 6/18/20 No start 7/22/20 no start 6/8/21 @14% 7/22/21 @14%	
BPC-14-024	8/22/2014	48 SQFT IRRIGATION PUMP HOUSE	\$1,440.00

### Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2022	SCHOOL DISTRICT #206	\$226,300	\$2,788,300	\$0	\$3,014,600	\$3,014,600	\$0
2021	SCHOOL DISTRICT #206	\$226,300	\$2,788,300	\$0	\$3,014,600	\$3,014,600	\$0
2020	SCHOOL DISTRICT #206	\$100,000	\$227,900	\$0	\$327,900	\$327,900	\$0
2019	SCHOOL DISTRICT #206	\$100,000	\$227,900	\$0	\$327,900	\$327,900	\$0
2018	SCHOOL DISTRICT #206	\$100,000	\$227,900	\$0	\$327,900	\$327,900	\$0

[View Taxes](#)

## Parcel Comments

No Comments Available

## Property Images

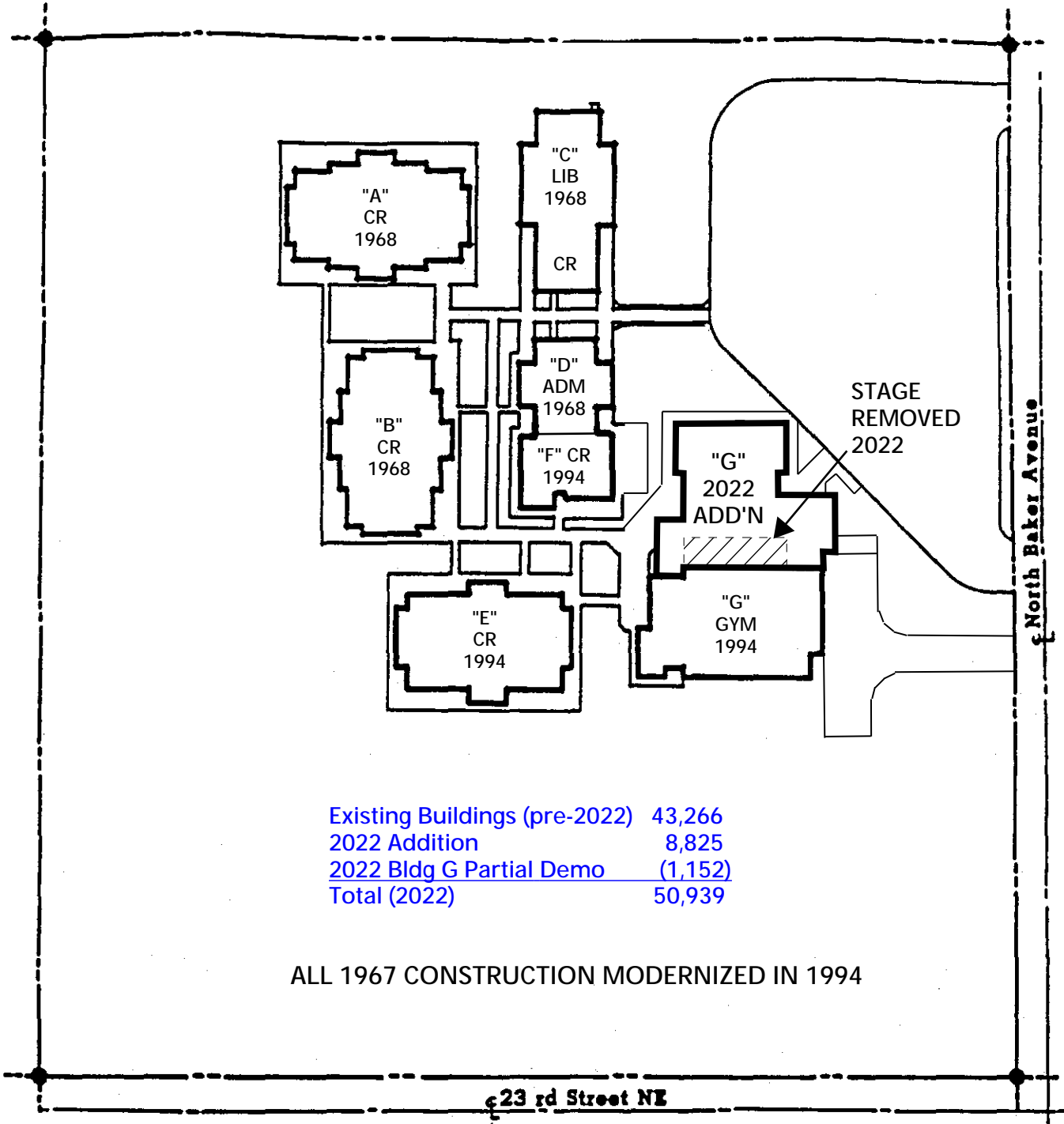
Click on an image to enlarge it.



1.0.8207.983

Data current as of: 9/7/2022 2:56 PM

TX\_RollYear\_Search: 2022



Existing Buildings (pre-2022)	43,266
2022 Addition	8,825
2022 Bldg G Partial Demo	(1,152)
<b>Total (2022)</b>	<b>50,939</b>

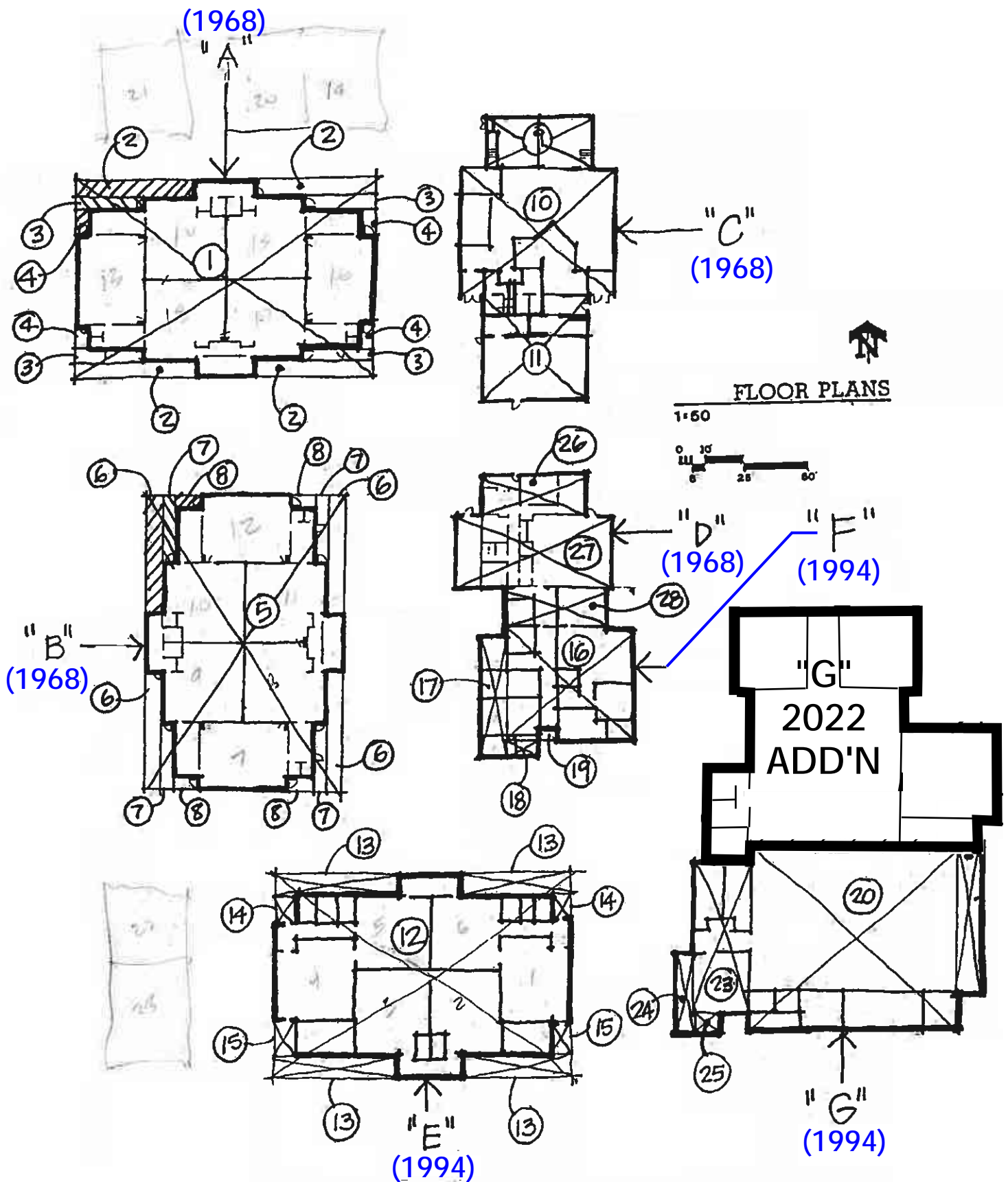
ALL 1967 CONSTRUCTION MODERNIZED IN 1994



SITE PLAN

# CASCADE ELEMENTARY SCHOOL





CASCADE ELEMENTARY SCHOOL

FROM NOV. 2008 STUDY & SURVEY

UPDATED TO INCLUDE 2022 ADDITION

OSPI SCHOOL BUILDING  
CONSTRUCTION

Area Analysis  
Worksheet  
(MODIFIED)

PROJECT NAME: CASCADE ELEMENTARY  
SCHOOL DIST. NAME: EASTMONT No.: 206

TYPE OF PROJECT	
(Check one only)	
Existing	<u>          X          </u>

• Attach 8 1/2" x 11" plan sheet(s) with area numbers and "age of project" areas (year) indicated.

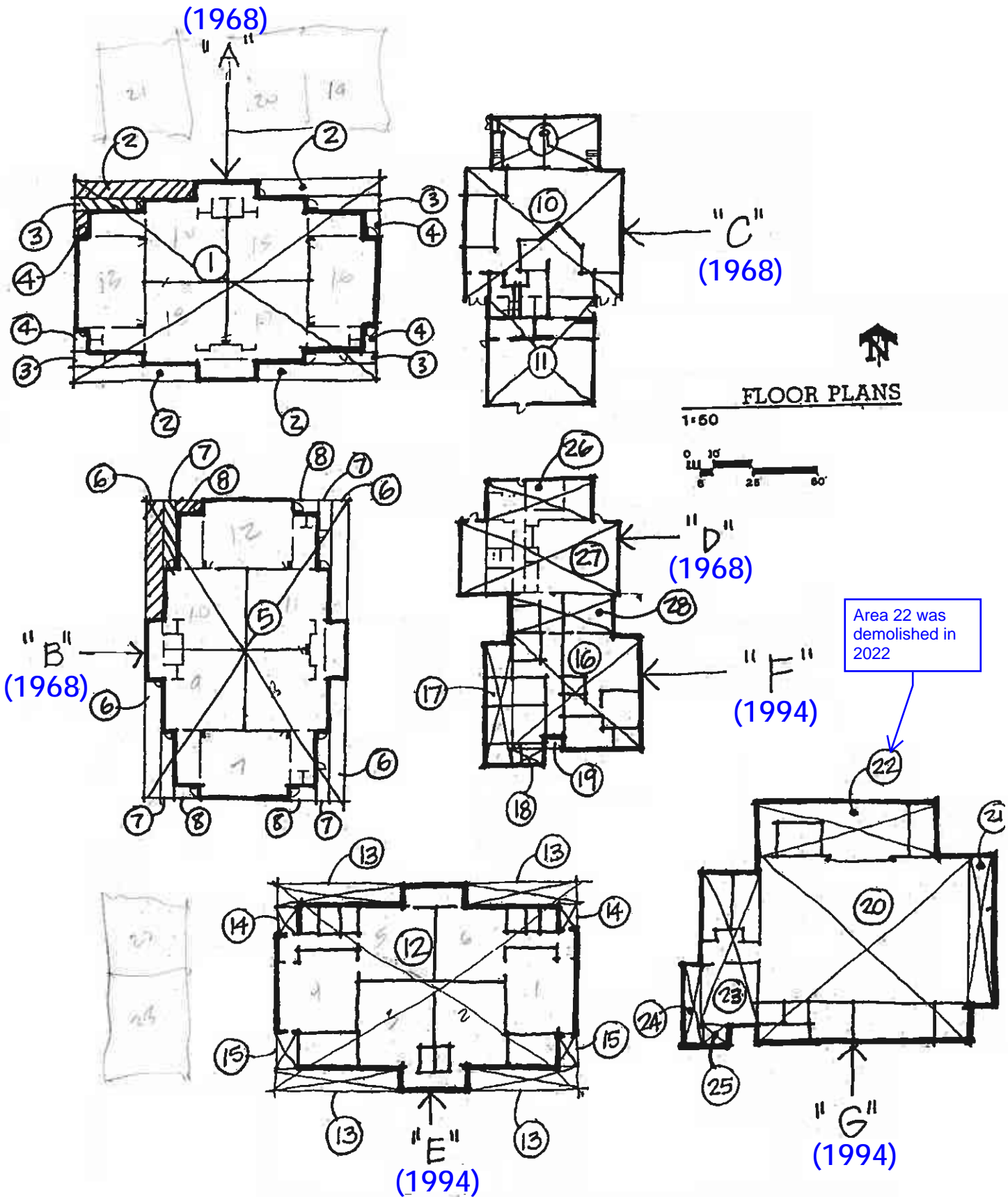
AREA NO.	AREA NAME (Classrms, Gym, Bldg #'s, Etc.)	DIMENSION (Length x Width)	FACTOR		AREA SQ. FT	AREA FLOOR/BLDG RUNNING SUB-TOTAL
			*1	*5		
<b>1993 BUILDING "G"</b>						
20	Gymnasium	73'-4" x 85'-4"	X	—		6,257
21	Gymnasium	8'-0" x 59'-4"	X	—		475
<del>22</del>	<del>Stage/Storage/Ramp</del>	<del>16'-0" x 72'-0"</del>	<del>X</del>	<del>—</del>		<del>1,152</del>
23	Restrooms/Support	21'-4" x 62'-8"	X	—		1,337
24	Support	9'-4" x 25'-4"	X	—		236
25	Support	5'-4" x 22'-0"	X	—		117
2022	Addition - 2 classrooms, Cafeteria, Kitchen, and support spaces					8,825
1993 "G" SUBTOTAL						17,247 <del>9,574</del>
1993 BUILDING TOTAL						28,016 <del>20,343</del>

Area 22 demolished in 2022

Total "Special" Area =           0            
GRAND TOTAL: = 50,939 ~~43,266~~

Date: 8/21/98 Prepared/Signed By: Steven White  
A/E Firm: ALSC Architects, P.S.

FROM NOV. 2008 STUDY & SURVEY  
UPDATED TO INCLUDE 2022 ADDITION



CASCADE ELEMENTARY SCHOOL

FROM NOV. 2008 STUDY & SURVEY

OSPI SCHOOL BUILDING  
CONSTRUCTION

Area Analysis  
Worksheet  
(MODIFIED)

PROJECT NAME: CASCADE ELEMENTARY  
SCHOOL DIST. NAME: EASTMONT No.: 206

TYPE OF PROJECT	
(Check one only)	
Existing	<u>X</u>

• Attach 8 1/2" x 11" plan sheet(s) with area numbers and "age of project" areas (year) indicated.

1967 BUILDING "A"					AREA
AREA NO.	AREA NAME (Classrms, Gym, Bldg #'s, Etc.)	DIMENSION (Length x Width)	FACTOR *1 *5		FLOOR/BLDG RUNNING SUB-TOTAL
1	Classrooms	116'-0" x 77'-8"	X		9,010
2	Outdoor area (x 4 each)	46'-0" x 6'-8"	X		(1,227)
3	Outdoor area (x 4 each)	26'-6" x 4'-6"	X		(477)
4	Outdoor area (x 4 each)	4'-6" x 10'-0"	X		(180)
<b>1967 "A" SUBTOTAL</b>					<b>7,126</b>

1967 BUILDING "B"					AREA
AREA NO.	AREA NAME (Classrms, Gym, Bldg #'s, Etc.)	DIMENSION (Length x Width)	FACTOR *1 *5		FLOOR/BLDG RUNNING SUB-TOTAL
5	Classrooms	116'-0" x 77'-8"	X		9,010
6	Outdoor area (x 4 each)	46'-0" x 6'-8"	X		(1,227)
7	Outdoor area (x 4 each)	26'-6" x 4'-6"	X		(477)
8	Outdoor area (x 4 each)	4'-6" x 10'-0"	X		(180)
<b>1967 "B" SUBTOTAL</b>					<b>7,126</b>

1967 BUILDING "C"					AREA
AREA NO.	AREA NAME (Classrms, Gym, Bldg #'s, Etc.)	DIMENSION (Length x Width)	FACTOR *1 *5		FLOOR/BLDG RUNNING SUB-TOTAL
9	Library	20'-0" x 42'-0"	X		840
10	Library	50'-0" x 60'-8"	X		3,034
11	Music Room	42'-0" x 41'-4"	X		1,736
<b>1967 "C" SUBTOTAL</b>					<b>5,610</b>

Total/Page  
Floor/Bldg. = 19,862

Date: 8/21/98

Prepared/Signed By: Steven White  
A/E Firm: ALSC Architects, P.S.

FROM NOV. 2008 STUDY & SURVEY

OSPI SCHOOL BUILDING  
CONSTRUCTION

Area Analysis  
Worksheet  
(MODIFIED)

PROJECT NAME: CASCADE ELEMENTARY  
SCHOOL DIST. NAME: EASTMONT No.: 206

TYPE OF PROJECT	
(Check one only)	
Existing	<input checked="" type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>

• Attach 8 1/2" x 11" plan sheet(s) with area numbers and "age of project" areas (year) indicated.

AREA NO.	AREA NAME (Classrms, Gym, Bldg #'s, Etc.)	DIMENSION (Length x Width)	FACTOR		AREA SQ. FT	AREA FLOOR/BLDG RUNNING SUB-TOTAL
			*1	*5		
<b>1967 BUILDING "D"</b>						
26	Admin. Area	15'-6" x 41'-4"	X			641
27	Admin. Area	29'-4" x 60'-8"	X			1,779
28	Admin. Area	15'-6" x 41'-4"	X			641
<b>1967 "D" SUBTOTAL</b>						<b>3,061</b>
<b>1967 BUILDING TOTAL</b>						<b>22,923</b>
<b>1993 BUILDING "E"</b>						
12	Classrooms	116'-0" x 82'-8"	X			9,590
13	Outdoor area (x 4 each)	9'-4" x 39'-4"	X			(1,468)
14	Outdoor area (x 2 each)	5'-4" x 7'-4"	X			(78)
15	Outdoor area (x 2 each)	5'-4" x 14'-0"	X			(149)
<b>1993 "E" SUBTOTAL</b>						<b>7,895</b>
<b>1993 BUILDING "F"</b>						
16	Classrooms/Support	51'-0" x 46'-0"	X			2,346
17	Support/Storage	9'-8" x 48'-0"	X			464
18	Storage/Toilet	6'-0" x 13'-8"	X			82
19	Entry Alcove	3'-4" x 5'-4"	X			(18)
<b>1993 "F" SUBTOTAL</b>						<b>2,874</b>
Total/Page Floor/Bldg. =						<b>13,416</b>

Date: 8/21/98

Prepared/Signed By: Steven Watts  
A/E Firm: ALSC Architects, P.S.

FROM NOV. 2008 STUDY & SURVEY

OSPI SCHOOL BUILDING  
CONSTRUCTION

Area Analysis  
Worksheet  
(MODIFIED)

PROJECT NAME: CASCADE ELEMENTARY  
SCHOOL DIST. NAME: EASTMONT No.: 206

TYPE OF PROJECT	
(Check one only)	
Existing	<u>X</u>

• Attach 8 1/2" x 11" plan sheet(s) with area numbers and "age of project" areas (year) indicated.

AREA NO.	AREA NAME (Classrms, Gym, Bldg #'s, Etc.)	DIMENSION (Length x Width)	FACTOR		AREA SQ. FT	AREA FLOOR/BLDG RUNNING SUB-TOTAL
			*1	*5		
<b>1993 BUILDING "G"</b>						
20	Gymnasium	73'-4" x 85'-4"	X			6,257
21	Gymnasium	8'-0" x 59'-4"	X			475
22	Stage/Storage/Ramp	16'-0" x 72'-0"	X			1,152
23	Restrooms/Support	21'-4" x 62'-8"	X			1,337
24	Support	9'-4" x 25'-4"	X			236
25	Support	5'-4" x 22'-0"	X			117
<b>1993 "G" SUBTOTAL</b>						<b>9,574</b>
<b>1993 BUILDING TOTAL</b>						<b>20,343</b>

Total "Special" Area = 0  
GRAND TOTAL: = 43,266

Date: 8/21/98 Prepared/Signed By: [Signature]  
A/E Firm: ALSC Architects, P.S.

FROM NOV. 2008 STUDY & SURVEY

**EASTMONT SCHOOL DISTRICT NO. 206**

**East Wenatchee, Washington**

**RESOLUTION NO. 94-1**

**ACCEPTANCE OF CONTRACT WORK**

**SHEA CONSTRUCTION, INC.**

**Modernization and Additions to Cascade Elementary School**

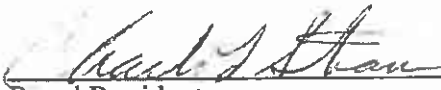
WHEREAS, based upon observations and inspections of the work at Cascade Elementary School and recommendation of D.O.H. and Associates, project architects, the Board of Directors of Eastmont School District No. 206 determines the work has been completed satisfactorily in accordance with the terms and conditions of the contract to the best of their knowledge;

THEREFORE, the Board of Directors of Eastmont School District No. 206 does hereby accept the contract work at Cascade Elementary School as performed by Shea Construction, Inc.

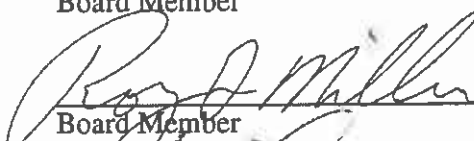
ATTEST:

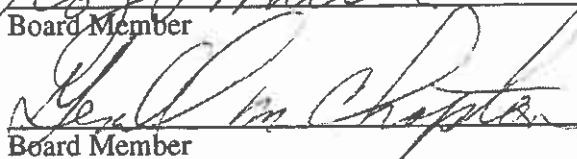
EASTMONT SCHOOL DISTRICT NO. 206  
Board of Directors:

  
Secretary to Board


  
Board President

  
Board Member

  
Board Member

  
Board Member

Date: February 14, 1994

  
Board Member

**EASTMONT SCHOOL DISTRICT NO. 206**

**East Wenatchee, Washington**

**RESOLUTION NO. 94-4**

**CERTIFICATION OF PROJECT COMPLETION**

**Modernization and Additions**

**Rock Island Elementary School and Cascade Elementary School**

WHEREAS, the Eastmont School District on September 17, 1991, received voter approval to modernize and make additions to Rock Island Elementary School and Cascade Elementary School, and

WHEREAS, the State Board of Education on May 6, 1993, approved matching funds for the Rock Island Elementary School project and on August 18, 1993, approved matching funds for the Cascade Elementary School project, and


WHEREAS, the State Board of Education requires verification that these projects have or will be completed according to the purposes for which the state matching funds are provided,


NOW THEREFORE BE IT RESOLVED, that the modernization and additions to Cascade Elementary School and Rock Island Elementary School have or shall be completed.

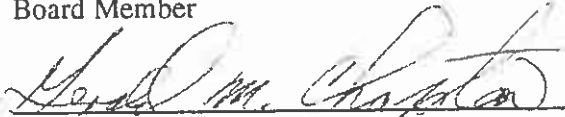
ATTEST:

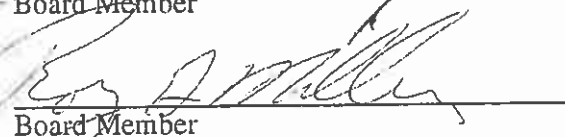
EASTMONT SCHOOL DISTRICT NO. 206  
Board of Directors:

  
Secretary to Board

  
Board President

  
Board Member

  
Board Member

  
Board Member

Date: July 11, 1994

\_\_\_\_\_  
Board Member



CLOVIS ELEMENTARY SCHOOL  
DRAWINGS & AREA ANALYSIS

[Home](#) [NAC](#) [PK12](#) [Fave](#) [Energy](#) [Klyde](#) [Gogle](#) [Ggle](#) [Map](#) [Ggle Earth](#) [Prcr](#) [Pay](#) [Van](#) [TERO](#) [Commerce-ELC](#) [Selah Equip](#) [Richland](#) [WA Clean Buildings](#) [WaEdGuide](#) [WAMOA](#)

[Paused](#) [Print](#) [Area](#) [Distance](#) [Edit Last](#) [Clear](#)

**Douglas County**  
 Washington  
 Self Service Government [MapSifter](#)  
[Search](#)

**Examples:**  
 Parcel: 11700200103  
 Owner: Ruud  
 Situs: 606 E Birch  
 22211820068

MAP IS FOR INFORMATIONAL PURPOSES ONLY. DATA MAY NOT BE CURRENT.

22211820068  
 SCHOOL DISTRICT #206  
 1855 4TH ST SE

47.3987N, 120.2535W Scale: 1:1,528

[Legend](#) [About](#) [Print](#) [Zoom](#)

PARCEL 22211820068, 18.36 ACRES

CLOVIS POINT ~~ADDRESS~~ ELEMENTARY SCHOOL



# DOUGLAS COUNTY WASHINGTON



## TAXSIFTER

[SIMPLE SEARCH](#) [SALES SEARCH](#) [REETSIFTER](#) [COUNTY HOME PAGE](#) [CONTACT](#) [DISCLAIMER](#)

[PAYMENT CART\(0\)](#)

Jim Ruud  
Douglas County Assessor P.O. Box 387 Waterville, WA 98858-0609

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

### Parcel

**Parcel#:** 22211820068 **Owner Name:** SCHOOL DISTRICT #206  
**DOR Code:** 68 - Services - Educational **Address1:**  
**Situs:** 1855 4TH ST SE **Address2:** 800 EASTMONT AVE  
**Map Number:** 2221-18-00-000000-000-00000 **City, State:** EAST WENATCHEE WA  
**Status:** EXEMPT FULL YEAR **Zip:** 98802-0000  
**Description:** TAX 84 IN NW; A/K/A PCL C BLA #3055253 TAX 4 IN GOVT LOT 2; old desc prior to a&l bla #3055253  
**Comment:** CHGD TX DIST FROM 56 TO 55 IN 04 FOR 05 TX, ELIMINATING THE IRRIGATION DIST FOR TX PURPOSES.

#### 2022 Market Value

#### 2022 Taxable Value

#### 2022 Assessment Data

Land:	\$360,000	Land:	\$0	District:	55 - 206-F2-EMPD (ST;CO;PORT;RD;LIB;)
Improvements:	\$7,486,100	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$7,846,100	Total	\$0	Total Acres:	18.36000

### Ownership

Owner's Name	Ownership %	Owner Type
SCHOOL DISTRICT #206	100%	Owner

### Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
10/06/04	3078429-	1	76916	EASTMONT SCHOOL DIST	DOUGLAS COUNTY SEWER DIST #1	\$0
03/06/03	3057652-	1	73266	A & L ORCHARDS	EASTMONT SCHOOL DIST #206	\$440,400
12/24/02	3055253-	4	72929	A & L ORCHARDS	A & L ORCHARDS	\$0
05/07/01	3038420-	3	69795	WITTE, JEANNETTE	A & L ORCHARDS	\$0
05/07/01	3038418-	1	69793	WITTE, JEANNETTE	A & L ORCHARDS	\$0

### Building Permits

Permit No.	Date	Description	Amount
BPC-07-041	7/23/2007	SIGN	\$19,900.00
13464	5/15/2003	EASTMONT MIDDLE SCH	\$6,078,803.00

### Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2022	SCHOOL DISTRICT #206	\$360,000	\$7,486,100	\$0	\$7,846,100	\$7,846,100	\$0
2021	SCHOOL DISTRICT #206	\$336,000	\$7,486,100	\$0	\$7,822,100	\$7,822,100	\$0
2020	SCHOOL DISTRICT #206	\$336,000	\$7,300,500	\$0	\$7,636,500	\$7,636,500	\$0
2019	SCHOOL DISTRICT #206	\$336,000	\$7,300,500	\$0	\$7,636,500	\$7,636,500	\$0

2018	SCHOOL DISTRICT #206	\$280,600	\$0	\$0	\$280,600	\$280,600	\$0
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[View Taxes](#)

## Parcel Comments

Date	Comment
04/15/04	CHGD TX DIST FROM 56 TO 55 IN 04 FOR 05 TX, ELIMINATING THE IRRIGATION DIST FOR TX PURPOSES.
03/11/03	PROP SOLD TO EXEMPT ENTITY, PRORATED 03 TX TO DATE OF SALE.
02/06/03	DESC OF THIS PARCEL CHG'D TO TAX 84 BY A&L ORCHARDS BLA #3055253 12/ 27/02. THE OLD DESC CAN BE FOUND BELOW THE CURRENT ONE SHOWING.
09/11/02	REMOVED FROM CURRENT USE, OWNER'S REQUEST.

## Property Images

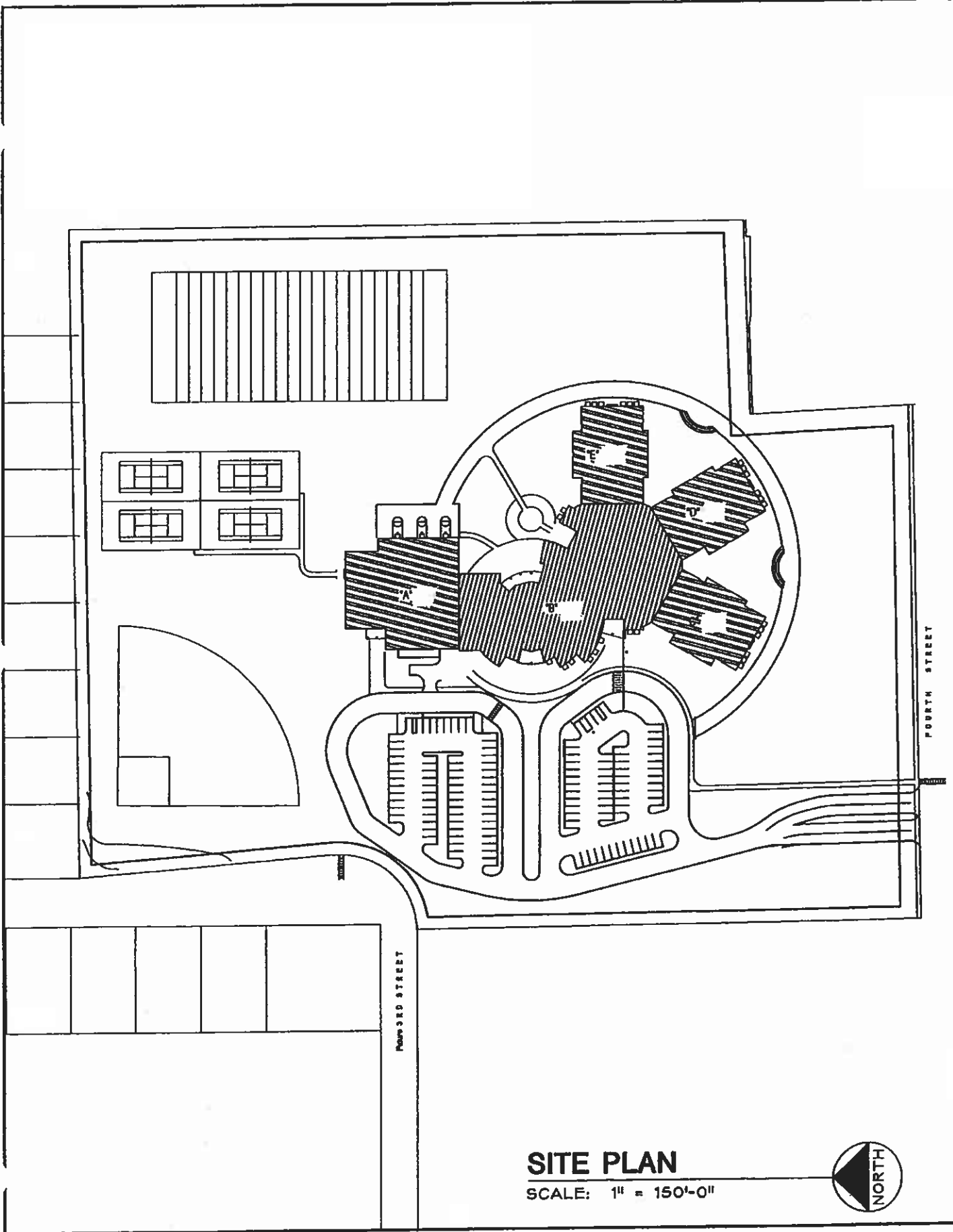
Click on an image to enlarge it.



1.0.8207.983

Data current as of: 9/7/2022 2:56 PM

TX\_RollYear\_Search: 2022



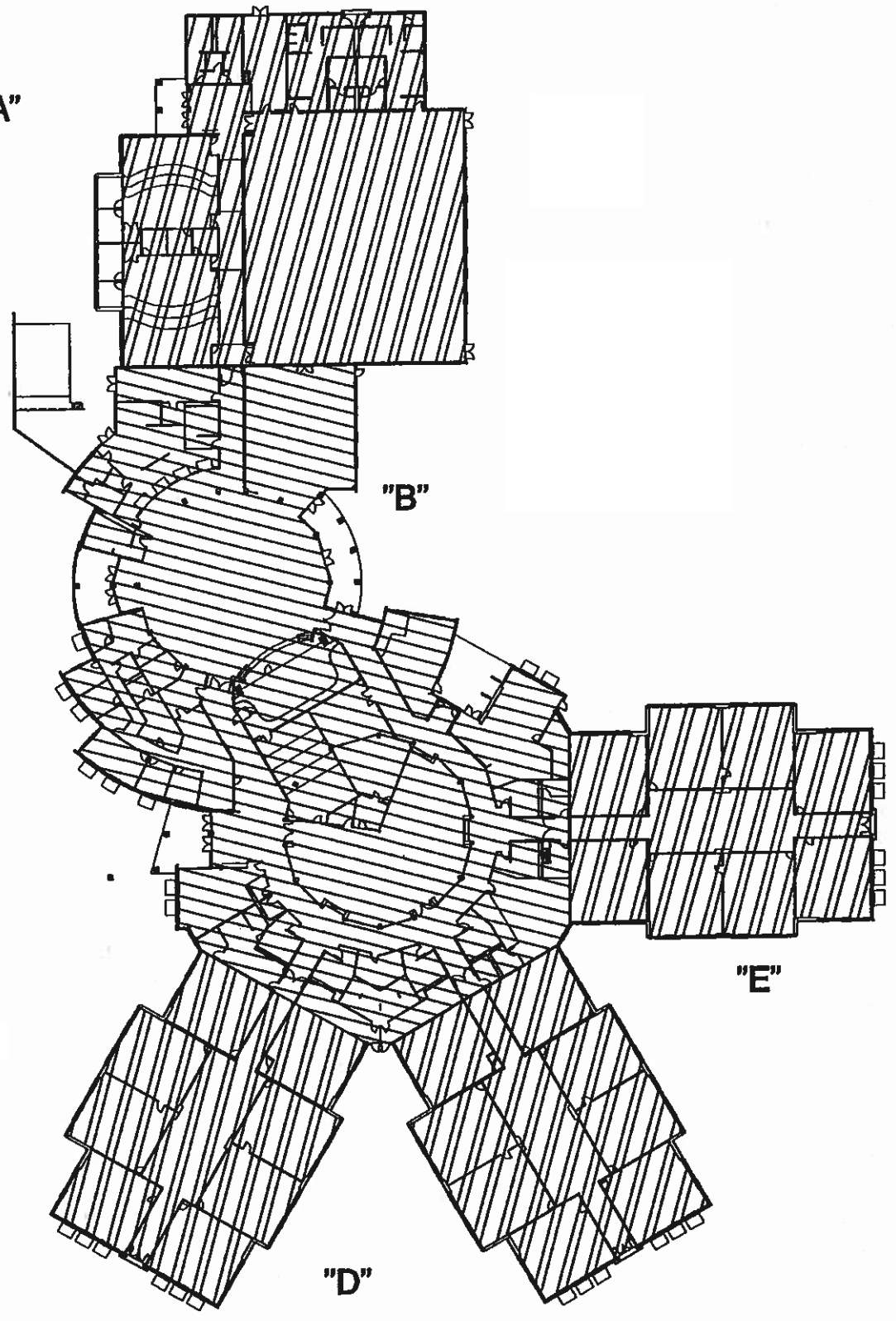
"A"

"B"

"E"

"C"

"D"



**MAIN FLOOR PLAN**

SCALE: 1" = 60'-0"





CLOVIS POINT INTERMEDIATE SCHOOL,  
KENROY ELEMENTARY SCHOOL, AND LEE ELEMENTARY SCHOOL  
Acceptance as Complete

EASTMONT SCHOOL DISTRICT NO. 206  
EAST WENATCHEE, WA 98802

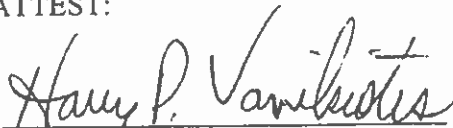
Resolution No. 2005-02

WHEREAS, the Board of Directors of the Eastmont School District has received notification from ALSC Architects and KJM & Associates that the **New Clovis Point Intermediate School**, and the remodel projects at Kenroy Elementary School and Lee Elementary School are complete in accordance with contract specifications and documents.

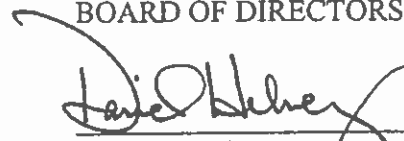
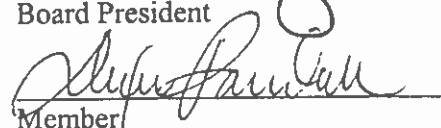
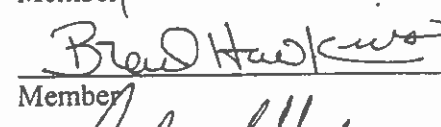
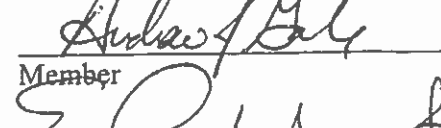
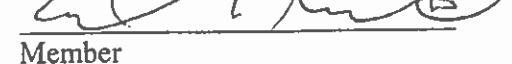
THEREFORE BE IT RESOLVED by the Eastmont School District Board of Directors that the work of the contractor, Lydig Construction, Inc. is now complete. The Board now authorizes final payment and release of the retainage bond.

ADOPTED this 22<sup>nd</sup> day of February 2005 at the regular meeting of the Board of Directors for Eastmont School District No. 206.

ATTEST:

  
Harry P. Manikiotis, Ed.D.  
Secretary to Board

BOARD OF DIRECTORS:

  
Board President  
  
Member  
  
Member  
  
Member  
  
Member

Dated: February 22, 2005



GRANT ELEMENTARY SCHOOL  
DRAWINGS & AREA ANALYSIS

[douglasswa-mapsfilter.publicaccessnow.com/defaultHTML5.aspx?parcel=40200000101](https://douglasswa-mapsfilter.publicaccessnow.com/defaultHTML5.aspx?parcel=40200000101)

[PK12](#)
[Fave](#)
[Energy](#)
[Klyde](#)
[Map](#)
[Ggle Earth](#)
[Prcr](#)
[Pay](#)
[Van](#)
[TERO](#)
[Commerce-ELC](#)
[Selah Equip](#)
[Richland](#)
[WA Clean Buildings](#)
[WaEdGuide](#)
[WAMOAO](#)

**Douglas County Washington**  
 Self Service Government | MapSifter®

**Search**

**Examples:**  
 Parcel: 11700200103  
 Owner: Ruid  
 Situs: 606 E Birch

40200000101

MAP IS FOR INFORMATIONAL PURPOSES ONLY. DATA MAY NOT BE CURRENT.

40200000101  
 SCHOOL DISTRICT #206  
 1430 1ST ST SE  
 Polygon 1

40200000101  
 SCHOOL DISTRICT #206  
 1570 1ST ST SE  
 Polygon 2

**Legend**

**Distance** **Area** **Edit Last** **Clear**

**Map** **Print** **About** **Zoom**

47.4016N, 120.2631W Scale: 1:1,528

PARCEL 40200000101, 10.18 ACRES

GRANT ELEMENTARY



# DOUGLAS COUNTY WASHINGTON



## TAXSIFTER

[SIMPLE SEARCH](#) [SALES SEARCH](#) [REETSIFTER](#) [COUNTY HOME PAGE](#) [CONTACT](#) [DISCLAIMER](#)

[PAYMENT CART\(0\)](#)

Jim Ruud  
Douglas County Assessor P.O. Box 387 Waterville, WA 98858-0609

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

### Parcel

**Parcel#:** 40200000101 **Owner Name:** SCHOOL DISTRICT #206  
**DOR Code:** 68 - Services - Educational **Address1:**  
**Situs:** 1430 1ST ST SE **Address2:** 800 EASTMONT AVE  
**Map Number:** 2220-13-11-000786-007-00100 **City, State:** EAST WENATCHEE WA  
**Status:** EXEMPT FULL YEAR **Zip:** 98802-0000  
**Description:** TAX 226 IN SW & SE NE1/4; A/K/A PLC D OF BLA#3219220  
**Comment:** Consolidation of pcls 40200000101, 78600700100, & 73600300102 for BLA #3219220 for 2020 tax

All Situses	
1430 1ST ST SE	1570 1ST ST SE

2022 Market Value		2022 Taxable Value		2022 Assessment Data	
Land:	\$233,200	Land:	\$0	District:	21 - EW-206-F2- EMPD-L (ST;CO;PORT;)
Improvements:	\$661,700	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$894,900	Total	\$0	Total Acres:	10.18000

### Ownership

Owner's Name	Ownership %	Owner Type
SCHOOL DISTRICT #206	100%	Owner

### Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
03/15/19	3219220	3		SCHOOL DISTRICT #206		\$0

### Building Permits

Permit No.	Date	Description	Amount
EW-2020-2472	1/23/2020	6945 SQ FT ADDITION TO EXISTING SCHOOL 4/7/20 construction fence up but not start to addition, revisit. 6/3/20 east annex gone, revisit. 7/22/20 Foundation for east annex in, revisit NC 2021. East Annex addition @100%, West addition @14%,	
1607	9/28/2011	GRANT SCHOOL RENOVATION & ADDITION	\$1,935,030.00

### Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2022	SCHOOL DISTRICT #206	\$233,200	\$661,700	\$0	\$894,900	\$894,900	\$0
2021	SCHOOL DISTRICT #206	\$233,200	\$661,700	\$0	\$894,900	\$894,900	\$0
2020	SCHOOL DISTRICT #206	\$233,200	\$661,700	\$0	\$894,900	\$894,900	\$0

2019	SCHOOL DISTRICT #206	\$72,000	\$614,400	\$0	\$686,400	\$686,400	\$0
2018	SCHOOL DISTRICT #206	\$50,000	\$614,400	\$0	\$664,400	\$664,400	\$0

[View Taxes](#)

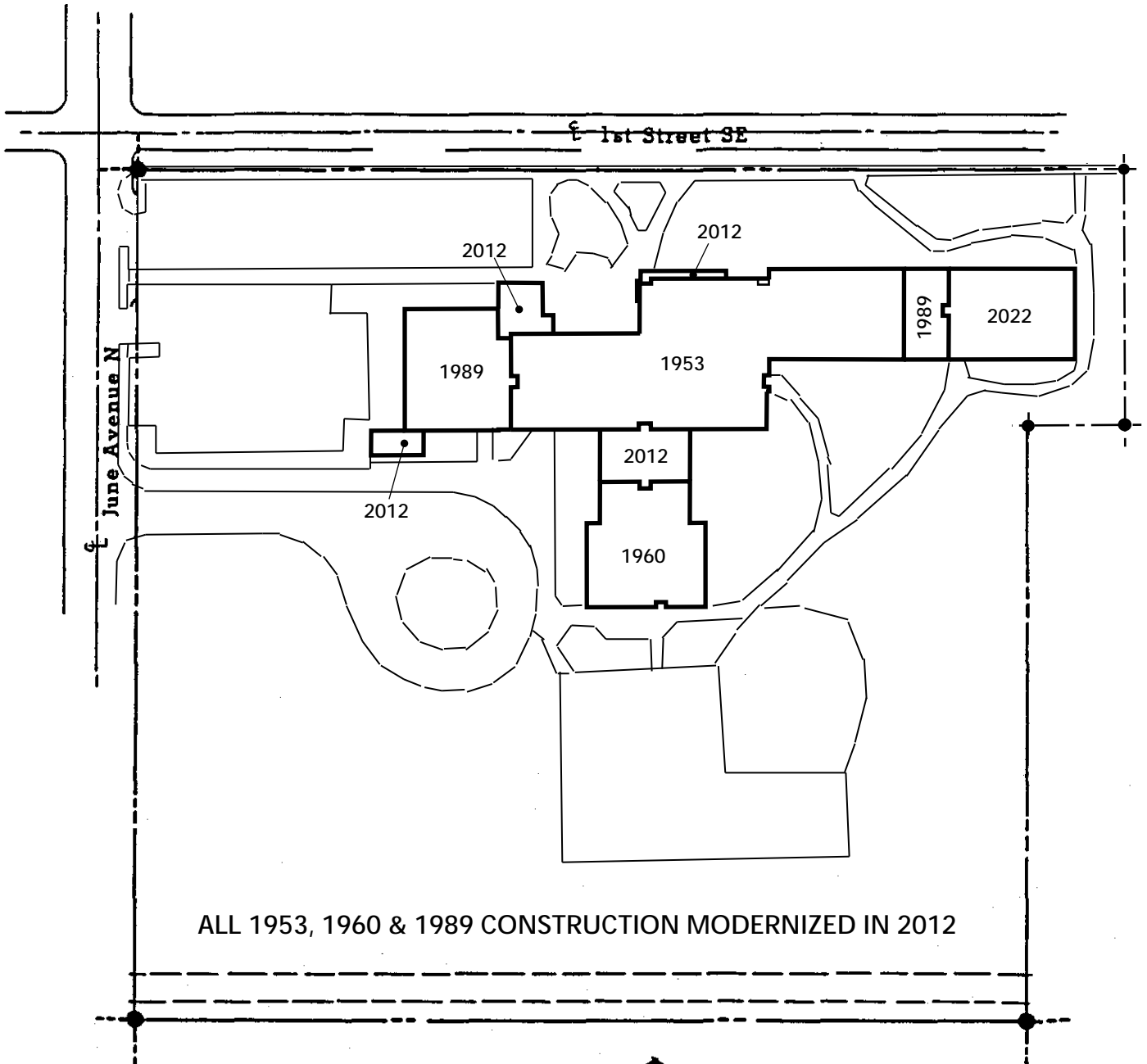
## Parcel Comments

Date	Comment
06/03/19	Consolidation of pcls 40200000101, 78600700100, & 73600300102 for BLA #3219220 for 2020 tax
02/21/06	ANNEXED TO CITY OF EAST WENATCHEE FOR 07 TAX
02/21/06	ANNEXED TO CITY OF EAST WENATCHEE FOR 07 TAX
02/17/06	ANNEXED TO CITY OF EAST WENATCHEE FOR 07 TAX.
04/15/04	CHGD TX DIST FROM 56 TO 55 IN 04 FOR 05 TX, ELIMINATING THE IRRIGATION DIST FOR TX PURPOSES.
04/15/04	CHGD TX DIST FROM 56 TO 55 IN 04 FOR 05 TX, ELIMINATING THE IRRIGATION DIST FOR TX PURPOSES.
04/15/04	CHGD TX DIST FROM 56 TO 55 IN 04 FOR 05 TX, ELIMINATING THE IRRIGATION DIST FOR TX PURPOSES.
09/03/03	09/03-ZONED LOW RESIDENTIAL
09/03/03	09/03-ZONED LOW RESIDENTIAL
09/02/03	09/03-ZONED LOW RESIDENTIAL

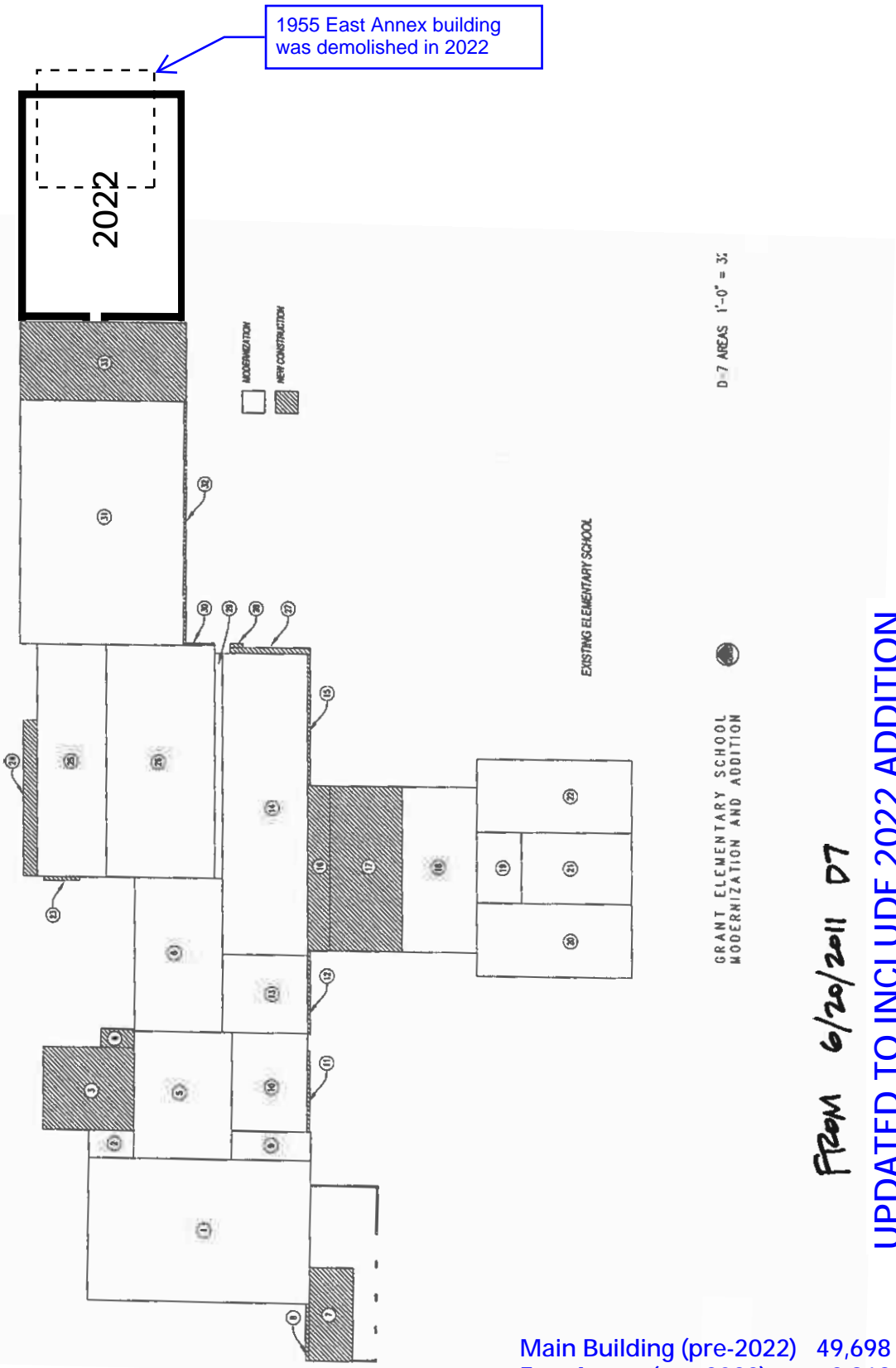
## Property Images

Click on an image to enlarge it.





# GRANT ELEMENTARY SCHOOL



1955 East Annex building was demolished in 2022

2022

MODERNIZATION  
NEW CONSTRUCTION

D-7 AREAS 1'-0" = 3'

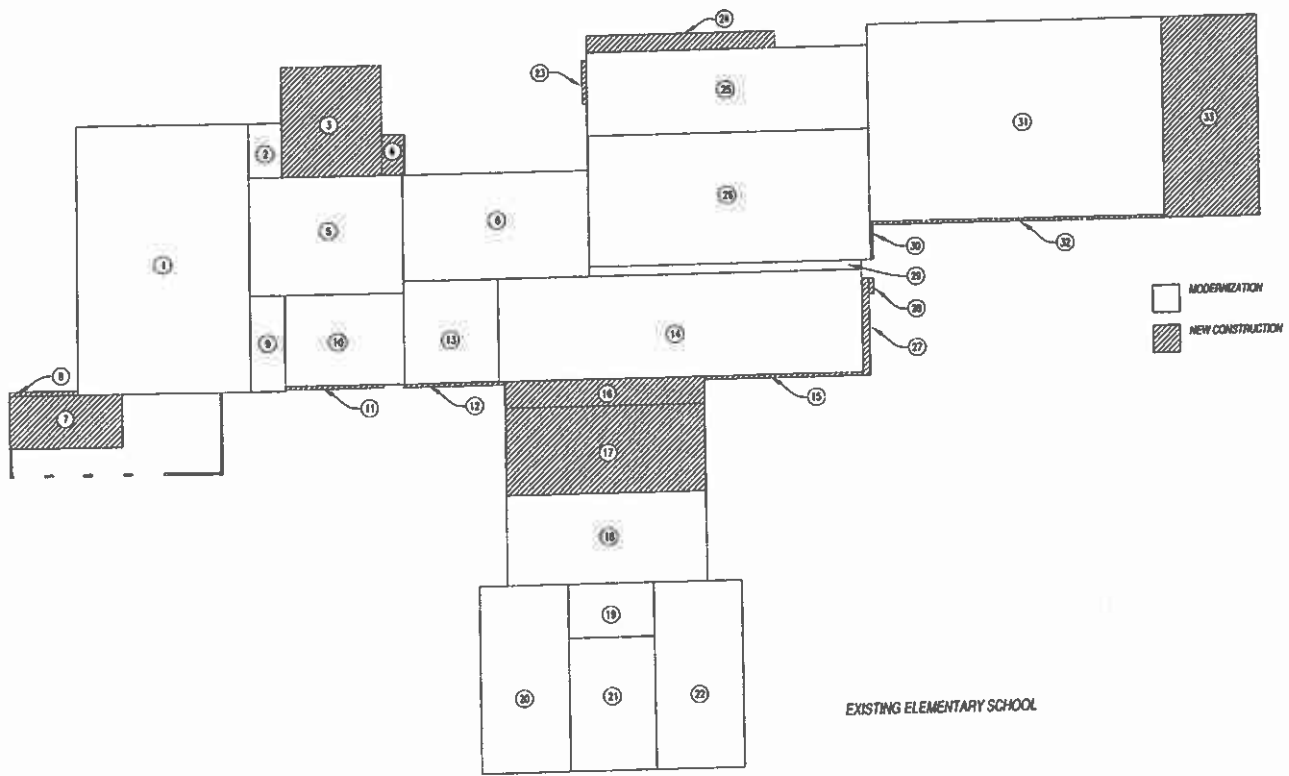
GRANT ELEMENTARY SCHOOL  
MODERNIZATION AND ADDITION

EXISTING ELEMENTARY SCHOOL

FROM 6/20/2011 D7

UPDATED TO INCLUDE 2022 ADDITION

Main Building (pre-2022)	49,698
East Annex (pre-2022)	2,918
Total (pre-2022)	52,616
2022 Addition	6,855
East Annex Demo (2022)	(2,918)
Total (2022)	56,553



ALSC ARCHITECTS

GRANT ELEMENTARY SCHOOL  
MODERNIZATION AND ADDITION



D-7 AREAS 1'-0" = 3/8"

FROM 6/20/2011 D7

**FORM D-7  
 AREA ANALYSIS WORKSHEET**

The purpose of the D-7 Area Analysis Worksheet is to identify areas of construction by project and bid type (WAC 392-343-019). List only one project type and bid type per worksheet.

**PROJECT INFORMATION**

Project Name: GRANT ELEM. MOD/ADD School District: Eastmont #206

**PROJECT TYPE:** (check one type only for each worksheet)

A. New Construction:  B. Modernization:  C. Nonmatchable Construction:   
 (Including new-in-lieu replacement)

**BID TYPE:** (check one type only for each worksheet)

1. Base Bid:  2. Alternate Bid:

Area No.	Area Name (Classrooms, Gym, Bldg. Numbers, etc.)	Dimensions (feet/decimal feet)		Area Factor		Area Square Feet
		(Length)	(Width)	Full	One-half	
1	Gymnasium	59.33	94.67	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5,617
2	Mechanical	11.33	19.33	<input checked="" type="checkbox"/>	<input type="checkbox"/>	219
5	Multi-Purpose	53.67	41.33	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,218
6	Classroom	65.33	37.33	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,439
9	Gym/Storage	12.00	33.33	<input checked="" type="checkbox"/>	<input type="checkbox"/>	400
10	Kitchen	41.33	31.33	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,295
13	Admin.	32.67	36.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,176
14	Classroom	126.67	36.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4,560
18	Classroom	70.00	31.33	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,193
19	Classroom	30.00	19.33	<input checked="" type="checkbox"/>	<input type="checkbox"/>	580
20	Classroom	30.67	66.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,024
21	Admin.	30.00	46.67	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,400
22	Classroom	30.67	66.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,024
25	Admin.	98.00	29.33	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,874
26	Admin./Library	98.00	45.33	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4,442
29	Classroom/Admin.	95.33	3.33	<input checked="" type="checkbox"/>	<input type="checkbox"/>	317
31	Classroom	103.33	70.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7,233
				<input type="checkbox"/>	<input type="checkbox"/>	
				<input type="checkbox"/>	<input type="checkbox"/>	
				<input type="checkbox"/>	<input type="checkbox"/>	
				<input type="checkbox"/>	<input type="checkbox"/>	
				<input type="checkbox"/>	<input type="checkbox"/>	
				<input type="checkbox"/>	<input type="checkbox"/>	
				<input type="checkbox"/>	<input type="checkbox"/>	
				<input type="checkbox"/>	<input type="checkbox"/>	
				<input type="checkbox"/>	<input type="checkbox"/>	
				<input type="checkbox"/>	<input type="checkbox"/>	

Date: 6/20/11 Circle: Project Type: **A** B C Bid Type: **1** 2 Total 41,014

A/E Firm: ALSC Architects Prepared By: \_\_\_\_\_ Worksheet 2 of 2





**FORM D-7**

**APPLICATION TO PROCEED WITH BID OPENING [DESIGN/BID/BUILD]  
 APPLICATION TO NEGOTIATE MACC [GC/CM]**

The D-7 is a two-page application requesting the Office of Superintendent of Public Instruction to grant secured funding status (WAC 392-344-107) or authority to proceed with bid opening or negotiation of Maximum Allowable Construction Cost (MACC) for front-funded projects (WAC 392-343-057).  
 If you have any questions regarding this form, please contact your regional coordinator.

**PROJECT INFORMATION**

Project Name:	GRANT ELEMENTARY MODERNIZATION & ADDITION	
School District:	EASTMONT #206	County: DOUGLAS
Address:	460 9TH STREET, N.E.	Contact Person: DR. GARN CHRISTENSEN
City:	EAST WENATCHEE	Telephone: 509-884-7169
Zip Code:	98802	Fax: 509-884-4210
	E-Mail:	christenseng@eastmont206.org

**DESIGN COST ESTIMATE**

Total New Construction: (Including new-in-lieu)	8,684	40,388 sf	From D-7 page 2 line 3 of A.
Total Modernization:		41,014 sf	From D-7 page 2 line 3 of B.
Total Nonmatchable Construction:		0 sf	From D-7 page 2 line 3 of C.
Tax Rate in Excess of Matchable 7.0%:		1.1 %	
New Construction Cost (Estimated):	\$1,577,502.22		Total A from D-7 page 2.
Modernization Cost (Estimated):	\$7,379,084.37		Total B from D-7 page 2.
Nonmatched Construction Cost (Estimated):	\$0.00		Total C from D-7 page 2.
Other Nonmatchable Components (Estimated):	\$19,458.00		Total D from D-7 page 2.
Educational Specifications Cost:	\$18,500.00		Total cost for preparing ed specs.
Value Engineering Report Cost:	\$29,557.97		Total cost of value engineering study.
Constructability Review Report Cost:	\$29,557.97		Total cost of constructability review.
Building Commissioning Cost:	\$29,557.97		Total cost from contract.
Energy Report Cost:	\$10,000.00		Total cost of energy conservation report.
GA Energy Report Review Fee:	\$2,000.00		Total cost of review.
A/E Fee New Construction: (Including new-in-lieu)	\$172,520.63		Total A/E fee from contract.
A/E Fee Modernization:	\$814,804.37		Total A/E fee from contract.
A/E Fee Nonmatchable Construction:	\$0.00		Total A/E fee from contract.
Construction Management Services:	\$166,263.00		Total cost.
Inspection and Testing Services: New	\$7,800.00		From D-7 page 2 line 1 of E.
Mod	\$34,400.00		From D-7 page 2 line 2 of E.
Nonmatchable	\$0.00		From D-7 page 2 line 3 of E.

**Transmitted with this form are the following:**

- Architectural/engineering estimate of construction cost from D-7 page 2.
  - Estimated construction contract monthly payment schedule. (found at [www.k12.wa.us/SchFacilities/default.aspx](http://www.k12.wa.us/SchFacilities/default.aspx))
  - Construction Management Services: CM contract (if applicable), CM plan, financial breakout of plan, and qualifications of CM lead individual.
  - Contracts:
 

A. Architectural and Engineering	D. Constructability Review	G. GC/CM Preconstruction Services
B. Educational Specifications	E. Building Commissioning	
C. Value Engineering	F. Energy Report	
  - Letters of approval of the construction documents from:
 

A. Fire Marshal (local or state)	C. Health Agency	E. General Administration Energy Report
B. Electrical (local or state)	D. Building Official	F. On-Site Sewage (if applicable)
- Area analysis summary form, worksheets, and assignable square footage forms.  
 Complete listing of special inspections and testing (Section 1701 of the IBC).
- School district board acceptance of value engineering report and implementation and a copy of implementation plan.
  - Certification by the school district that a constructability review report was completed.
  - Contract documents forwarded by F.W. Dodge.
  - Certification by the architect of compliance with state building code.

Date: 6/23/2011

Signature:  
 Page 1 of 2

  
 Authorized District Personnel

**FORM D-7**  
**ESTIMATE OF CONSTRUCTION COST**

Page 2 of the D-7 is a cost estimate of construction to be completed and signed by the architect/engineer (WAC 392-344-085). The square footage on this form should match the area analysis form. If you have any questions regarding this form, please contact your regional coordinator.

**PROJECT INFORMATION**

Project Name: GRANT ELEMENTARY SCHOOL MODERNIZATION & ADDITION  
 School District: EASTMONT #206

**Square Footage From Area Analysis Summary Form**

**A. NEW CONSTRUCTION: (Including new-in-lieu replacement)**

1	<u>8,684</u> sf	Base Bid	<u>\$1,375,649.00</u>	
2	<u>4,784</u> sf	Alternates	<u>\$83,650.00</u>	
3	<u>10,988</u> sf	Total Base Bid + Alternates	<u>\$1,459,299.00</u>	
	<u>8,684</u>	7.0% Matchable Tax	<u>\$102,150.93</u>	(On Total Base Bid + Alternates)
		Subtotal A	<u>\$1,561,449.93</u>	
		Excess tax above 7.0%	<u>\$16,052.29</u>	(On Total Base Bid + Alternates)
				<b>Total A</b> <u>\$1,577,502.22</u>

**B. MODERNIZATION:**

1	<u>41,014</u> sf	Base Bid	<u>\$6,581,345.00</u>	
2	<u>0</u> sf	Alternates	<u>\$244,820.00</u>	
3	<u>41,014</u> sf	Total Base Bid + Alternates	<u>\$6,826,165.00</u>	
		7.0% Matchable Tax	<u>\$477,831.55</u>	(On Total Base Bid + Alternates)
		Subtotal B	<u>\$7,303,996.55</u>	
		Excess tax above 7.0%	<u>\$75,087.82</u>	(On Total Base Bid + Alternates)
				<b>Total B</b> <u>\$7,379,084.37</u>

**C. NONMATCHABLE CONSTRUCTION:**

1	<u>0</u> sf	Base Bid	<u>\$0.00</u>	
2	<u>0</u> sf	Alternates	<u>\$0.00</u>	
3	<u>0</u> sf	Total Base Bid + Alternates	<u>\$0.00</u>	
		7.0% Matchable Tax	<u>\$0.00</u>	(On Total Base Bid + Alternates)
		Subtotal C	<u>\$0.00</u>	
		Excess tax above 7.0%	<u>\$0.00</u>	(On Total Base Bid + Alternates)
				<b>Total C</b> <u>\$0.00</u>

**D. OTHER NONMATCHABLE COMPONENTS:**

Off-Site Work	<u>\$18,000.00</u>	Off property roads, sewer, electrical hookups etc.
Building Demolition	<u>\$0.00</u>	Existing building only (not interior work)
Hazardous Waste Abate.	<u>\$0.00</u>	
Total of Nonmatch Components	<u>\$18,000.00</u>	
7.0% Matchable Tax	<u>\$1,260.00</u>	(On Total Nonmatch Components)
Excess tax above 7.0%	<u>\$198.00</u>	(On Total Nonmatch Components)
		<b>Total D</b> <u>\$19,458.00</u>

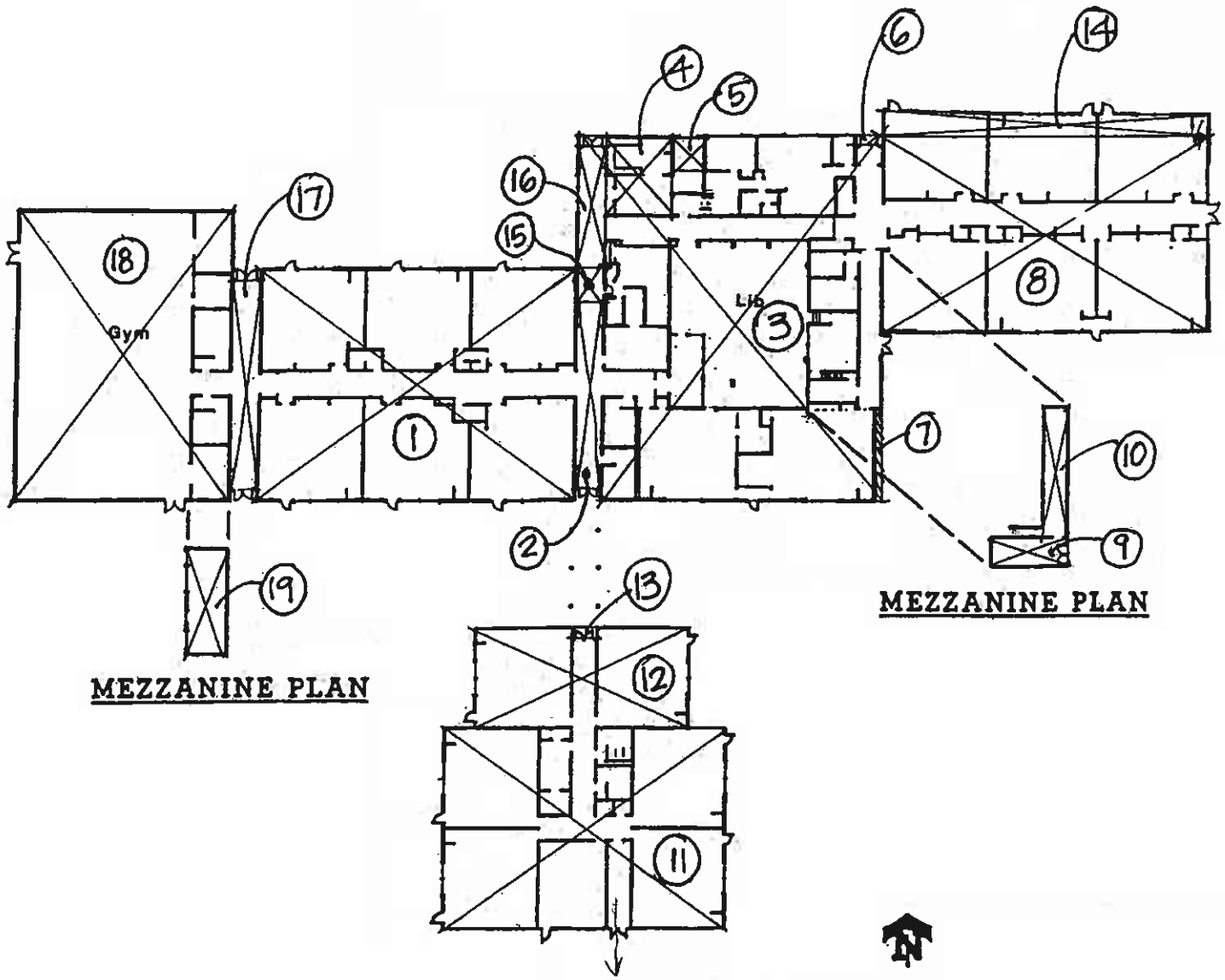
**PROJECT TOTAL** \$8,976,044.58  
 (Add All Totals A, B, C, D)

**E. INSPECTION AND TESTING COST ESTIMATE:**

1	New Construction	<u>\$7,800.00</u>	Estimate cost for independent inspections/tests as
2	Modernization	<u>\$34,400.00</u>	required by Section 1701 of the IBC.
3	Nonmatchable	<u>\$0.00</u>	(Place these estimates on D-7 page 1)

Date: 6/23/11

Signature: *Steven Watts*  
 Architect



MEZZANINE PLAN

MEZZANINE PLAN

MAIN FLOOR PLAN  
1:50



GRANT ELEMENTARY SCHOOL

FROM NOV. 2008 STUDY & SURVEY

OSPI SCHOOL BUILDING  
CONSTRUCTION

Area Analysis  
Worksheet  
(MODIFIED)

PROJECT NAME: GRANT ELEMENTARY  
SCHOOL DIST. NAME: EASTMONT No.: 206

TYPE OF PROJECT	
(Check one only)	
Existing	<u>X</u>

• Attach 8 1/2" x 11" plan sheet(s) with area numbers and "age of project" areas (year) indicated.

1953 BUILDING					AREA
AREA NO.	AREA NAME (Classrms, Gym, Bldg #'s, Etc.)	DIMENSION (Length x Width)	FACTOR *1 *5		FLOOR/BLDG RUNNING SUB-TOTAL
1	Classrooms	98'-7 1/2" x 73'-8"	X		7,265
2	Hall	8'-0" x 59'-4"	X		475
3	Library/Admin./Classrms.	89'-10" x 115'-10"	X		10,404
4	1987 Addition	21'-10" x 25'-2"	X		(550)
5	1987 Addition	10'-11" x 10'-11"	X		(119)
6	Covered Entry Alcove	8'-0" x 3'-8"	X		(29)
7	Outdoor area	1'-0 1/2" x 28'-9"	X		(32)
8	Classrooms	103'-5" x 60'-0"	X		6,515
9	Mechanical Mezzanine	(Not included per WAC Rule)			0
10	Mechanical Mezzanine	(Not included per WAC Rule)			0
<b>1953 SUBTOTAL</b>					<b>23,929</b>
1960 BUILDING					
11	Classrooms	90'-6" x 64'-6"	X		5,837
12	Classrooms	68'-6" x 32'-0"	X		2,192
14	Covered Entry Alcove	7'-6" x 4'-0"	X		(30)
<b>1960 SUBTOTAL</b>					<b>7,999</b>

Total/Page  
Floor/Bldg. = 31,928

Date: 8/21/98

Prepared/Signed By:   
A/E Firm: ALSC Architects, P.S.

FROM NOV. 2008 STUDY & SURVEY

OSPI SCHOOL BUILDING  
CONSTRUCTION

PROJECT NAME: GRANT ELEMENTARY  
SCHOOL DIST. NAME: EASTMONT No.: 206

TYPE OF PROJECT	
(Check one only)	
Existing	<u>X</u>

• Attach 8 1/2" x 11" plan sheet(s) with area numbers and "age of project" areas (year) indicated.

1987 BUILDING					
AREA NO.	AREA NAME (Classrms, Gym, Bldg #s, Etc.)	DIMENSION (Length x Width)	FACTOR *1 *5	AREA SQ. FT	AREA FLOOR/BLDG RUNNING SUB-TOTAL
14	Classrooms	104'-10" x 7'-0"	X		734
15	Hall	8'-0" x 10'-8"	X		85
16	Entry Hall	8'-81/2" x 38'-7"	X		338
17	Hall	8'-0" x 67'-6"	X		540
18	Gym/Toilet Rooms	72'-0" x 93'-4"	X		6,720
19	Mechanical Mezzanine	(Not included per WAC Rule)			0
4	Admin. Area	21'-10 x 25'-2"	X		550
5	Admin. Area	10'-11" x 10'-11"	X		119
<b>1987 SUBTOTAL</b>					<b>9,086</b>

Total/Page  
Floor/Bldg. = 9,086

Date: 8/21/98  
Prepared/Signed By: [Signature]  
A/E Firm: AESC Architects, P.S.

FROM NOV. 2008 STUDY & SURVEY

OSPI SCHOOL BUILDING  
CONSTRUCTION

Area Analysis  
Worksheet  
(MODIFIED)

PROJECT NAME: GRANT ELEMENTARY  
SCHOOL DIST. NAME: EASTMONT No.: 206

TYPE OF PROJECT	
(Check one only)	
Existing	<input checked="" type="checkbox"/>
	<input type="checkbox"/>

• Attach 8 1/2" x 11" plan sheet(s) with area numbers and "age of project" areas (year) indicated.

AREA NO.	AREA NAME (Classrms, Gym, Bldg #'s, Etc.)	DIMENSION (Length x Width)	FACTOR		AREA SQ. FT	AREA FLOOR/BLDG RUNNING SUB-TOTAL
			*1	*5		
Area Total =						41,014
<u>2022 Addition</u>						
2022	Addition - 5 classrooms and support spaces					6,855

Total Area = 6,855 ~~0~~

GRAND TOTAL: = 41,014

Date: 8/2/98

Prepared/Signed By: Steven Walker  
A/E Firm: ALSC Architects, P.S.

From Nov. 2008 STUDY & SURVEY

Eastmont School District No. 206  
East Wenatchee, Washington

RESOLUTION NO. 88-5

ACCEPTANCE OF CONTRACT A

MOONEY & PUGH CONTRACTORS, INC.

REMODELING OF GRANT ELEMENTARY SCHOOL

WHEREAS, based upon observations and inspections of the work at the Grant Elementary School and recommendation of D. O. H. and Associates, project architects, the Board of Directors of Eastmont School District No. 206 determines the work under Contract A has been completed satisfactorily in accordance with the terms and conditions of the contract to the best of their knowledge;

THEREFORE, the Board of Directors of Eastmont School District No. 206 does hereby accept the contract work under Contract A at the Grant Elementary School as performed by Mooney & Pugh Contractors, Inc.

ATTEST:

EASTMONT SCHOOL DISTRICT NO. 206  
Board of Directors:

*Walt B...*  
Secretary to Board

*Susan D. Stanchard*

*Richard M. Brander*

*Paul M. Chopton*

*John Julius*

Date 1-9-89

WAC 180-29-155 and WAC 180-29-160

*VOID  
SUPERCEDED BY  
2011-2012 MODERNIZATION/  
REPLACEMENT*



Eastmont School District No. 206  
East Wenatchee, Washington

RESOLUTION NO. 88-7

ACCEPTANCE OF CONTRACT B

MOONEY & PUGH CONTRACTORS, INC.

REMODELING OF GRANT ELEMENTARY SCHOOL

WHEREAS, based upon observations and inspections of the work at the Grant Elementary School and recommendation of D. O. H. and Associates, project architects, the Board of Directors of Eastmont School District No. 206 determines the work under Contract B has been completed satisfactorily in accordance with the terms and conditions of the contract to the best of their knowledge;

THEREFORE, the Board of Directors of Eastmont School District No. 206 does hereby accept the contract work under Contract B at the Grant Elementary School as performed by Mooney & Pugh Contractors, Inc.

ATTEST:

EASTMONT SCHOOL DISTRICT NO. 206  
Board of Directors:

*Walt J. J.*  
Secretary to Board

*Susan V. Blanchard*

*Richard M. Brender*

*David M. Chapton*

*J. T. Jenkins*

Date 1-9-89

WAC 180-29-155 and WAC 180-29-160

**VOID**  
**SUPERCEDED BY**  
**2011-2012 MODERNIZATION/**  
**REPLACEMENT**

KENROY ELEMENTARY SCHOOL  
DRAWINGS & AREA ANALYSIS

PAPAR 22201210014, 10.0 ACRES

KENROY ELEMENTARY

**Douglas County**  
Washington  
Self Service Government | MapSifter®

Search  
Examples:  
Parcel: 11700200103  
Owner: Ruud  
Situs: 606 E Birch  
22201210014

MAP IS FOR INFORMATIONAL PURPOSES ONLY. DATA MAY NOT BE CURRENT.  
22201210014  
SCHOOL DISTRICT #206  
601 N JONATHAN AVE

Legend  
Scale: 1:3,055  
47.4174N, 120.2663W



# DOUGLAS COUNTY WASHINGTON



## TAXSIFTER

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[PAYMENT CART\(0\)](#)

Jim Ruud  
Douglas County Assessor P.O. Box 387 Waterville, WA 98858-0609

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

### Parcel

**Parcel#:** 22201210014 **Owner Name:** SCHOOL DISTRICT #206  
**DOR Code:** 68 - Services - Educational **Address1:**  
**Situs:** 601 N JONATHAN AVE **Address2:** 800 EASTMONT AVE  
**Map Number:** 2220-12-41-000000-000-00000 **City, State:** EAST WENATCHEE WA  
**Status:** EXEMPT FULL YEAR **Zip:** 98802-0000  
**Description:** TAX 90 IN SENE; (KENROY ELEMENTARY)  
**Comment:** ANNEXED TO CITY OF EAST WENATCHEE FOR 07 TX

#### 2022 Market Value

#### 2022 Taxable Value

#### 2022 Assessment Data

Land:	\$0	Land:	\$0	District:	21 - EW-206-F2- EMPD-L (ST;CO;PORT;)
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$0	Total	\$0	Total Acres:	10.00000

### Ownership

Owner's Name	Ownership %	Owner Type
SCHOOL DISTRICT #206	100%	Owner

### Sales History

No Sales History

### Building Permits

Permit No.	Date	Description	Amount
EW-2020-2474	1/23/2020	10693 SQ FT ADDITION TO EXISTING SCHOOL 4/6/20 No start 6/18/20 Excavation started 6/8/21 @80%	

### Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2022	SCHOOL DISTRICT #206	\$0	\$0		\$0	\$0	\$0
2021	SCHOOL DISTRICT #206	\$0	\$0		\$0	\$0	\$0
2020	SCHOOL DISTRICT #206	\$0	\$0		\$0	\$0	\$0
2019	SCHOOL DISTRICT #206	\$0	\$0		\$0	\$0	\$0
2018	SCHOOL DISTRICT #206	\$0	\$0		\$0	\$0	\$0

[View Taxes](#)

### Parcel Comments

Date	Comment
02/15/06	ANNEXED TO CITY OF EAST WENATCHEE FOR 07 TX
04/15/04	CHGD TX DIST FROM 56 TO 55 IN 04 FOR 05 TX, ELIMINATING THE IRRIGATION DIST FOR TX PURPOSES.
06/11/02	ACREAGE CORRECTION PER ROGER.
05/09/02	SPLIT FROM PCL 22201210009 BECAUSE TX 90 NOT IN THE EW ANNEXATION AREA.

## Property Images

Click on an image to enlarge it.

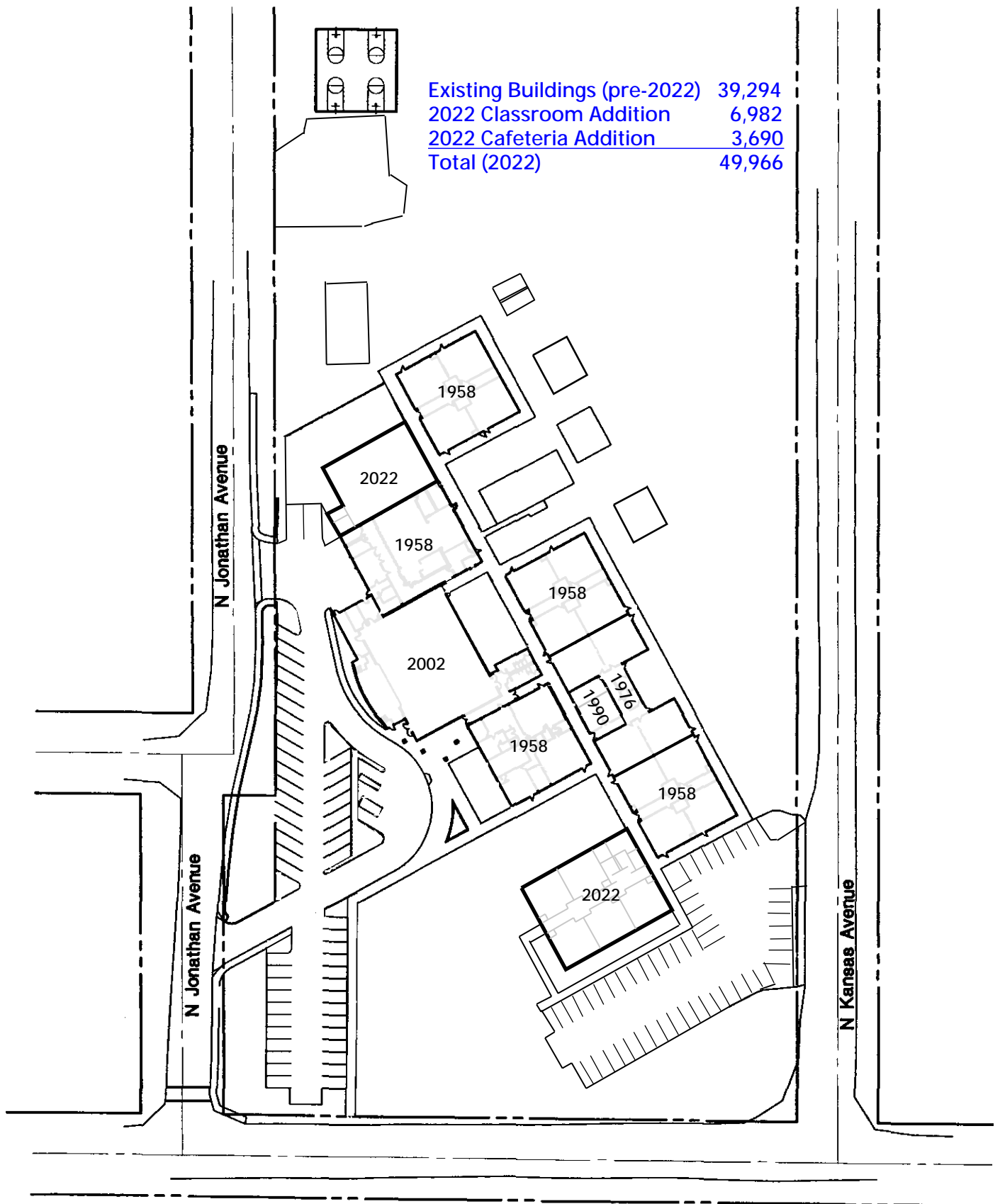


1.0.8207.983

Data current as of: 9/7/2022 2:56 PM

TX\_RollYear\_Search: 2022

Existing Buildings (pre-2022)	39,294
2022 Classroom Addition	6,982
2022 Cafeteria Addition	3,690
<b>Total (2022)</b>	<b>49,966</b>



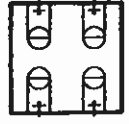
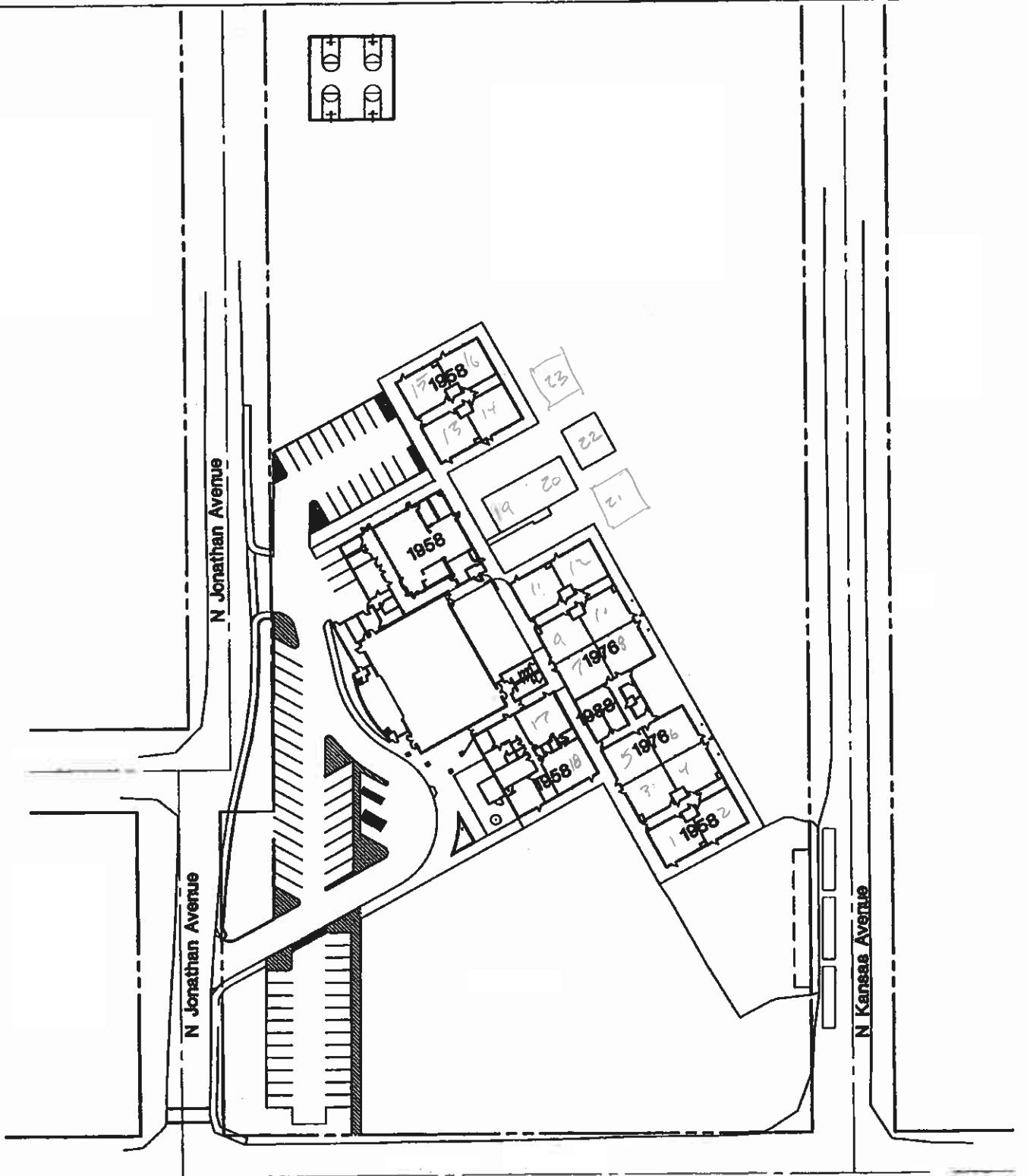
ALL 1958 & 1976 CONSTRUCTION MODERNIZED IN 1990

**FLOOR PLAN /  
SITE PLAN**

SCALE: 1" = 100'-0"



**KENROY ELEMENTARY SCHOOL**



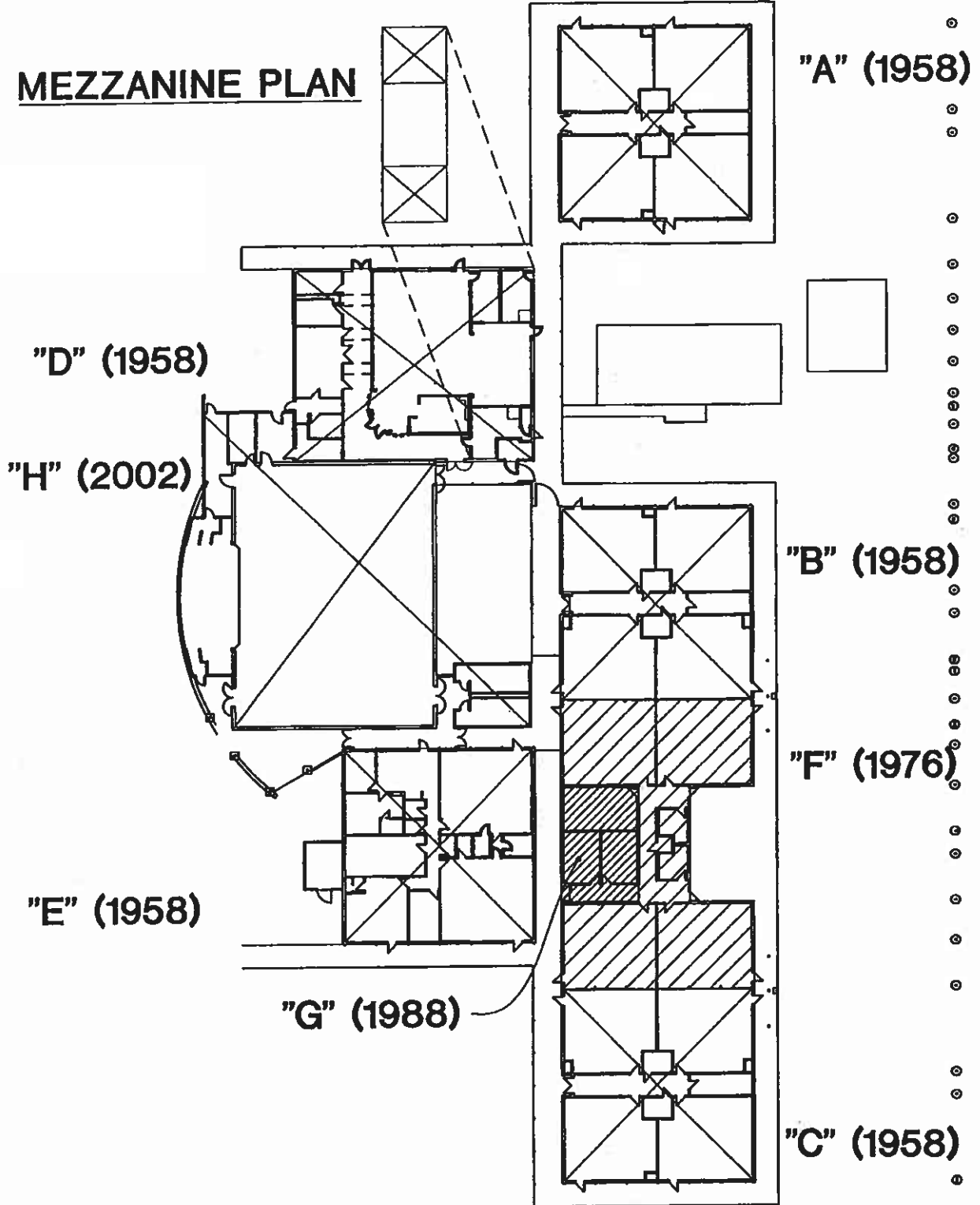
**SITE PLAN**

SCALE: 1" = 100'-0"



*FROM NOV. 2008 STUDY 2 SURVEY*

**MEZZANINE PLAN**



**MAIN FLOOR PLAN**

SCALE: 1" = 50'-0"



FROM NOV. 2008 STUDY & SURVEY

**ALSC**

ARCHITECTS

**KENROY ELEMENTARY SCHOOL**





CLOVIS POINT INTERMEDIATE SCHOOL,  
KENROY ELEMENTARY SCHOOL, AND LEE ELEMENTARY SCHOOL  
Acceptance as Complete

EASTMONT SCHOOL DISTRICT NO. 206  
EAST WENATCHEE, WA 98802

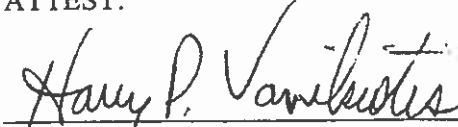
Resolution No. 2005-02

WHEREAS, the Board of Directors of the Eastmont School District has received notification from ALSC Architects and KJM & Associates that the New Clovis Point Intermediate School, and the remodel projects at Kenroy Elementary School and Lee Elementary School are complete in accordance with contract specifications and documents.

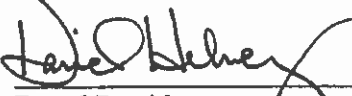
THEREFORE BE IT RESOLVED by the Eastmont School District Board of Directors that the work of the contractor, Lydig Construction, Inc. is now complete. The Board now authorizes final payment and release of the retainage bond.

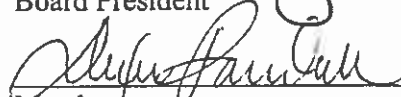
ADOPTED this 22<sup>nd</sup> day of February 2005 at the regular meeting of the Board of Directors for Eastmont School District No. 206.

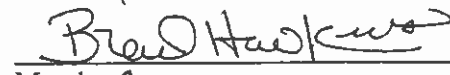
ATTEST:

  
Harry P. Manikiotis, Ed.D.  
Secretary to Board


BOARD OF DIRECTORS:

  
Board President

  
Member

  
Member

  
Member

  
Member

Dated: February 22, 2005

Eastmont School District No. 206  
East Wenatchee, Washington

RESOLUTION NO. 88-6

ACCEPTANCE OF CONTRACT WORK

HALE & LONG GENERAL CONTRACTORS, INC.

REMODELING OF KENROY ELEMENTARY SCHOOL

WHEREAS, based upon observations and inspections of the work at the Kenroy Elementary School and recommendation of D.O.H. and Associates, project architects, the Board of Directors of Eastmont School District No. 206 determines the work has been completed satisfactorily in accordance with the terms and conditions of the contract to the best of their knowledge;

THEREFORE, the Board of Directors of Eastmont School District No. 206 does hereby accept the contract work at the Kenroy Elementary School as performed by Hale & Long General Contractors, Inc.

ATTEST:

EASTMONT SCHOOL DISTRICT NO. 206  
Board of Directors:

Walt B. B.  
Secretary to Board

Susan R. Blanchard

Richard J. ...

Charles J. ...

Gene M. ...

John T. ...

Date 12-12-88

LEE ELEMENTARY SCHOOL  
DRAWINGS & AREA ANALYSIS





# DOUGLAS COUNTY WASHINGTON



## TAXSIFTER

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[PAYMENT CART\(0\)](#)

Jim Ruud  
Douglas County Assessor P.O. Box 387 Waterville, WA 98858-0609

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

### Parcel

**Parcel#:** 03500003600 **Owner Name:** SCHOOL DISTRICT #206  
**DOR Code:** 68 - Services - Educational **Address1:**  
**Situs:** 1455 N BAKER AVE **Address2:** 800 EASTMONT AVE  
**Map Number:** 2220-02-24-000035-000-00000 **City, State:** EAST WENATCHEE WA  
**Status:** EXEMPT FULL YEAR **Zip:** 98802-0000  
**Description:** LOT 36; EAST WEN 2-22-20 ROBERT E LEE SCHOOL.  
**Comment:**

#### 2022 Market Value

#### 2022 Taxable Value

#### 2022 Assessment Data

Land:	\$40,000	Land:	\$0	District:	21 - EW-206-F2- EMPD-L (ST;CO;PORT;)
Improvements:	\$378,300	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$418,300	Total	\$0	Total Acres:	9.40000

### Ownership

Owner's Name	Ownership %	Owner Type
SCHOOL DISTRICT #206	100%	Owner

### Sales History

No Sales History

### Building Permits

Permit No.	Date	Description	Amount
EW-2020-2473	1/23/2020	8181 SQ FT ADDITION TO EXISTING SCHOOL 6/18/20 No start 7/22/20 No Start, See NC 2021 6/8/21 @14% 7/22/21 @80%	\$3,200,000.00

### Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2022	SCHOOL DISTRICT #206	\$40,000	\$378,300	\$0	\$418,300	\$418,300	\$0
2021	SCHOOL DISTRICT #206	\$40,000	\$378,300	\$0	\$418,300	\$418,300	\$0
2020	SCHOOL DISTRICT #206	\$40,000	\$378,300	\$0	\$418,300	\$418,300	\$0
2019	SCHOOL DISTRICT #206	\$40,000	\$378,300	\$0	\$418,300	\$418,300	\$0
2018	SCHOOL DISTRICT #206	\$40,000	\$378,300	\$0	\$418,300	\$418,300	\$0

[View Taxes](#)

## Parcel Comments

No Comments Available

## Property Images

Click on an image to enlarge it.



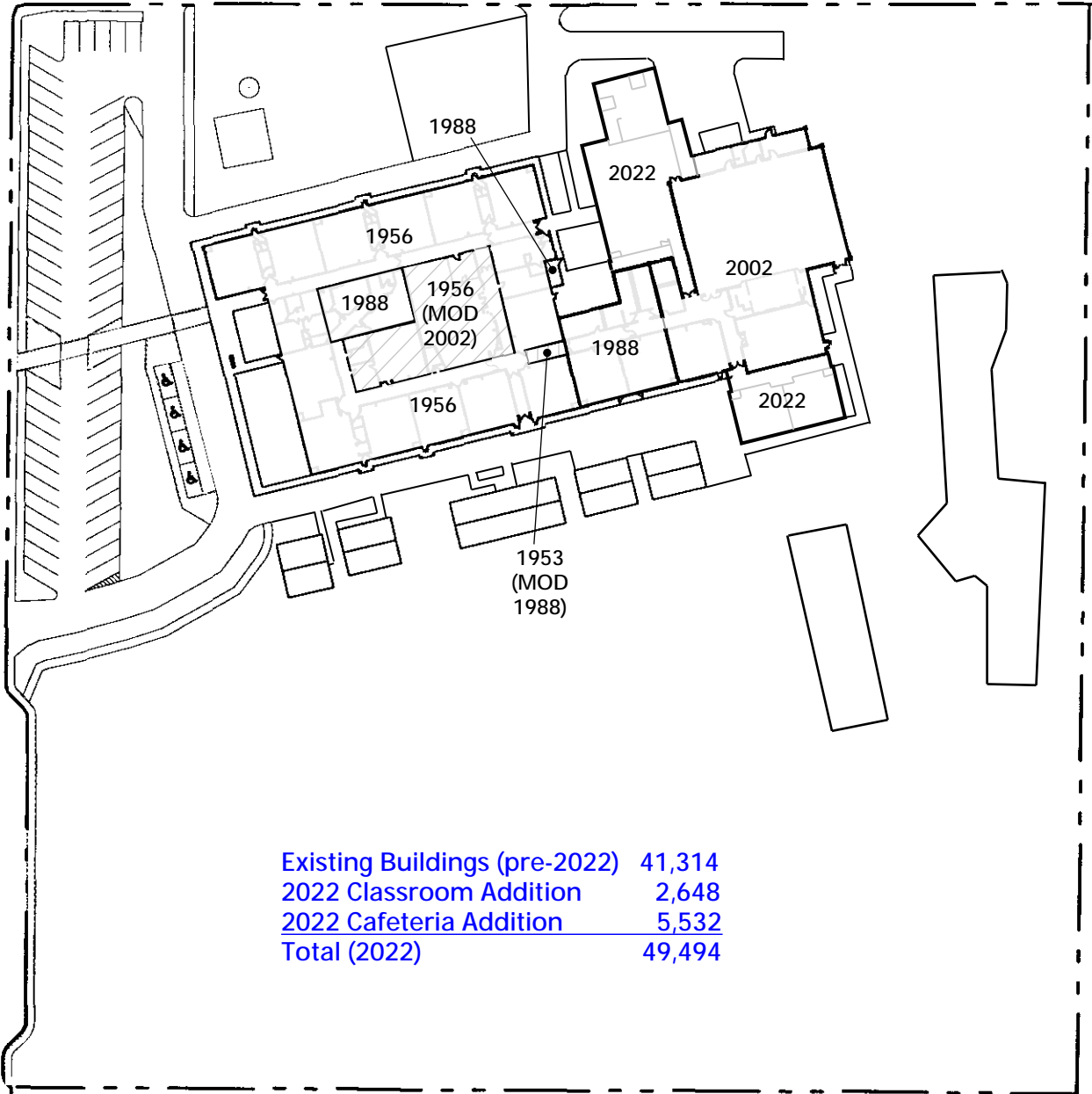
1.0.8207.983

Data current as of: 9/7/2022 2:56 PM

TX\_RollYear\_Search: 2022

15TH STREET NE.

NORTH BAKER AVENUE



Existing Buildings (pre-2022)	41,314
2022 Classroom Addition	2,648
2022 Cafeteria Addition	5,532
<u>Total (2022)</u>	<u>49,494</u>

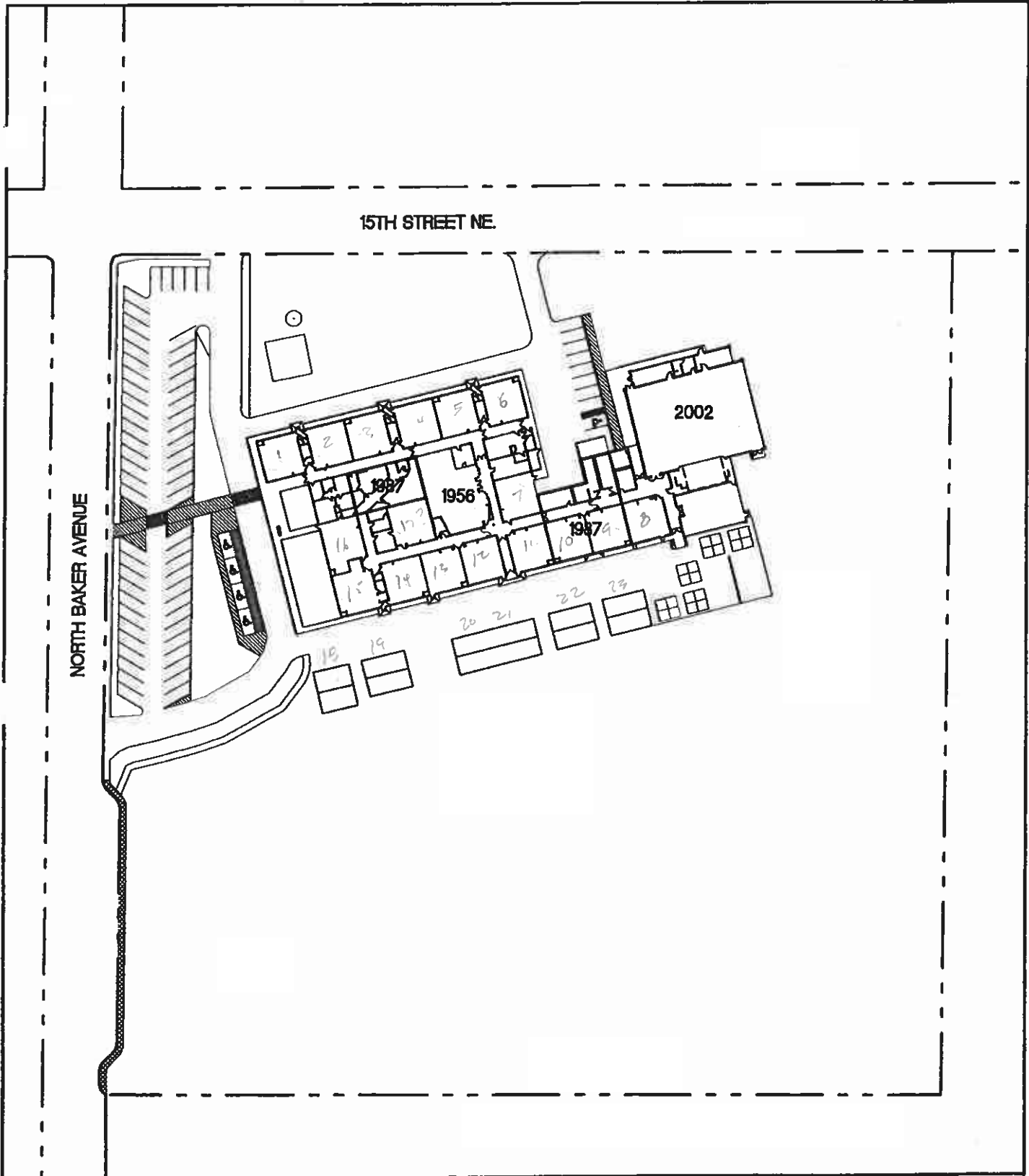
# FLOOR PLAN / SITE PLAN

SCALE: 1" = 100'-0"



## LEE ELEMENTARY SCHOOL





TAKEN FROM NOV. 2008 STUDY & SURVEY

**SITE PLAN**

SCALE: 1" = 100'-0"

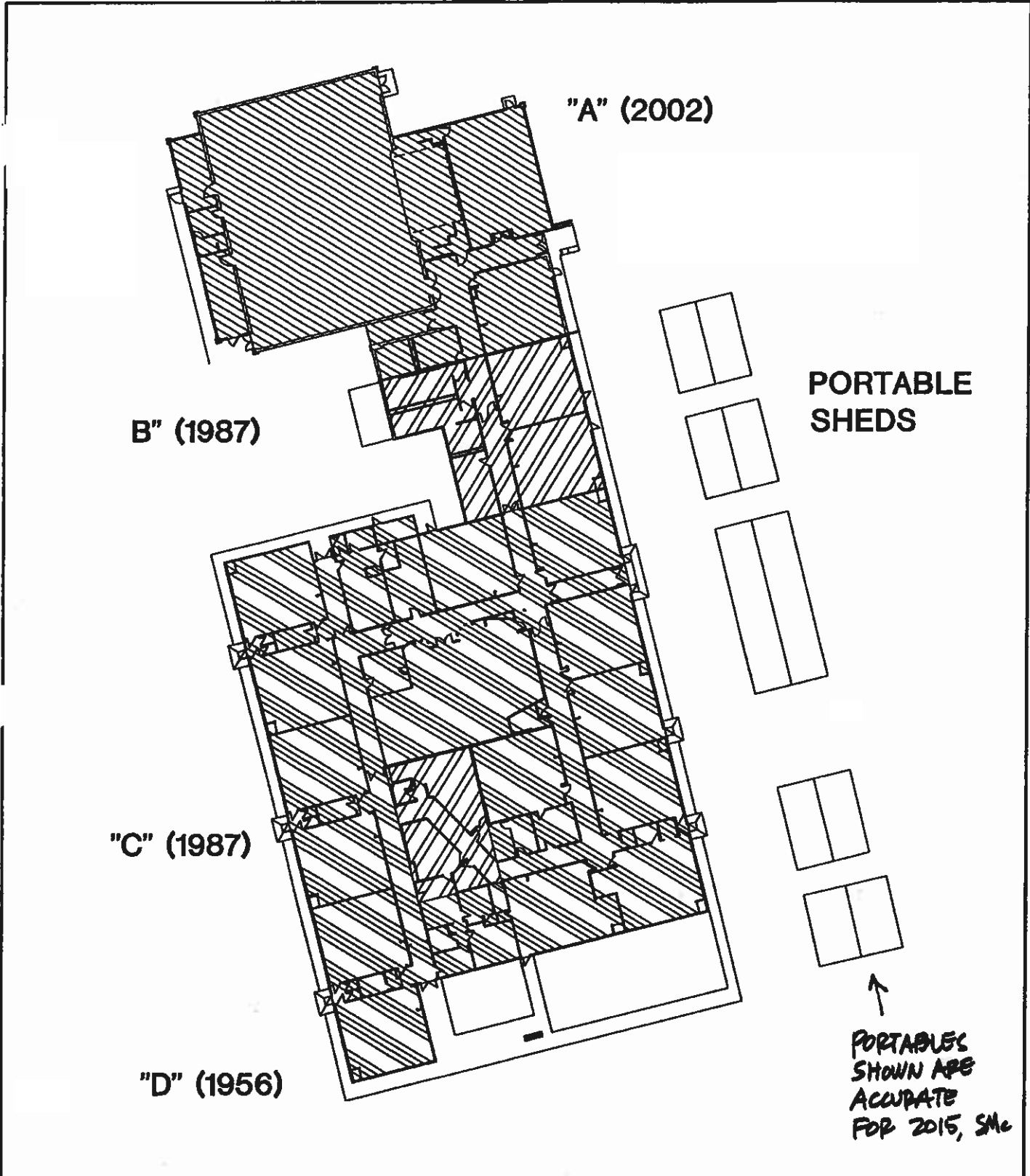


**ALSC**

ARCHITECTS

**EASTMONT JUNIOR HIGH SCHOOL**

**LEE ELEMENTARY**



"A" (2002)

"B" (1987)

"C" (1987)

"D" (1956)

PORTABLE SHEDS

↑  
PORTABLES SHOWN ARE ACCURATE FOR 2015, SMC

**MAIN FLOOR PLAN**

SCALE: 1" = 50'-0"



FROM NOV. 2008 STUDY & SURVEY



CLOVIS POINT INTERMEDIATE SCHOOL,  
KENROY ELEMENTARY SCHOOL, AND LEE ELEMENTARY SCHOOL  
Acceptance as Complete

EASTMONT SCHOOL DISTRICT NO. 206  
EAST WENATCHEE, WA 98802

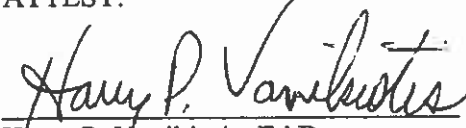
Resolution No. 2005-02

WHEREAS, the Board of Directors of the Eastmont School District has received notification from ALSC Architects and KJM & Associates that the New Clovis Point Intermediate School, and the remodel projects at Kenroy Elementary School and Lee Elementary School are complete in accordance with contract specifications and documents.

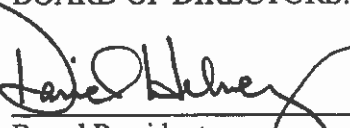
THEREFORE BE IT RESOLVED by the Eastmont School District Board of Directors that the work of the contractor, Lydig Construction, Inc. is now complete. The Board now authorizes final payment and release of the retainage bond.

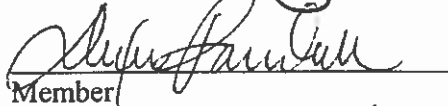
ADOPTED this 22<sup>nd</sup> day of February 2005 at the regular meeting of the Board of Directors for Eastmont School District No. 206.

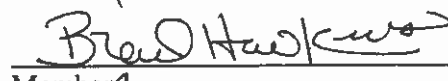
ATTEST:

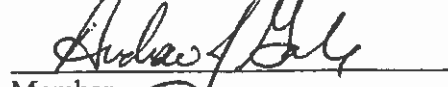
  
Harry P. Manikiotis, Ed.D.  
Secretary to Board

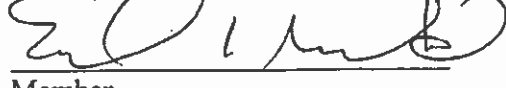
BOARD OF DIRECTORS:

  
Board President

  
Member

  
Member

  
Member

  
Member

Dated: February 22, 2005

Eastmont School District No. 206  
East Wenatchee, Washington

RESOLUTION NO. 884

ACCEPTANCE OF CONTRACT WORK - R. REDDING CONSTRUCTION COMPANY  
**REMODELING OF LEE ELEMENTARY SCHOOL**

Based upon observations and inspections of the work at the Lee Elementary School and recommendation of D.O.H. and Associates, project architects, the Board of Directors of Eastmont School District No. 206 determines the work has been completed satisfactorily in accordance with the terms and conditions of the contract to the best of their knowledge, with the following exception: reserve from retainage \$12,000 for carpet and installation until the School District is satisfied that the carpet has been installed and is complete. The \$12,000 may be released upon satisfaction of carpet work completed.

Therefore, the Board of Directors of Eastmont School District No. 206 does hereby accept the contract work at the Lee Elementary School as performed by R. Redding Construction Company.

ATTEST:

EASTMONT SCHOOL DISTRICT NO. 206  
Board of Directors:

\_\_\_\_\_  
Secretary to Board

Date

10/18/1988  
*Per OSPI Report 1*

WAC 180-29-155 and WAC 180-29-160

ROCK ISLAND ELEMENTARY SCHOOL  
DRAWINGS & AREA ANALYSIS



**Douglas County**  
Washington  
Self Service Government MapSifter®  
Search

Examples:  
Parcel: 11700200103  
Owner: Ruud  
Situs: 606 E Birch

41300006401  
MAP IS FOR INFORMATIONAL PURPOSES ONLY. DATA MAY NOT BE CURRENT.

41300006401  
SCHOOL DISTRICT #206  
5645 ROCK ISLAND RD

A... PARCEL 41300006401, 5.0 ACRES  
B... PARCEL 41300006404, 3.52 ACRES  
TOTAL: 8.52 ACRES  
ROCK ISLAND ELEMENTARY



# DOUGLAS COUNTY WASHINGTON



## TAXSIFTER

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[PAYMENT CART\(0\)](#)

Jim Ruud  
Douglas County Assessor P.O. Box 387 Waterville, WA 98858-0609

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

## Parcel

**"A"**

Parcel#: 41300006401      Owner Name: SCHOOL DISTRICT #206  
 DOR Code: 68 - Services - Educational      Address1:  
 Situs: 5645 ROCK ISLAND RD      Address2: 800 EASTMONT AVE  
 Map Number: 2221-23-41-000413-000-00000      City, State: EAST WENATCHEE WA  
 Status: EXEMPT FULL YEAR      Zip: 98802-0000  
 Description: E1/2 LOT 64; EWLP 23-22-21 (ROCK ISLAND SCHOOL)  
 Comment:

### 2022 Market Value

Land:	\$12,500
Improvements:	\$395,500
Permanent Crop:	\$0
Total	\$408,000

### 2022 Taxable Value

Land:	\$0
Improvements:	\$0
Permanent Crop:	\$0
Total	\$0

### 2022 Assessment Data

District:	11 - RI-206-F2-EMPD (ST;CO;PORT;)
Current Use/DFL:	No
Senior/Disability Exemption:	No
Total Acres:	5.00000

## Ownership

Owner's Name	Ownership %	Owner Type
SCHOOL DISTRICT #206	100%	Owner

## Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
03/11/19	3219083	1	104453	SCHOOL DISTRICT #206	CITY OF ROCK ISLAND	\$0

## Building Permits

No Building Permits Available

## Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2022	SCHOOL DISTRICT #206	\$12,500	\$395,500	\$0	\$408,000	\$408,000	\$0
2021	SCHOOL DISTRICT #206	\$12,500	\$395,500	\$0	\$408,000	\$408,000	\$0
2020	SCHOOL DISTRICT #206	\$12,500	\$395,500	\$0	\$408,000	\$408,000	\$0
2019	SCHOOL DISTRICT #206	\$12,500	\$395,500	\$0	\$408,000	\$408,000	\$0
2018	SCHOOL DISTRICT #206	\$12,500	\$395,500	\$0	\$408,000	\$408,000	\$0

[View Taxes](#)

## Parcel Comments

No Comments Available





# DOUGLAS COUNTY WASHINGTON



## TAXSIFTER

[SIMPLE SEARCH](#) [SALES SEARCH](#) [REETSIFTER](#) [COUNTY HOME PAGE](#) [CONTACT](#) [DISCLAIMER](#)

[PAYMENT CART\(0\)](#)

Jim Ruud  
Douglas County Assessor P.O. Box 387 Waterville, WA 98858-0609

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

### Parcel

**"B"**

**Parcel#:** 41300006404 **Owner Name:** SCHOOL DISTRICT #206  
**DOR Code:** 11 - Residential - Single Family **Address1:**  
**Situs:** 5631 ROCK ISLAND RD **Address2:** 800 EASTMONT AVE  
**Map Number:** 2221-23-41-000413-000-00000 **City, State:** EAST WENATCHEE WA  
**Status:** EXEMPT FULL YEAR **Zip:** 98802-0000  
**Description:** TAX 16 IN W1/2 LOT 64; EWLP 23-22-21 (ROCK ISLAND SCHOOL)  
**Comment:**

#### 2022 Market Value

#### 2022 Taxable Value

#### 2022 Assessment Data

Land:	\$22,000	Land:	\$0	District:	11 - RI-206-F2-EMPD (ST;CO;PORT;)
Improvements:	\$44,600	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$66,600	Total	\$0	Total Acres:	3.52000

### Ownership

Owner's Name	Ownership %	Owner Type
SCHOOL DISTRICT #206	100%	Owner

### Sales History

No Sales History

### Building Permits

Permit No.	Date	Description	Amount
BPR-08-278	9/17/2008	DEMOLITION	\$1,000.00

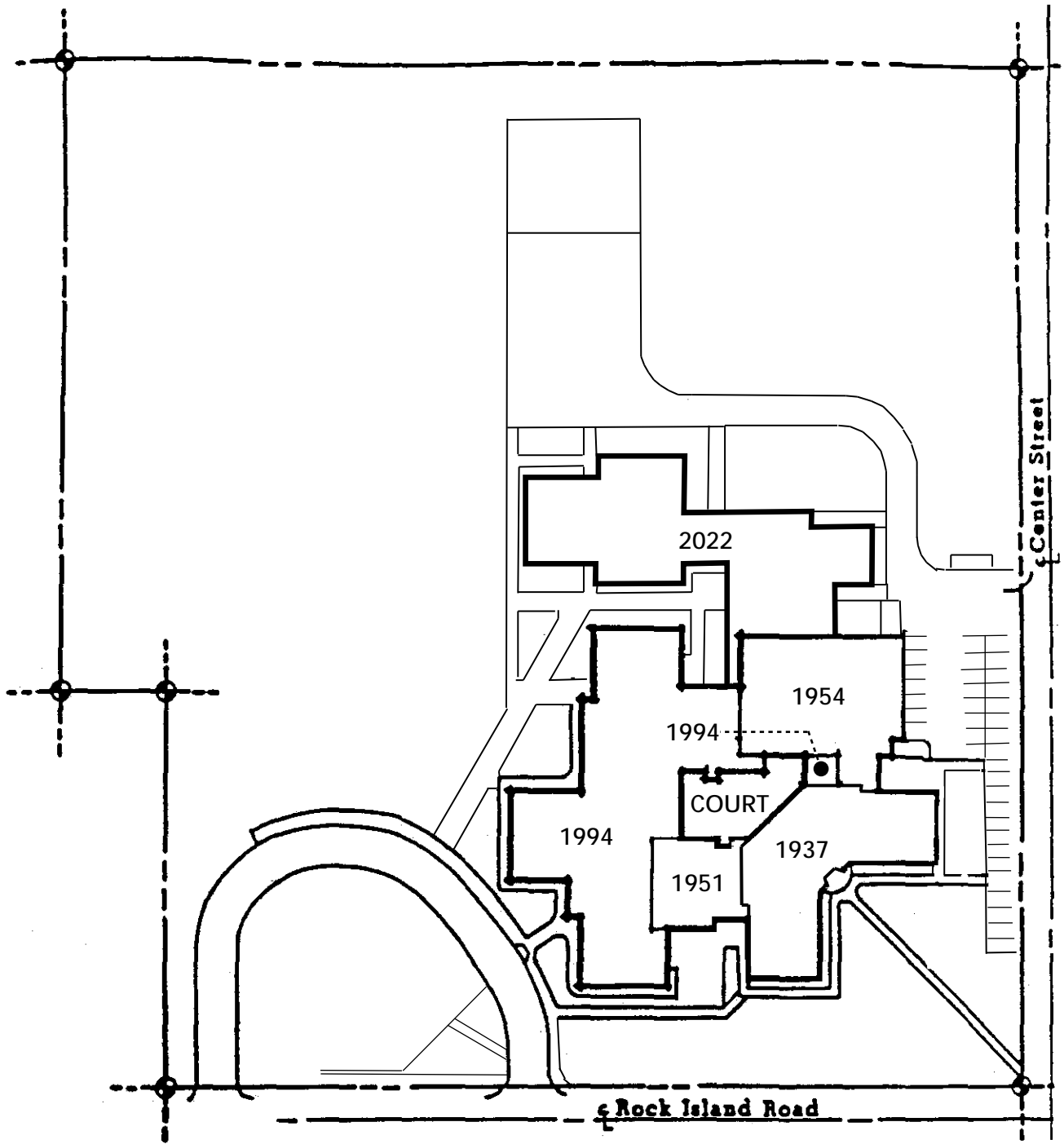
### Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2022	SCHOOL DISTRICT #206	\$22,000	\$44,600	\$0	\$66,600	\$66,600	\$0
2021	SCHOOL DISTRICT #206	\$22,000	\$40,500	\$0	\$62,500	\$62,500	\$0
2020	SCHOOL DISTRICT #206	\$22,000	\$27,000	\$0	\$49,000	\$49,000	\$0
2019	SCHOOL DISTRICT #206	\$22,000	\$27,000	\$0	\$49,000	\$49,000	\$0
2018	SCHOOL DISTRICT #206	\$22,000	\$27,000	\$0	\$49,000	\$49,000	\$0

[View Taxes](#)

### Parcel Comments

No Comments Available

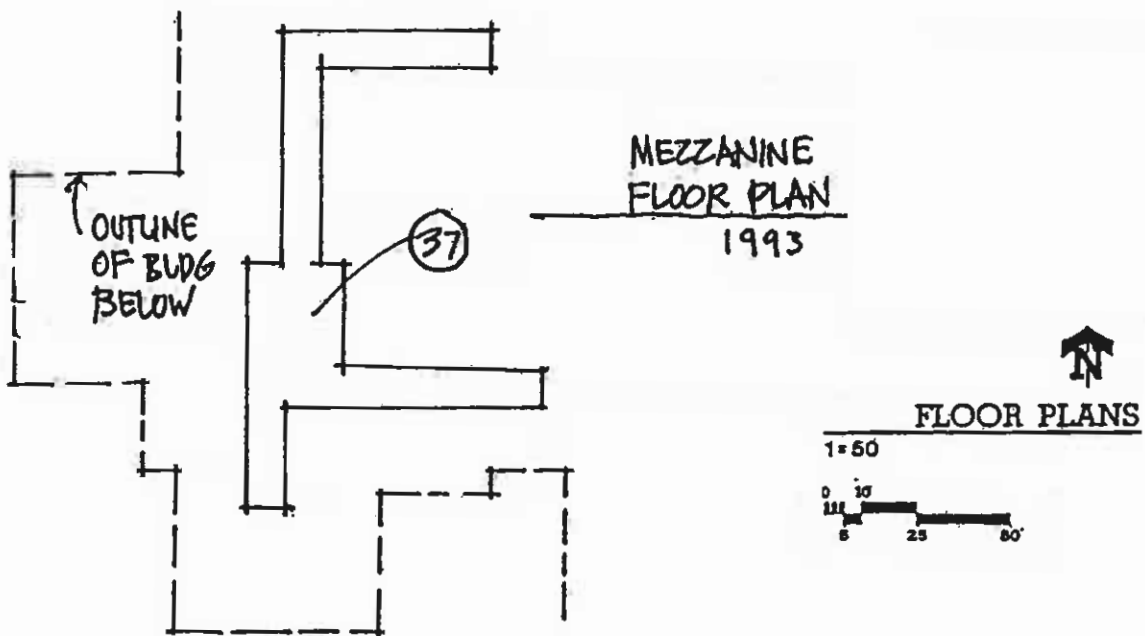
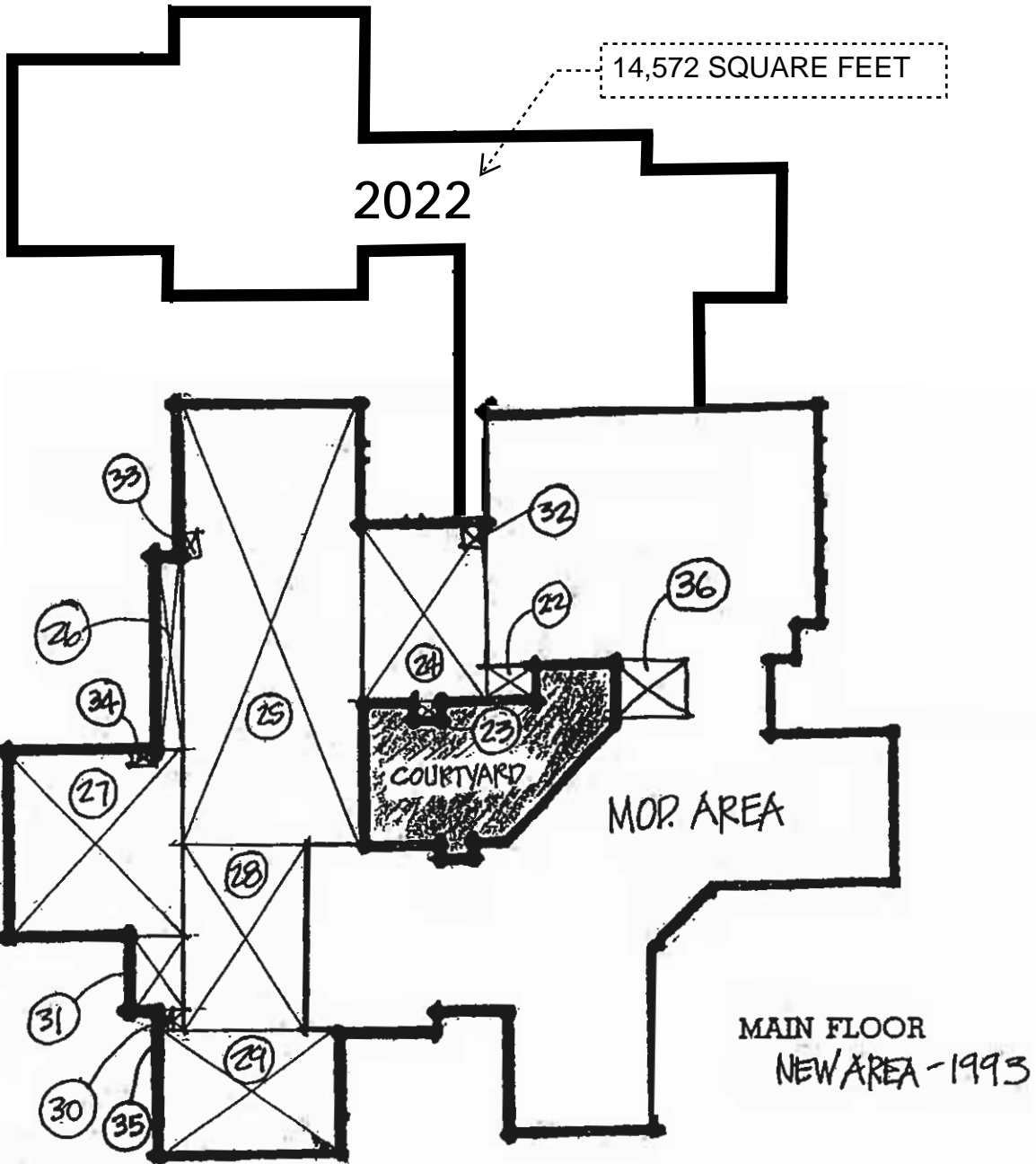


ALL 1937, 1951 & 1954 CONSTRUCTION MODERNIZED IN 1994

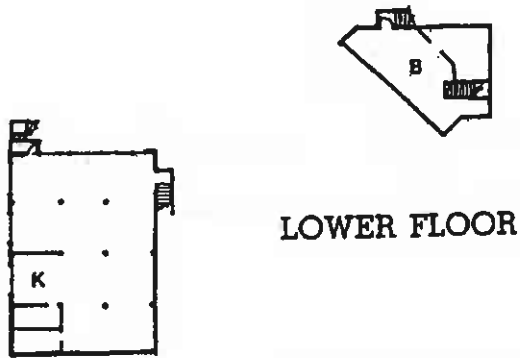
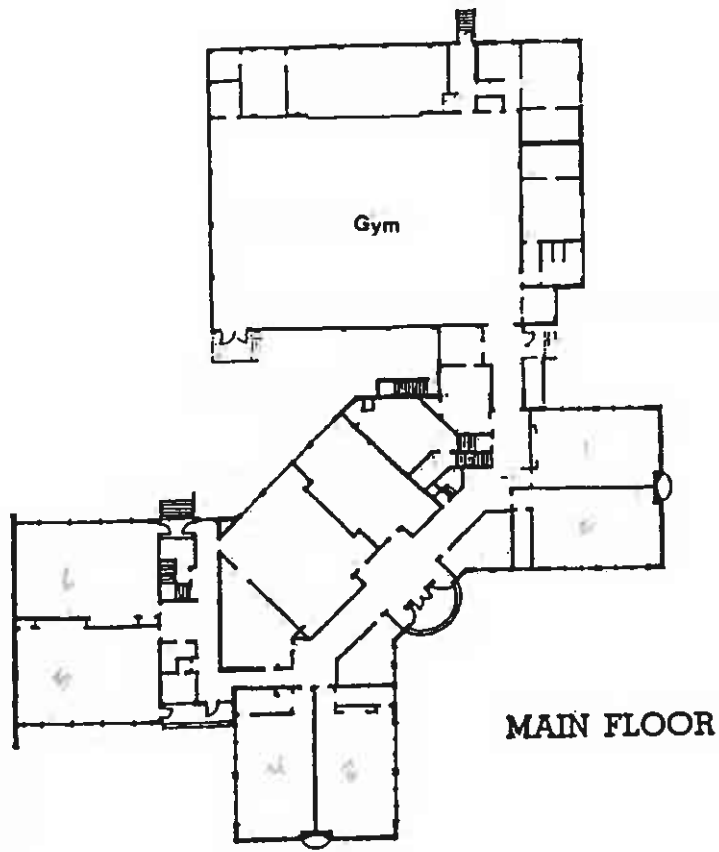


## ROCK ISLAND ELEMENTARY SCHOOL

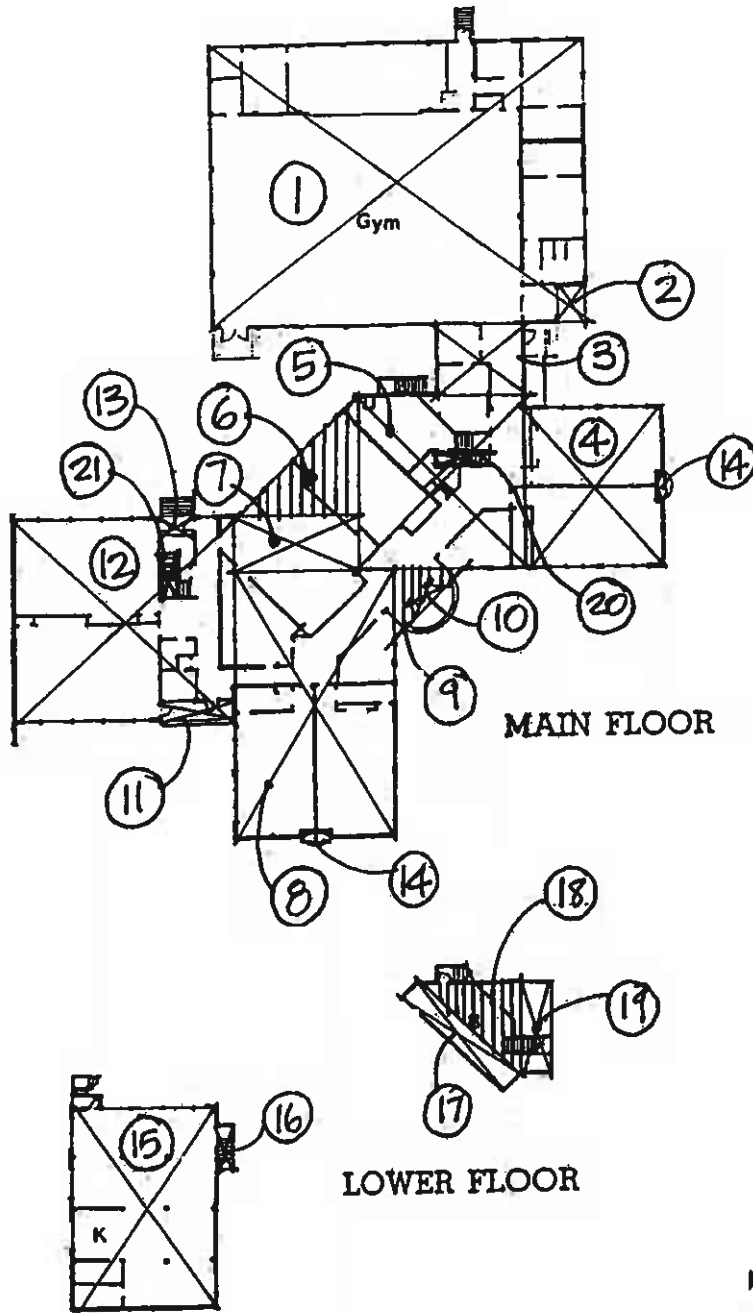
Existing Buildings (pre-2022)	40,239
<u>2022 Addition</u>	<u>14,572</u>
Total (2022)	54,811





UPDATED TO INCLUDE 2022 ADDITION  
ROCK ISLAND ELEMENTARY SCHOOL

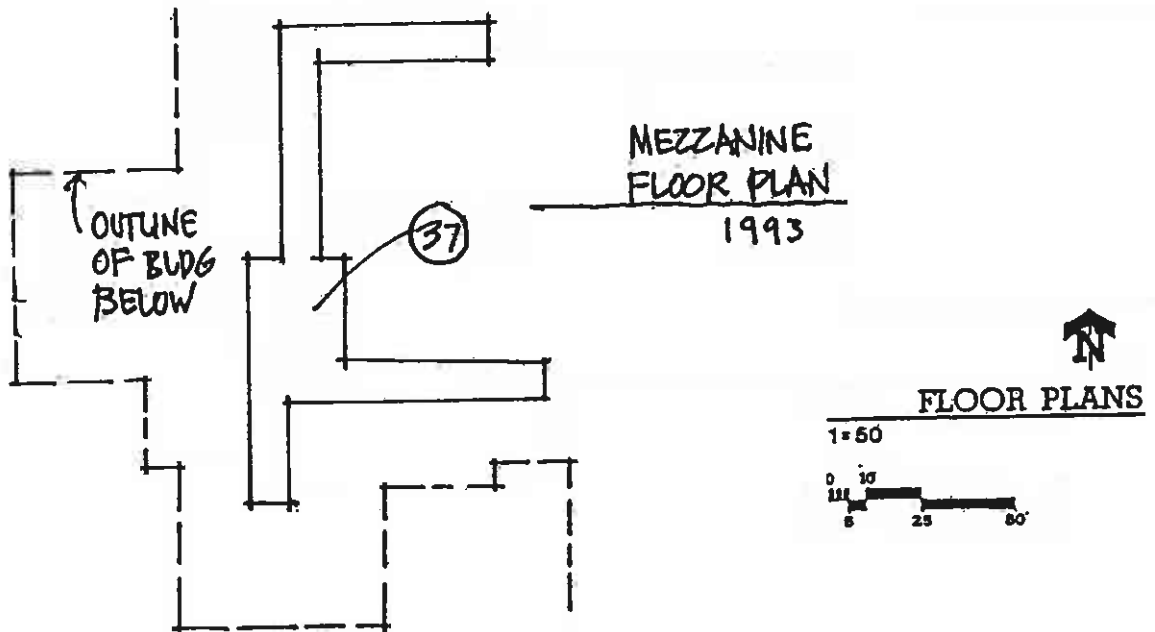
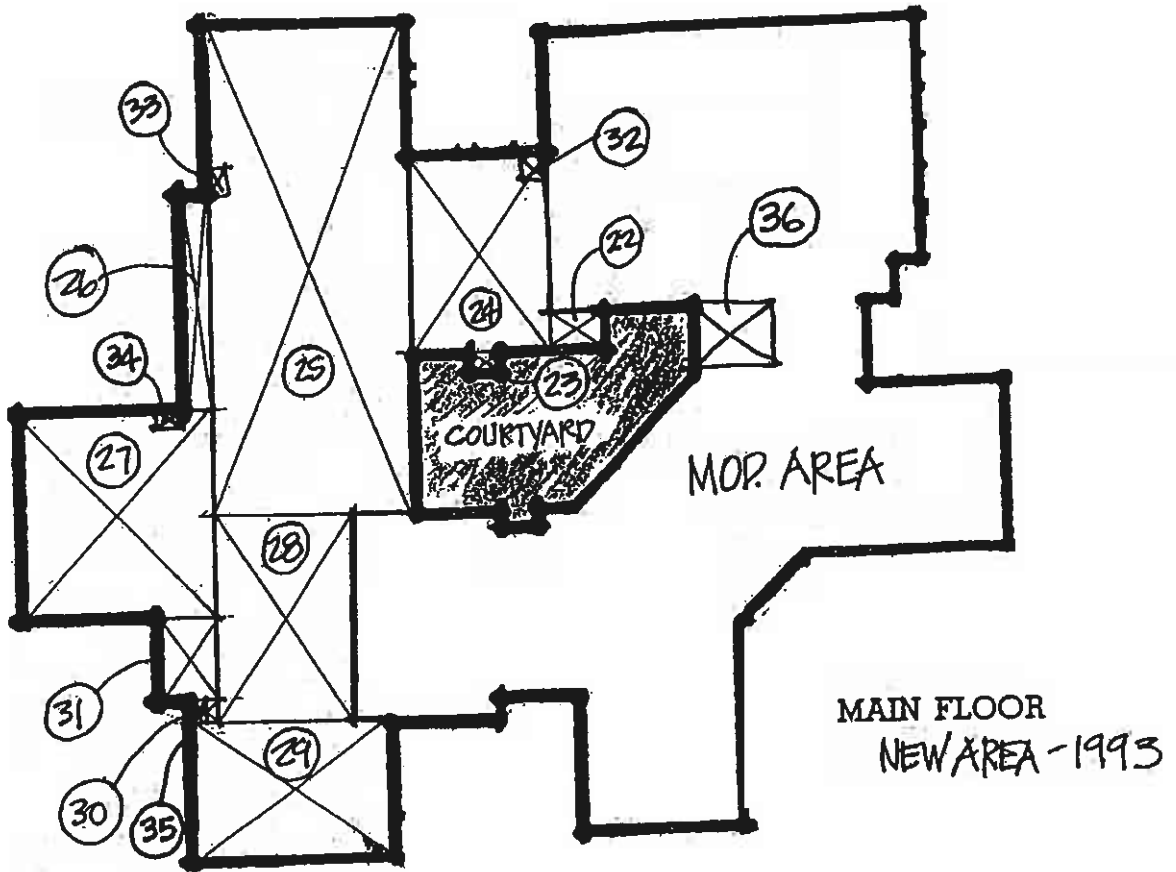


ROCK ISLAND ELEMENTARY SCHOOL



  
**FLOOR PLANS**  
 1 = 50  
**MODERNIZATION - 1995**  


## ROCK ISLAND ELEMENTARY SCHOOL



ROCK ISLAND ELEMENTARY SCHOOL

OSPI SCHOOL BUILDING  
CONSTRUCTION

Area Analysis  
Worksheet  
(MODIFIED)

PROJECT NAME: ROCK ISLAND ELEMENTARY  
SCHOOL DIST. NAME: EASTMONT No.: 206

TYPE OF PROJECT	
(Check one only)	
Existing	<u>X</u>

• Attach 8 1/2" x 11" plan sheet(s) with area numbers and "age of project" areas (year) indicated.

1993 MODERNIZED BUILDING						
AREA NO.	AREA NAME (Classrms, Gym, Bldg #'s, Etc.)	DIMENSION (Length x Width)	FACTOR *1 *5		AREA SQ. FT	AREA FLOOR/BLDG RUNNING SUB-TOTAL
1	Gym/Stage/Toilet Rooms	102'-2" x 75'-9"	X	---		7,739
2	Entry Alcove	7'-5" x 9'-7"	X	---		(71)
3	Entry/Support	24'-0" x 18'-3"	X	---		438
4	Classrooms	37'-6" x 44'-8"	X	---		1,675
5	Classrooms/Admin. Area	46'-0" x 48'-8"	X	---		2,239
6	Admin. Area	34'-8" x 34'-8" x 1/2	X	---		600
7	Classrooms	34'-8" x 16'-0"	X	---		555
8	Classrooms	46'-6" x 70'-11"	X	---		3,298
9	Entry Area	19'-0" x 19'-0" x 1/2	X	---		181
10	Outdoor Entry Alcove	4'-6" x 8'-0"	X	---		(36)
11	Outdoor Entry Alcove	21'-8" x 5'-0"	X	---		(108)
12	Classrooms	60'-8" x 55'-10"	X	---		3,387
13	Outdoor Entry Alcove	9'-0" x 5'-0"	X	---		(45)
14	Exterior Recess	0'-7" x 8'-0" x 2 places	X	---		(9)
20	Stair "Cutout"	4'-8" x 14'-8"	X	---		(69)
21	Stair "Cutout"	4'-8" x 14'-8"	X	---		(69)
<b>1993 MOD BLDG. (1ST FLOOR) SUBTOTAL</b>						<b>19,705</b>
15	Cafeteria/Kitchen	40'-0" x 56'-0"	X	---		2,240
16	Enclosed Stair	4'-8" x 17'-7"	X	---		82
17	Storage	6'-9" x 38'-0"	X	---		257
18	Storage	25'-0" x 25'-0" x 1/2	X	---		313
19	Storage/Stairs	9'-6" x 25'-0"	X	---		237
<b>1993 MOD BLDG. (LOWER FLOOR) SUBTOTAL</b>						<b>3,129</b>

Total/Page  
Floor/Bldg. = 22,834

Date: 8/21/98

Prepared/Signed By: *Steven Waller*  
A/E Firm: ALSC Architects, P.S.

OSPI SCHOOL BUILDING  
CONSTRUCTION

Area Analysis  
Worksheet  
(MODIFIED)

PROJECT NAME: ROCK ISLAND ELEMENTARY  
SCHOOL DIST. NAME: EASTMONT No.: 206

TYPE OF PROJECT	
(Check one only)	
Existing	<input checked="" type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>

• Attach 8 1/2" x 11" plan sheet(s) with area numbers and "age of project" areas (year) indicated.

1993 NEW CONSTRUCTION AREA						
AREA NO.	AREA NAME (Classrms, Gym, Bldg #'s, Etc.)	DIMENSION (Length x Width)	FACTOR *1 *5		AREA SQ. FT	AREA FLOOR/BLDG RUNNING SUB-TOTAL
22	Hall	9'-0" x 14'-8"	X			132
23	Entry Vestibule	4'-0" x 9'-0"	X			36
24	Classrooms/Support	35'-6" x 52'-8"	X			1,870
25	Classrooms/Hall/Toilets	56'-0" x 130'-6"	X			7,308
26	Classrooms	56'-6" x 7'-2"	X			405
27	Classrooms/Hall/Toilets	56'-0" x 50'-8"	X			2,838
28	Classrooms/Support	37'-4" x 56'-0"	X			2,090
29	Classrooms	56'-0" x 36'-2"	X			2,026
30	Classrooms	7'-6" x 7'-2"	X			54
31	Classrooms/Support	15'-2" x 23'-2"	X			351
32	Entry Alcove	4'-0" x 8'-0"	X			(32)
33	Entry Alcove	4'-0" x 7'-6"	X			(30)
34	Entry Alcove	4'-0" x 7'-6"	X			(30)
35	Entry Alcove	4'-0" x 7'-6"	X			(30)
36	Student Support	18'-8" x 22'-4"	X			417
37	Mechanical Mezzanine	(2,773 SF)			(NOT INCLUDED PER WAC RULE)	

Total/Page  
Floor/Bldg. = 17,405

Area including Mechanical Mezzanines & Catwalks = 20,178

Date: 8/21/98

Prepared/Signed By: Steven Watts  
A/E Firm: ALSC Architects, P.S.





**EASTMONT SCHOOL DISTRICT NO. 206**

**East Wenatchee, Washington**

**RESOLUTION NO. 94-4**

**CERTIFICATION OF PROJECT COMPLETION**

**Modernization and Additions**

**Rock Island Elementary School and Cascade Elementary School**

WHEREAS, the Eastmont School District on September 17, 1991, received voter approval to modernize and make additions to Rock Island Elementary School and Cascade Elementary School, and

WHEREAS, the State Board of Education on May 6, 1993, approved matching funds for the Rock Island Elementary School project and on August 18, 1993, approved matching funds for the Cascade Elementary School project, and


WHEREAS, the State Board of Education requires verification that these projects have or will be completed according to the purposes for which the state matching funds are provided,


NOW THEREFORE BE IT RESOLVED, that the modernization and additions to Cascade Elementary School and Rock Island Elementary School have or shall be completed.


ATTEST:

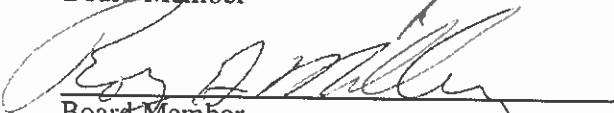
EASTMONT SCHOOL DISTRICT NO. 206  
Board of Directors:

  
Secretary to Board

  
Board President

  
Board Member

  
Board Member

  
Board Member

Date: July 11, 1994

\_\_\_\_\_  
Board Member

**EASTMONT SCHOOL DISTRICT NO. 206**

**East Wenatchee, Washington**

**RESOLUTION NO. 94-2**

**ACCEPTANCE OF CONTRACT WORK**

**HALE AND LONG GENERAL CONTRACTORS**

**Modernization and Additions to Rock Island Elementary School**


WHEREAS, based upon observations and inspections of the work at Rock Island Elementary School and recommendation of D.O.H. and Associates, project architects, the Board of Directors of Eastmont School District No. 206 determines the work has been completed satisfactorily in accordance with the terms and conditions of the contract to the best of their knowledge;


THEREFORE, the Board of Directors of Eastmont School District No. 206 does hereby accept the contract work at Rock Island Elementary School as performed by Hale and Long General Contractors.

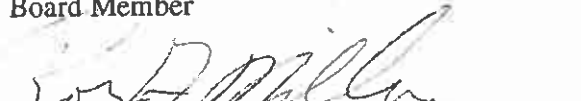
ATTEST:


EASTMONT SCHOOL DISTRICT NO. 206  
Board of Directors:

  
Secretary to Board

  
Board President

  
Board Member

  
Board Member

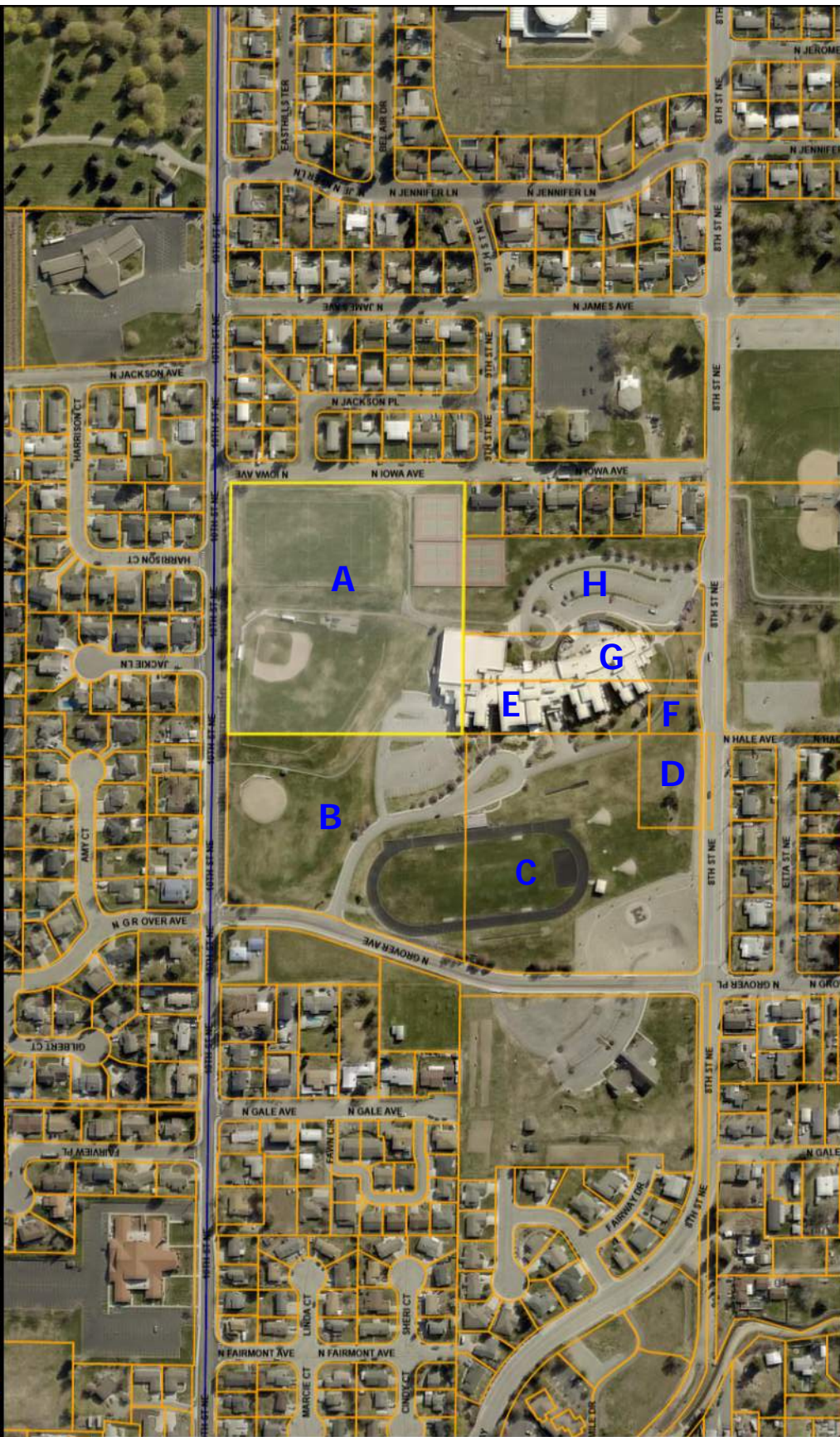
  
Board Member

Date: July 11, 1994

Board Member

1.4

EASTMONT JUNIOR HIGH  
DRAWINGS & AREA ANALYSIS



**Douglas County**  
 Washington  
 Self Service Government Mapsifter Search

Examples:  
 Parcel: 11700200103  
 Owner: Ruid  
 Situs: 608 E Birch  
 22201220001

MAP IS FOR INFORMATIONAL PURPOSES  
 ONLY. DATA MAY NOT BE CURRENT.  
 22201220001  
 SCHOOL DISTRICT #206

A... PARCEL 22201220001, 10 ACRES  
 B... PARCEL 22201220002, 7.67 ACRES  
 C... PARCEL 22201220004, 7.96 ACRES  
 D... PARCEL 22201220022, 1.15 ACRES  
 E... PARCEL 22201220005, 1.73 ACRES  
 F... PARCEL 22201220015, 0.32 ACRES  
 G... PARCEL 22201220012, 1.82 ACRES  
 H... PARCEL 22201220007, 3.80 ACRES  
 TOTAL: 34.45 ACRES  
 EASTMONT JUNIOR HIGH



# DOUGLAS COUNTY WASHINGTON



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Jim Ruud  
Douglas County Assessor P.O. Box 387 Waterville, WA 98858-0609

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

### Parcel

**"A"**

<b>Parcel#:</b>	22201220001	<b>Owner Name:</b>	SCHOOL DISTRICT #206
<b>DOR Code:</b>	81 - Resource - Agriculture	<b>Address1:</b>	
<b>Situs:</b>		<b>Address2:</b>	800 EASTMONT AVE
<b>Map Number:</b>	2220-12-12-000000-000-00000	<b>City, State:</b>	EAST WENATCHEE WA
<b>Status:</b>	EXEMPT FULL YEAR	<b>Zip:</b>	98802-0000
<b>Description:</b>	NENENW; (NORTH OF STERLING)		
<b>Comment:</b>	CHGD TX DIST FROM 22 TO 21 IN 04 FOR 05 TX, ELIMINATING THE IRRIGATION DIST FOR TX PURPOSES.		

### Land

#### Land

Land Code	Unit Type	Units	Land Shape	Width	Depth
Conversion	Units	1.00000000	Rectangle		

### Property Images

Click on an image to enlarge it.





# DOUGLAS COUNTY WASHINGTON



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Jim Ruud  
Douglas County Assessor P.O. Box 387 Waterville, WA 98858-0609

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### Parcel

**"B"**

**Parcel#:** 22201220002 **Owner Name:** SCHOOL DISTRICT #206  
**DOR Code:** 81 - Resource - Agriculture **Address1:**  
**Situs:** **Address2:** 800 EASTMONT AVE  
**Map Number:** 2220-12-12-000000-000-00000 **City, State:** EAST WENATCHEE WA  
**Status:** EXEMPT FULL YEAR **Zip:** 98802-0000  
**Description:** NWNENW EX N 150' OF W 150' EX TAX 140; N 10' SWNENW; EX R/W FOR N GROVER AVE (N OF STERLING)  
**Comment:** SEG BY RD SPLIT OFF TAX 140 (PTN W OF N GROVER AVE) TO NEW PARCEL 22201220062 7/11/07

#### 2022 Market Value

#### 2022 Taxable Value

#### 2022 Assessment Data

Land:	\$75,600	Land:	\$0	District:	21 - EW-206-F2-EMPD-L (ST;CO;PORT;)
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$75,600	Total	\$0	Total Acres:	7.67000

### Ownership

Owner's Name	Ownership %	Owner Type
SCHOOL DISTRICT #206	100%	Owner

### Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
12/22/20	3237971	2	108228	SCHOOL DISTRICT #206	CITY OF EAST WENATCHEE	\$0
09/24/20	3234736	2	107627	SCHOOL DISTRICT #206	CITY OF EAST WENATCHEE	\$0
09/03/03	3065117-	2	74495	SCHOOL DISTRICT #206	CITY OF EAST WENATCHEE	\$0

### Building Permits

No Building Permits Available

### Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2022	SCHOOL DISTRICT #206	\$75,600	\$0	\$0	\$75,600	\$75,600	\$0
2021	SCHOOL DISTRICT #206	\$75,600	\$0	\$0	\$75,600	\$75,600	\$0
2020	SCHOOL DISTRICT #206	\$75,600	\$0	\$0	\$75,600	\$75,600	\$0
2019	SCHOOL DISTRICT #206	\$75,600	\$0	\$0	\$75,600	\$75,600	\$0
2018	SCHOOL DISTRICT #206	\$75,600	\$0	\$0	\$75,600	\$75,600	\$0

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# Parcel Comments

Date	Comment
07/11/07	SEG BY RD SPLIT OFF TAX 140 (PTN W OF N GROVER AVE) TO NEW PARCEL 22201220062 7/11/07
09/04/03	.96 AC TO CITY FOR RD R/W FOR N GROVER AVE PER WD #3065117 9/3/03

## Property Images

Click on an image to enlarge it.



1.0.8207.983

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TX\_RollYear\_Search: 2022





# DOUGLAS COUNTY WASHINGTON



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Jim Ruud  
Douglas County Assessor P.O. Box 387 Waterville, WA 98858-0609

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

### Parcel

"C"

**Parcel#:** 22201220004 **Owner Name:** SCHOOL DISTRICT #206  
**DOR Code:** 81 - Resource - Agriculture **Address1:**  
**Situs:** **Address2:** 800 EASTMONT AVE  
**Map Number:** 2220-12-12-000000-000-00000 **City, State:** EAST WENATCHEE WA  
**Status:** EXEMPT FULL YEAR **Zip:** 98802-0000  
**Description:** SWNENW EX N 10' & TAX 32 & R/W FOR NE 8TH ST & N GROVER AVE; (N OF STERLING)  
**Comment:** .41 AC TO CITY FOR RD R/W FOR N GROVER AVE PER WD #3065117 9/3/03

#### 2022 Market Value

#### 2022 Taxable Value

#### 2022 Assessment Data

Land:	\$100,400	Land:	\$0	District:	21 - EW-206-F2-EMPD-L (ST;CO;PORT;)
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$100,400	Total	\$0	Total Acres:	7.96000

### Ownership

Owner's Name	Ownership %	Owner Type
SCHOOL DISTRICT #206	100%	Owner

### Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
09/03/03	3065117-	2	74495	SCHOOL DISTRICT #206	CITY OF EAST WENATCHEE	\$0
04/29/03	3059765-	6	73614	EASTMONT SCHOOL DIST #206	CITY OF EAST WENATCHEE	\$0

### Building Permits

Permit No.	Date	Description	Amount
1373	6/10/2009	POLE BLDG	\$21,600.00
1350	3/1/2009	SIGN FOR EASTMONT JR HIGH	\$0.00
0679	3/4/2005	SIGN	\$0.00
0503	9/24/2003	SIGN	\$0.00

### Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2022	SCHOOL DISTRICT #206	\$100,400	\$0	\$0	\$100,400	\$100,400	\$0
2021	SCHOOL DISTRICT #206	\$100,400	\$0	\$0	\$100,400	\$100,400	\$0
2020	SCHOOL DISTRICT #206	\$100,400	\$0	\$0	\$100,400	\$100,400	\$0
2019	SCHOOL DISTRICT #206	\$100,400	\$0	\$0	\$100,400	\$100,400	\$0

2018	SCHOOL DISTRICT #206	\$100,400	\$0	\$0	\$100,400	\$100,400	\$0
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## Parcel Comments

Date	Comment
09/04/03	TX DIST CHG FROM 55 TO 21, ERROR FOUND BY AMANDA @ TLS, EX PCL.
09/04/03	.41 AC TO CITY FOR RD R/W FOR N GROVER AVE PER WD #3065117 9/3/03

## Property Images

Click on an image to enlarge it.



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Jim Ruud  
Douglas County Assessor P.O. Box 387 Waterville, WA 98858-0609

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

### Parcel

"D"

**Parcel#:** 22201220022 **Owner Name:** SCHOOL DISTRICT #206  
**DOR Code:** 68 - Services - Educational **Address1:**  
**Situs:** **Address2:** 800 EASTMONT AVE  
**Map Number:** 2220-12-42-000000-000-00000 **City, State:** EAST WENATCHEE WA  
**Status:** EXEMPT FULL YEAR **Zip:** 98802-0000  
**Description:** TAX 32 IN SWNENW EX RD R/W FOR NE 8TH ST; (N OF STERLING)  
**Comment:**

#### 2022 Market Value

#### 2022 Taxable Value

#### 2022 Assessment Data

Land:	\$18,000	Land:	\$0	District:	21 - EW-206-F2- EMPD-L (ST;CO;PORT;)
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$18,000	Total	\$0	Total Acres:	1.15000

### Ownership

Owner's Name	Ownership %	Owner Type
SCHOOL DISTRICT #206	100%	Owner

### Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
04/29/03	3059765-	6	73614	EASTMONT SCHOOL DIST #206	CITY OF EAST WENATCHEE	\$0

### Building Permits

No Building Permits Available

### Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2022	SCHOOL DISTRICT #206	\$18,000	\$0	\$0	\$18,000	\$18,000	\$0
2021	SCHOOL DISTRICT #206	\$18,000	\$0	\$0	\$18,000	\$18,000	\$0
2020	SCHOOL DISTRICT #206	\$18,000	\$0	\$0	\$18,000	\$18,000	\$0
2019	SCHOOL DISTRICT #206	\$18,000	\$0	\$0	\$18,000	\$18,000	\$0
2018	SCHOOL DISTRICT #206	\$18,000	\$0	\$0	\$18,000	\$18,000	\$0

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### Parcel Comments

No Comments Available

## Property Images

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# DOUGLAS COUNTY WASHINGTON



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Jim Ruud  
Douglas County Assessor P.O. Box 387 Waterville, WA 98858-0609

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### Parcel

**"E"**

**Parcel#:** 22201220005 **Owner Name:** SCHOOL DISTRICT #206  
**DOR Code:** 81 - Resource - Agriculture **Address1:**  
**Situs:** **Address2:** 800 EASTMONT AVE  
**Map Number:** 2220-12-12-000000-000-00000 **City, State:** EAST WENATCHEE WA  
**Status:** EXEMPT FULL YEAR **Zip:** 98802-0000  
**Description:** SENENW EX E 525', N 10' & W 100' OF N 140' OF S 170'; & EX NE 8TH ST (N OF STERLING)  
**Comment:**

#### 2022 Market Value

#### 2022 Taxable Value

#### 2022 Assessment Data

Land:	\$20,800	Land:	\$0	District:	21 - EW-206-F2-EMPD-L (ST;CO;PORT;)
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$20,800	Total	\$0	Total Acres:	1.73000

### Ownership

Owner's Name	Ownership %	Owner Type
SCHOOL DISTRICT #206	100%	Owner

### Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
04/29/03	3059765-	6	73614	EASTMONT SCHOOL DIST #206	CITY OF EAST WENATCHEE	\$0

### Building Permits

No Building Permits Available

### Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2022	SCHOOL DISTRICT #206	\$20,800	\$0	\$0	\$20,800	\$20,800	\$0
2021	SCHOOL DISTRICT #206	\$20,800	\$0	\$0	\$20,800	\$20,800	\$0
2020	SCHOOL DISTRICT #206	\$20,800	\$0	\$0	\$20,800	\$20,800	\$0
2019	SCHOOL DISTRICT #206	\$20,800	\$0	\$0	\$20,800	\$20,800	\$0
2018	SCHOOL DISTRICT #206	\$20,800	\$0	\$0	\$20,800	\$20,800	\$0

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### Parcel Comments

No Comments Available

## Property Images

Click on an image to enlarge it.



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# DOUGLAS COUNTY WASHINGTON



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Jim Ruud  
Douglas County Assessor P.O. Box 387 Waterville, WA 98858-0609

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

### Parcel

**"F"**

**Parcel#:** 22201220015 **Owner Name:** SCHOOL DISTRICT #206  
**DOR Code:** 68 - Services - Educational **Address1:**  
**Situs:** **Address2:** 800 EASTMONT AVE  
**Map Number:** 2220-12-12-000000-000-00000 **City, State:** EAST WENATCHEE WA  
**Status:** EXEMPT FULL YEAR **Zip:** 98802-0000  
**Description:** W 100' OF N 140' OF S 170' OF SENENW; EX NE 8TH ST;(N OF STERLING)  
**Comment:**

#### 2022 Market Value

#### 2022 Taxable Value

#### 2022 Assessment Data

Land:	\$30,000	Land:	\$0	District:	21 - EW-206-F2- EMPD-L (ST;CO;PORT;)
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$30,000	Total	\$0	Total Acres:	0.32000

### Ownership

Owner's Name	Ownership %	Owner Type
SCHOOL DISTRICT #206	100%	Owner

### Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
04/29/03	3059765-	6	73614	EASTMONT SCHOOL DIST #206	CITY OF EAST WENATCHEE	\$0
10/15/99	3025412	1	67119	LAUTZE, JOSEPH C	EASTMONT SCHOOL DIST #206	\$129,500

### Building Permits

No Building Permits Available

### Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2022	SCHOOL DISTRICT #206	\$30,000	\$0	\$0	\$30,000	\$30,000	\$0
2021	SCHOOL DISTRICT #206	\$30,000	\$0	\$0	\$30,000	\$30,000	\$0
2020	SCHOOL DISTRICT #206	\$30,000	\$0	\$0	\$30,000	\$30,000	\$0
2019	SCHOOL DISTRICT #206	\$30,000	\$0	\$0	\$30,000	\$30,000	\$0
2018	SCHOOL DISTRICT #206	\$30,000	\$0	\$0	\$30,000	\$30,000	\$0

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## Parcel Comments

No Comments Available

## Property Images

Click on an image to enlarge it.



1.0.8207.983

Data current as of: 9/7/2022 2:56 PM

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# DOUGLAS COUNTY WASHINGTON



## TAXSIFTER

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[PAYMENT CART\(0\)](#)

Jim Ruud  
Douglas County Assessor P.O. Box 387 Waterville, WA 98858-0609

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

### Parcel

"G"

**Parcel#:** 22201220012 **Owner Name:** SCHOOL DISTRICT #206  
**DOR Code:** 81 - Resource - Agriculture **Address1:**  
**Situs:** 905 8TH ST NE **Address2:** 800 EASTMONT AVE  
**Map Number:** 2220-12-12-000000-000-00000 **City, State:** EAST WENATCHEE WA  
**Status:** EXEMPT FULL YEAR **Zip:** 98802-0000  
**Description:** W 130' OF E 525.5' OF SENENW; & EX NE 8TH ST; (N OF STERLING)  
**Comment:**

#### 2022 Market Value

#### 2022 Taxable Value

#### 2022 Assessment Data

Land:	\$21,800	Land:	\$0	District:	21 - EW-206-F2- EMPD-L (ST;CO;PORT;)
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$21,800	Total	\$0	Total Acres:	1.82000

### Ownership

Owner's Name	Ownership %	Owner Type
SCHOOL DISTRICT #206	100%	Owner

### Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
04/29/03	3059765-	6	73614	EASTMONT SCHOOL DIST #206	CITY OF EAST WENATCHEE	\$0

### Building Permits

Permit No.	Date	Description	Amount
EW-18-2267	2/16/2018	FIRE ALARM SYSTEM FOR EASTMONT JR. HIGH SCHOOL	

### Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2022	SCHOOL DISTRICT #206	\$21,800	\$0	\$0	\$21,800	\$21,800	\$0
2021	SCHOOL DISTRICT #206	\$21,800	\$0	\$0	\$21,800	\$21,800	\$0
2020	SCHOOL DISTRICT #206	\$21,800	\$0	\$0	\$21,800	\$21,800	\$0
2019	SCHOOL DISTRICT #206	\$21,800	\$0	\$0	\$21,800	\$21,800	\$0
2018	SCHOOL DISTRICT #206	\$21,800	\$0	\$0	\$21,800	\$21,800	\$0

[View Taxes](#)

## Parcel Comments

No Comments Available

## Property Images

Click on an image to enlarge it.



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# DOUGLAS COUNTY WASHINGTON



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Jim Ruud  
Douglas County Assessor P.O. Box 387 Waterville, WA 98858-0609

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

### Parcel

"H"

**Parcel#:** 22201220007 **Owner Name:** SCHOOL DISTRICT #206  
**DOR Code:** 81 - Resource - Agriculture **Address1:**  
**Situs:** **Address2:** 800 EASTMONT AVE  
**Map Number:** 2220-12-00-000000-000-00000 **City, State:** EAST WENATCHEE WA  
**Status:** EXEMPT FULL YEAR **Zip:** 98802-0000  
**Description:** W 260' OF E 400.5' OF SENENW; & EX NE 8TH ST; (N OF STERLING)  
**Comment:**

#### 2022 Market Value

#### 2022 Taxable Value

#### 2022 Assessment Data

Land:	\$45,600	Land:	\$0	District:	21 - EW-206-F2- EMPD-L (ST;CO;PORT;)
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$45,600	Total	\$0	Total Acres:	3.80000

### Ownership

Owner's Name	Ownership %	Owner Type
SCHOOL DISTRICT #206	100%	Owner

### Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
04/29/03	3059765-	6	73614	EASTMONT SCHOOL DIST #206	CITY OF EAST WENATCHEE	\$0

### Building Permits

No Building Permits Available

### Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2022	SCHOOL DISTRICT #206	\$45,600	\$0	\$0	\$45,600	\$45,600	\$0
2021	SCHOOL DISTRICT #206	\$45,600	\$0	\$0	\$45,600	\$45,600	\$0
2020	SCHOOL DISTRICT #206	\$45,600	\$0	\$0	\$45,600	\$45,600	\$0
2019	SCHOOL DISTRICT #206	\$45,600	\$0	\$0	\$45,600	\$45,600	\$0
2018	SCHOOL DISTRICT #206	\$45,600	\$0	\$0	\$45,600	\$45,600	\$0

[View Taxes](#)

### Parcel Comments

No Comments Available

## Property Images

Click on an image to enlarge it.

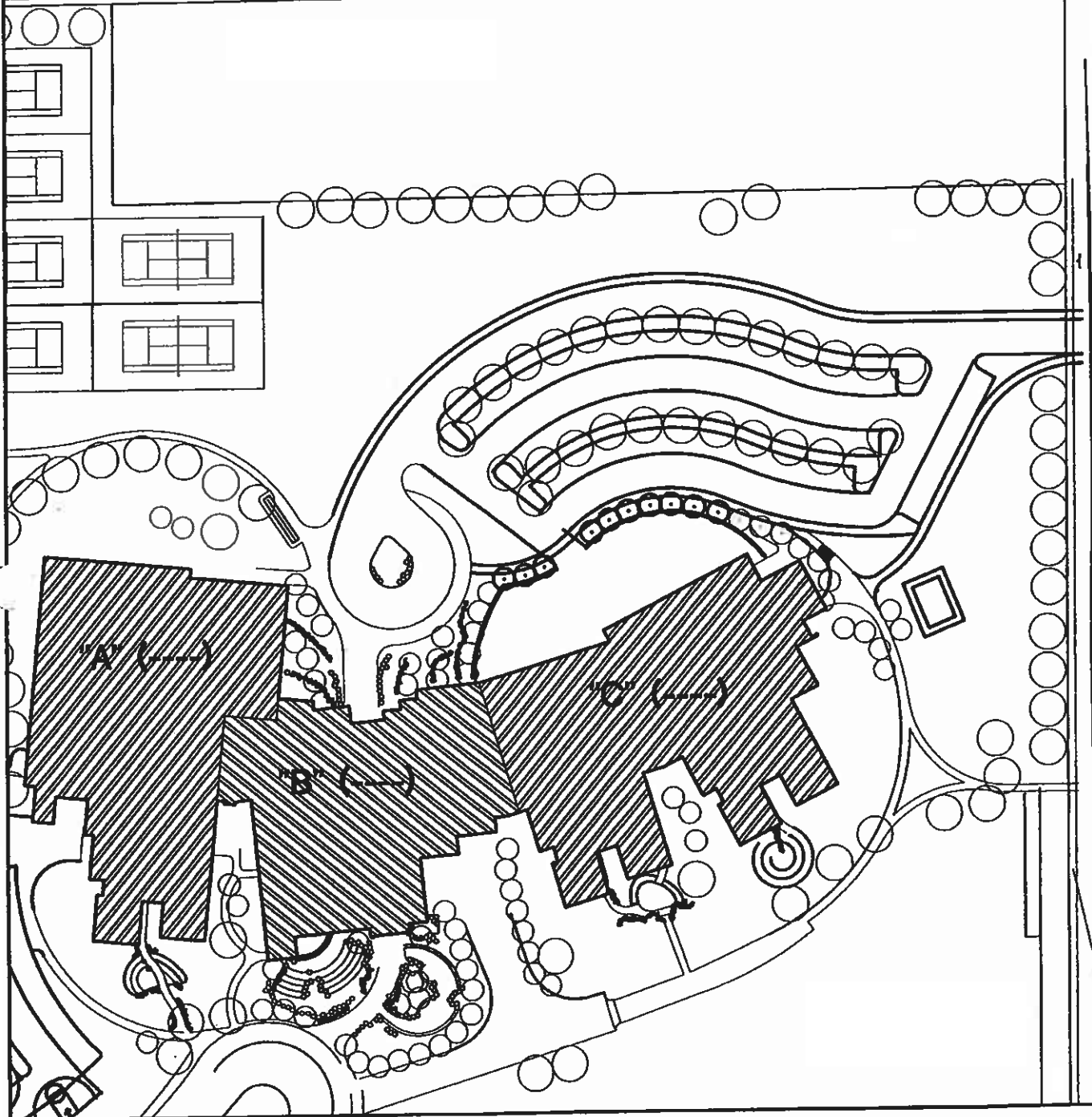


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N IOWA AVE



8TH ST NE

**SITE PLAN**

SCALE: 1" = 100'-0"

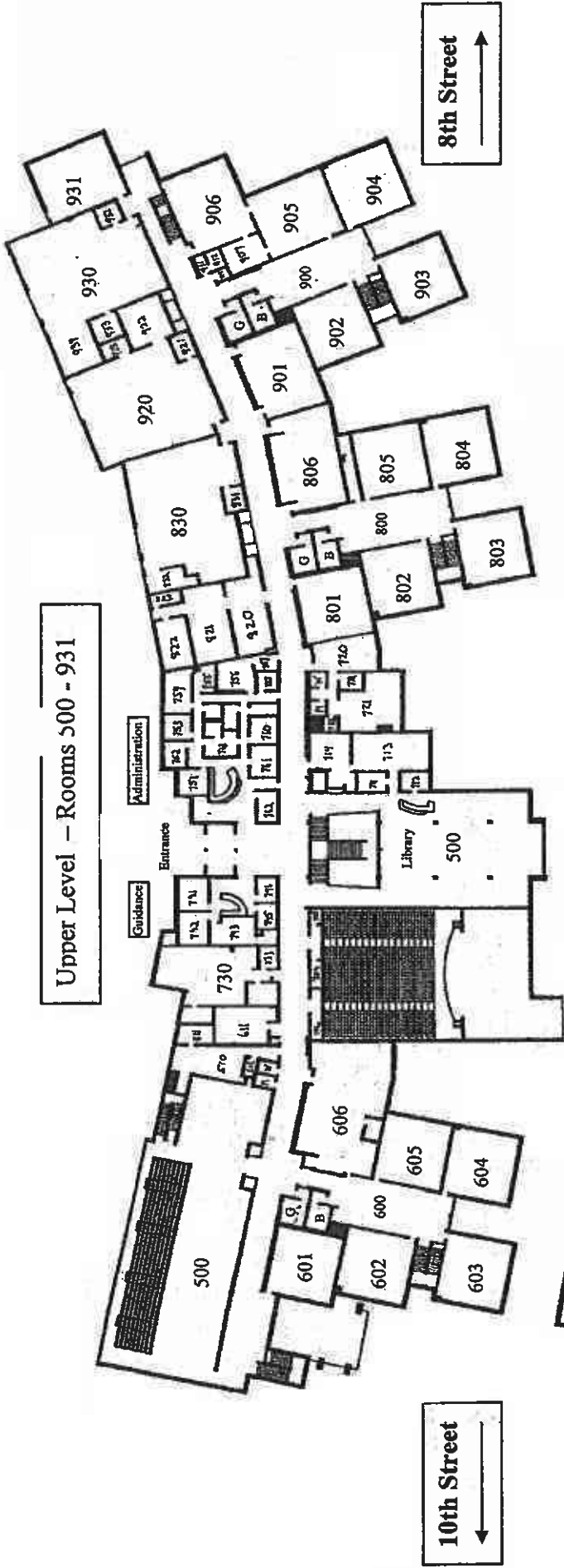


**ALSC** ARCHITECTS

**EASTMONT JUNIOR HIGH SCHOOL**

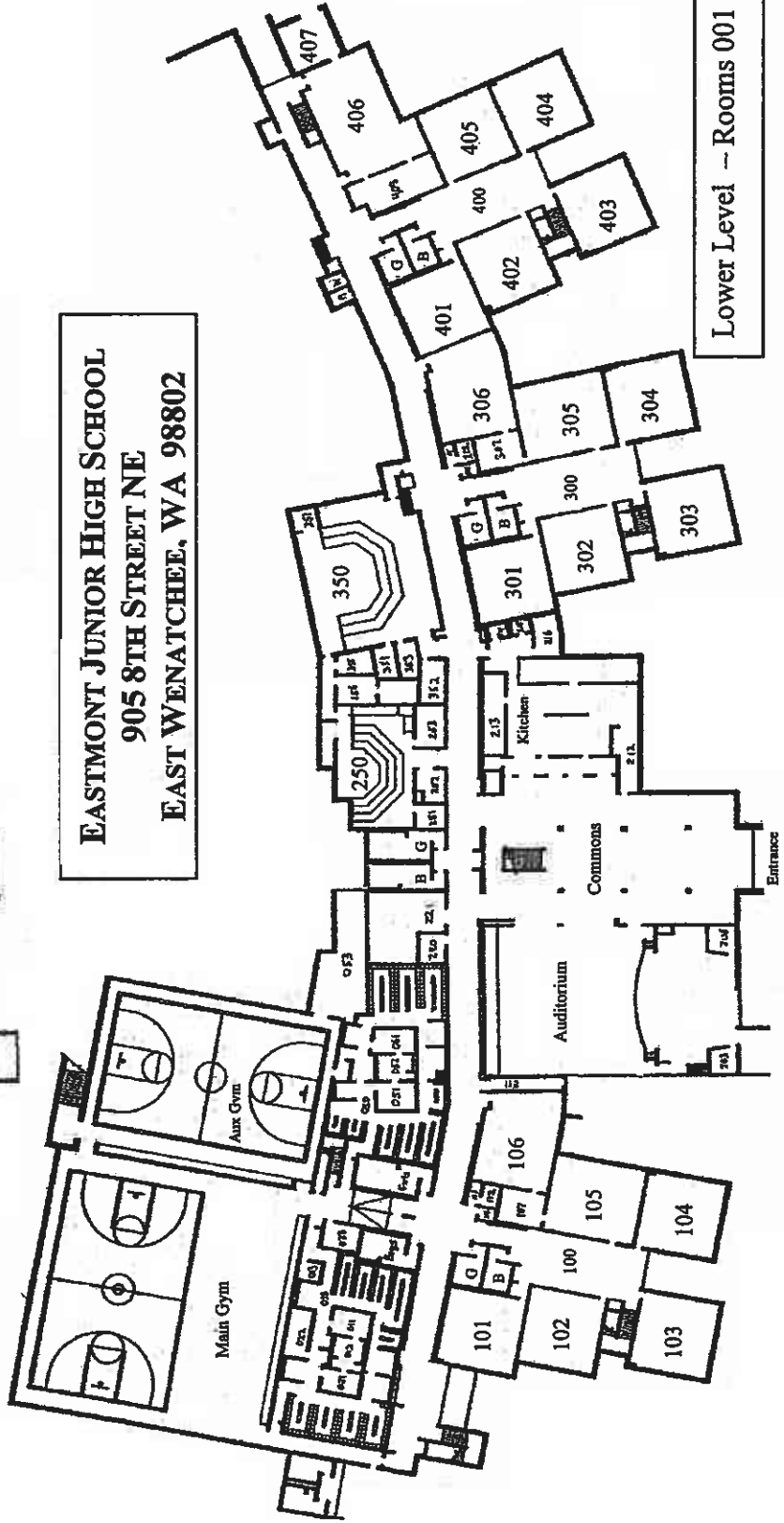
TAKEN FROM NOV. 2008 STUDY & SURVEY

Upper Level - Rooms 500 - 931

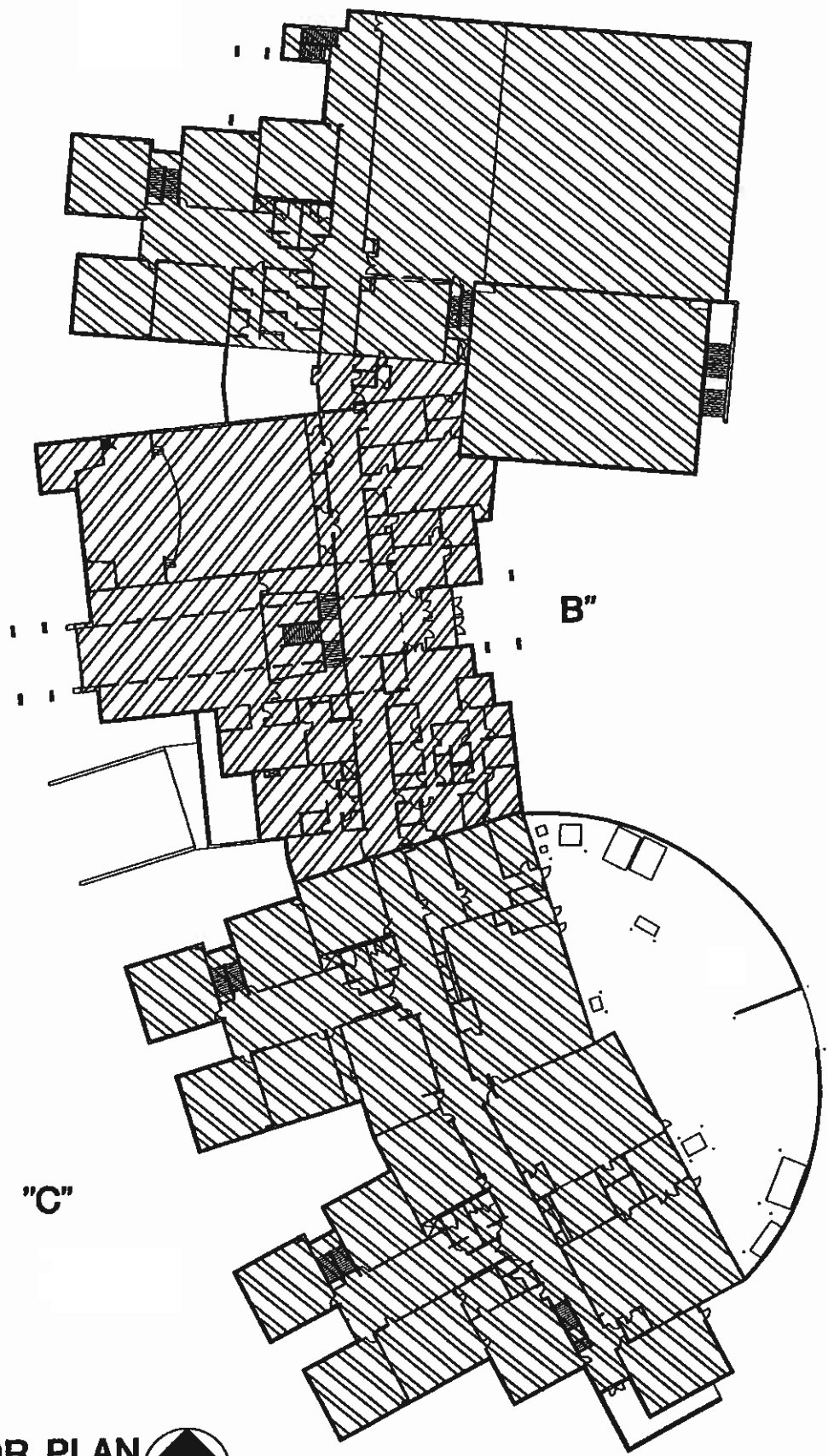


EASTMONT JUNIOR HIGH SCHOOL  
905 8TH STREET NE  
EAST WENATCHEE, WA 98802

Lower Level - Rooms 001 - 408



"A"



"B"

"C"

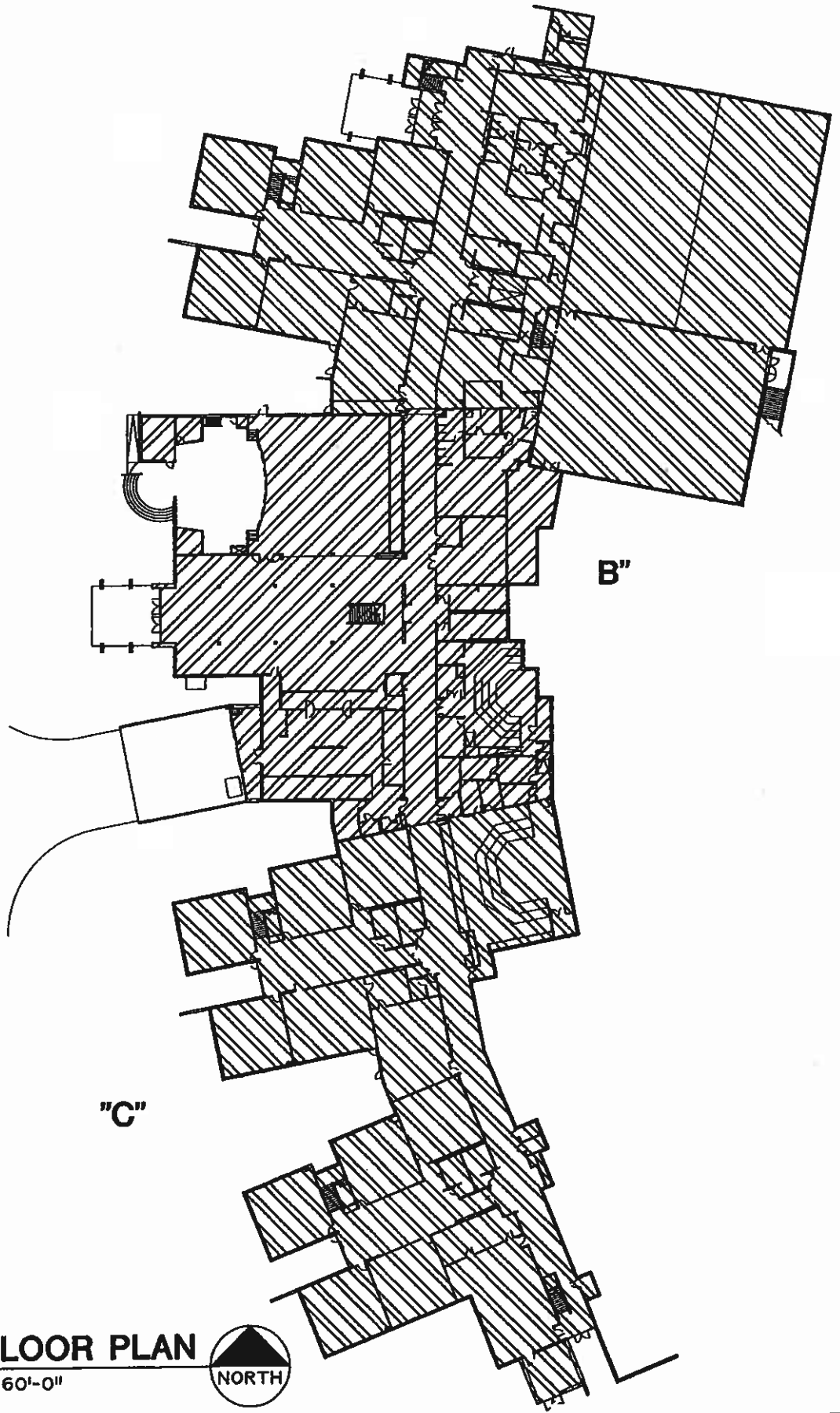
**LOWER FLOOR PLAN**  
SCALE: 1" = 60'-0"  
NORTH

**ALSC** ARCHITECTS

**EASTMONT JUNIOR HIGH SCHOOL**

TAKEN FROM NOV. 2008 STUDY & SURVEY

"A"



B"

"C"

**UPPER FLOOR PLAN**

SCALE: 1" = 60'-0"



**ALSC** ARCHITECTS

**EASTMONT JUNIOR HIGH SCHOOL**

TAKEN FROM NOV. 2008 STUDY & SURVEY





**EASTMONT SCHOOL DISTRICT NO. 206**  
**East Wenatchee, Washington**

**RESOLUTION NO. 2004-9**

**Eastmont Junior High Project**

**ACCEPTANCE AS COMPLETE**

WHEREAS, the Board of Directors of the Eastmont School District has received notification from ALSC Architects and KJM & Associates that the New Junior High School is complete in accordance with contract specifications and documents,

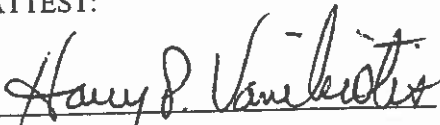
WHEREAS, the Superintendent of Eastmont School District No. 206 has walked through the project and concurs; and,

THEREFORE, BE IT RESOLVED, by the Eastmont School District Board of Directors that the work of the contractor, Garco Construction, Inc. is now complete. This resolution initiates the 45 day lien release period.

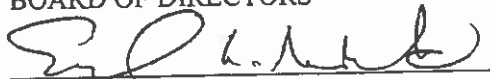
ADOPTED by the Board of Directors of Eastmont School District No. 206, East Wenatchee, Washington, at the regular meeting thereof, held on April 13, 2004, the following Directors being present and voting thereon.

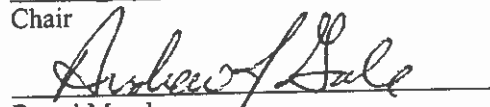
Dated this 13th day of April, 2004:

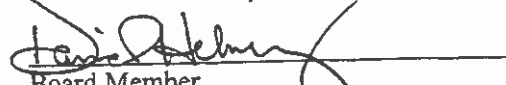
ATTEST:

  
Secretary


EASTMONT SCHOOL DISTRICT NO. 206  
BOARD OF DIRECTORS

  
Chair

  
Board Member

  
Board Member

  
Board Member

  
Board Member

1.4

STERLING JUNIOR HIGH  
DRAWINGS & AREA ANALYSIS





# DOUGLAS COUNTY WASHINGTON



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[PAYMENT CART\(0\)](#)

Jim Ruud  
Douglas County Assessor P.O. Box 387 Waterville, WA 98858-0609

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

### Parcel

**"A"**

**Parcel#:** 22201210009 **Owner Name:** SCHOOL DISTRICT #206  
**DOR Code:** 68 - Services - Educational **Address1:**  
**Situs:** **Address2:** 800 EASTMONT AVE  
**Map Number:** 2220-12-31-000000-000-00000 **City, State:** EAST WENATCHEE WA  
**Status:** EXEMPT FULL YEAR **Zip:** 98802-0000  
**Description:** TAX 91 IN SWNE; (STIRLING)  
**Comment:** CHGD TX DIST FROM 22 TO 21 IN 04 FOR 05 TX, ELIMINATING THE IRRIGATION DIST FOR TX PURPOSES.

#### 2022 Market Value

#### 2022 Taxable Value

#### 2022 Assessment Data

Land:	\$273,500	Land:	\$0	District:	21 - EW-206-F2- EMPD-L (ST;CO;PORT;)
Improvements:	\$3,552,800	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$3,826,300	Total	\$0	Total Acres:	10.80000

### Ownership

Owner's Name	Ownership %	Owner Type
SCHOOL DISTRICT #206	100%	Owner

### Sales History

No Sales History

### Building Permits

Permit No.	Date	Description	Amount
1689	7/12/2012	MODERNIZATION & ADDITION	\$0.00
13606	7/29/2003	RELOCATE MODULAR	\$16,000.00
13501	6/13/2003	REMODEL	\$447,700.00
12802	9/10/2001	MODULAR CLASSROOM	\$55,000.00
12770	8/10/2001	GYM/RESTROOM ADD	\$1,300,000.00

### Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2022	SCHOOL DISTRICT #206	\$273,500	\$3,552,800	\$0	\$3,826,300	\$3,826,300	\$0
2021	SCHOOL DISTRICT #206	\$273,500	\$3,552,800	\$0	\$3,826,300	\$3,826,300	\$0
2020	SCHOOL DISTRICT #206	\$273,500	\$3,552,800	\$0	\$3,826,300	\$3,826,300	\$0
2019	SCHOOL DISTRICT #206	\$273,500	\$3,552,800	\$0	\$3,826,300	\$3,826,300	\$0
2018	SCHOOL DISTRICT #206	\$273,500	\$3,552,800	\$0	\$3,826,300	\$3,826,300	\$0

[View Taxes](#)

## Parcel Comments

Date	Comment
04/15/04	CHGD TX DIST FROM 22 TO 21 IN 04 FOR 05 TX, ELIMINATING THE IRRIGATION DIST FOR TX PURPOSES.
06/11/02	CORRECTED ACREAGE PER ROGER.
05/09/02	SPLIT OFF PCL 22201210014 FOR EW ANNEXATION FOR 03 TX.

## Property Images

Click on an image to enlarge it.



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# DOUGLAS COUNTY WASHINGTON



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[PAYMENT CART\(0\)](#)

Jim Ruud  
Douglas County Assessor P.O. Box 387 Waterville, WA 98858-0609

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

### Parcel

**"B"**

**Parcel#:** 22201220019 **Owner Name:** SCHOOL DISTRICT #206  
**DOR Code:** 91 - Undeveloped - Land **Address1:**  
**Situs:** **Address2:** 800 EASTMONT AVE  
**Map Number:** 2220-12-42-000000-000-00000 **City, State:** EAST WENATCHEE WA  
**Status:** EXEMPT FULL YEAR **Zip:** 98802-0000  
**Description:** E1/2SENW EX S 30 FT.; (STERLING JR HIGH)  
**Comment:** CHGD TX DIST FROM 22 TO 21 IN 04 FOR 05 TX, ELIMINATING THE IRRIGATION DIST FOR TX PURPOSES.

#### 2022 Market Value

#### 2022 Taxable Value

#### 2022 Assessment Data

Land:	\$0	Land:	\$0	District:	21 - EW-206-F2- EMPD-L (ST;CO;PORT;)
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$0	Total	\$0	Total Acres:	20.00000

### Ownership

Owner's Name	Ownership %	Owner Type
SCHOOL DISTRICT #206	100%	Owner

### Sales History

No Sales History

### Building Permits

Permit No.	Date	Description	Amount
1689	7/12/2012	MODERNIZATION & ADDITION	\$0.00
1684	6/15/2012	RELOCATION OF MODULAR CLASSROOMS	\$53,495.00
1591	8/30/2011	REMODEL 400 WING OF STERLING MIDDLE SCHOOL	\$3,000.00
1583	7/19/2011	PLACEMENT OF 6 TEMPORARY MODULAR CLASSROOMS	\$130,000.00
12803	9/10/2001	2 CLASSROOM MODULAR	\$146,805.00

### Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2022	SCHOOL DISTRICT #206	\$0	\$0	\$0	\$0	\$0	\$0
2021	SCHOOL DISTRICT #206	\$0	\$0	\$0	\$0	\$0	\$0
2020	SCHOOL DISTRICT #206	\$0	\$0	\$0	\$0	\$0	\$0
2019	SCHOOL DISTRICT #206	\$0	\$0	\$0	\$0	\$0	\$0
2018	SCHOOL DISTRICT #206	\$0	\$0	\$0	\$0	\$0	\$0

[View Taxes](#)

## Parcel Comments

Date	Comment
04/15/04	CHGD TX DIST FROM 22 TO 21 IN 04 FOR 05 TX, ELIMINATING THE IRRIGATION DIST FOR TX PURPOSES.
05/09/02	ANNEXED TO CITY OF EW FOR 03 TX.

## Property Images

Click on an image to enlarge it.



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TX\_RollYear\_Search: 2022



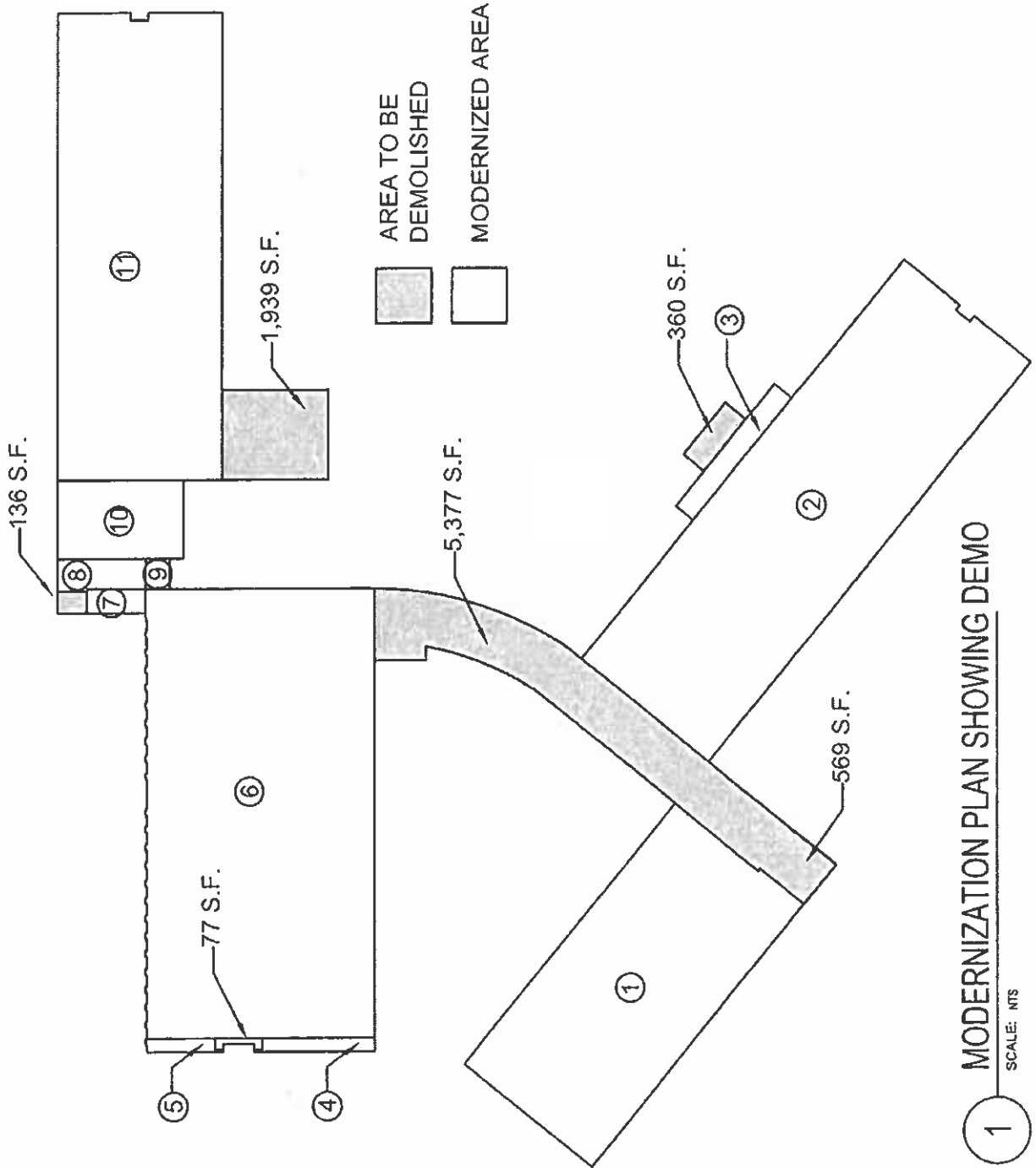
Follow sidewalk/road to field



EMERGENCY EVACUATION MAP

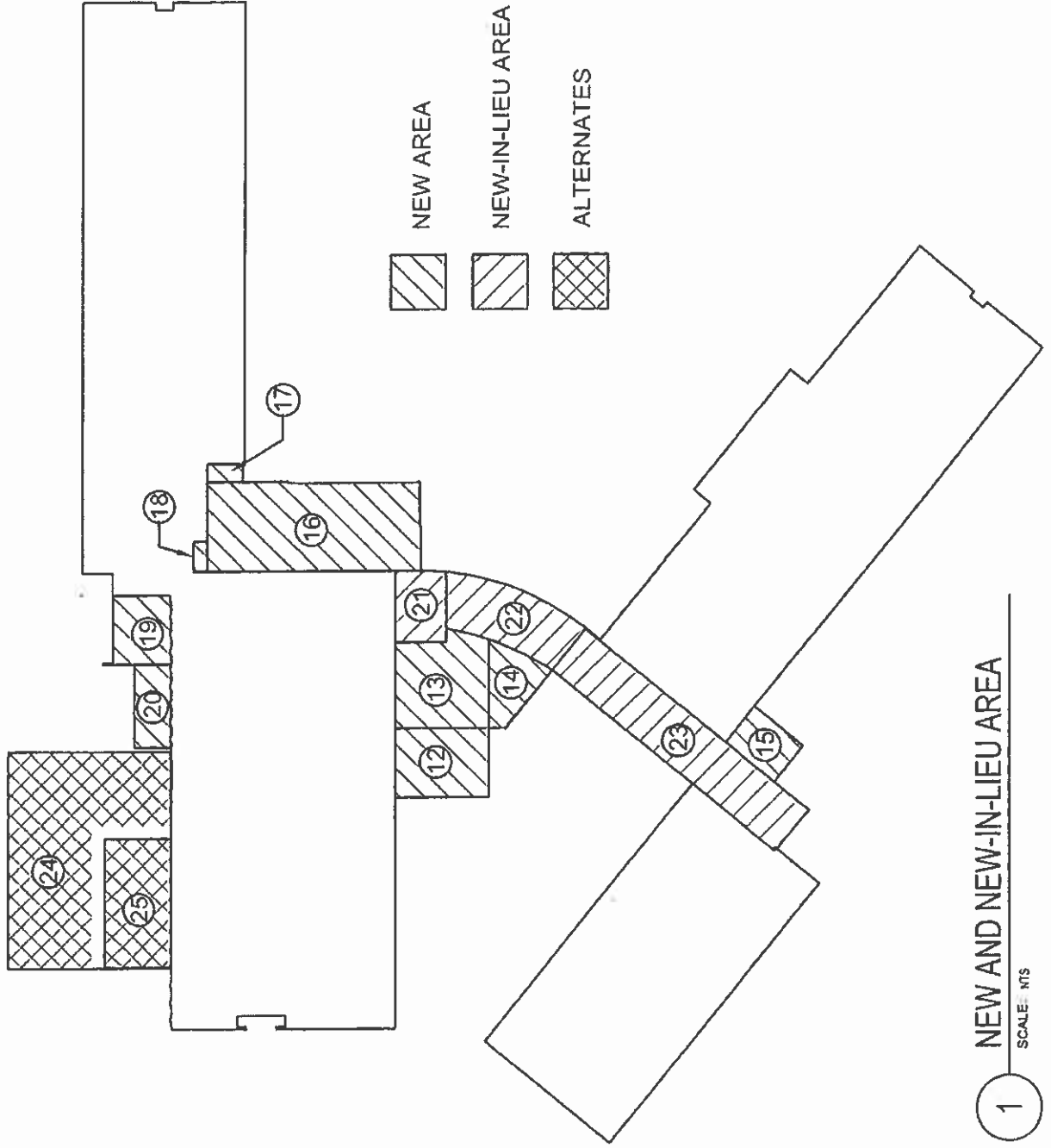
Lead students to field

JUNIOR HIGH  
~~ELEMENTARY / INTERMEDIATE~~ SCHOOL  
STERLING



1 MODERNIZATION PLAN SHOWING DEMO  
SCALE: NTS

TAKEN FROM 5/17/2012 D7 FORM



**NEW AND NEW-IN-LIEU AREA**

SCALE: NTS

1

TAKEN FROM 6/17/2012 D7 FORM

**FORM D-7**  
**AREA ANALYSIS WORKSHEET**

The purpose of the D-7 Area Analysis Worksheet is to identify areas of construction by project and bid type (WAC 392-343-019). List only one project type and bid type per worksheet.

**PROJECT INFORMATION** JUNIOR HIGH

Project Name: STERLING INT. MOD/ADD School District: Eastmont #206

**PROJECT TYPE:** (check one type only for each worksheet)

A. New Construction:  B. Modernization:  C. Nonmatchable Construction:   
 (Including new-in-lieu replacement)

**BID TYPE:** (check one type only for each worksheet)

1. Base Bid:  2. Alternate Bid:

Area No.	Area Name (Classrooms, Gym, Bldg. Numbers, etc.)	Dimensions (feet/decimal feet)		Area Factor		Area Square Feet
		(Length)	(Width)	Full	One-half	
12	KITCHEN	33.67	43.50	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,465
13	COMMONS	40.98	42.50	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,742
14	COMMONS	26.00	28.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	728
15	TOILET ROOMS	17.50	19.50	<input type="checkbox"/>	<input checked="" type="checkbox"/>	341
16	LIBRARY	41.50	98.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4,077
17	SPECIAL ED	8.25	16.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	134
18	BOOK STORAGE	13.50	6.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	84
19	ENTRY	32.50	29.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	943
20	GYM ENTRY	39.50	17.50	<input type="checkbox"/>	<input checked="" type="checkbox"/>	691
21	COMMONS	32.00	22.20	<input type="checkbox"/>	<input checked="" type="checkbox"/>	710
22	COMMONS	24.29	60.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,477
23	LOCKER HALL	24.25	131.50	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3,189
				<input type="checkbox"/>	<input type="checkbox"/>	
				<input type="checkbox"/>	<input type="checkbox"/>	
				<input type="checkbox"/>	<input type="checkbox"/>	
				<input type="checkbox"/>	<input type="checkbox"/>	
				<input type="checkbox"/>	<input type="checkbox"/>	
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				<input type="checkbox"/>	<input type="checkbox"/>	
				<input type="checkbox"/>	<input type="checkbox"/>	
				<input type="checkbox"/>	<input type="checkbox"/>	
				<input type="checkbox"/>	<input type="checkbox"/>	
				<input type="checkbox"/>	<input type="checkbox"/>	
				<input type="checkbox"/>	<input type="checkbox"/>	

Date: 5/17/12 Circle: Project Type: A B C Bid Type: 1 2 Total 15,583

A/E Firm: ALSC Architects Prepared By: \_\_\_\_\_ Worksheet 1 of 3

**FORM D-7**  
**AREA ANALYSIS WORKSHEET**

The purpose of the D-7 Area Analysis Worksheet is to identify areas of construction by project and bid type (WAC 392-343-019). List only one project type and bid type per worksheet.

**PROJECT INFORMATION JUNIOR HIGH**

Project Name: STERLING INT. MOD/ADD School District: Eastmont #206

**PROJECT TYPE:** (check one type only for each worksheet)

A. New Construction:  B. Modernization:  C. Nonmatchable Construction:   
 (Including new-in-lieu replacement)

**BID TYPE:** (check one type only for each worksheet)

1. Base Bid:  2. Alternate Bid:

Area No.	Area Name (Classrooms, Gym, Bldg. Numbers, etc.)	Dimensions (feet/decimal feet)		Area Factor		Area Square Feet
		(Length)	(Width)	Full	One-half	
1	6TH GRADE	151.00	74.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11,174
2	7TH GRADE	227.00	74.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	16,798
3	7TH GRAD SCIENCE	70.50	10.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	705
4	BOYS LOCKER	50.75	6.25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	317
5	GIRLS LOCKER	30.00	6.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	180
6	GYM	202.50	102.50	<input checked="" type="checkbox"/>	<input type="checkbox"/>	20,756
7	ENTRY	26.50	11.25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	298
8	ADMIN	42.00	13.50	<input checked="" type="checkbox"/>	<input type="checkbox"/>	567
9	BOOK STO	13.50	10.75	<input checked="" type="checkbox"/>	<input type="checkbox"/>	145
10	ADMIN/SPEC ED	57.00	37.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,109
11	100 WING	211.50	74.02	<input checked="" type="checkbox"/>	<input type="checkbox"/>	15,655
				<input type="checkbox"/>	<input type="checkbox"/>	
				<input type="checkbox"/>	<input type="checkbox"/>	
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				<input type="checkbox"/>	<input type="checkbox"/>	
				<input type="checkbox"/>	<input type="checkbox"/>	
				<input type="checkbox"/>	<input type="checkbox"/>	

Date: 5/17/12 Circle: Project Type: A B C Bid Type: 1 2 Total 68,706  
 A/E Firm: ALSC Architects Prepared By: \_\_\_\_\_ Worksheet 2 of 3



**FORM D-10**  
**NOTIFICATION OF SECURED FUNDING STATUS**

This D-10 is official notification that state funding assistance is now available for this project. The Office of Superintendent of Public Instruction had previously received and approved the school district Application for Authorization to Sign Contracts (D-9). The district was authorized to sign contracts for construction through issuance of the D-10(1). This project has a commitment that state funding assistance is available.

If you have any questions regarding this project, please contact your regional coordinator.

**PROJECT INFORMATION** **JUNIOR HIGH**

Project Name:	Sterling <del>Intermediate</del> Repl (N/L) & Mod	Facility No.	4095
School District:	Eastmont No. 206	County:	Douglas
Address:	460 9th Street NE	Contact Person:	Garn Christensen
City:	East Wenatchee	Telephone:	(509) 884-7169
Zip Code:	98802	Fax:	(509) 884-4210
		E-Mail:	christenseng@eastmont206.org

**APPROVED PROJECT INFORMATION**

Project No:	45008		
New Construction:	0 sf	Construction Cost Allocation:	\$188.55
Modernization:	68,706 sf	Grade Span:	5-7
New-in-Lieu of Mod:	8,458 sf	2010 State Funding Assistance % Applied:	67.03%
		Equipment % allowance:	3.00%

**FINANCIAL ANALYSIS** ----- Based on data from the D-9 -----

	NEW CONSTRUCTION	MODERNIZATION	NEW-IN-LIEU	
TOTAL AREA:	0	68,706	15,583	TOTAL AREA = 84,2 PLUS ALT. BLDG. = 9,2 GRAND TOTAL 93,53
EXCESS AREA:	0	0	7,125	
CONSTRUCTION COST:	\$0.00	\$12,053,359.16	\$2,018,000.00	
ELIGIBLE TAX @ 7.0%:	\$0.00	\$843,735.14	\$141,260.00	
TOTAL COST:	\$0.00	\$12,897,094.30	\$2,159,260.00	
COST/SF:	\$0.00	\$187.71	\$138.57	

Tax Rate Elig. For Funding Assistance:	7.00%	Local Tax Rate:	1.10%
A/E Fee New Construction:	0	Ed. Spec. Cost:	43,600
A/E Fee Modernization:	1,441,655	Value Eng. Cost:	63,021
A/E Fee New-in-Lieu:	255,216	Constr. Review Cost:	63,021
Construction Management Cost:	404,636	Bldg. Commiss. Cost:	63,021
		Energy Report Cost:	10,000
		DES Energy Review:	2,000

	PROJECT TOTAL	=	STATE SHARE	+	LOCAL SHARE
1. New Construction:	\$0.00		\$0.00		\$0.00
2. New Construction Excess:	\$0.00		*****		\$0.00
3. Cost Savings Incentive:	*****		\$0.00		\$0.00
4. Modernization Cost:	\$12,897,094.30		\$8,644,922.31		\$4,252,171.99
5. Modernization Excess:	\$0.00		*****		\$0.00
6. New-in-Lieu Construction Cost:	\$1,171,983.64		\$785,580.63		\$386,403.01
7. New-in-Lieu Excess:	\$987,276.36		*****		\$987,276.36
8. Tax Excess:	\$154,784.95		*****		\$154,784.95
<b>SUBTOTAL</b>	<b>\$15,211,139.25</b>		<b>\$9,430,502.94</b>		<b>\$5,780,636.31</b>

School District: Eastmont  
 Project Name: Sterling Intermediate Repl (N/L) & Mod

**JUNIOR HIGH**

	PROJECT TOTAL	=	STATE SHARE	+	LOCAL SHARE
SUBTOTAL (from Page 1)	\$15,211,139.25		\$9,430,502.94		\$5,780,636.31
9. A/E Fee New Construction:	\$0.00		\$0.00		\$0.00
10. A/E Fee New Construction Excess:	\$0.00		*****		\$0.00
11. A/E Fee Modernization:	\$1,402,559.01		\$940,135.30		\$462,423.71
12. A/E Fee Modernization Excess:	\$39,095.64		*****		\$39,095.64
13. A/E Fee New-in-Lieu:	\$131,567.36		\$88,189.60		\$43,377.76
14. A/E Fee New-in-Lieu Excess:	\$123,648.88		*****		\$123,648.88
15. Construction Management:	\$397,317.27		\$266,321.77		\$130,995.50
16. Construction Management Excess:	\$7,318.58		*****		\$7,318.58
17. Educational Specifications:	\$36,373.18		\$24,380.94		\$11,992.24
18. Educational Specifications Excess:	\$7,226.82		*****		\$7,226.82
19. Value Engineering:	\$58,197.09		\$39,009.51		\$19,187.58
20. Value Engineering Excess:	\$4,824.15		*****		\$4,824.15
21. Constructability Review:	\$58,197.09		\$39,009.51		\$19,187.58
22. Constructability Review Excess:	\$4,824.15		*****		\$4,824.15
23. Building Commissioning:	\$58,197.09		\$39,009.51		\$19,187.58
24. Building Commissioning Excess:	\$4,824.15		*****		\$4,824.15
25. Energy Report:	\$10,000.00		\$6,703.00		\$3,297.00
26. Energy Report Excess:	\$0.00		*****		\$0.00
27. DES Energy Report Review Fee:	\$2,000.00		\$1,340.60		\$659.40
28. Nonmatchable Construction:	\$0.00		*****		\$0.00
29. Other Nonmatchable Components:	\$163,075.11		*****		\$163,075.11
SUBTOTAL	\$17,720,384.82		\$10,874,602.68		\$6,845,782.14
30. Inspection and Testing ESTIMATE New:	\$4,754.00		\$3,186.61		\$1,567.39
31. Inspection and Testing ESTIMATE Mod:	\$69,512.00		\$46,593.89		\$22,918.11
32. Insp/Testing ESTIMATE Nonmatchable:	\$0.00		*****		\$0.00
33. Equipment Allowance-New or New-in-Lieu:	\$47,842.68		\$32,068.95		\$15,773.73
34. Equipment Allowance-Modernization:	\$388,635.49		\$260,502.37		\$128,133.12
<b>TOTAL PROJECT COST</b>	<b>\$18,231,128.99</b>		<b>\$11,216,954.50</b>		<b>\$7,014,174.49</b>

**CONTRACT INFORMATION**

**ARCHITECTURAL AND ENGINEERING SERVICES:**

Firm Name: ALSC Architects  
 Address: 203 N Washington, Suite 400, Spokane 99201  
 Telephone: (509) 838-8568 Fax: (509) 458-3710

**CONSTRUCTION MANAGEMENT SERVICES:**

Firm Name: Construction Services Group - ESD 112 and Eastmont School District Personnel:  
 Address: 2500 NE 65th Avenue, Vancouver 98661-6812 Gary Dexter, CM Assistant  
 Telephone: (360) 750-7500 Fax: (360) 750-9706

**GENERAL CONTRACTOR:**

Firm Name: Lydig Construction, Inc. Total Contract Amount: **\$13,555,000.00**  
 Address: 11011 E Montgomery, Spokane 99206  
 Telephone: (509) 534-0451 Fax: (509) 535-6622

**EARLY SITEWORK CONTRACTOR:**

Firm Name: KRCI, LLC Total Contract Amount: **\$510,433.00**  
 Address: PO Box 5120, Wenatchee 98807  
 Telephone: (509) 884-5258



**FLOORING CONTRACTOR:**

Firm Name: KCDA / The Beresford Company Quote Amount: **\$118,726.16**  
Address: PO Box 5550, Kent 98064 / 1829 10th Ave W, Seattle 98119  
Telephone: (206) 284-6658 Fax: (206) 282-4011

**PLAYGROUND PLAY STRUCTURE:**

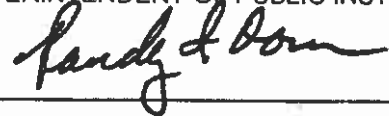
Firm Name: NWR & Associates Quote Amount: **\$22,200.00**  
Address: PO Box 726, Naches 98937  
Telephone: 800-448-4858 Fax: (253) 276-0014

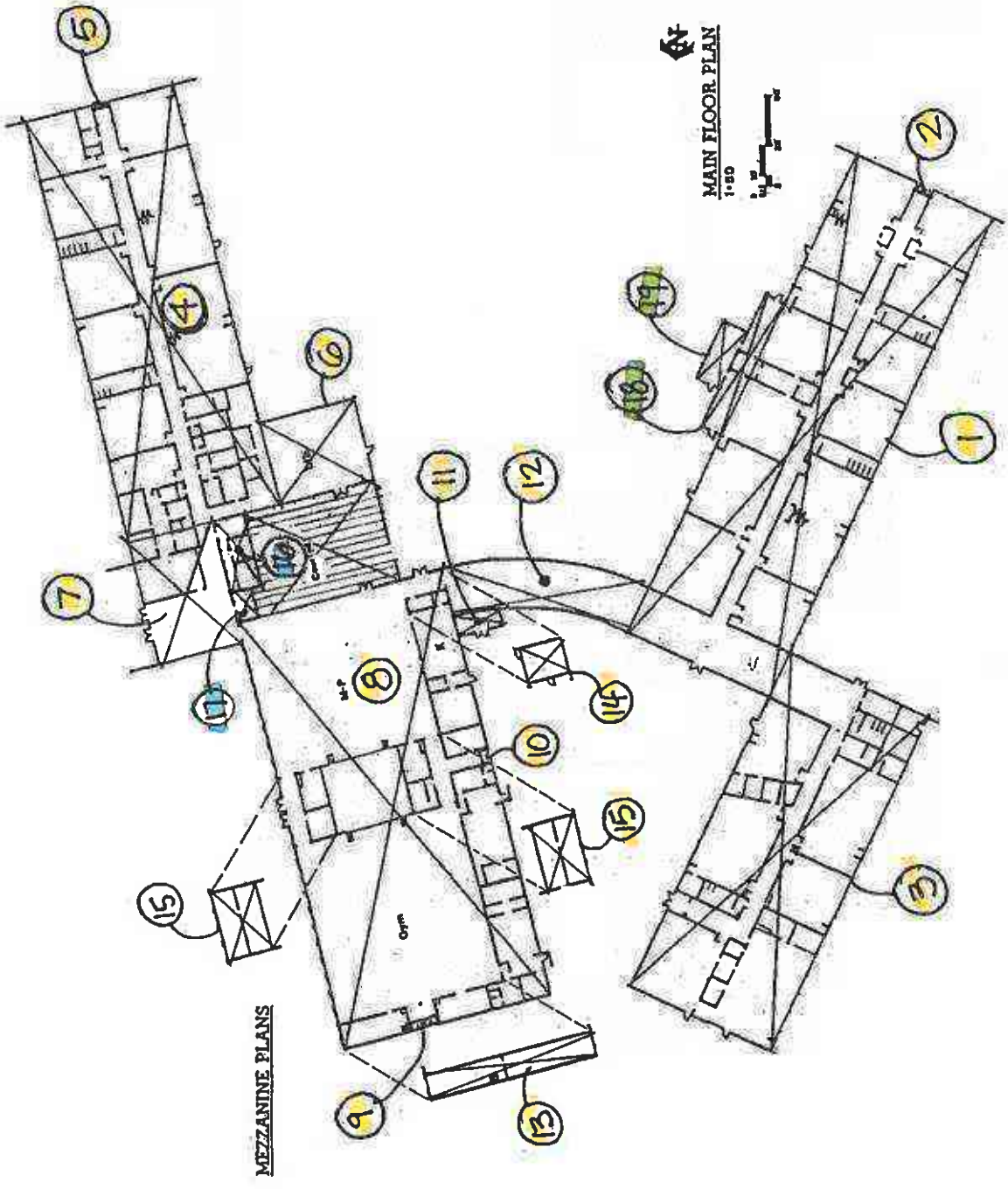
Total of All Contracts: **\$14,206,359.16**

ART ALLOCATION: \$4,384.78

Approval Date: July 16, 2012

SUPERINTENDENT OF PUBLIC INSTRUCTION

  
\_\_\_\_\_





OSPI SCHOOL BUILDING  
CONSTRUCTION

Area Analysis  
Worksheet  
(MODIFIED)

PROJECT NAME:  
SCHOOL DIST. NAME:

**JUNIOR HIGH**  
**STERLING MIDDLE SCHOOL**  
EASTMONT No.: 206

TYPE OF PROJECT	
(Check one only)	
Existing	<input checked="" type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>

• Attach 8 1/2" x 11" plan sheet(s) with area numbers and "age of project" areas (year) indicated.

AREA NO.	AREA NAME (Classrms, Gym, Bldg #'s, Etc.)	DIMENSION (Length x Width)	FACTOR		AREA SQ. FT	AREA FLOOR/BLDG RUNNING SUB-TOTAL
			*1	*5		
<b>1971 ADDITION</b>						
<u>16</u>	Entry	13'-7 1/2" x 9'-10"	X			134
<u>17</u>	Toilet Rooms/Storage	35'-6" x 15'-4"	X			544
<b>1971 SUBTOTAL</b>						<b>678</b>
<b>1988 ADDITION</b>						
<u>18</u>	Classrooms	70'-0" x 10'-0"	X			700
<u>19</u>	Support Space	30'-0" x 12'-0"	X			360
<b>1988 SUBTOTAL</b>						<b>1,060</b>

Total/Page Floor/Bldg. = 2,798 1736

Date: 8/24/98

Prepared/Signed By: *[Signature]*  
A/E Firm: ALSC Architects, P.S.

OSPI SCHOOL BUILDING  
CONSTRUCTION

Area Analysis  
Worksheet  
(MODIFIED)

PROJECT NAME:  
SCHOOL DIST. NAME:

JUNIOR HIGH  
STERLING MIDDLE SCHOOL  
EASTMONT No.: 206

TYPE OF PROJECT	
(Check one only)	
Existing	<input checked="" type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>

• Attach 8 1/2" x 11" plan sheet(s) with area numbers and "age of project" areas (year) indicated.

AREA NO.	AREA NAME (Classrms, Gym, Bldg #'s, Etc.)	DIMENSION (Length x Width)	FACTOR		AREA SQ. FT	AREA FLOOR/BLDG RUNNING SUB-TOTAL
			*1	*5		
Area Total =						77,164


Total "Special" Area = 0  
GRAND TOTAL: = 77,164

Date: 8/24/98

Prepared/Signed By: [Signature]  
A/E Firm: ALSC Architects, P.S.

Eastmont School District No. 206  
East Wenatchee, Washington

**RESOLUTION NO. 89-5**

**ACCEPTANCE OF CONTRACT A AND B**

**HALE & LONG GENERAL CONTRACTORS, INC.**


**REMODELING OF STERLING MIDDLE SCHOOL**

WHEREAS, based upon observations and inspections of the work at Sterling Middle School and recommendation of D. O. H. and Associates, project architects, the Board of Directors of Eastmont School District No. 206 determines the work under Contract A and Contract B has been completed satisfactorily in accordance with the terms and conditions of the contract to the best of their knowledge;

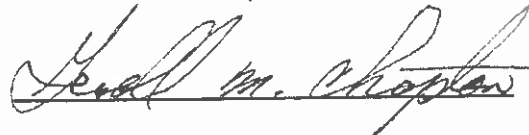
THEREFORE, the Board of Directors of Eastmont School District No. 206 does hereby accept the contract work under Contract A and Contract B at Sterling Middle School as performed by Hale & Long General Contractors, Inc.

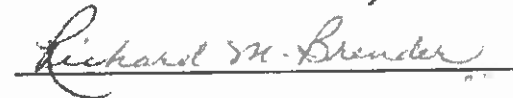
ATTEST:

EASTMONT SCHOOL DISTRICT  
Board of Directors:

  
Secretary to Board

  
\_\_\_\_\_  
Susan T. Blanchard

  
\_\_\_\_\_  
Gerald M. Chaplan

  
\_\_\_\_\_  
Richard M. Brender

  
\_\_\_\_\_  
J. T. Johnson

Date 8-24-89

WAC 180-29-155 and WAC 180-29-160

**VOID**  
**SUPERCEDED BY**  
**2012-2014 NEW/LEU**  
**REPLACEMENT**

EASTMONT HIGH SCHOOL  
DRAWINGS & AREA ANALYSIS

[←](#) [→](#) [↻](#) [🏠](#) [📍](#) [🌐](#) [🔍](#) [🌟](#) [📄](#) [⏸](#) [⏹](#)

[NAC](#) [PK12](#) [Fave](#) [Energy](#) [Klyde](#) [Gogle](#) [Map](#) [Gogle Earth](#) [Pricr](#) [Pay](#) [Van](#) [TERO](#) [Commerce-ELC](#) [Selah Equip](#) [Richland](#) [WIA Clean Buildings](#) [WaEdGuide](#) [WAMQA](#)

[douglasswa-mapsifter.publicaccessnow.com/defaultHTML5.aspx?parcel=22201230119](#)

**Douglas County**  
 Washington  
 Self Service Government MapSifter®

**Search**

**Examples:**  
 Parcel: 11700200103  
 Owner: Ruud  
 Situs: 606 E Birch  
 22201230119

MAP IS FOR INFORMATIONAL PURPOSES  
 ONLY. DATA MAY NOT BE CURRENT.

22201230119  
 SCHOOL DISTRICT #206  
 955 3RD ST NE

**Distance** **Area** **Edit Last** **Clear**

**Legend**

**47.4106N, 120.2667W** **Scale: 1: 3,055**

**About** **Print** **Zoom**

PARCEL 22201230119, 35.07 ACRES

EASTMONT HEIGHT SCHOOL





# DOUGLAS COUNTY WASHINGTON



## TAXSIFTER

[SIMPLE SEARCH](#) [SALES SEARCH](#) [REETSIFTER](#) [COUNTY HOME PAGE](#) [CONTACT](#) [DISCLAIMER](#)

[PAYMENT CART\(0\)](#)

Jim Ruud  
Douglas County Assessor P.O. Box 387 Waterville, WA 98858-0609

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

## Parcel

**Parcel#:** 22201230119 **Owner Name:** SCHOOL DISTRICT #206  
**DOR Code:** 68 - Services - Educational **Address1:**  
**Situs:** 955 3RD ST NE **Address2:** 800 EASTMONT AVE  
**Map Number:** 2220-12-13-100151-000-00001 **City, State:** EAST WENATCHEE WA  
**Status:** EXEMPT FULL YEAR **Zip:** 98802-0000  
**Description:** LOT 1; E WEN WATER DIST 5TH ST BOOSTER PUMP SITE SP 99-08 (EASTMONT HIGH SCHOOL)  
**Comment:** ANNEXED TO THE CITY OF EW FOR 03 TX.

### 2022 Market Value

### 2022 Taxable Value

### 2022 Assessment Data

Land:	\$474,200	Land:	\$0	District:	21 - EW-206-F2- EMPD-L (ST;CO;PORT;)
Improvements:	\$6,300,000	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$6,774,200	Total	\$0	Total Acres:	35.07000

## Ownership

Owner's Name	Ownership %	Owner Type
SCHOOL DISTRICT #206	100%	Owner

## Sales History

No Sales History

## Building Permits

Permit No.	Date	Description	Amount
EW-2020-2475	1/23/2020	DEMO AND REPLACEMENT OF CONCESSION BUILDING 6/18/20 No Start 7/15/20 No start, probably not until next year per maintenance supervisor. 6/8/21 No Start 7/20/21	\$380,579.00
EW-16-2101	8/5/2016	GREENHOUSE	\$9,072.00
1706	8/29/2012	EASTMONT H S RENOVATIONS	\$30,538,000.00
0937	11/14/2006	ADD WALL, DOOR & WINDOWS	\$1,000.00
12819	9/24/2001	SCOREBOARD SIGN	\$13,000.00
1	9/28/1999	NEW SHORT PLAT	\$0.00

## Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2022	SCHOOL DISTRICT #206	\$474,200	\$6,300,000	\$0	\$6,774,200	\$6,774,200	\$0
2021	SCHOOL DISTRICT #206	\$474,200	\$6,300,000	\$0	\$6,774,200	\$6,774,200	\$0

2020	SCHOOL DISTRICT #206	\$474,200	\$6,300,000	\$0	\$6,774,200	\$6,774,200	\$0
2019	SCHOOL DISTRICT #206	\$474,200	\$6,300,000	\$0	\$6,774,200	\$6,774,200	\$0
2018	SCHOOL DISTRICT #206	\$474,200	\$6,300,000	\$0	\$6,774,200	\$6,774,200	\$0

[View Taxes](#)

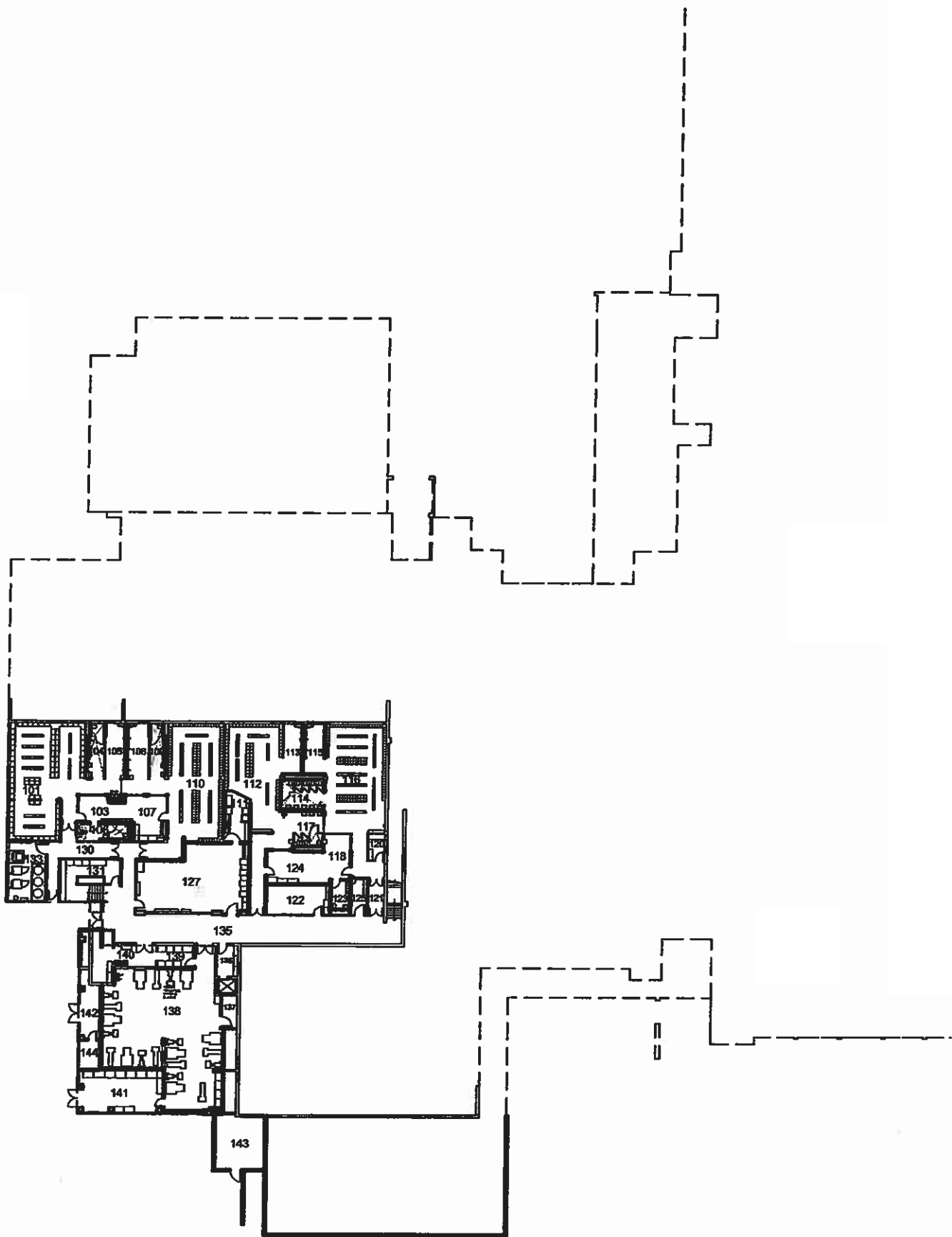
## Parcel Comments

Date	Comment
05/13/02	ANNEXED TO THE CITY OF EW FOR 03 TX.

## Property Images

Click on an image to enlarge it.

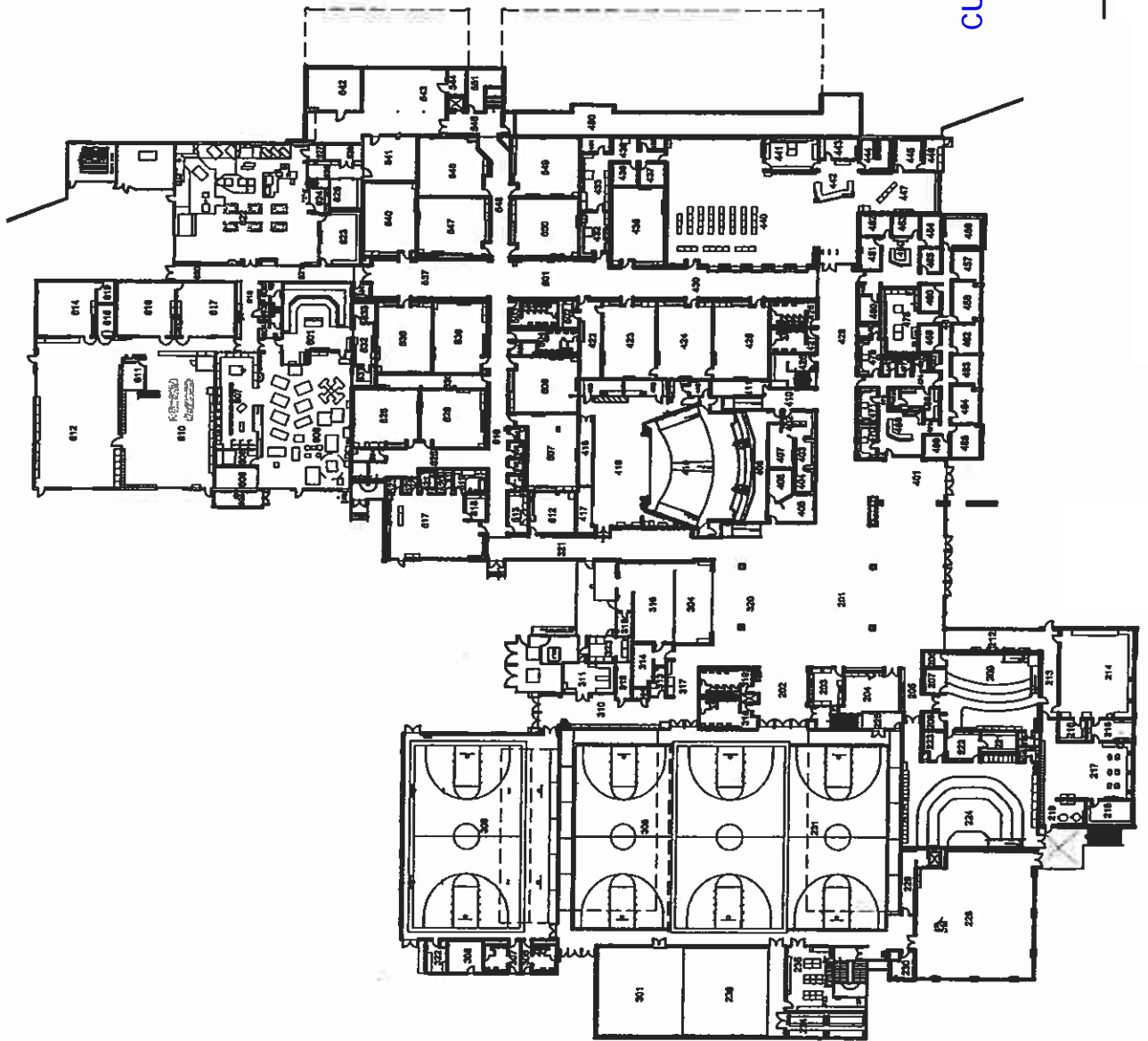




EASTMONT HIGH SCHOOL  
**BASEMENT FLOOR PLAN**

CURRENT PLAN AS OF SEPTEMBER 2022

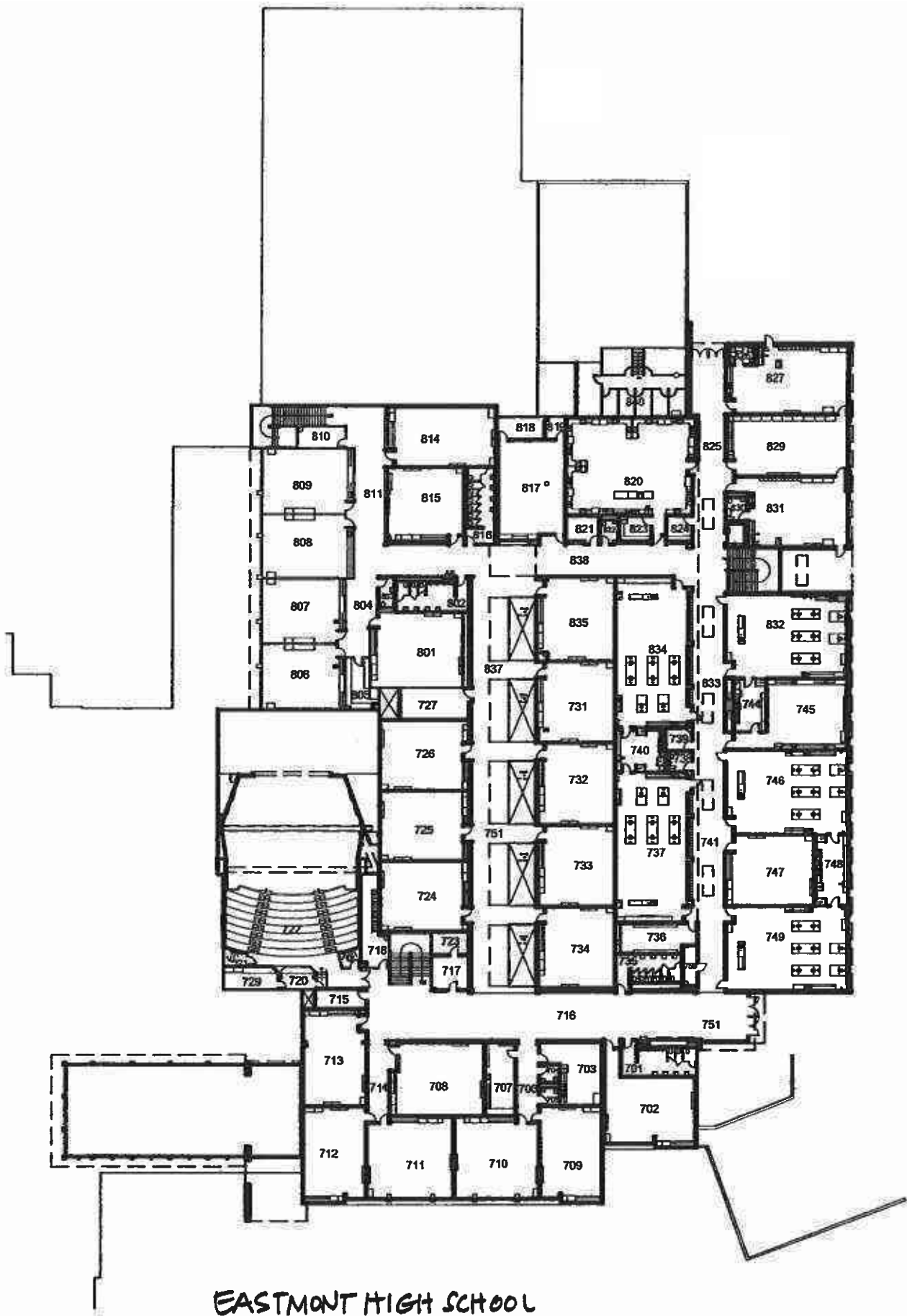




CURRENT PLAN AS OF SEPTEMBER 2022

# EASTMONT HIGH SCHOOL FIRST FLOOR PLAN

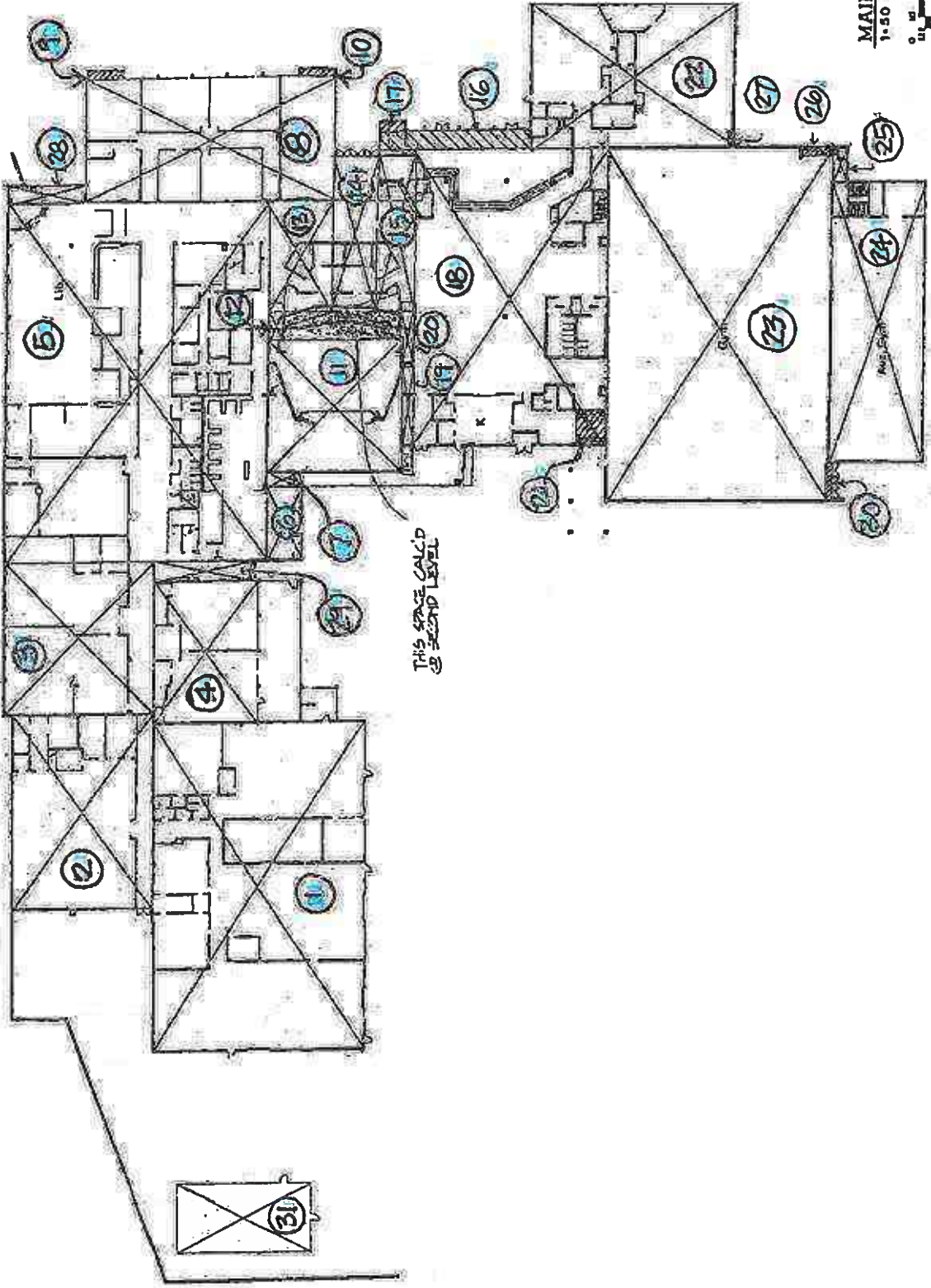




EASTMONT HIGH SCHOOL  
**SECOND FLOOR PLAN**

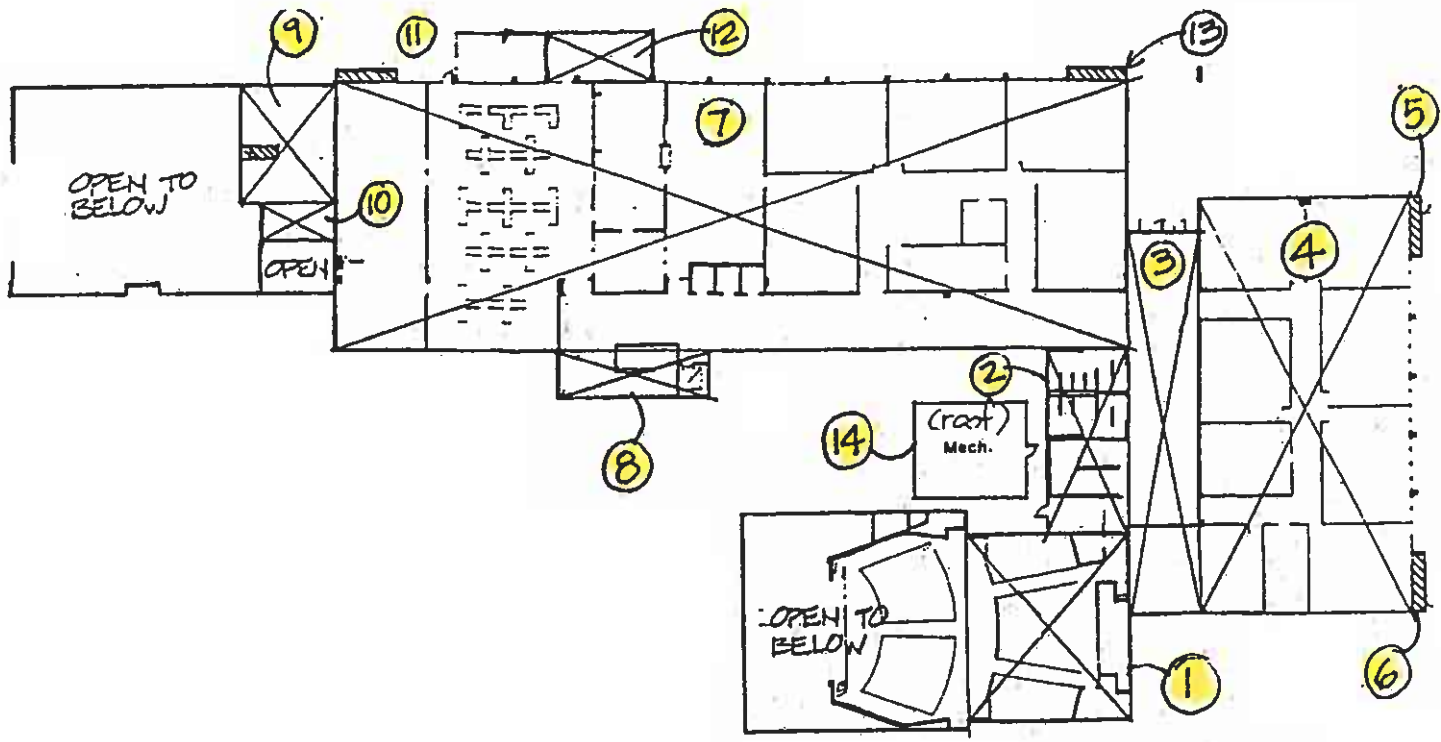
CURRENT PLAN AS OF SEPTEMBER 2022





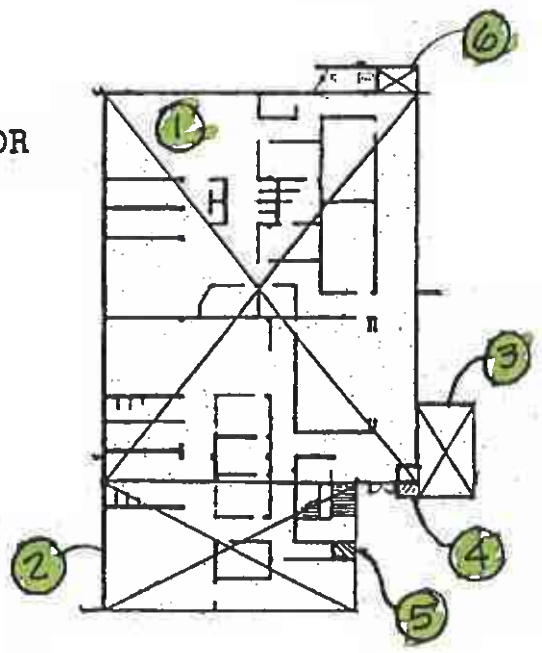

  
 MAIN FLOOR PLAN
   
 1/8" = 1'-0"
   


EASTMONT HIGH SCHOOL
   
 STATUS AS OF NOVEMBER 2008
   
 STUDY & SURVEY

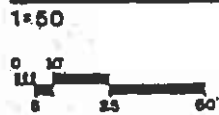


SECOND FLOOR

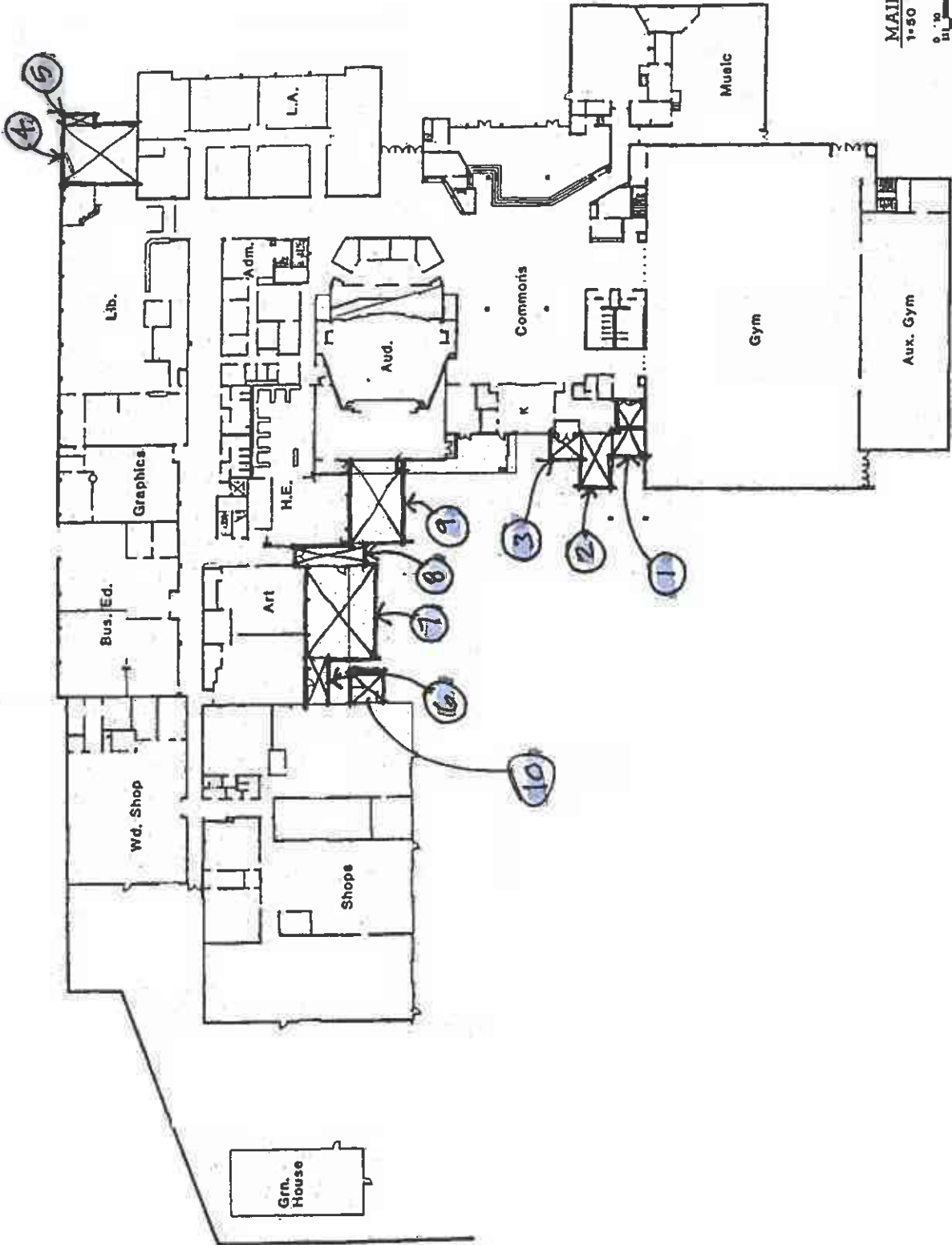
LOWER FLOOR



FLOOR PLANS



EASTMONT HIGH SCHOOL  
FROM NOV. 2008 STUDY & SURVEY

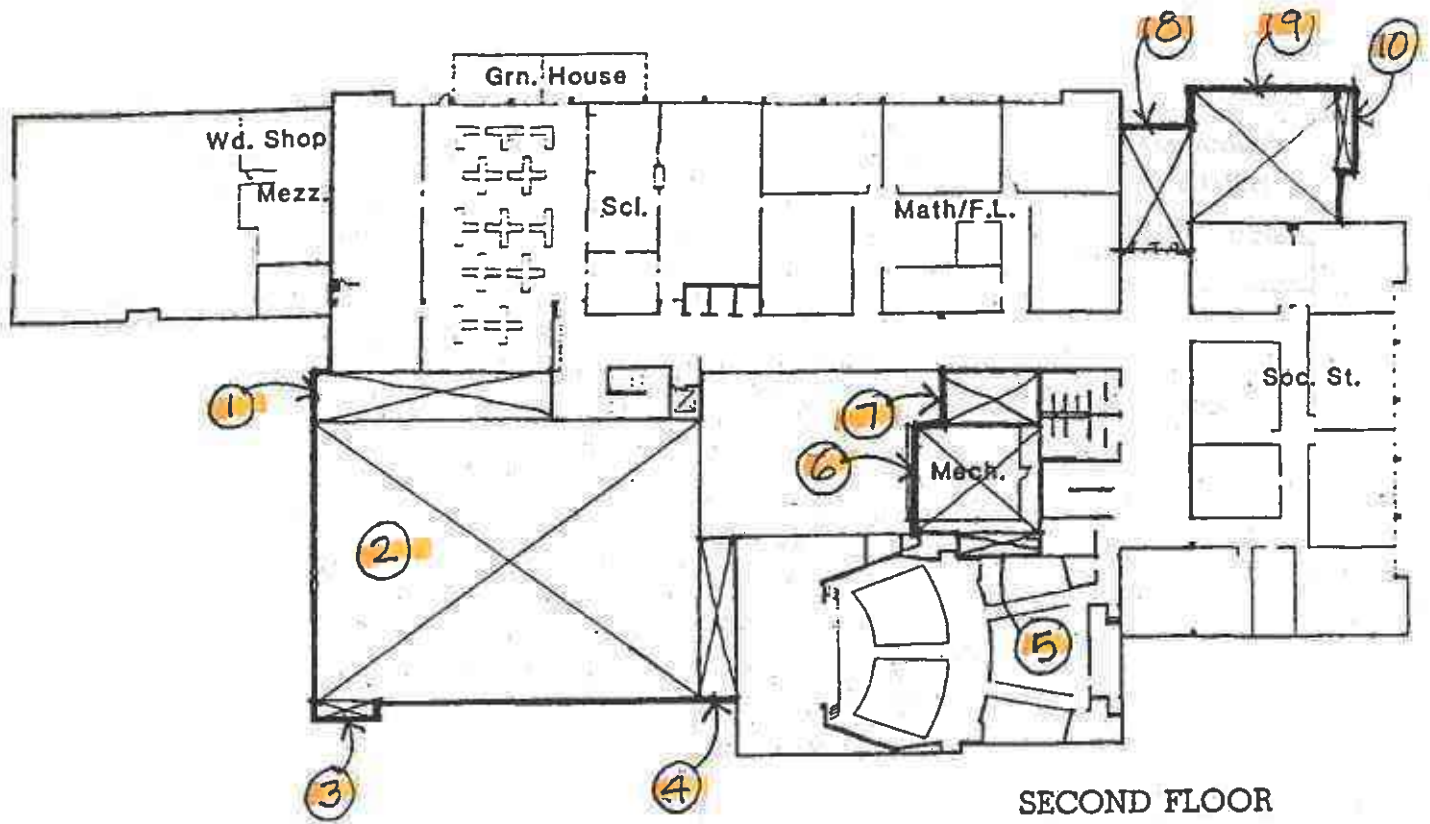


MAIN FLOOR PLAN  
1-80

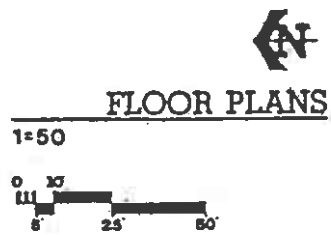
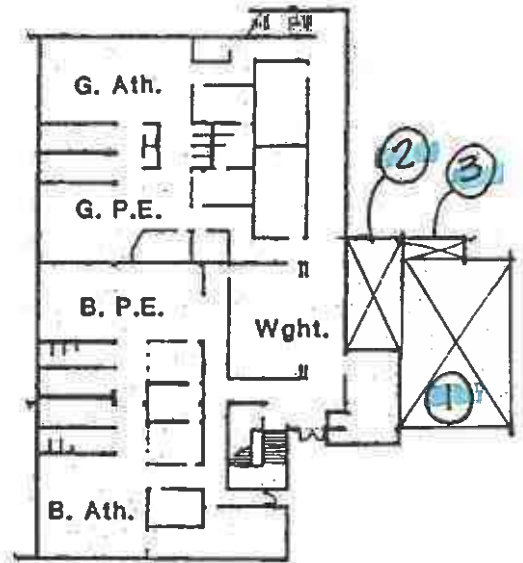


EASTMONT HIGH SCHOOL.  
1993 ADDITIONS  
FROM NOV. 2008 STUDY & SURVEY





LOWER FLOOR



**EASTMONT HIGH SCHOOL  
1993 ADDITION**

FROM NOV. 2008 STUDY & SURVEY

OSPI SCHOOL BUILDING  
CONSTRUCTION

Area Analysis  
Worksheet  
(MODIFIED)

PROJECT NAME: EASTMONT HIGH SCHOOL  
SCHOOL DIST. NAME: EASTMONT No.: 206

TYPE OF PROJECT	
(Check one only)	
Existing	<input checked="" type="checkbox"/>
	<input type="checkbox"/>

• Attach 8 1/2" x 11" plan sheet(s) with area numbers and "age of project" areas (year) indicated.

AREA NO.	AREA NAME (Classrms, Gym, Bldg #'s, Etc.)	DIMENSION (Length x Width)	FACTOR		AREA SQ. FT	AREA FLOOR/BLDG RUNNING SUB-TOTAL
			*1	*5		
1	Vo-Ag/Shop Area	148'-0" x 96'-0"	X			14,208
2	Vo-Ag Area	87'-4" x 64'-0"	X			5,589
3	Classrooms	68'-8" x 68'-0"	X			4,670
4	Classrooms	64'-0" x 48'-0"	X			3,072
5	Classrms/Support/Library	163'-0" x 119'-4"	X			19,451
6	Classrooms	34'-0" x 16'-8"	X			567
7	Hall	6'-0" x 12'-8"	X			76
8	Classrooms	57'-3" x 113'-4"	X			6,488
9	Classrooms	3'-9" x 16'-8"	X			63
10	Classrooms	3'-9" x 16'-8"	X			63
11	Stage/Auditorium	61'-5" x 60'-0"	X			3,684
12	Auditorium	12'-8" x 6'-6"	X			82
13	Offices/Halls	49'-8" x 29'-4"	X			1,457
14	Offices/Halls	68'-0" x 18'-8"	X			1,270
15	Offices/Halls	73'-6" x 17'-4"	X			1,274
16	Entry Vestibule/Office	8'-0" x 56'-0"	X			448
17	Offices	4'-1" x 12'-8"	X			52
18	Commons/Kitchen/Toilets	136'-0" x 87'-4"	X			11,877
19	Kitchen/Commons	36'-0" x 4'-8"	X			168
20	Commons	25'-0" x 5'-6"	X			138
21	Entry Alcove	16'-0" x 12'-8"	X			(203)
22	Classrooms/Office	64'-0" x 92'-0"	X			5,888
23	Gymnasium	162'-0" x 100'-0"	X			16,200
24	Auxiliary Gymnasium	128'-0" x 43'-4"	X			5,546
25	Entry	16'-0" x 5'-4"	X			85
26	Entry Alcove	3'-0" x 16'-0"	X			(48)
27	Entry Alcove	6'-0" x 2'-3"	X			(14)
28	Library	9'-0" x 35'-4"	X			318
29	Hall	8'-0" x 32'-0"	X			256
30	Entry	18'-0" x 2'-3"	X			41
31	Greenhouse	30'-0" x 60'-0"	X			1,800
<b>TOTAL AREA - MAIN FLOOR =</b>						<b>104,564</b>

Date: 8/21/98

Prepared/Signed By: Steven Wattle  
A/E Firm: ALSC Architects, P.S.

FROM NOV. 2000 STUDY & SURVEY

OSPI SCHOOL BUILDING  
CONSTRUCTION

Area Analysis  
Worksheet  
(MODIFIED)

PROJECT NAME: EASTMONT HIGH SCHOOL  
SCHOOL DIST. NAME: EASTMONT No.: 206

TYPE OF PROJECT	
(Check one only)	
Existing	<u>X</u>

• Attach 8 1/2" x 11" plan sheet(s) with area numbers and "age of project" areas (year) indicated.

AREA NO.	AREA NAME (Classrms, Gym, Bldg #'s, Etc.)	DIMENSION (Length x Width)	FACTOR		AREA SQ. FT	AREA FLOOR/BLDG RUNNING SUB-TOTAL
			*1	*5		
1	Auditorium	43'-4" x 52'-4"	X			2,268
2	Toilets/Support	22'-0" x 50'-0"	X			1,100
3	Hall	18'-8" x 104'-8"	X			1,954
4	Classrooms	60'-8" x 113'-4"	X			6,876
5	Classrooms	3'-9" x 16'-8"	X			63
6	Classrooms	3'-9" x 16'-8"	X			63
7	Science/Spec. Classrooms	213'-4" x 72'-3"	X			15,414
8	Support	40'-8" x 12'-0"	X			488
9	Storage Mezzanine	25'-4" x 31'-9"	X			804
10	Storage Mezzanine	20'-0" x 10'-0"	X			200
11	Classrooms	16'-8" x 3'-9"	X			63
12	Classroom Support	28'-0" x 13'-9"	X			385
13	Classrooms	16'-8" x 3'-9"	X			63
14	Mechanical Penthouse	26'-8" x 24'-0"	X			640
15	Stair "Cutout"	9'-9" x 3'-9"	X			(37)
<b>TOTAL AREA - SECOND FLOOR</b>						<b>30,342</b>
1	Locker Rooms	84'-0" x 108'-0"	X			9,072
2	Locker Rooms	68'-0" x 35'-4"	X			2,402
3	Storage	15'-0" x 26'-0"	X			390
4	Storage	6'-0" x 4'-0"	X			24
5	Entry Alcove	6'-0" x 4'-0"	X			(24)
6	Storage	12'-0" x 6'-0"	X			72
<b>TOTAL AREA - LOWER FLOOR</b>						<b>11,936</b>
<b>TOTAL AREA - ORIGINAL BLDG.</b>						<b>146,842</b>

MODERNIZED PER OSPI D-10 DATED 8/6/2012

Total/Page  
Floor/Bldg. = \_\_\_\_\_

Date: REVISED 10/9/98

Prepared/Signed By: \_\_\_\_\_  
A/E Firm: \_\_\_\_\_

Steven Watts  
ALSC Architects, P.S.

FROM NOV. 2008 STUDY & SURVEY

OSPI SCHOOL BUILDING  
CONSTRUCTION

Area Analysis  
Worksheet  
(MODIFIED)

PROJECT NAME: EASTMONT HIGH SCHOOL  
SCHOOL DIST. NAME: EASTMONT No.: 206

TYPE OF PROJECT	
(Check one only)	
Existing	<input checked="" type="checkbox"/>
	<input type="checkbox"/>

• Attach 8 1/2" x 11" plan sheet(s) with area numbers and "age of project" areas (year) indicated.

AREA NO.	AREA NAME (Classrms, Gym, Bldg #'s, Etc.)	DIMENSION (Length x Width)	FACTOR *1 *5	AREA SQ. FT	AREA FLOOR/BLDG RUNNING SUB-TOTAL
1	Weight Room	32'-0" x 47'-4"	X		1,515
2	Weight Room	15'-4" x 30'-8"	X		470
3	Storage	16'-0" x 5'-0"	X		80
<b>TOTAL 1993 ADDITION - LOWER FLOOR =</b>					<b>2,065</b>
1	Entry Hall	12'-8" x 26'-2"	X		332
2	Storage	24'-8" x 14'-8"	X		362
3	Storage	15'-0" x 11'-8"	X		175
4	Computer Lab	30'-4" x 35'-4"	X		1,072
5	Computer Lab	4'-0" x 16'-8"	X		67
6	Storage	30'-10" x 18'-10"	X		581
7	Classrooms	32'-8" x 39'-10"	X		1,301
8	Hall	8'-0" x 34'-8"	X		277
9	Classroom	40'-0" x 28'-10"	X		1,153
10	Stair	18'-0" x 16'-0"	X		288
<b>TOTAL 1993 ADDITION - MAIN FLOOR =</b>					<b>5,607</b>
1	Classrooms/Toilets	64'-0" x 12'-8'	X		811
2	Classrooms	106'-0" x 88'-10'	X		9,419
3	Stair	16'-8" x 3'-4"	X		56
4	Classrooms	6'-8" x 45'-4'	X		302
5	Mechanical Room	6'-8" x 21'-4'	X		142
6	Mechanical Room	32'-11" x 28'-0'	X		922
7	Mechanical Room	27'-0" x 15'-4'	X		414
8	Hall	18'-8" x 40'-0'	X		747
9	Spec. Ed./Resource Rm.	30'-4" x 35'-4'	X		1,072
10	Spec. Ed./Resource Rm.	3'-4" x 16'-8'	X		56
<b>TOTAL 1993 ADDITION - UPPER FLOOR =</b>					<b>13,940</b>
<b>TOTAL 1993 ADDITION</b>					<b>21,611</b>
<b>GRAND TOTAL: =</b>					<b>168,453</b>

REVISIO  
Date: 10/9/98

Prepared/Signed By:

Soren W. [Signature]

A/E Firm:

ALSC Architects, P.S.

FROM NOV. 2008 STUDY & SURVEY

**FORM D-7**  
**AREA ANALYSIS WORKSHEET**

The purpose of the D-7 Area Analysis Worksheet is to identify areas of construction by project and bid type (WAC 392-343-019). List only one project type and bid type per worksheet.

**PROJECT INFORMATION**

Project Name: EASTMONT HIGH MOD/ADD School District: Eastmont School District #206

**PROJECT TYPE:** (check one type only for each worksheet)

A. New Construction:  B. Modernization:  C. Nonmatchable Construction:   
 (Including new-in-lieu replacement)

**BID TYPE:** (check one type only for each worksheet)

1. Base Bid:  2. Alternate Bid:

Area No.	Area Name (Classrooms, Gym, Bldg. Numbers, etc.)	Dimensions (feet/decimal feet)		Area Factor		Area Square Feet
		(Length)	(Width)	Full	One-half	
1	Lockers	68.00	143.33	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9,746
2	Stair	35.00	7.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	245
3	Hall	112.00	16.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,792
				<input type="checkbox"/>	<input type="checkbox"/>	
				<input type="checkbox"/>	<input type="checkbox"/>	
6	Fitness	22.00	16.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	352
				<input type="checkbox"/>	<input type="checkbox"/>	
				<input type="checkbox"/>	<input type="checkbox"/>	
10	Storage	26.00	16.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	416
11	Lab/Classroom	97.00	64.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6,208
12	Lab/Classroom	160.00	87.25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	13,960
				<input type="checkbox"/>	<input type="checkbox"/>	
				<input type="checkbox"/>	<input type="checkbox"/>	
				<input type="checkbox"/>	<input type="checkbox"/>	
17	Classroom	115.75	11.75	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,360
18	Classroom	115.50	57.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6,584
19	Classroom	135.50	40.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5,420
20	Classroom/Faculty	21.75	40.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	870
21	Classroom	21.75	40.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	870
22	Classroom	21.75	16.75	<input checked="" type="checkbox"/>	<input type="checkbox"/>	364
				<input type="checkbox"/>	<input type="checkbox"/>	

## FORM D-7 AREA ANALYSIS WORKSHEET

Area No.	Area Name (Classrooms, Gym, Bldg. Numbers, etc.)	Dimensions (feet/decimal feet)		Area Factor		Area Square Feet
		(Length)	(Width)	Full	One-half	
24	Classroom	195.00	148.00	1		28,860
26	Admin	113.20	39.31	1		4,450
27	Entry Lobby	12.00	12.50	1		150
28	Entry Lobby	56.00	8.00	1		448
29	Music	92.00	64.00	1		5,888
31	P.E.	4.66	16.00	1		75
32	Hall	4.66	16.00	1		75
33	P.E. Storage	20.00	16.00	1		320
34	P.E.	40.67	112.00	1		4,555
35	Gym	178.50	136.00	1		24,276
36	Gym	100.20	26.00	1		2,605
38	Hall	17.80	26.80	1		477
42	Lab	71.00	67.00	1		4,757
43	Hall	9.75	7.20	1		70
44	Hall	9.75	7.20	1		70
45	Hall	9.75	7.20	1		70
46	Hall	9.75	7.20	1		70
47	Classroom	58.00	146.00	1		8,468
52	Classroom	16.67	3.00	1		50
53	Classroom	113.00	79.33	1		8,964
54	Hall	30.00	21.33	1		640
55	Custodial	21.00	21.33	1		448

**FORM D-7**  
**AREA ANALYSIS WORKSHEET**

Area No.	Area Name (Classrooms, Gym, Bldg. Numbers, etc.)	Dimensions (feet/decimal feet)		Area Factor		Area Square Feet
		(Length)	(Width)	Full	One-half	
56	Auditorium	50.67	32.50	1		1,647
57	Hall	5.33	22.33	1		119
58	Hall	5.33	57.20	1		305
59	Hall	5.33	11.33	1		60
60	Hall	18.00	41.00	1		738

Date: 6/27/12                      Circle: Project Type: A **B** C    Bid Type: 1 2                      Total                      146,842

A/E Firm: ALSC Architects                      Prepared By: STEVE WALTHER                      Worksheet 2 of 3

**FORM D-7**  
**AREA ANALYSIS WORKSHEET**

The purpose of the D-7 Area Analysis Worksheet is to identify areas of construction by project and bid type (WAC 392-343-019). List only one project type and bid type per worksheet.

**PROJECT INFORMATION**

Project Name: EASTMONT HIGH MOD/ADD School District: Eastmont #206

**PROJECT TYPE:** (check one type only for each worksheet)

A. New Construction:   
 (Including new-in-lieu replacement)

B. Modernization:

C. Nonmatchable Construction:

**BID TYPE:** (check one type only for each worksheet)

1. Base Bid:

2. Alternate Bid:

\*Both alternates cannot be selected. One to be chosen only.

Area No.	Area Name (Classrooms, Gym, Bldg. Numbers, etc.)	Dimensions (feet/decimal feet)		Area Factor		Area Square Feet
		(Length)	(Width)	Full	One-half	
4	FITNESS	30.00	47.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,410
5	FITNESS	5.00	16.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	80
7	FITNESS	3.00	16.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	48
8	FITNESS/STOR	30.00	48.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,440
9	STOR	4.00	7.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	28
13	CLASSROOM	52.25	15.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	784
14	CLASSROOM	58.00	16.75	<input checked="" type="checkbox"/>	<input type="checkbox"/>	972
15	CLASSROOM	58.25	40.67	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,369
16	CLASSROOM	38.50	40.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,540
25	ADMIN	35.00	32.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,120
30	ELEVATOR LOBBY	7.50	6.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	45
37	HALL	12.67	16.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	203
39	HALL	16.00	8.50	<input checked="" type="checkbox"/>	<input type="checkbox"/>	136
40	OFFICE	14.25	24.50	<input checked="" type="checkbox"/>	<input type="checkbox"/>	349
41	ELECTRICAL	11.75	14.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	165
49	HALL	44.00	18.22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	802
50	CLASSROOM	35.33	36.33	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,284
51	CLASSROOM	16.67	3.33	<input checked="" type="checkbox"/>	<input type="checkbox"/>	56
61	CLASSROOM	44.50	7.50	<input checked="" type="checkbox"/>	<input type="checkbox"/>	334
62	CLASSROOM	75.33	41.20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3,104
63	CLASSROOM	13.20	47.50	<input checked="" type="checkbox"/>	<input type="checkbox"/>	627
64	CLASSROOM	75.50	55.50	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4,190
65	HALL	66.00	8.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	528
				<input type="checkbox"/>	<input type="checkbox"/>	

Date: 6/27/12

Circle: Project Type: **A** B C Bid Type: 1 **2**

Total

21,611

A/E Firm: ALSC Architects

Prepared By: STEVE WALTHER

Worksheet 3 of 3



**FORM D-7**  
**AREA ANALYSIS WORKSHEET**

The purpose of the D-7 Area Analysis Worksheet is to identify areas of construction by project and bid type (WAC 392-343-019). List only one project type and bid type per worksheet.

**PROJECT INFORMATION**

Project Name: EASTMONT HIGH MOD/ADD School District: Eastmont #206

**PROJECT TYPE:** (check one type only for each worksheet)

A. New Construction:  (Including new-in-lieu replacement)

B. Modernization:

C. Nonmatchable Construction:

**BID TYPE:** (check one type only for each worksheet)

1. Base Bid:

2. Alternate Bid:

Area No.	Area Name (Classrooms, Gym, Bldg. Numbers, etc.)	Dimensions (feet/decimal feet)		Area Factor		Area Square Feet
		(Length)	(Width)	Full	One-half	
66	Storage	19.97	20.20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	403
67	Mech/Elev/Stair	32.18	93.75	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3,017
68	Entry Lobby	18.67	21.67	<input checked="" type="checkbox"/>	<input type="checkbox"/>	405
69	Entry	12.60	6.25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	79
70	Entry	46.00	10.50	<input checked="" type="checkbox"/>	<input type="checkbox"/>	483
71	Hall	10.00	55.20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	552
72	Art	92.00	45.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4,140
73	Music	8.60	44.67	<input checked="" type="checkbox"/>	<input type="checkbox"/>	384
74	Music	3.00	6.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	18
75	P.E.	51.67	63.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3,255
76	Mechanical	8.67	6.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	52
77	Gym	95.33	72.67	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6,928
78	Hall	13.50	62.50	<input checked="" type="checkbox"/>	<input type="checkbox"/>	844
79	Preschool	47.00	75.50	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3,549
80	Preschool	21.00	0.67	<input checked="" type="checkbox"/>	<input type="checkbox"/>	14
81	Hall	2.00	15.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	30
82	Classroom	60.50	33.50	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,027
83	Classroom	47.10	115.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5,417
84	Hall	19.20	18.67	<input checked="" type="checkbox"/>	<input type="checkbox"/>	358
85	Hall	12.00	113.50	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,362
86	Hall	13.20	24.33	<input checked="" type="checkbox"/>	<input type="checkbox"/>	321
87	Classroom	51.50	79.50	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4,094
88	Storage	36.30	11.50	<input checked="" type="checkbox"/>	<input type="checkbox"/>	417
89	Classroom	8.00	4.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	32

Date: 6/27/12

Circle: Project Type: A B C Bid Type: 1 2

Total 38,180

A/E Firm: ALSC Architects

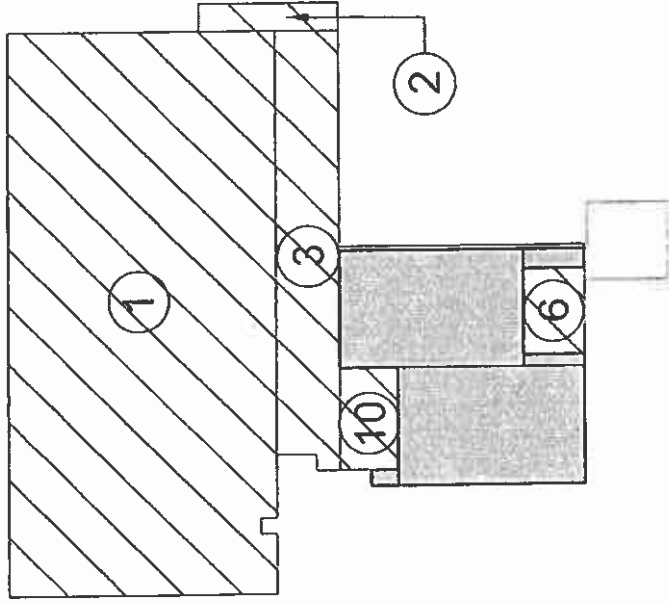
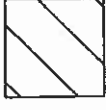
Prepared By: Steve Walther

Worksheet 1 of 3



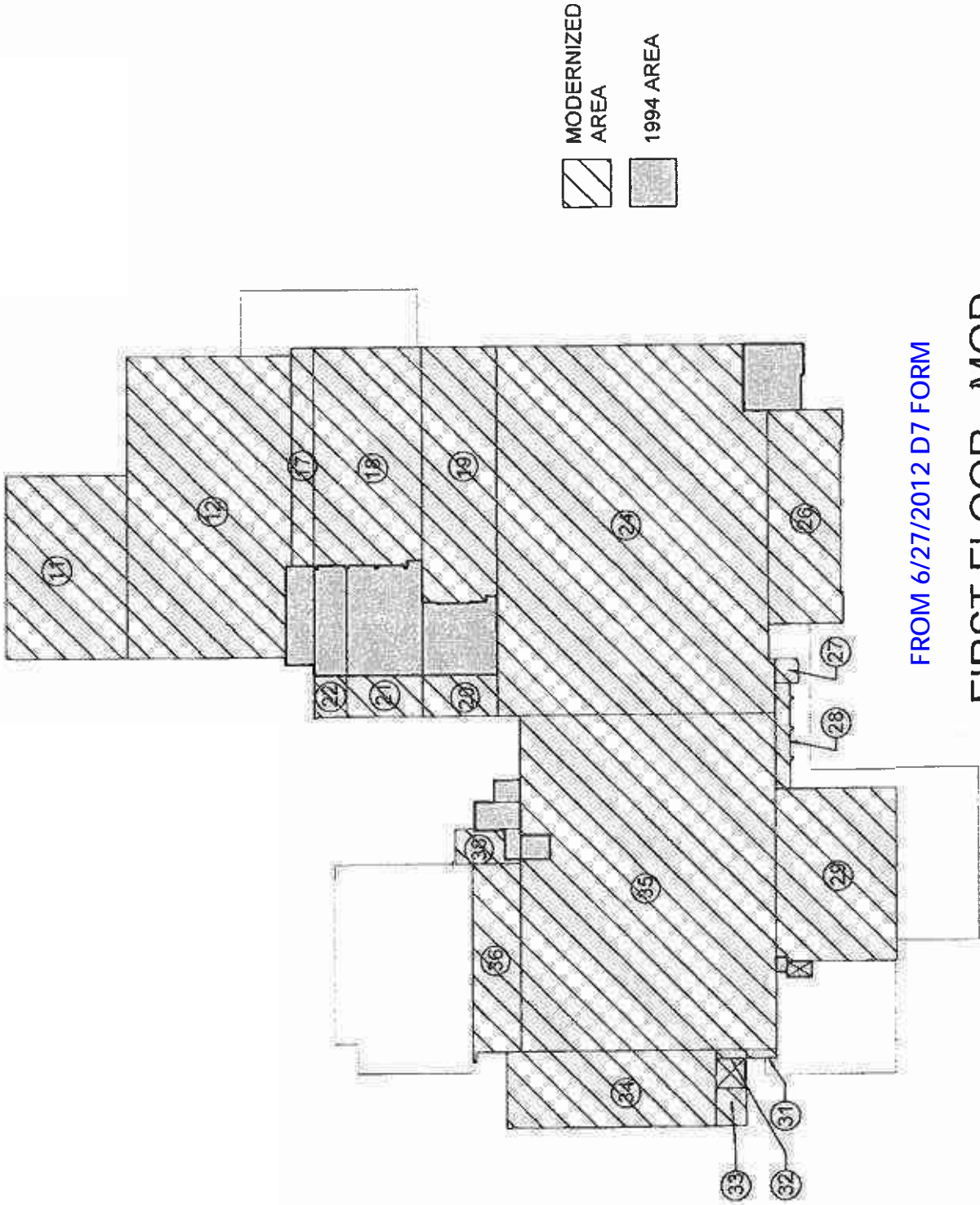
MODERNIZED  
AREA

1994 AREA



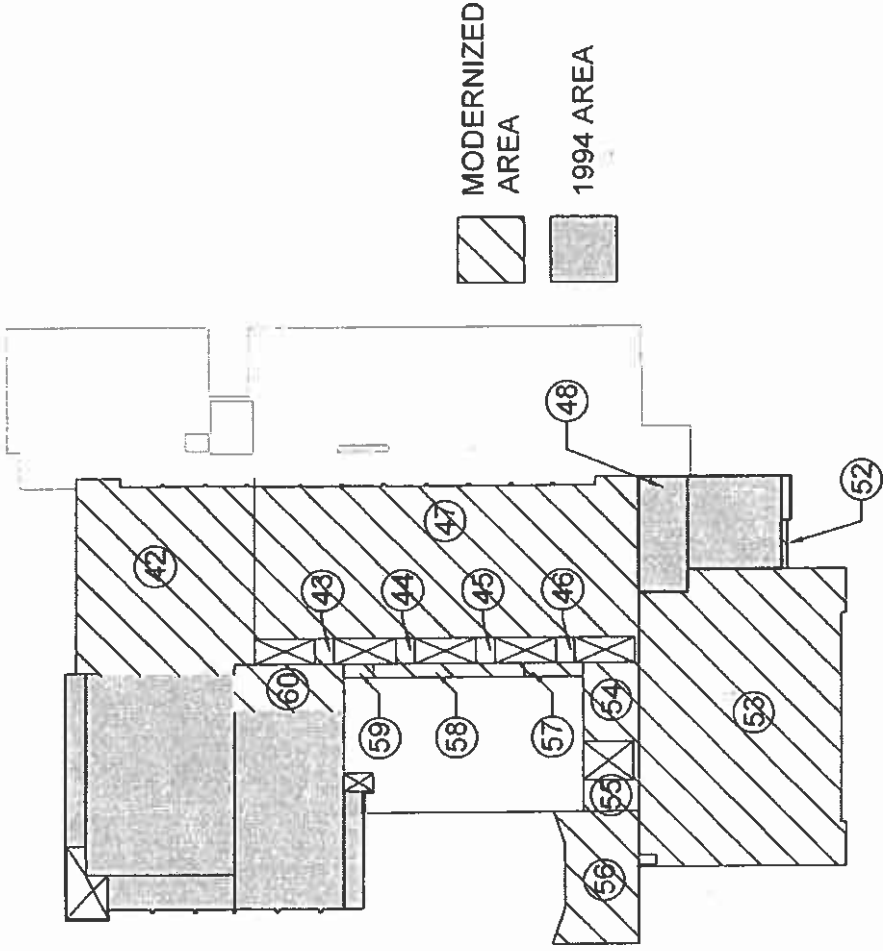
FROM 6/27/2012 D7 FORM

# BASEMENT - MOD



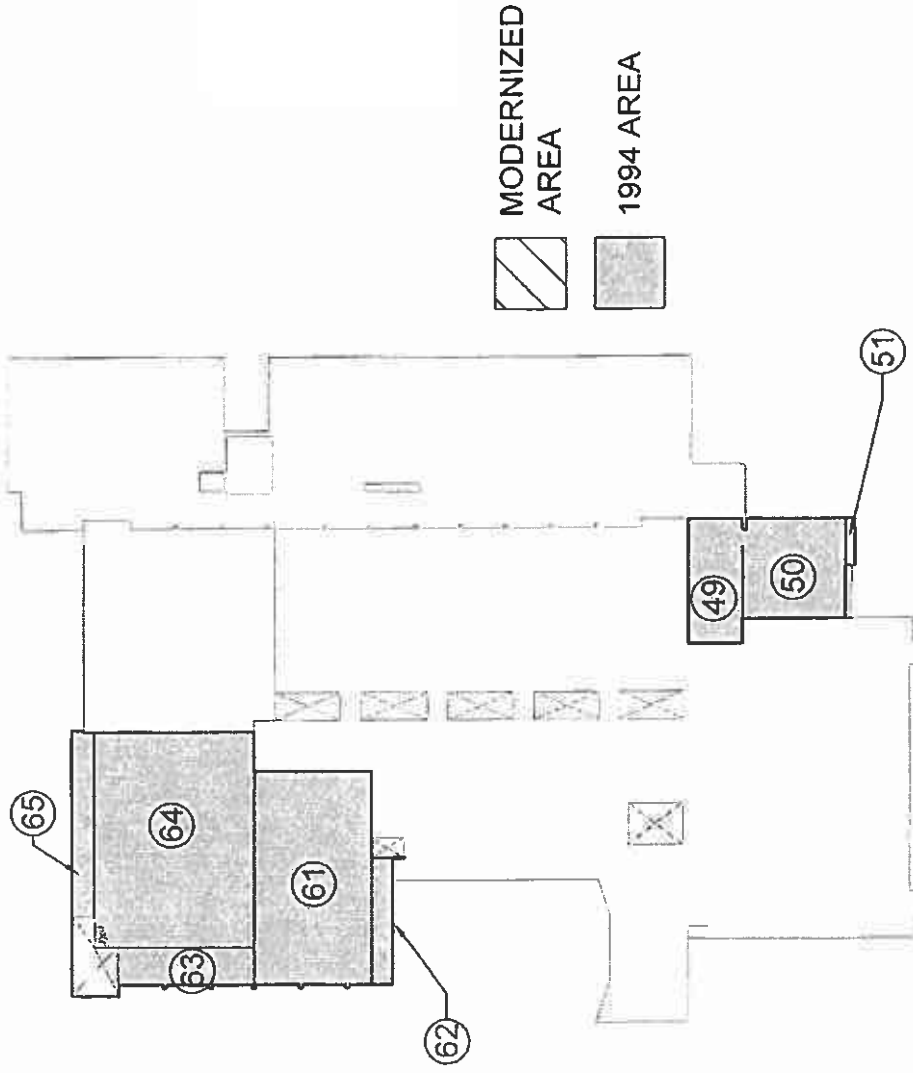
FROM 6/27/2012 D7 FORM

# FIRST FLOOR - MOD



FROM 6/27/2012 D7 FORM

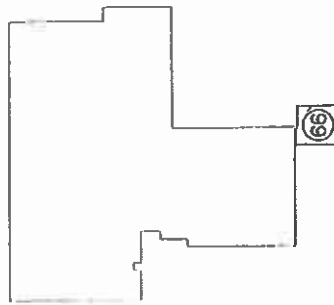
## 2ND FLOOR - MOD



FROM 6/27/2012 D7 FORM

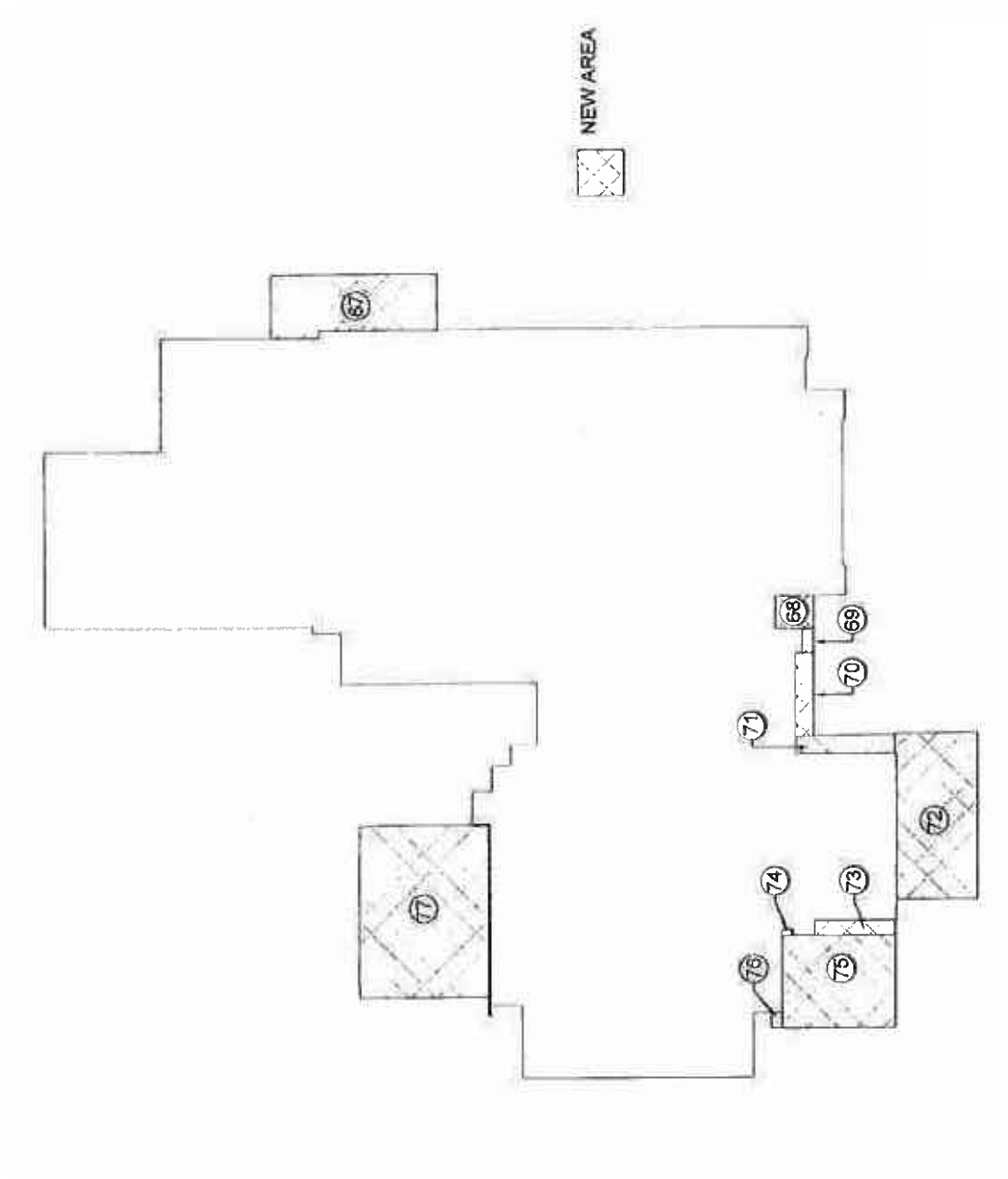
## 2ND FLOOR -NON MATCHABLE

NEW AREA



FROM 6/27/2012 D7 FORM

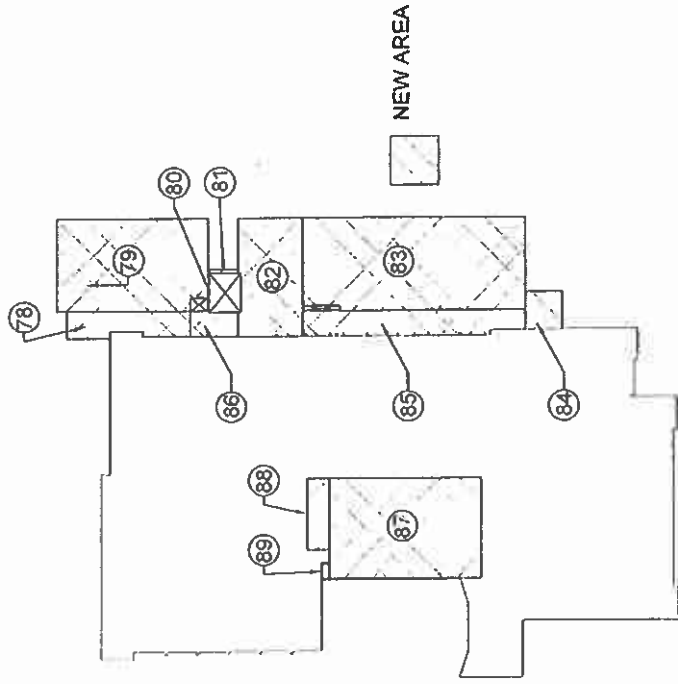
**BASEMENT - NEW**



FROM 6/27/2012 D7 FORM

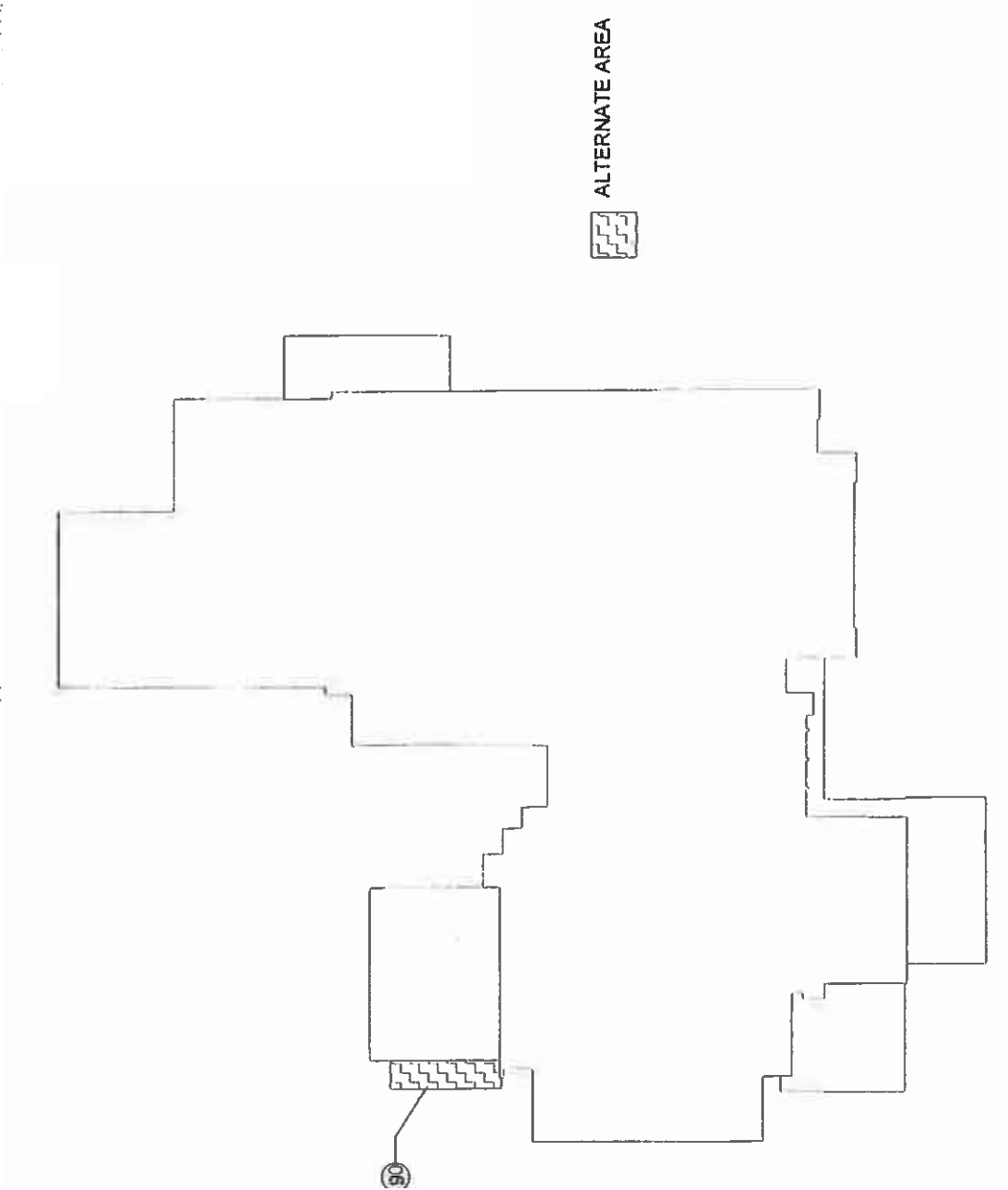
FIRST FLOOR - NEW





FROM 6/27/2012 D7 FORM

2ND FLOOR - NEW



FROM 6/27/2012 D7 FORM

FIRST FLOOR - ALT

**EASTMONT SCHOOL DISTRICT NO. 206**

**East Wenatchee, Washington**

**RESOLUTION NO. 94-3**

**ACCEPTANCE OF CONTRACT WORK**

**CREE CONSTRUCTION, INC.**

**Modernization and Additions to Eastmont High School**

WHEREAS, pursuant to action taken by the Board of Directors of Eastmont School District No. 206 ("Eastmont") on April 5, 1993, Eastmont entered into a standard form of agreement between owner and contractor with Cree Construction Company, Inc. ("Cree") to perform modernization and additions to Eastmont High School, and

WHEREAS, project architect, The DOH Associates, P.S. Architects and Planners, has determined that the work required under the subject contract has been performed in accordance with the terms of the contract, and recommended that the work be accepted by Eastmont, and

WHEREAS, the project architect has determined that the completion of all contract work occurred on July 6, 1994, and

WHEREAS, pursuant to paragraph 9.10.4 of the General Conditions of the contract, acceptance of final payment by Cree and all subcontractors and material suppliers shall constitute a waiver of any and all claims except those previously made in writing and identified by Cree, its subcontractors and material suppliers as unsettled at the time of final application for payment, and

WHEREAS, the only written claims remaining unsettled at the time of final application for payment involve those as set forth under Douglas County Superior Court Cause No. 94-2-00077-0, in which McCandlish Electric, Inc., Dan and Debbie Potter, d/b/a Vita Green Services, and Wells & Wade Manufacturing/Mechanical are plaintiffs and Cree Construction Company, Inc., Hartford Fire Insurance, Eastmont School District No. 206, Robert Beaty and Jane Doe Beaty, C & R Plumbing and Heating, Inc., and Great American Insurance Company are defendants, and

WHEREAS, in accordance with the terms of the contract, retainage in an amount not exceeding five percent (5%) of the contract price has been withheld from Cree, and

WHEREAS, the Board of Directors of Eastmont concur with the project architect's recommendation that Eastmont accept the work performed by Cree and authorizes the payment of retainage due the contractor, subject to requirements of the contract and state law, specifically, RCW 60.28.030.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Eastmont School District No. 206 as follows:

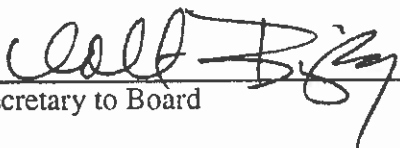
Section 1. That all contract work required under the contract (Architect Project No. 9213) for the modernization and additions to Eastmont High School was completed on July 6, 1994, and the same is hereby accepted, subject to sections 2 and 3 hereof. Payment of the retainage to the contractor in the amount determined by Eastmont to be due is authorized to be paid to the contractor not later than sixty (60) days from the date the work was completed according to the contract and delivered to and formally accepted by Eastmont, subject to the provisions and limitations of sections 2 and 3 hereof, and subject to the provisions and limitations of Chapter 39.12 RCW (prevailing wages on public works) and Chapter 60.28 RCW (liens for labor, materials and taxes on public works).

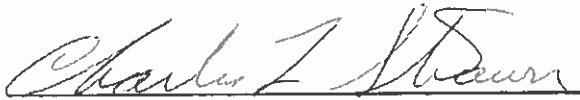
Section 2. This resolution shall not constitute an acceptance by Eastmont of any work performed or goods supplied pursuant to the aforementioned contract which are not in strict compliance with the contract terms and conditions, nor shall it constitute a waiver of any express or implied warranties.

Section 3. After the expiration of the forty-five (45) day period for giving Eastmont notice of lien and after receipt of the Department of Revenue's certification of the contractor's payment of taxes, and Eastmont being satisfied that taxes certified as due or to become due are discharged and the filed claims of materialmen and laborers, if any, together with a sum sufficient to pay costs of foreclosing the liens and attorney's fees, have been paid, the balance shall be paid to the contractor, subject to the provisions of RCW 60.28.030.


ATTEST:

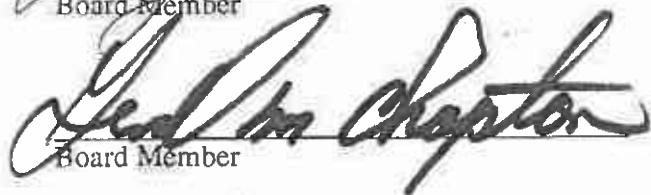
EASTMONT SCHOOL DISTRICT NO. 206  
Board of Directors:

  
Secretary to Board

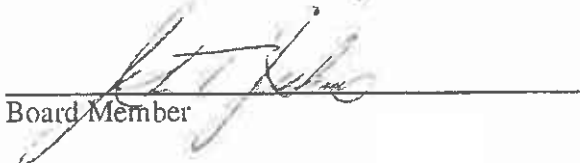
  
Board President

  
Board Member

  
Board Member

  
Board Member

Date: August 22, 1994

  
Board Member

# Eastmont School District No. 206

## FINAL ACCEPTANCE OF WORK - BOSWELL & LAFRENIERE CONTRACT

### RESOLUTION NO. 78-68

WHEREAS, The Boswell & LaFreniere Construction Company has completed their work of modernization of the classroom building at the existing Eastmont High School, under contract with the Eastmont School District;

WHEREAS, the Superintendent of Schools, the Architect, and the Contractor have reviewed the work and found it to be substantially complete;


NOW THEREFORE BE IT RESOLVED that the Board of Directors of the Eastmont School District No. 206 approve the final acceptance of the work under this contract.


The foregoing resolution was approved on the 30th day of October, 1978, the undersigned directors being present and voting:

ATTEST:

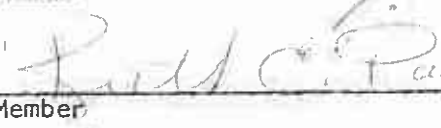
  
Secretary

BOARD OF DIRECTORS

  
President

  
Member

  
Member

  
Member

  
Member

OSPI DETAILED CONDITION ASSESSMENT BY BUILDING



**Cascade Elementary School - A Building**

**Building Details**

<b>PROFILE TYPE</b>	Elementary School - Single Story
<b>NUMBER OF FLOORS</b>	1
<b>CHARACTERISTICS</b>	Occupied
<b>COMMENTS</b>	School is aggregate of 6 permanent buildings. Three buildings were built in 1968 and later modernized in 1993. Three were built in 1993. All were accepted by Board on 2/14/1994. (Note that Buildings D and F are one building. Building D was originally built in 1968. Building F was added to it in 1993-94.)

**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
1967	A Building	7,126	7,126	7,126	9/1/1993	2/14/1994
<b>Building Totals</b>		<b>7,126</b>	<b>7,126</b>	<b>7,126</b>		

**Building Components**

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

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	<i>Deficiencies:</i>	Cracking, Peeling, Flaking, Efflorescence and Staining, Excessive Heat Loss		
	<i>Causes:</i>	Inadequate Insulation, Loose, Cracked, Warped or Broken Boards/Panels, Surface Damage		
	Exterior Windows	B2020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Deficiency: Seals and performance degenerating due to age. Corrective Actions: Incidental maintenance.		
	Exterior Doors and Grilles	B2050		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Frame/Molding Condition, Material Condition, Other		
	<i>Comments:</i>	Deficiency: Degenerating features due to age. Corrective Actions: Incidental maintenance.		
	Exterior Louvers and Vents	B2070		62.00% Fair
	<i>Deficiencies:</i>	Other		
<i>Causes:</i>	Material Condition			
<i>Comments:</i>	Corrosion from age.			
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	<i>Deficiencies:</i>	Leaking		
	<i>Causes:</i>	Cracks, Tears, Holes, and Breaks		
	<i>Comments:</i>	Deficiency: Deterioration due to age. Corrective Actions: Fix incidental leaks.		
	Roof Appurtenances	B3020		30.00% Poor
	<i>Deficiencies:</i>	Leaking		
	<i>Causes:</i>	Cracks, Tears, Holes, and Breaks		
	<i>Comments:</i>	Deficiency: Deterioration due to age. Corrective Actions: Fix incidental leaks.		
	Overhead Exterior Enclosures	B3080		62.00% Fair
	<i>Deficiencies:</i>	Peeling Paint, Rot or Corrosion, Rusted Metal Finishes/Components		
	<i>Causes:</i>	Loose, Cracked, Warped or Broken Boards/Panels		
	<i>Comments:</i>	Deterioration due to age.		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		62.00% Fair
	<i>Deficiencies:</i>	Rot or Corrosion		
	<i>Causes:</i>	Frame/Molding Condition, Material Condition		
	<i>Comments:</i>	Deterioration due to age.		
	Interior Doors	C1030		62.00% Fair
	<i>Deficiencies:</i>	Deficient Hardware/Operating Parts		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Deterioration due to age.		
	Interior Grilles and Gates	C1040		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Degradation due to age.		
	Suspended Ceiling Construction	C1070		62.00% Fair
<i>Deficiencies:</i>	Broken T-Bar or Perimeter Track			
<i>Causes:</i>	Missing Securement, Need to Replace Components			
<i>Comments:</i>	Deficiency: Use and abuse due to age. Corrective Actions: Misc. repairs.			
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Surface Damage		
	<i>Comments:</i>	Deficiency: Use and abuse due to age. Corrective Actions: Incidental repair.		
	Interior Fabrications	C2020		62.00% Fair
	<i>Deficiencies:</i>	Cracking, Peeling, Flaking, Surface Appearance		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Use and abuse due to age. Corrective Actions: Incidental repair.		
	Flooring	C2030		62.00% Fair
	<i>Deficiencies:</i>	Stains, Discoloration		
<i>Causes:</i>	Deterioration			
<i>Comments:</i>	Deficiency: Use and abuse due to age. Corrective Actions: Miscellaneous repair.			
Ceiling Finishes	C2050		62.00% Fair	

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Interior Finishes</b>	<i>Deficiencies:</i>	Other, Surface Appearance		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Use and abuse due to age. Corrective Actions: Misc. repairs.		
<b>Plumbing</b>	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
<b>HVAC</b>	Heating Systems	D3020		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Age-related deficiencies. Corrective Actions: Frequent incidental repairs.		
	Cooling Systems	D3030		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
<i>Comments:</i>	Deficiency: Age-related deficiencies. Corrective Actions: Frequent incidental repairs and adjustments.			
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Age related deficiencies.		
	Ventilation	D3060		90.00% Good
	<i>Comments:</i>			
<b>Fire Protection</b>	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
<b>Electrical</b>	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		62.00% Fair
	<i>Deficiencies:</i>	Uneven or Low light Levels		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Not energy efficient.		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Communications</b>	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
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Building doesn't have access control, which is a safety concern for the campus.		
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		62.00% Fair
	<i>Deficiencies:</i>	Other		
<i>Causes:</i>	Equipment Obsolescence			
<i>Comments:</i>	Obsolete equipment.			
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		90.00% Good
<b>Equipment</b>	Commercial Equipment	E1030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Age Deterioration		
	<i>Comments:</i>	equipment is ageing and requires maintenance/replacement as necessary.		
<b>Furnishings</b>	Entertainment and Recreational Equipment	E1070		90.00% Good
	Fixed Furnishings	E2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration, Physical Damage		
	Movable Furnishings	E2050		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
<i>Causes:</i>	Deterioration, Physical Damage			



**Cascade Elementary School - B 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
1967	B Building	7,126	7,126	7,126	9/1/1993	2/14/1994
<b>Building Totals</b>		<b>7,126</b>	<b>7,126</b>	<b>7,126</b>		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		62.00% Fair
	<i>Deficiencies:</i>	Excessive Heat Loss		
	<i>Causes:</i>	Inadequate Insulation		
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	<i>Deficiencies:</i>	Cracking, Peeling, Flaking, Efflorescence and Staining, Excessive Heat Loss		
	<i>Causes:</i>	Inadequate Insulation, Loose, Cracked, Warped or Broken Boards/Panels, Surface Damage		
	Exterior Windows	B2020		62.00% Fair
	<i>Deficiencies:</i>	Other		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Seals and performance degenerating due to age.		
	Exterior Doors and Grilles	B2050		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Frame/Molding Condition, Material Condition, Other		
	<i>Comments:</i>	Degenerating features due to age.		
	Exterior Louvers and Vents	B2070		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Corrosion from age.		
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	<i>Deficiencies:</i>	Leaking		
	<i>Causes:</i>	Cracks, Tears, Holes, and Breaks		
	<i>Comments:</i>	Deterioration due to age.		
	Roof Appurtenances	B3020		30.00% Poor
	<i>Deficiencies:</i>	Leaking		
	<i>Causes:</i>	Cracks, Tears, Holes, and Breaks		
	<i>Comments:</i>	Deterioration due to age.		
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		62.00% Fair
<i>Deficiencies:</i>	Peeling Paint, Rot or Corrosion, Rusted Metal Finishes/Components			
<i>Causes:</i>	Loose, Cracked, Warped or Broken Boards/Panels			
<i>Comments:</i>	Deterioration due to age.			
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		62.00% Fair
	<i>Deficiencies:</i>	Rot or Corrosion		
	<i>Causes:</i>	Frame/Molding Condition, Material Condition		
	<i>Comments:</i>	Deterioration due to age.		
	Interior Doors	C1030		62.00% Fair
	<i>Deficiencies:</i>	Deficient Hardware/Operating Parts		
<i>Causes:</i>	Material Condition			
<i>Comments:</i>	Deterioration due to age.			

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Interior Construction</b>	Interior Grilles and Gates	C1040		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Deterioration due to age.		
	Suspended Ceiling Construction	C1070		62.00% Fair
	<i>Deficiencies:</i>	Broken T-Bar or Perimeter Track		
	<i>Causes:</i>	Missing Securement, Need to Replace Components		
	<i>Comments:</i>	Use and abuse due to age.		
<b>Interior Finishes</b>	Wall Finishes	C2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Surface Damage		
	<i>Comments:</i>	Use and abuse due to age.		
	Interior Fabrications	C2020		62.00% Fair
	<i>Deficiencies:</i>	Cracking, Peeling, Flaking, Surface Appearance		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Use and abuse due to age.		
	Flooring	C2030		62.00% Fair
	<i>Deficiencies:</i>	Stains, Discoloration		
	<i>Causes:</i>	Deterioration		
	<i>Comments:</i>	Use and abuse due to age.		
	Ceiling Finishes	C2050		62.00% Fair
	<i>Deficiencies:</i>	Other, Surface Appearance		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Use and abuse due to age.		
<b>Plumbing</b>	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
<b>HVAC</b>	Heating Systems	D3020		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Age-related deficiencies.		
	Cooling Systems	D3030		30.00% Poor

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Age-related deficiencies.		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Age related deficiencies.		
Fire Protection	Ventilation	D3060		90.00% Good
	Fire Suppression	D4010		90.00% Good
Electrical	Fire Protection Specialties	D4030		90.00% Good
	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		62.00% Fair
	<i>Deficiencies:</i>	Uneven or Low light Levels		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Not energy efficient.		
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		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Building doesn't have access control, which is a safety concern for the campus.		
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		62.00% Fair
	<i>Deficiencies:</i>	Other		
<i>Causes:</i>	Equipment Obsolescence			
<i>Comments:</i>	Obsolete equipment.			

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		90.00% Good
<b>Equipment</b>	Commercial Equipment	E1030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Age Deterioration		
	<i>Comments:</i>	equipment is ageing and requires maintenance/replacement as necessary.		
	Entertainment and Recreational Equipment	E1070		90.00% Good
<b>Furnishings</b>	Fixed Furnishings	E2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration, Physical Damage		
	Movable Furnishings	E2050		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration, Physical Damage		





**Cascade Elementary School - C Building, Library**

**Building Details**

<b>PROFILE TYPE</b>	Elementary School - Single Story
<b>NUMBER OF FLOORS</b>	1
<b>CHARACTERISTICS</b>	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
1967	C Building, Library	5,610	5,610	5,610	9/1/1993	2/14/1994
<b>Building Totals</b>		<b>5,610</b>	<b>5,610</b>	<b>5,610</b>		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Foundations</b>	Standard Foundation	A1010		90.00% Good
<b>Slabs on Grade</b>	Standard Slabs on Grade	A4010		90.00% Good
<b>Water and Gas Mitigation</b>	Building Subdrainage	A6010		90.00% Good
<b>Superstructure</b>	Roof Construction	B1020		62.00% Fair
	<i>Deficiencies:</i>	Excessive Heat Loss		
	<i>Causes:</i>	Inadequate Insulation		
<b>Exterior Vertical Enclosures</b>	Exterior Walls	B2010		62.00% Fair
	<i>Deficiencies:</i>	Cracking, Peeling, Flaking, Efflorescence and Staining, Excessive Heat Loss		
	<i>Causes:</i>	Inadequate Insulation, Loose, Cracked, Warped or Broken Boards/Panels, Surface Damage		
	Exterior Windows	B2020		62.00% Fair
	<i>Deficiencies:</i>	Other		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Seals and performance degenerating due to age.		
	Exterior Doors and Grilles	B2050		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Frame/Molding Condition, Material Condition, Other		
	<i>Comments:</i>	Degenerating features due to age.		
	Exterior Louvers and Vents	B2070		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Corrosion from age.		
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	<i>Deficiencies:</i>	Leaking		
	<i>Causes:</i>	Cracks, Tears, Holes, and Breaks		
	<i>Comments:</i>	Deterioration due to age.		
	Roof Appurtenances	B3020		30.00% Poor
	<i>Deficiencies:</i>	Leaking		
	<i>Causes:</i>	Cracks, Tears, Holes, and Breaks		
	<i>Comments:</i>	Deterioration due to age.		
	Overhead Exterior Enclosures	B3080		62.00% Fair
	<i>Deficiencies:</i>	Peeling Paint, Rot or Corrosion, Rusted Metal Finishes/Components		
<i>Causes:</i>	Loose, Cracked, Warped or Broken Boards/Panels			
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		62.00% Fair
	<i>Deficiencies:</i>	Rot or Corrosion		
	<i>Causes:</i>	Frame/Molding Condition, Material Condition		
	<i>Comments:</i>	Deterioration due to age.		
	Interior Doors	C1030		62.00% Fair
	<i>Deficiencies:</i>	Deficient Hardware/Operating Parts		
	<i>Causes:</i>	Material Condition		
	Interior Grilles and Gates	C1040		62.00% Fair
	<i>Deficiencies:</i>	Other		
<i>Causes:</i>	Material Condition			
<i>Comments:</i>	Degradation due to age.			

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Interior Construction</b>	Suspended Ceiling Construction	C1070		62.00% Fair
	<i>Deficiencies:</i>	Broken T-Bar or Perimeter Track		
	<i>Causes:</i>	Missing Securement, Need to Replace Components		
	<i>Comments:</i>	Use and abuse due to age.		
<b>Interior Finishes</b>	Wall Finishes	C2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Surface Damage		
	<i>Comments:</i>	Use and abuse due to age.		
	Interior Fabrications	C2020		62.00% Fair
	<i>Deficiencies:</i>	Cracking, Peeling, Flaking, Surface Appearance		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Use and abuse due to age.		
	Flooring	C2030		62.00% Fair
	<i>Deficiencies:</i>	Stains, Discoloration		
	<i>Causes:</i>	Deterioration		
	<i>Comments:</i>	Use and abuse due to age.		
<b>Plumbing</b>	Ceiling Finishes	C2050		62.00% Fair
	<i>Deficiencies:</i>	Other, Surface Appearance		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Use and abuse due to age.		
	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
<b>HVAC</b>	Building Support Plumbing Systems	D2030		90.00% Good
	Heating Systems	D3020		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Age-related deficiencies.		
	Cooling Systems	D3030		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
<i>Comments:</i>	Age-related deficiencies.			
Facility HVAC Distribution Systems	D3050		62.00% Fair	

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>HVAC</b>	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Age-related deficiencies.		
	Ventilation	D3060		90.00% Good
<b>Fire Protection</b>	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
<b>Electrical</b>	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		62.00% Fair
	<i>Deficiencies:</i>	Uneven or Low light Levels		
	<i>Causes:</i>	Other		
<b>Communications</b>	<i>Comments:</i>	Not energy efficient.		
	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
<b>Electronic Safety and Security</b>	Distributed Communications and Monitoring	D6060		90.00% Good
	Access Control and Intrusion Detection	D7010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Building doesn't have access control, which is a safety concern for the campus.		
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		62.00% Fair
	<i>Deficiencies:</i>	Other		
<i>Causes:</i>	Equipment Obsolescence			
<i>Comments:</i>	Obsolete equipment.			
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		90.00% Good
<b>Equipment</b>	Commercial Equipment	E1030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Age Deterioration		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Equipment</b>	<i>Comments:</i>	equipment is ageing and requires maintenance/replacement as necessary.		
	Entertainment and Recreational Equipment	E1070		90.00% Good
<b>Furnishings</b>	Fixed Furnishings	E2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration, Physical Damage		
	Movable Furnishings	E2050		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration, Physical Damage		



**Cascade Elementary School - D Building, Administration**

**Building Details**

<b>PROFILE TYPE</b>	Elementary School - Single Story
<b>NUMBER OF FLOORS</b>	1
<b>CHARACTERISTICS</b>	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
1967	D Building, Admin.	3,061	3,061	3,061	9/1/1993	2/14/1994
<b>Building Totals</b>		<b>3,061</b>	<b>3,061</b>	<b>3,061</b>		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Foundations</b>	Standard Foundation	A1010		90.00% Good
<b>Slabs on Grade</b>	Standard Slabs on Grade	A4010		90.00% Good
<b>Water and Gas Mitigation</b>	Building Subdrainage	A6010		90.00% Good
<b>Superstructure</b>	Roof Construction	B1020		62.00% Fair
	<i>Deficiencies:</i>	Excessive Heat Loss		
	<i>Causes:</i>	Inadequate Insulation		
<b>Exterior Vertical Enclosures</b>	Exterior Walls	B2010		62.00% Fair
	<i>Deficiencies:</i>	Cracking, Peeling, Flaking, Efflorescence and Staining, Excessive Heat Loss		
	<i>Causes:</i>	Inadequate Insulation, Loose, Cracked, Warped or Broken Boards/Panels, Surface Damage		
	Exterior Windows	B2020		62.00% Fair
	<i>Deficiencies:</i>	Other		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Seals and performance degenerating due to age.		
	Exterior Doors and Grilles	B2050		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Frame/Molding Condition, Material Condition, Other		
	<i>Comments:</i>	Degenerating features due to age.		
	Exterior Louvers and Vents	B2070		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Corrosion from age.		
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	<i>Deficiencies:</i>	Leaking		
	<i>Causes:</i>	Cracks, Tears, Holes, and Breaks		
	<i>Comments:</i>	Deterioration due to age.		
	Roof Appurtenances	B3020		30.00% Poor
	<i>Deficiencies:</i>	Leaking		
	<i>Causes:</i>	Cracks, Tears, Holes, and Breaks		
	<i>Comments:</i>	Deterioration due to age.		
	Overhead Exterior Enclosures	B3080		62.00% Fair
	<i>Deficiencies:</i>	Peeling Paint, Rot or Corrosion, Rusted Metal Finishes/Components		
<i>Causes:</i>	Loose, Cracked, Warped or Broken Boards/Panels			
<i>Comments:</i>	Deterioration due to age.			
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		62.00% Fair
	<i>Deficiencies:</i>	Rot or Corrosion		
	<i>Causes:</i>	Frame/Molding Condition, Material Condition		
	<i>Comments:</i>	Deterioration due to age.		
	Interior Doors	C1030		62.00% Fair
	<i>Deficiencies:</i>	Deficient Hardware/Operating Parts		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Deterioration due to age.		
	Interior Grilles and Gates	C1040		62.00% Fair
<i>Deficiencies:</i>	Other			

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Interior Construction</b>	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Degradation due to age.		
	Suspended Ceiling Construction	C1070		62.00% Fair
	<i>Deficiencies:</i>	Broken T-Bar or Perimeter Track		
	<i>Causes:</i>	Missing Securement, Need to Replace Components		
	<i>Comments:</i>	Use and abuse due to age.		
<b>Interior Finishes</b>	Wall Finishes	C2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Surface Damage		
	<i>Comments:</i>	Use and abuse due to age.		
	Interior Fabrications	C2020		62.00% Fair
	<i>Deficiencies:</i>	Cracking, Peeling, Flaking, Surface Appearance		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Use and abuse due to age.		
	Flooring	C2030		62.00% Fair
	<i>Deficiencies:</i>	Stains, Discoloration		
	<i>Causes:</i>	Deterioration		
	<i>Comments:</i>	Use and abuse due to age.		
<b>Plumbing</b>	Ceiling Finishes	C2050		62.00% Fair
	<i>Deficiencies:</i>	Other, Surface Appearance		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Use and abuse due to age.		
	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
Building Support Plumbing Systems	D2030		90.00% Good	
<b>HVAC</b>	Heating Systems	D3020		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Age-related deficiencies.		
	Cooling Systems	D3030		30.00% Poor
	<i>Deficiencies:</i>	Other		
<i>Causes:</i>	Other			
<i>Comments:</i>	Age-related deficiencies.			



**Building Components**

<b>SUB-ASSEMBLY</b>	<b>COMPONENT</b>	<b>COMPONENT CODE</b>	<b>MAINTENANCE PRIORITY</b>	<b>CONDITION RATING</b>
<b>HVAC</b>	Facility HVAC Distribution Systems	D3050		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Age-related deficiencies.		
	Ventilation	D3060		90.00% Good
<b>Fire Protection</b>	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
<b>Electrical</b>	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		62.00% Fair
	<i>Deficiencies:</i>	Uneven or Low light Levels		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Not energy efficient.		
<b>Communications</b>	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
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Building doesn't have access control, which is a safety concern for the campus.		
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Obsolete equipment.		
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		90.00% Good
<b>Equipment</b>	Commercial Equipment	E1030		62.00% Fair

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Equipment</b>	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Age Deterioration		
	<i>Comments:</i>	equipment is ageing and requires maintenance/replacement as necessary.		
	Entertainment and Recreational Equipment	E1070		90.00% Good
<b>Furnishings</b>	Fixed Furnishings	E2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration, Physical Damage		
	Movable Furnishings	E2050		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration, Physical Damage		



**Cascade Elementary School - E 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
1993	E Building	7,895	7,895	7,895	9/1/1993	2/14/1994
<b>Building Totals</b>		<b>7,895</b>	<b>7,895</b>	<b>7,895</b>		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
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
	<i>Deficiencies:</i>	Deficient Hardware/Operating Parts		
	<i>Causes:</i>	Frame/Molding Condition, Material Condition, Other		
	<i>Comments:</i>	Degenerating features due to age.		
	Exterior Louvers and Vents	B2070		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Material Condition		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Exterior Vertical Enclosures</b>	<i>Comments:</i>	Corrosion from age.		
<b>Exterior Horizontal Enclosures</b>	Roofing	B3010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Roof is ageing and will likely need resurfacing or new membrane material.		
	Roof Appurtenances	B3020		62.00% Fair
	<i>Deficiencies:</i>	Leaking		
	<i>Causes:</i>	Cracks, Tears, Holes, and Breaks		
	<i>Comments:</i>	Deterioration due to age.		
	Overhead Exterior Enclosures	B3080		62.00% Fair
	<i>Deficiencies:</i>	Peeling Paint, Rot or Corrosion, Rusted Metal Finishes/Components		
	<i>Causes:</i>	Loose, Cracked, Warped or Broken Boards/Panels		
	<i>Comments:</i>	Deterioration due to age.		
<b>Interior Construction</b>	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
<b>Interior Finishes</b>	Wall Finishes	C2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Surface Damage		
	<i>Comments:</i>	Use and abuse due to age.		
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
	<i>Deficiencies:</i>	Stains, Discoloration		
	<i>Causes:</i>	Deterioration		
	<i>Comments:</i>	Use and abuse due to age.		
	Ceiling Finishes	C2050		62.00% Fair
	<i>Deficiencies:</i>	Other, Surface Appearance		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Use and abuse due to age.		
<b>Plumbing</b>	Domestic Water Distribution	D2010		90.00% Good

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Plumbing</b>	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
<b>HVAC</b>	Heating Systems	D3020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Age-related deficiencies.		
	Cooling Systems	D3030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Age-related deficiencies.		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
<b>Fire Protection</b>	Fire Suppression	D4010		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Dry barrel heads on fire suppression system are over 10-years old and need replacements. Dry barrel heads replaced 2017.		
	Fire Protection Specialties	D4030		90.00% Good
<b>Electrical</b>	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Lighting is T8 or T12 fluorescent and could be upgraded to LED. HID exterior fixtures could be upgraded to LED also.		
<b>Communications</b>	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Communications</b>	Distributed Communications and Monitoring	D6060		90.00% Good
<b>Electronic Safety and Security</b>	Detection and Alarm	D7050		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Obsolete equipment.		
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Not integrated with entire facility.		
<b>Furnishings</b>	Fixed Furnishings	E2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration, Physical Damage		
	Movable Furnishings	E2050		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration, Physical Damage		



**Cascade Elementary School - F Building**

**Building Details**

<b>PROFILE TYPE</b>	Elementary School - Single Story
<b>NUMBER OF FLOORS</b>	1
<b>CHARACTERISTICS</b>	Occupied
<b>COMMENTS</b>	This was actually an addition to building D. Need to confirm if there's been any SCAP conversation about how we see this building. It should be adjusted in ICOS as an area of Building D, not its own building.

**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
1993	F Building	2,874	2,874	2,874	9/1/1993	2/14/1994
<b>Building Totals</b>		<b>2,874</b>	<b>2,874</b>	<b>2,874</b>		

**Building Components**

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

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Exterior Vertical Enclosures</b>	<i>Comments:</i>	Seals and performance degenerating due to age.		
	Exterior Doors and Grilles	B2050		62.00% Fair
	<i>Deficiencies:</i>	Deficient Hardware/Operating Parts		
	<i>Causes:</i>	Frame/Molding Condition, Material Condition, Other		
	<i>Comments:</i>	Degenerating features due to age.		
	Exterior Louvers and Vents	B2070		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Corrosion from age.		
	<b>Exterior Horizontal Enclosures</b>	Roofing	B3010	
<i>Deficiencies:</i>		Other		
<i>Causes:</i>		Other		
<i>Comments:</i>		Roof is ageing and will likely need resurfacing or new membrane material.		
Roof Appurtenances		B3020		62.00% Fair
<i>Deficiencies:</i>		Leaking		
<i>Causes:</i>		Cracks, Tears, Holes, and Breaks		
<i>Comments:</i>		Deterioration due to age.		
Overhead Exterior Enclosures		B3080		62.00% Fair
<i>Deficiencies:</i>		Peeling Paint, Rot or Corrosion, Rusted Metal Finishes/Components		
<i>Causes:</i>	Loose, Cracked, Warped or Broken Boards/Panels			
<i>Comments:</i>	Deterioration due to age.			
<b>Interior Construction</b>	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		62.00% Fair
	<i>Deficiencies:</i>	Broken T-Bar or Perimeter Track		
	<i>Causes:</i>	Missing Securement, Need to Replace Components		
<i>Comments:</i>	Use and abuse due to age.			
<b>Interior Finishes</b>	Wall Finishes	C2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Surface Damage		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Interior Finishes</b>	<i>Comments:</i>	Use and abuse due to age.		
	Interior Fabrications	C2020		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Use and abuse due to age.		
	Flooring	C2030		62.00% Fair
	<i>Deficiencies:</i>	Stains, Discoloration		
	<i>Causes:</i>	Deterioration		
	<i>Comments:</i>	Use and abuse due to age.		
	Ceiling Finishes	C2050		62.00% Fair
<i>Deficiencies:</i>	Other, Surface Appearance			
<i>Causes:</i>	Other			
<i>Comments:</i>	Use and abuse due to age.			
<b>Plumbing</b>	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
<b>HVAC</b>	Heating Systems	D3020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Age-related deficiencies.		
	Cooling Systems	D3030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Age-related deficiencies.		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
<b>Fire Protection</b>	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
<b>Electrical</b>	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		62.00% Fair

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Electrical</b>	<i>Deficiencies:</i>	Uneven or Low light Levels		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Not energy efficient.		
<b>Communications</b>	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
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Building doesn't have access control, which is a safety concern for the campus.		
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		62.00% Fair
	<i>Deficiencies:</i>	Other		
<i>Causes:</i>	Equipment Obsolescence			
<i>Comments:</i>	Obsolete equipment.			
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		90.00% Good
<b>Equipment</b>	Commercial Equipment	E1030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Age Deterioration		
	<i>Comments:</i>	equipment is ageing and requires maintenance/replacement as necessary.		
<b>Furnishings</b>	Entertainment and Recreational Equipment	E1070		90.00% Good
	Fixed Furnishings	E2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration, Physical Damage		
	Movable Furnishings	E2050		62.00% Fair
<i>Deficiencies:</i>	Surface Deterioration			
<i>Causes:</i>	Deterioration, Physical Damage			





**Cascade Elementary School - G Building, Cafeteria Addition**

**Building Details**

<b>PROFILE TYPE</b>	Cafeteria/Kitchen
<b>NUMBER OF FLOORS</b>	1
<b>CHARACTERISTICS</b>	Occupied
<b>COMMENTS</b>	The Building G, Cafeteria Addition completed in 2022 demolished the existing Building G stage (1,152 square feet removed) and constructed the new cafeteria, kitchen, toilet rooms, custodial room and two classrooms in that location (8,825 square feet added). So, the project resulted in a net increase of 7,673 square feet.

**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	G Building, Cafeteria Addition	8,825	8,825	8,825		
<b>Building Totals</b>		<b>8,825</b>	<b>8,825</b>	<b>8,825</b>		

**Building Components**

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

**Building Components**

<b>SUB-ASSEMBLY</b>	<b>COMPONENT</b>	<b>COMPONENT CODE</b>	<b>MAINTENANCE PRIORITY</b>	<b>CONDITION RATING</b>
<b>Exterior Vertical Enclosures</b>	Exterior Louvers and Vents	B2070		100.00% Excellent
<b>Exterior Horizontal Enclosures</b>	Roofing	B3010		100.00% Excellent
	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent
<b>Interior Construction</b>	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
<b>Interior Finishes</b>	Wall Finishes	C2010		100.00% Excellent
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		100.00% Excellent
	Ceiling Finishes	C2050		100.00% Excellent
<b>Plumbing</b>	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
<b>HVAC</b>	Heating Systems	D3020		100.00% Excellent
	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Ventilation	D3060		100.00% Excellent
<b>Fire Protection</b>	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
<b>Electrical</b>	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
<b>Communications</b>	Data Communications	D6010		100.00% Excellent
	Voice Communications	D6020		100.00% Excellent
	Audio-Video Communications	D6030		100.00% Excellent

**Building Components**

<b>SUB-ASSEMBLY</b>	<b>COMPONENT</b>	<b>COMPONENT CODE</b>	<b>MAINTENANCE PRIORITY</b>	<b>CONDITION RATING</b>
<b>Communications</b>	Distributed Communications and Monitoring	D6060		100.00% Excellent
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		100.00% Excellent
<b>Equipment</b>	Commercial Equipment	E1030		100.00% Excellent
<b>Furnishings</b>	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent



**Cascade Elementary School - G Building, Gym**

**Building Details**

<b>PROFILE TYPE</b>	Elementary School - Single Story
<b>NUMBER OF FLOORS</b>	1
<b>CHARACTERISTICS</b>	Occupied
<b>COMMENTS</b>	The Building G, Cafeteria addition completed in 2022 demolished the existing Building G stage (1,152 square feet removed) and constructed the new cafeteria, kitchen, toilet rooms, custodial room and two classrooms in that location (8,825 square feet added).

**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
1967	G Building, Gym	8,422	8,422	8,422	9/1/1993	2/14/1994
<b>Building Totals</b>		<b>8,422</b>	<b>8,422</b>	<b>8,422</b>		

**Building Components**

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

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Exterior Vertical Enclosures</b>	<i>Comments:</i>	Seals and performance degenerating due to age.		
	Exterior Doors and Grilles	B2050		62.00% Fair
	<i>Deficiencies:</i>	Deficient Hardware/Operating Parts		
	<i>Causes:</i>	Frame/Molding Condition, Material Condition, Other		
	<i>Comments:</i>	Degenerating features due to age.		
	Exterior Louvers and Vents	B2070		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Corrosion from age.		
	<b>Exterior Horizontal Enclosures</b>	Roofing	B3010	
<i>Deficiencies:</i>		Other		
<i>Causes:</i>		Other		
<i>Comments:</i>		Roof is ageing and will likely need resurfacing or new membrane material.		
Roof Appurtenances		B3020		62.00% Fair
<i>Deficiencies:</i>		Leaking		
<i>Causes:</i>		Cracks, Tears, Holes, and Breaks		
<i>Comments:</i>		Deterioration due to age.		
Overhead Exterior Enclosures		B3080		62.00% Fair
<i>Deficiencies:</i>		Peeling Paint, Rot or Corrosion, Rusted Metal Finishes/Components		
<i>Causes:</i>	Loose, Cracked, Warped or Broken Boards/Panels			
<i>Comments:</i>	Deterioration due to age.			
<b>Interior Construction</b>	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		62.00% Fair
	<i>Deficiencies:</i>	Broken T-Bar or Perimeter Track		
	<i>Causes:</i>	Missing Securement, Need to Replace Components		
<i>Comments:</i>	Use and abuse due to age.			
<b>Interior Finishes</b>	Wall Finishes	C2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Surface Damage		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Interior Finishes</b>	<i>Comments:</i>	Use and abuse due to age.		
	Interior Fabrications	C2020		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Use and abuse due to age.		
	Flooring	C2030		62.00% Fair
	<i>Deficiencies:</i>	Stains, Discoloration		
	<i>Causes:</i>	Deterioration		
	<i>Comments:</i>	Use and abuse due to age.		
	Ceiling Finishes	C2050		62.00% Fair
<i>Deficiencies:</i>	Other, Surface Appearance			
<i>Causes:</i>	Other			
<i>Comments:</i>	Use and abuse due to age.			
<b>Plumbing</b>	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
<b>HVAC</b>	Heating Systems	D3020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Age-related deficiencies.		
	Cooling Systems	D3030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Age-related deficiencies.		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
<b>Fire Protection</b>	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
<b>Electrical</b>	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		62.00% Fair

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Electrical</b>	<i>Deficiencies:</i>	Uneven or Low light Levels		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Not energy efficient.		
<b>Communications</b>	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
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Building doesn't have access control, which is a safety concern for the campus.		
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		62.00% Fair
	<i>Deficiencies:</i>	Other		
<i>Causes:</i>	Equipment Obsolescence			
<i>Comments:</i>	Obsolete equipment.			
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		90.00% Good
<b>Equipment</b>	Commercial Equipment	E1030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Age Deterioration		
	<i>Comments:</i>	equipment is ageing and requires maintenance/replacement as necessary.		
<b>Furnishings</b>	Entertainment and Recreational Equipment	E1070		90.00% Good
	Fixed Furnishings	E2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration, Physical Damage		
	Movable Furnishings	E2050		62.00% Fair
<i>Deficiencies:</i>	Surface Deterioration			
<i>Causes:</i>	Deterioration, Physical Damage			





**Clovis Point 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
2004	Main	84,017	84,017	84,017	8/16/2004	2/22/2005
<b>Building Totals</b>		<b>84,017</b>	<b>84,017</b>	<b>84,017</b>		

**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
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Caulking/Weather Stripping, Material Condition, Other		
	<i>Comments:</i>	Deterioration due to age/use.		
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	<i>Quantity:</i>	35600.00 square feet		
	<i>Year Installed/Replaced:</i>	2018		
	<i>Life Span:</i>	12		
	<i>Deficiencies:</i>	Leaking		
	<i>Causes:</i>	Cracks, Tears, Holes, and Breaks, Other		
	<i>Comments:</i>	New membrane roofing place over old in 2020. Asphalt shingles deteriorating due to age.  Renovation to entire single-ply roofing system completed 10/2018.		
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
	Interior Construction	Interior Partitions	C1010	
Interior Windows		C1020		90.00% Good
Interior Doors		C1030		90.00% Good
Interior Grilles and Gates		C1040		62.00% Fair
<i>Deficiencies:</i>		Other		
<i>Causes:</i>		Material Condition, Other		
<i>Comments:</i>		Deterioration due to age/use.		
Raised Floor Construction		C1060		90.00% Good
Suspended Ceiling Construction		C1070		62.00% Fair
<i>Deficiencies:</i>		Broken T-Bar or Perimeter Track, Missing Suspension Wires, Missing Tiles, Other		
<i>Causes:</i>	Need to Replace Components			
<i>Comments:</i>	Extensive staining from roof leaks.			
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Surface Damage		
	<i>Comments:</i>	Deterioration due to age/use. MDF at toilet rooms moisture damaged.		
	Interior Fabrications	C2020		62.00% Fair
<i>Deficiencies:</i>	Surface Appearance			

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Interior Finishes</b>	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deterioration due to age/use.		
	Flooring	C2030	Medium	62.00% Fair
	<i>Deficiencies:</i>	Broken or Loose Tiles, Holes, Tears, Irregular Surface, Stains, Discoloration		
	<i>Causes:</i>	Deterioration, Faulty Installation		
	<i>Comments:</i>	Deterioration due to age/use.		
	Ceiling Finishes	C2050		90.00% Good
<b>Plumbing</b>	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
<b>HVAC</b>	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Age-related deficiencies.		
	Cooling Systems	D3030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Age-related deficiencies.		
	Facility HVAC Distribution Systems	D3050		90.00% Good
Ventilation	D3060		90.00% Good	
<b>Fire Protection</b>	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
<b>Electrical</b>	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
<b>Communications</b>	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Communications</b>	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		90.00% Good
	<i>Comments:</i>	Location: Throughout facility. Deficiency: Original contols system no longer supported. Corrective Actions: Installed new controls system. Additional: None.		
<b>Equipment</b>	Commercial Equipment	E1030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Age Deterioration		
	<i>Comments:</i>	Kitchen equipment deteriorating due to age/use.		
	Institutional Equipment	E1040		62.00% Fair
	<i>Deficiencies:</i>	Unsightly		
	<i>Causes:</i>	Physical Damage		
	<i>Comments:</i>	Institutional equipment deteriorating due to age/use.		
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		62.00% Fair
	<i>Deficiencies:</i>	Unsightly		
	<i>Causes:</i>	Physical Damage		
	<i>Comments:</i>	Other equipment deteriorating due to age/use.		
<b>Furnishings</b>	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good



**Eastmont Junior High School - Eastmont Junior High**

**Building Details**

<b>PROFILE TYPE</b>	Junior/Senior High School - Multi-Story
<b>NUMBER OF FLOORS</b>	2
<b>BOARD ACCEPTANCE DATE</b>	6/14/2004
<b>CHARACTERISTICS</b>	Occupied
<b>ANNUAL REVIEW COMPLETED BY</b>	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
2022-2023	18	Not Reviewed	Incomplete	Not Reported
2021-2022	17	81.86	Consultant	3/28/2022
2020-2021	16	82.94	Consultant	3/22/2021
2019-2020	15	88.76	District	3/23/2020
2018-2019	14	95.28	District	3/25/2019
2017-2018	13	95.30	District	3/26/2018

**The next certified BCA is due: 2028**

**Building Inventory**

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2003	main	149,457	149,457	149,457	8/11/2003	5/24/2004
<b>Building Totals</b>		<b>149,457</b>	<b>149,457</b>	<b>149,457</b>		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Foundations</b>	Standard Foundation	A1010		90.00% Good
<b>Slabs on Grade</b>	Standard Slabs on Grade	A4010		90.00% Good
	Pits and Bases	A4040		90.00% Good
<b>Water and Gas Mitigation</b>	Building Subdrainage	A6010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Water and Gas Mitigation</b>	<i>Comments:</i>	Water intrusion at gym retaining walls has caused gym floor to buckle.		
<b>Superstructure</b>	Floor Construction	B1010		90.00% Good
	Roof Construction	B1020		90.00% Good
	Stairs	B1080		90.00% Good
<b>Exterior Vertical Enclosures</b>	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		62.00% Fair
	<i>Deficiencies:</i>	Deficient Hardware/Operating Parts		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Knuckle hinges at aluminum storefront doors are insufficient for student abuse and weight of doors and has led to substantial ongoing door maintenance. Piano hinges are needed. Deterioration due to age and abuse.		
	Exterior Louvers and Vents	B2070		90.00% Good
<b>Exterior Horizontal Enclosures</b>	Roofing	B3010	Low	62.00% Fair
	<i>Deficiencies:</i>	Leaking		
	<i>Causes:</i>	Cracks, Tears, Holes, and Breaks, Other, Surface Weathering		
	<i>Comments:</i>	Leaking occurring at worn/cracking roofing as well as poorly flashed building expansion joints.		
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
	<b>Interior Construction</b>	Interior Partitions	C1010	Low
<i>Deficiencies:</i>		Damaged or Missing Materials		
<i>Causes:</i>		Moisture Intrusion		
<i>Comments:</i>		Substantial wear and tear and moisture damage from leaky roof.		
Interior Windows		C1020		90.00% Good
Interior Doors		C1030		90.00% Good
Interior Grilles and Gates		C1040		90.00% Good
<i>Deficiencies:</i>	Faulty Material			

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Interior Construction</b>	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Won-doors wearing out with excessive maintenance required.		
	Suspended Ceiling Construction	C1070		90.00% Good
<b>Interior Finishes</b>	Wall Finishes	C2010	Low	62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance, Warped/Delaminating Finishes		
	<i>Causes:</i>	Moisture, Surface Damage		
	<i>Comments:</i>	Normal student abuse is causing wall finishes to show their age. Roof leak related water damage as well.		
	Interior Fabrications	C2020	Low	90.00% Good
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Moisture, Other		
	<i>Comments:</i>	Normal student abuse is causing specialty finishes to show their age.		
	Flooring	C2030	Low	62.00% Fair
	<i>Deficiencies:</i>	Holes, Tears, Other, Stains, Discoloration		
<i>Causes:</i>	Deterioration, Excessive Water, Other			
<i>Comments:</i>	Normal student abuse is causing floor finishes to show their age.			
Stair Finishes	C2040	Low	62.00% Fair	
<i>Deficiencies:</i>	Other, Stains, Discoloration			
<i>Causes:</i>	Deterioration, Other			
<i>Comments:</i>	Normal student abuse is vinyl nosings and landing finishes to show their age.			
Ceiling Finishes	C2050		90.00% Good	
<i>Deficiencies:</i>	Other			
<i>Causes:</i>	Moisture			
<i>Comments:</i>	Widespread water staining from roof leaks.			
<b>Conveying</b>	Vertical Conveying Systems	D1010		90.00% Good
<b>Plumbing</b>	Domestic Water Distribution	D2010	Low	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
<b>Plumbing</b>	General Service Compressed-Air	D2050		90.00% Good
<b>HVAC</b>	Heating Systems	D3020	Low	62.00% Fair
	<i>Deficiencies:</i>	Uneven Zone Coverage		
	<i>Causes:</i>	Misadjusted Air Balancing, Other		
	<i>Comments:</i>	Equipment is beginning to show wear and tear simply due to age. Rebalancing may be needed for some areas reporting inconsistent heating/cooling.		
	Cooling Systems	D3030	Low	62.00% Fair
	<i>Deficiencies:</i>	Uneven Zone Coverage		
	<i>Causes:</i>	Misadjusted Air Balancing, Other		
	<i>Comments:</i>	Equipment is beginning to show wear and tear simply due to age. Rebalancing may be needed for some areas reporting inconsistent heating/cooling. AHU compressors are at end of life, require replacement.		
	Facility HVAC Distribution Systems	D3050	Low	90.00% Good
	<i>Deficiencies:</i>	Inoperable Devices, Insufficient Air Flow		
	<i>Causes:</i>	Equipment Obsolescence, Misadjusted Controls		
	<i>Comments:</i>	New (2015) controls functioning well. Obsolete or worn-out equipment being repaired/replaced.		
	Ventilation	D3060		90.00% Good
<b>Fire Protection</b>	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Vandalism		
	<i>Comments:</i>	Students damaged cabinets.		
<b>Electrical</b>	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	Low	90.00% Good
	<i>Deficiencies:</i>	Other		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Electrical</b>	<i>Causes:</i>	Other		
	<i>Comments:</i>	System is in good shape, except lighting controls were obsolete on installation, have not performed well and have been difficult to service.		
<b>Communications</b>	Data Communications	D6010		90.00% Good
	Voice Communications	D6020	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	No intercom in kitchen. Intercom/clock system was obsolete on installation, has performed poorly and has been difficult to service. There is no exterior intercom.		
	Audio-Video Communications	D6030		90.00% Good
	<i>Comments:</i>			
<b>Electronic Safety and Security</b>	Distributed Communications and Monitoring	D6060	Low	90.00% Good
	Access Control and Intrusion Detection	D7010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Numerous exterior doors do not have access control devices or security contacts.		
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050	High	90.00% Good
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010	Low	90.00% Good
	<i>Comments:</i>	Location: Throughout entire facility. Deficiency: Original controls system has completely failed. System obsolete and no longer supported. Corrective Actions: Replaced entire control system Additional: None.		
<b>Equipment</b>	Commercial Equipment	E1030	Medium	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Age Deterioration, Use Deterioration		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Equipment	<i>Comments:</i>	Location: Kitchen Deficiency: Continued aging of food service equipment; replacements are occurring as needed. Corrective Actions: Frequent maintenance attention required. Building laundry facility similarly aging.		
	Institutional Equipment	E1040		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Gym speakers are failing and require replacement. Exterior reader board not working and requires control board replacement.		
	Entertainment and Recreational Equipment	E1070	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Deterioration, Physical Damage		
	<i>Comments:</i>	Student wear and tear on all athletic equipment and lockers. Commons and gym bleachers are requiring excessive maintenance and motor replacements due to age as well as damage caused by travel over buckled gym floor.		
	Furnishings	Fixed Furnishings	E2010	Low
Movable Furnishings		E2050	Low	90.00% Good



**Eastmont Senior High School - Main Building**

**Building Details**

<b>PROFILE TYPE</b>	High School - Multi-Story
<b>NUMBER OF FLOORS</b>	3
<b>CHARACTERISTICS</b>	Occupied
<b>COMMENTS</b>	BCA scores entered on 3/4/2015 in anticipation of Board acceptance. Project complete except for minor punchlist items at time of BCA tour.

**Building Inventory**

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2014	Main Building	207,572	207,572	207,572	9/3/2014	11/23/2015
<b>Building Totals</b>		<b>207,572</b>	<b>207,572</b>	<b>207,572</b>		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	<i>Deficiencies:</i>	Major Cracking/Buckling		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Slab shrinkage in Art and Commons. Differential settlements. Poorly finished slabs are telegraphing through and causing excessive wear on flooring.		
	Pits and Bases	A4040		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		62.00% Fair
	<i>Deficiencies:</i>	Other		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Water and Gas Mitigation</b>	<i>Causes:</i>	Other		
	<i>Comments:</i>	No drain tile at retaining wall that forms basement wall of shop area.		
<b>Superstructure</b>	Floor Construction	B1010		90.00% Good
	Roof Construction	B1020		100.00% Excellent
	Stairs	B1080	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	North stair has significant variability in riser height/tread depth.		
<b>Exterior Vertical Enclosures</b>	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
<b>Exterior Horizontal Enclosures</b>	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		62.00% Fair
	<i>Deficiencies:</i>	Leaking		
	<i>Causes:</i>	Flashing Failure		
	<i>Comments:</i>	Kalwall system leaks.		
	Overhead Exterior Enclosures	B3080		90.00% Good
<b>Interior Construction</b>	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		100.00% Excellent
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
<b>Interior Finishes</b>	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
	<i>Deficiencies:</i>	Broken or Loose Tiles, Stains, Discoloration		
	<i>Causes:</i>	Deterioration, Other, Settlement		
	<i>Comments:</i>	Deterioration due to age and abuse.		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Interior Finishes</b>	Stair Finishes	C2040		62.00% Fair
	<i>Deficiencies:</i>	Holes, Tears, Stains, Discoloration		
	<i>Causes:</i>	Deterioration		
	<i>Comments:</i>	Deterioration due to age and abuse.		
	Ceiling Finishes	C2050		90.00% Good
<b>Conveying</b>	Vertical Conveying Systems	D1010		90.00% Good
<b>Plumbing</b>	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		62.00% Fair
	<i>Deficiencies:</i>	Other, Slow Draining		
	<i>Causes:</i>	Defective Pipes		
	<i>Comments:</i>	Aging system in old CTE area of building.		
	Building Support Plumbing Systems	D2030		90.00% Good
	General Service Compressed-Air	D2050		90.00% Good
<b>HVAC</b>	Heating Systems	D3020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Boilers of poor quality and experiencing failures resulting in ongoing excessive maintenance.		
	Cooling Systems	D3030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Cooling tower and chillers undersized. Split systems also inferior.		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
<b>Fire Protection</b>	Fire Suppression	D4010		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Inferior fire alarm system.		
	Fire Protection Specialties	D4030		62.00% Fair
	<i>Deficiencies:</i>	Other		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Fire Protection</b>	<i>Causes:</i>	Vandalism		
	<i>Comments:</i>	Cabinets badly damaged by students throughout facility.		
<b>Electrical</b>	Facility Power Generation	D5010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Emergency generator block heater not working.		
	Electrical Services and Distribution	D5020		90.00% Good
	<i>Comments:</i>	Marginal capacity.		
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
<i>Comments:</i>	Controls obsolete when installed.			
<b>Communications</b>	Data Communications	D6010		100.00% Excellent
	Voice Communications	D6020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	Inferior intercom system.		
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		62.00% Fair
<i>Deficiencies:</i>	Other			
<i>Causes:</i>	Other			
<i>Comments:</i>	Inferior clock/bell system.			
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050	Low	30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
<i>Comments:</i>	Facility does not have detection/alarm system.			

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		90.00% Good
<b>Equipment</b>	Vehicle and Pedestrian Equipment	E1010		90.00% Good
	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		62.00% Fair
	<i>Deficiencies:</i>	Other		
<i>Causes:</i>	Equipment Deterioration, Other			
<i>Comments:</i>	Bleachers and main gym hoops wearing rapidly. Theater lighting system is dysfunctional.			
<b>Furnishings</b>	Other Equipment	E1090		90.00% Good
	Fixed Furnishings	E2010		90.00% Good
	<i>Comments:</i>	Some wear and tear on laminate edges.		
	Movable Furnishings	E2050		90.00% Good



**Grant Elementary School - East Addition**

**Building Details**

<b>PROFILE TYPE</b>	Classroom Building - Slabs On Grade
<b>NUMBER OF FLOORS</b>	1
<b>CHARACTERISTICS</b>	Occupied
<b>COMMENTS</b>	East Addition project completed in 2022 (6,855 square feet added).

**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	East Addition	6,855	6,855	6,855		
<b>Building Totals</b>		<b>6,855</b>	<b>6,855</b>	<b>6,855</b>		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Foundations</b>	Standard Foundation	A1010		100.00% Excellent
<b>Slabs on Grade</b>	Standard Slabs on Grade	A4010		100.00% Excellent
<b>Water and Gas Mitigation</b>	Building Subdrainage	A6010		100.00% Excellent
<b>Superstructure</b>	Roof Construction	B1020		100.00% Excellent
<b>Exterior Vertical Enclosures</b>	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
<b>Exterior Horizontal Enclosures</b>	Roofing	B3010		100.00% Excellent
	Roof Appurtenances	B3020		100.00% Excellent

**Building Components**

<b>SUB-ASSEMBLY</b>	<b>COMPONENT</b>	<b>COMPONENT CODE</b>	<b>MAINTENANCE PRIORITY</b>	<b>CONDITION RATING</b>
<b>Exterior Horizontal Enclosures</b>	Overhead Exterior Enclosures	B3080		100.00% Excellent
<b>Interior Construction</b>	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
<b>Interior Finishes</b>	Wall Finishes	C2010		100.00% Excellent
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		100.00% Excellent
	Ceiling Finishes	C2050		100.00% Excellent
<b>Plumbing</b>	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
<b>HVAC</b>	Heating Systems	D3020		100.00% Excellent
	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Ventilation	D3060		100.00% Excellent
<b>Fire Protection</b>	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
<b>Electrical</b>	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
<b>Communications</b>	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
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent

**Building Components**

<b>SUB-ASSEMBLY</b>	<b>COMPONENT</b>	<b>COMPONENT CODE</b>	<b>MAINTENANCE PRIORITY</b>	<b>CONDITION RATING</b>
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		100.00% Excellent
<b>Furnishings</b>	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent



**Grant Elementary School - Main Building**

**Building Details**

<b>PROFILE TYPE</b>	Elementary School - Single Story
<b>NUMBER OF FLOORS</b>	1
<b>CHARACTERISTICS</b>	Occupied
<b>COMMENTS</b>	Grant was built in 4 cycles: original building (1953, 23,929 SF), 1960 additions (7,999 SF), 1987 additions (9,086 SF) and 2012 addition (8,684 SF). In 2012 each of the 3 older sections were fully modernized, along with the 2012 addition.

**Building Inventory**

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2012	Grant Elementary	49,698	49,698	49,698	8/29/2012	8/26/2013
<b>Building Totals</b>		<b>49,698</b>	<b>49,698</b>	<b>49,698</b>		

**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	Roof Construction	B1020	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

**Building Components**

<b>SUB-ASSEMBLY</b>	<b>COMPONENT</b>	<b>COMPONENT CODE</b>	<b>MAINTENANCE PRIORITY</b>	<b>CONDITION RATING</b>
<b>Exterior Horizontal Enclosures</b>	Roofing	B3010	Low	90.00% Good
	Roof Appurtenances	B3020	Low	90.00% Good
<b>Interior Construction</b>	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
	<b>Interior Finishes</b>	Wall Finishes	C2010	Low
Interior Fabrications		C2020	Low	90.00% Good
Flooring		C2030	Low	90.00% Good
Ceiling Finishes		C2050	Low	90.00% Good
<b>Plumbing</b>	Domestic Water Distribution	D2010	Low	90.00% Good
	Sanitary Drainage	D2020	Low	90.00% Good
	Building Support Plumbing Systems	D2030	Low	90.00% Good
<b>HVAC</b>	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
<b>Fire Protection</b>	Fire Suppression	D4010	Low	100.00% Excellent
	Fire Protection Specialties	D4030	Low	90.00% Good
<b>Electrical</b>	Electrical Services and Distribution	D5020	Low	100.00% Excellent
	General Purpose Electrical Power	D5030	Low	100.00% Excellent
	Lighting	D5040	Low	90.00% Good
<b>Communications</b>	Data Communications	D6010	Low	100.00% Excellent
	Voice Communications	D6020	Low	100.00% Excellent
	Audio-Video Communications	D6030	Low	100.00% Excellent
	Distributed Communications and Monitoring	D6060	Low	100.00% Excellent

**Building Components**

<b>SUB-ASSEMBLY</b>	<b>COMPONENT</b>	<b>COMPONENT CODE</b>	<b>MAINTENANCE PRIORITY</b>	<b>CONDITION RATING</b>
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010	Low	100.00% Excellent
	Electronic Surveillance	D7030	Low	100.00% Excellent
	Detection and Alarm	D7050	Low	100.00% Excellent
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010	Low	100.00% Excellent
<b>Equipment</b>	Commercial Equipment	E1030	Low	90.00% Good
	Institutional Equipment	E1040	Low	90.00% Good
	Entertainment and Recreational Equipment	E1070	Low	90.00% Good
	Other Equipment	E1090	Low	90.00% Good
<b>Furnishings</b>	Fixed Furnishings	E2010	Low	90.00% Good
	Movable Furnishings	E2050	Low	90.00% Good





**Kenroy Elementary School - 1976 Addition**

**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
1976	1976 Addition	4,776	4,776	4,776	9/1/1976	
<b>Building Totals</b>		<b>4,776</b>	<b>4,776</b>	<b>4,776</b>		

**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	Roof Construction	B1020	Low	62.00% Fair
	<i>Deficiencies:</i>	Excessive Heat Loss		
	<i>Causes:</i>	Inadequate Insulation		
Exterior Vertical Enclosures	Exterior Walls	B2010	Low	30.00% Poor
	<i>Deficiencies:</i>	Cracking, Peeling, Flaking, Damaged Masonry, Efflorescence and Staining, Excessive Heat Loss		
	<i>Causes:</i>	Inadequate Insulation, Loose, Cracked, Warped or Broken Boards/Panels, Moisture Intrusion, Surface Damage		
	<i>Comments:</i>	Degeneration due to age.		
	Exterior Windows	B2020	Low	62.00% Fair

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	<i>Deficiencies:</i>	Deficient Hardware/Operating Parts, Excessive Heat Loss, Other		
	<i>Causes:</i>	Caulking/Weather Stripping, Frame/Molding Condition, Material Condition, Other		
	<i>Comments:</i>	Deficiency: Aged and weakened seals. Corrective Actions: Repair as needed.		
	Exterior Doors and Grilles	B2050	Low	62.00% Fair
	<i>Deficiencies:</i>	Deficient Hardware/Operating Parts, Peeling Paint or Delamination		
	<i>Causes:</i>	Caulking/Weather Stripping, Frame/Molding Condition, Material Condition		
	<i>Comments:</i>	Degeneration due to age.		
	Exterior Louvers and Vents	B2070	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Material Condition		
<i>Comments:</i>	Corrosion from age.			
Exterior Horizontal Enclosures	Roofing	B3010	Medium	62.00% Fair
	<i>Deficiencies:</i>	Leaking, Other		
	<i>Causes:</i>	Cracks, Tears, Holes, and Breaks, Flashing Failure, Surface Weathering		
	<i>Comments:</i>	Deficiency: Age related deficiency. Roofing material obsolete. Corrective Actions: Repair leaks as occur.		
	Roof Appurtenances	B3020	Low	62.00% Fair
	<i>Deficiencies:</i>	Gutters/Downspouts Not Draining, Leaking		
	<i>Causes:</i>	Cracks, Tears, Holes, and Breaks, Flashing Failure, Surface Weathering		
	<i>Comments:</i>	Deterioration due to age.		
	Horizontal Openings	B3060	Low	62.00% Fair
	<i>Deficiencies:</i>	Leaking		
<i>Causes:</i>	Flashing Failure, Surface Weathering			
<i>Comments:</i>	Deterioration due to age.			
Overhead Exterior Enclosures	Overhead Exterior Enclosures	B3080	Low	62.00% Fair
	<i>Deficiencies:</i>	Peeling Paint, Rusted Metal Finishes/Components, Warped/Delaminating Finishes		
	<i>Causes:</i>	Loose, Cracked, Warped or Broken Boards/Panels, Moisture Intrusion, Surface Damage		
	<i>Comments:</i>	Deterioration due to age.		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Interior Construction</b>	Interior Partitions	C1010	Low	90.00% Good
	Interior Windows	C1020	Low	90.00% Good
	Interior Doors	C1030	Low	62.00% Fair
	<i>Deficiencies:</i>	Acoustical Transference, Other		
<i>Causes:</i>	Material Condition, STC Rating			
<i>Comments:</i>	Deterioration due to age.			
<b>Interior Finishes</b>	Wall Finishes	C2010	Low	62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Surface Damage		
	<i>Comments:</i>	Use and abuse due to age.		
	Interior Fabrications	C2020	Low	62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Use and abuse due to age.		
	Flooring	C2030	Low	62.00% Fair
	<i>Deficiencies:</i>	Stains, Discoloration		
<i>Causes:</i>	Other			
<i>Comments:</i>	Use and abuse due to age.			
<b>Plumbing</b>	Ceiling Finishes	C2050	Low	62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Use and abuse due to age.		
	Domestic Water Distribution	D2010	Medium	62.00% Fair
	<i>Deficiencies:</i>	Other		
<i>Causes:</i>	Other			
<i>Comments:</i>	Galvanized pipe.			
<b>Plumbing</b>	Sanitary Drainage	D2020	Medium	62.00% Fair
	<i>Deficiencies:</i>	Slow Draining		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deterioration due to age.		
<b>Plumbing</b>	Building Support Plumbing Systems	D2030	Medium	90.00% Good
<b>HVAC</b>	Heating Systems	D3020	Medium	30.00% Poor

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	<i>Deficiencies:</i>	Other, System Inefficient, Uneven Zone Coverage		
	<i>Causes:</i>	Corrosion, Mineral Deposits, Electrolysis, Other		
	<i>Comments:</i>	Age-related deficiencies.		
	Cooling Systems	D3030	Medium	30.00% Poor
	<i>Deficiencies:</i>	Other, Uneven Zone Coverage		
	<i>Causes:</i>	Corrosion, Mineral Deposits, Electrolysis, Equipment Obsolescence, Other		
	<i>Comments:</i>	Age-related deficiencies.		
	Facility HVAC Distribution Systems	D3050	Medium	62.00% Fair
	<i>Deficiencies:</i>	System Inefficient, Uneven Zone Coverage		
	<i>Causes:</i>	Equipment Obsolescence		
<i>Comments:</i>	Age-related deficiencies.			
Fire Protection	Ventilation	D3060	Medium	90.00% Good
	Fire Suppression	D4010	Low	0.00% Unsatisfactory
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	No fire suppression in this portion of building.		
Electrical	Fire Protection Specialties	D4030	Low	90.00% Good
	Electrical Services and Distribution	D5020	Medium	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other, System Undersized		
	<i>Comments:</i>	Age-related deficiencies.		
	General Purpose Electrical Power	D5030	Medium	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, System Undersized		
	<i>Comments:</i>	Age-related deficiencies.		
	Lighting	D5040	Medium	62.00% Fair
<i>Deficiencies:</i>	Other, Uneven or Low light Levels			
<i>Causes:</i>	Other			
<i>Comments:</i>	Not energy efficient.			
Communications	Data Communications	D6010	Low	90.00% Good
	Voice Communications	D6020	Low	90.00% Good

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Communications</b>	Audio-Video Communications	D6030	Low	90.00% Good
	Distributed Communications and Monitoring	D6060	Low	90.00% Good
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010	Low	0.00% Unsatisfactory
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Building doesn't have access control, which is a safety concern for the campus.		
	Electronic Surveillance	D7030	Low	90.00% Good
	Detection and Alarm	D7050	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
<i>Causes:</i>	Equipment Obsolescence			
<i>Comments:</i>	Obsolete equipment.			
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010	Low	0.00% Unsatisfactory
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	HVAC system doesn't have an integrated controls system.		
<b>Furnishings</b>	Fixed Furnishings	E2010	Low	62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration, Physical Damage		
	Movable Furnishings	E2050	Low	62.00% Fair
<i>Deficiencies:</i>	Surface Deterioration			
<i>Causes:</i>	Deterioration, Physical Damage			



**Kenroy Elementary School - 1988 Addition**

**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
1988	1988 Addition	1,048	1,048	1,048	9/1/1988	12/12/1988
<b>Building Totals</b>		<b>1,048</b>	<b>1,048</b>	<b>1,048</b>		

**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
	<i>Deficiencies:</i>	Cracking, Peeling, Flaking, Efflorescence and Staining, Excessive Heat Loss		
	<i>Causes:</i>	Inadequate Insulation, Loose, Cracked, Warped or Broken Boards/Panels, Surface Damage		
	<i>Comments:</i>	Degeneration due to age.		
	Exterior Windows	B2020		62.00% Fair
	<i>Deficiencies:</i>	Deficient Hardware/Operating Parts, Excessive Heat Loss, Other		
	<i>Causes:</i>	Caulking/Weather Stripping, Material Condition, Other		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	<i>Comments:</i>	Deficiency: Aging seals and reduced performance. Corrective Actions: Misc. repairs as needed.		
	Exterior Doors and Grilles	B2050		62.00% Fair
	<i>Deficiencies:</i>	Deficient Hardware/Operating Parts, Peeling Paint or Delamination		
	<i>Causes:</i>	Caulking/Weather Stripping, Material Condition		
	<i>Comments:</i>	Degeneration due to age.		
	Exterior Louvers and Vents	B2070		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Corrosion from age.		
	Exterior Horizontal Enclosures	Roofing	B3010	
<i>Deficiencies:</i>		Leaking, Other		
<i>Causes:</i>		Cracks, Tears, Holes, and Breaks, Surface Weathering		
<i>Comments:</i>		Deficiency: Age deterioration. Roofing material obsolete. Corrective Actions: Repair as needed.		
Roof Appurtenances		B3020		62.00% Fair
<i>Deficiencies:</i>		Leaking, Other		
<i>Causes:</i>		Flashing Failure, Surface Weathering		
<i>Comments:</i>		Deterioration due to age.		
Horizontal Openings		B3060		62.00% Fair
<i>Deficiencies:</i>		Leaking		
<i>Causes:</i>	Surface Weathering			
<i>Comments:</i>	Deterioration due to age.			
Overhead Exterior Enclosures		B3080		62.00% Fair
	<i>Deficiencies:</i>	Peeling Paint, Warped/Delaminating Finishes		
	<i>Causes:</i>	Loose, Cracked, Warped or Broken Boards/Panels, Surface Damage		
	<i>Comments:</i>	Deterioration due to age.		
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		62.00% Fair
	<i>Deficiencies:</i>	Acoustical Transference, Other		
	<i>Causes:</i>	Material Condition, STC Rating		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Interior Construction</b>	<i>Comments:</i>	Deterioration due to age.		
<b>Interior Finishes</b>	Wall Finishes	C2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Surface Damage		
	<i>Comments:</i>	Use and abuse due to age.		
	Interior Fabrications	C2020		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Use and abuse due to age.		
	Flooring	C2030		62.00% Fair
	<i>Deficiencies:</i>	Stains, Discoloration		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Use and abuse due to age.		
	Ceiling Finishes	C2050		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Use and abuse due to age.		
<b>Plumbing</b>	Domestic Water Distribution	D2010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Galvanized pipe.		
	Sanitary Drainage	D2020		62.00% Fair
	<i>Deficiencies:</i>	Slow Draining		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deterioration due to age.		
	Building Support Plumbing Systems	D2030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deterioration due to age.		
<b>HVAC</b>	Heating Systems	D3020		30.00% Poor
	<i>Deficiencies:</i>	Other, System Inefficient, Uneven Zone Coverage		
	<i>Causes:</i>	Corrosion, Mineral Deposits, Electrolysis, Other		
	<i>Comments:</i>	Age-related deficiencies.		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>HVAC</b>	Cooling Systems	D3030		30.00% Poor
	<i>Deficiencies:</i>	Other, System Inefficient, Uneven Zone Coverage		
	<i>Causes:</i>	Corrosion, Mineral Deposits, Electrolysis, Equipment Obsolescence, Other		
	<i>Comments:</i>	Age-related deficiencies.		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	<i>Deficiencies:</i>	System Inefficient, Uneven Zone Coverage		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Age-related deficiencies.		
	Ventilation	D3060		90.00% Good
<b>Fire Protection</b>	Fire Suppression	D4010		0.00% Unsatisfactory
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	No fire suppression in this portion of building.		
	Fire Protection Specialties	D4030		90.00% Good
<b>Electrical</b>	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		62.00% Fair
	<i>Deficiencies:</i>	Other, Uneven or Low light Levels		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Not energy efficient.		
<b>Communications</b>	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
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		0.00% Unsatisfactory
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Electronic Safety and Security</b>	<i>Comments:</i>	Building doesn't have access control, which is a safety concern for the campus.		
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Obsolete equipment.		
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Obsolete system.		
<b>Furnishings</b>	Fixed Furnishings	E2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration, Physical Damage		
	Movable Furnishings	E2050		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration, Physical Damage		



**Kenroy Elementary School - 2002 Addition**

**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
2002	2002 Addition	9,550	9,550	9,550	9/1/2002	
<b>Building Totals</b>		<b>9,550</b>	<b>9,550</b>	<b>9,550</b>		

**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
	<i>Deficiencies:</i>	Leaking		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Aging roof membrane. Corrective Actions: Repair as needed.		
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Exterior Vertical Enclosures</b>	<i>Comments:</i>	Deficiency: Weak seals due to age/deterioration. Corrective Actions: Misc. repairs executed as needed.		
	Exterior Doors and Grilles	B2050		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Caulking/Weather Stripping, Material Condition		
	<i>Comments:</i>	Degeneration due to age.		
	Exterior Louvers and Vents	B2070		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Caulking/Weather Stripping, Material Condition		
	<i>Comments:</i>	Degeneration due to age.		
	<b>Exterior Horizontal Enclosures</b>	Roofing	B3010	
<i>Deficiencies:</i>		Other		
<i>Causes:</i>		Other, Surface Weathering		
<i>Comments:</i>		Degeneration due to age.		
Roof Appurtenances		B3020		90.00% Good
Horizontal Openings		B3060		90.00% Good
Overhead Exterior Enclosures		B3080		62.00% Fair
<i>Deficiencies:</i>		Peeling Paint, Warped/Delaminating Finishes		
<i>Causes:</i>	Loose, Cracked, Warped or Broken Boards/Panels, Moisture Intrusion, Surface Damage			
<i>Comments:</i>	Degeneration due to age.			
<b>Interior Construction</b>	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
<b>Interior Finishes</b>	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
<b>Plumbing</b>	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Plumbing</b>	Building Support Plumbing Systems	D2030		90.00% Good
<b>HVAC</b>	Heating Systems	D3020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Age-related deficiencies.		
	Cooling Systems	D3030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Age-related deficiencies.		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Age-related deficiencies.		
	Ventilation	D3060		90.00% Good
<b>Fire Protection</b>	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
<b>Electrical</b>	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
<b>Communications</b>	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
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Obsolete equipment.		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Obsolete system.		
<b>Equipment</b>	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	ADA lift at stage requires unusual amount of ongoing maintenance.		
<b>Furnishings</b>	Fixed Furnishings	E2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration, Physical Damage		
	Movable Furnishings	E2050		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration, Physical Damage		



**Kenroy Elementary School - 2022 Cafeteria Addition**

**Building Details**

<b>PROFILE TYPE</b>	Cafeteria/Kitchen
<b>NUMBER OF FLOORS</b>	1
<b>CHARACTERISTICS</b>	Occupied
<b>COMMENTS</b>	2022 Cafeteria Addition project completed in 2022 (3,690 square feet added).

**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	2022 Cafeteria Addition	3,690	3,690	3,690		
<b>Building Totals</b>		<b>3,690</b>	<b>3,690</b>	<b>3,690</b>		

**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

**Building Components**

<b>SUB-ASSEMBLY</b>	<b>COMPONENT</b>	<b>COMPONENT CODE</b>	<b>MAINTENANCE PRIORITY</b>	<b>CONDITION RATING</b>
<b>Exterior Horizontal Enclosures</b>	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent
<b>Interior Construction</b>	Interior Partitions	C1010		100.00% Excellent
	Interior Doors	C1030		100.00% Excellent
<b>Interior Finishes</b>	Wall Finishes	C2010		100.00% Excellent
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		100.00% Excellent
	Ceiling Finishes	C2050		100.00% Excellent
<b>Plumbing</b>	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
<b>HVAC</b>	Heating Systems	D3020		100.00% Excellent
	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Ventilation	D3060		100.00% Excellent
<b>Fire Protection</b>	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
<b>Electrical</b>	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
<b>Communications</b>	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
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent



**Building Components**

<b>SUB-ASSEMBLY</b>	<b>COMPONENT</b>	<b>COMPONENT CODE</b>	<b>MAINTENANCE PRIORITY</b>	<b>CONDITION RATING</b>
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		100.00% Excellent
<b>Furnishings</b>	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent



**Kenroy Elementary School - 2022 Classroom Addition**

**Building Details**

<b>PROFILE TYPE</b>	Classroom Building - Slabs On Grade
<b>NUMBER OF FLOORS</b>	1
<b>CHARACTERISTICS</b>	Occupied
<b>COMMENTS</b>	2022 Cafeteria Addition project completed in 2022 (6,982 square feet added).

**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	2022 Classroom Addition	6,982	6,982	6,982		
<b>Building Totals</b>		<b>6,982</b>	<b>6,982</b>	<b>6,982</b>		

**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

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Exterior Horizontal Enclosures</b>	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent
<b>Interior Construction</b>	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
<b>Interior Finishes</b>	Wall Finishes	C2010		100.00% Excellent
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		100.00% Excellent
	Ceiling Finishes	C2050		100.00% Excellent
<b>Plumbing</b>	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
<b>HVAC</b>	Heating Systems	D3020		100.00% Excellent
	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Ventilation	D3060		100.00% Excellent
<b>Fire Protection</b>	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
<b>Electrical</b>	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
<b>Communications</b>	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
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		100.00% Excellent

**Building Components**

<b>SUB-ASSEMBLY</b>	<b>COMPONENT</b>	<b>COMPONENT CODE</b>	<b>MAINTENANCE PRIORITY</b>	<b>CONDITION RATING</b>
<b>Electronic Safety and Security</b>	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		100.00% Excellent
<b>Furnishings</b>	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent



**Kenroy Elementary School - Original 1958 Building**

**Building Details**

<b>PROFILE TYPE</b>	Elementary School - Single Story
<b>NUMBER OF FLOORS</b>	1
<b>CHARACTERISTICS</b>	Occupied
<b>COMMENTS</b>	Kenroy was built in four cycles--1958 (23,920 SF), 1976 (4,776 SF), 1988 (1,048 SF), and 2002 (9,550 SF). The 1958 Original Building was modernized in 1988. As of 3/25/15 it is not known whether the 1976 portion has been modernized with state assistance funding. Steve McNutt 3/25/15

**Building Inventory**

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1958	Original 1958 Bldg.	23,920	23,920	23,920	9/1/1958	12/12/1988
<b>Building Totals</b>		<b>23,920</b>	<b>23,920</b>	<b>23,920</b>		

**Building Components**

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

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	
Exterior Vertical Enclosures	<i>Deficiencies:</i>	Cracking, Peeling, Flaking, Damaged Masonry, Efflorescence and Staining, Excessive Heat Loss			
	<i>Causes:</i>	Inadequate Insulation, Loose, Cracked, Warped or Broken Boards/Panels, Moisture Intrusion, Surface Damage			
	<i>Comments:</i>	Degeneration due to age.			
	Exterior Windows	B2020		62.00% Fair	
	<i>Deficiencies:</i>	Deficient Hardware/Operating Parts, Excessive Heat Loss, Other			
	<i>Causes:</i>	Caulking/Weather Stripping, Frame/Molding Condition, Material Condition, Other			
	<i>Comments:</i>	Deficiency: Weak seals due to age/deterioation. Corrective Actions: Misc. repairs executed as needed.			
	Exterior Doors and Grilles	B2050		62.00% Fair	
	<i>Deficiencies:</i>	Deficient Hardware/Operating Parts, Frame/Molding Warped, Peeling Paint or Delamination			
	<i>Causes:</i>	Caulking/Weather Stripping, Frame/Molding Condition, Material Condition			
	<i>Comments:</i>	Degeneration due to age.			
	Exterior Louvers and Vents	Exterior Louvers and Vents	B2070		62.00% Fair
<i>Deficiencies:</i>		Other			
<i>Causes:</i>		Material Condition			
<i>Comments:</i>		Corrosion from age.			
Exterior Horizontal Enclosures		Roofing	B3010		30.00% Poor
		<i>Deficiencies:</i>	Leaking, Other		
	<i>Causes:</i>	Cracks, Tears, Holes, and Breaks, Faulty Design, Standing Water, Surface Weathering			
	<i>Comments:</i>	Deficiency: Deterioration due to age/condition. Roofing material obsolete. Corrective Actions: Repair leaks as occur.			
	Roof Appurtenances	B3020		62.00% Fair	
	<i>Deficiencies:</i>	Fastening Failure, Gutters/Downspouts Not Draining, Leaking, Other, Ventilation			
<i>Causes:</i>	Cracks, Tears, Holes, and Breaks, Flashing Failure, Surface Weathering				
<i>Comments:</i>	Deterioration due to age.				

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Exterior Horizontal Enclosures</b>	Horizontal Openings	B3060		62.00% Fair
	<i>Deficiencies:</i>	Leaking		
	<i>Causes:</i>	Flashing Failure, Surface Weathering		
	<i>Comments:</i>	Deterioration due to age.		
	Overhead Exterior Enclosures	B3080		62.00% Fair
	<i>Deficiencies:</i>	Peeling Paint, Warped/Delaminating Finishes		
	<i>Causes:</i>	Loose, Cracked, Warped or Broken Boards/Panels, Moisture Intrusion, Surface Damage		
	<i>Comments:</i>	Deterioration due to age.		
<b>Interior Construction</b>	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		62.00% Fair
	<i>Deficiencies:</i>	Acoustical Transference, Other		
	<i>Causes:</i>	Material Condition, STC Rating		
	<i>Comments:</i>	Deterioration due to age.		
<b>Interior Finishes</b>	Suspended Ceiling Construction	C1070		62.00% Fair
	<i>Deficiencies:</i>	Broken T-Bar or Perimeter Track		
	<i>Causes:</i>	Need to Replace Components		
	<i>Comments:</i>	Use and abuse due to age.		
	Wall Finishes	C2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Surface Damage		
	<i>Comments:</i>	Use and abuse due to age.		
<b>Interior Finishes</b>	Interior Fabrications	C2020		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Use and abuse due to age.		
	Flooring	C2030		62.00% Fair
	<i>Deficiencies:</i>	Stains, Discoloration		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Use and abuse due to age.		
<b>Interior Finishes</b>	Ceiling Finishes	C2050		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Interior Finishes</b>	<i>Causes:</i>	Other		
	<i>Comments:</i>	Use and abuse due to age.		
<b>Plumbing</b>	Domestic Water Distribution	D2010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Galvanized pipe.		
	Sanitary Drainage	D2020		62.00% Fair
	<i>Deficiencies:</i>	Clogged Drains, Slow Draining		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deterioration due to age.		
	Building Support Plumbing Systems	D2030		62.00% Fair
	<i>Deficiencies:</i>	Other		
<i>Causes:</i>	Other			
<i>Comments:</i>	Deterioration due to age.			
<b>HVAC</b>	Heating Systems	D3020		30.00% Poor
	<i>Deficiencies:</i>	Other, System Inefficient, Uneven Zone Coverage		
	<i>Causes:</i>	Corrosion, Mineral Deposits, Electrolysis, Other		
	<i>Comments:</i>	Age-related deficiencies.		
	Cooling Systems	D3030		30.00% Poor
	<i>Deficiencies:</i>	Other, System Inefficient, Uneven Zone Coverage		
	<i>Causes:</i>	Corrosion, Mineral Deposits, Electrolysis, Equipment Obsolescence, Other		
	<i>Comments:</i>	Age-related deficiencies.		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	<i>Deficiencies:</i>	System Inefficient, Uneven Zone Coverage		
<i>Causes:</i>	Equipment Obsolescence			
<i>Comments:</i>	Age-related deficiencies.			
	Ventilation	D3060		90.00% Good
<b>Fire Protection</b>	Fire Suppression	D4010		0.00% Unsatisfactory
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	No fire suppression in this portion of building.		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Fire Protection</b>	Fire Protection Specialties	D4030		90.00% Good
<b>Electrical</b>	Electrical Services and Distribution	D5020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other, System Undersized		
	<i>Comments:</i>	Age-related deficiencies.		
	General Purpose Electrical Power	D5030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, System Undersized		
	<i>Comments:</i>	Age-related deficiencies.		
	Lighting	D5040		62.00% Fair
	<i>Deficiencies:</i>	Other, Uneven or Low light Levels		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Not energy efficient.		
<b>Communications</b>	Data Communications	D6010		90.00% Good
	<i>Comments:</i>			
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		0.00% Unsatisfactory
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Building doesn't have access control, which is a safety concern for the campus.		
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Obsolete equipment.		
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		0.00% Unsatisfactory
	<i>Deficiencies:</i>	Other		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Integrated Automation</b>	<i>Causes:</i>	Other		
	<i>Comments:</i>	HVAC system doesn't have an integrated controls system.		
<b>Equipment</b>	Commercial Equipment	E1030		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Age Deterioration		
	<i>Comments:</i>	Deficiency: Aging food service equipment. Corrective Actions: Misc. frequent repairs as needed.		
<b>Furnishings</b>	Entertainment and Recreational Equipment	E1070		90.00% Good
	Fixed Furnishings	E2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration, Physical Damage		
	Movable Furnishings	E2050		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration, Physical Damage		



**Lee Elementary School - 1956 Building**

**Building Details**

<b>PROFILE TYPE</b>	Elementary School - Single Story
<b>NUMBER OF FLOORS</b>	1
<b>CHARACTERISTICS</b>	Occupied
<b>COMMENTS</b>	R. E. Lee Elementary was built in 3 cycles: original building in 1956 (24,368 SF); an addition in 1987 (5,156 SF); and an addition in 2002 (11,790 SF). In 1987-88, the original building was modernized.

**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
1953	Original Building	24,368	24,368	24,368	9/1/1953	10/18/1988
<b>Building Totals</b>		<b>24,368</b>	<b>24,368</b>	<b>24,368</b>		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Foundations</b>	Standard Foundation	A1010	Low	90.00% Good
<b>Slabs on Grade</b>	Standard Slabs on Grade	A4010	Low	90.00% Good
<b>Water and Gas Mitigation</b>	Building Subdrainage	A6010	Low	90.00% Good
<b>Superstructure</b>	Roof Construction	B1020	Low	62.00% Fair
	<i>Deficiencies:</i>	Excessive Heat Loss		
	<i>Causes:</i>	Inadequate Drainage		
<b>Exterior Vertical Enclosures</b>	Exterior Walls	B2010	Low	62.00% Fair
	<i>Deficiencies:</i>	Cracking, Peeling, Flaking, Damaged Masonry, Efflorescence and Staining, Excessive Heat Loss, Rusted Metal Finishes/Components, Warped/Delaminating Finishes		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	<i>Causes:</i>	Excessive Heat Exposure, Inadequate Insulation, Loose, Cracked, Warped or Broken Boards/Panels, Moisture Intrusion, Surface Damage		
	<i>Comments:</i>	Degeneration due to age.		
	Exterior Windows	B2020	Medium	30.00% Poor
	<i>Deficiencies:</i>	Deficient Hardware/Operating Parts, Excessive Heat Loss, Other		
	<i>Causes:</i>	Caulking/Weather Stripping, Flashing Failure, Frame/Molding Condition, Material Condition, Other, U-Value		
	<i>Comments:</i>	Deficiency: Aging seals and infiltration. Corrective Actions: Incidental seal repairs.		
	Exterior Doors and Grilles	B2050	Medium	30.00% Poor
	<i>Deficiencies:</i>	Deficient Hardware/Operating Parts, Peeling Paint or Delamination		
	<i>Causes:</i>	Caulking/Weather Stripping, Frame/Molding Condition, Material Condition, Other		
	<i>Comments:</i>	Deficiency: Age/use deterioration. Corrective Actions: Incidental chronic repairs.		
	Exterior Louvers and Vents	B2070	Low	30.00% Poor
	<i>Deficiencies:</i>	Leaking, Other		
<i>Causes:</i>	Caulking/Weather Stripping, Frame/Molding Condition, Material Condition			
<i>Comments:</i>	Corrosion from age.			
Exterior Horizontal Enclosures	Roofing	B3010	Low	62.00% Fair
	<i>Deficiencies:</i>	Leaking, Other		
	<i>Causes:</i>	Flashing Failure, Surface Weathering		
	<i>Comments:</i>	Deterioration due to age.		
	Roof Appurtenances	B3020	Low	62.00% Fair
	<i>Deficiencies:</i>	Gutters/Downspouts Not Draining, Leaking, Other		
	<i>Causes:</i>	Cracks, Tears, Holes, and Breaks, Flashing Failure, Other		
	<i>Comments:</i>	Deterioration due to age.		
	Horizontal Openings	B3060	Low	62.00% Fair
	<i>Deficiencies:</i>	Leaking		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deterioration due to age.		
Overhead Exterior Enclosures	B3080	Low	30.00% Poor	

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Exterior Horizontal Enclosures</b>	<i>Deficiencies:</i>	Peeling Paint, Rot or Corrosion, Rusted Metal Finishes/Components, Warped/Delaminating Finishes		
	<i>Causes:</i>	Loose, Cracked, Warped or Broken Boards/Panels, Other, Surface Damage		
	<i>Comments:</i>	Suspended sun shades are a hazard to pedestrians.		
<b>Interior Construction</b>	Interior Partitions	C1010	Low	90.00% Good
	Interior Windows	C1020	Low	62.00% Fair
	<i>Deficiencies:</i>	Peeling Paint		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Deterioration due to age.		
	Interior Doors	C1030	Low	62.00% Fair
	<i>Deficiencies:</i>	Acoustical Transference		
	<i>Causes:</i>	Material Condition, STC Rating		
	<i>Comments:</i>	Deterioration due to age.		
	Interior Grilles and Gates	C1040	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Deterioration due to age.		
Suspended Ceiling Construction	C1070	Medium	62.00% Fair	
<i>Deficiencies:</i>	Broken T-Bar or Perimeter Track			
<i>Causes:</i>	Other			
<i>Comments:</i>	Deficiency: Deterioration due to access and abuse over time. Corrective Actions: Incidental repairs.			
<b>Interior Finishes</b>	Wall Finishes	C2010	Low	62.00% Fair
	<i>Deficiencies:</i>	Cracking, Peeling, Flaking, Surface Appearance		
	<i>Causes:</i>	Surface Damage		
	<i>Comments:</i>	Deficiency: Routine use/abuse. Corrective Actions: Incidental chronic repairs.		
	Interior Fabrications	C2020	Low	62.00% Fair
<i>Deficiencies:</i>	Cracking, Peeling, Flaking, Surface Appearance			
<i>Causes:</i>	Other			

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	<i>Comments:</i>	Deficiency: Routine use/abuse. Corrective Actions: Incidental chronic repairs.		
	Flooring	C2030	Low	62.00% Fair
	<i>Deficiencies:</i>	Broken or Loose Tiles, Irregular Surface, Stains, Discoloration		
	<i>Causes:</i>	Deterioration		
	<i>Comments:</i>	Deficiency: Routine use/abuse. Corrective Actions: Incidental chronic repairs.		
	Ceiling Finishes	C2050	Low	62.00% Fair
	<i>Deficiencies:</i>	Cracking, Peeling, Flaking, Surface Appearance		
	<i>Causes:</i>	Surface Damage		
	<i>Comments:</i>	Deficiency: Routine use/abuse. Corrective Actions: Incidental chronic repairs.		
Plumbing	Domestic Water Distribution	D2010	Low	62.00% Fair
	<i>Deficiencies:</i>	Other, Water Leaking		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deterioration due to age.		
	Sanitary Drainage	D2020	Low	62.00% Fair
	<i>Deficiencies:</i>	Other, Slow Draining		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deterioration due to age.		
	Building Support Plumbing Systems	D2030	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deterioration due to age.		
HVAC	Heating Systems	D3020	Medium	30.00% Poor
	<i>Deficiencies:</i>	System Inefficient, Uneven Zone Coverage		
	<i>Causes:</i>	Corrosion, Mineral Deposits, Electrolysis, Equipment Obsolescence		
	<i>Comments:</i>	Deficiency: Aging equipment. Corrective Actions: Misc. routine repairs.		
	Cooling Systems	D3030	Medium	30.00% Poor
	<i>Deficiencies:</i>	System Inefficient, Uneven Zone Coverage		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	<i>Causes:</i>	Corrosion, Mineral Deposits, Electrolysis, Equipment Obsolescence		
	<i>Comments:</i>	Deficiency: Aging equipment. Corrective Actions: Misc. routine repairs.		
	Facility HVAC Distribution Systems	D3050	Low	62.00% Fair
	<i>Deficiencies:</i>	System Inefficient, Uneven Zone Coverage		
	<i>Causes:</i>	Corrosion, Mineral Deposits, Electrolysis, Other		
	<i>Comments:</i>	Deterioration due to age.		
Fire Protection	Ventilation	D3060	Low	90.00% Good
	Fire Suppression	D4010	Low	0.00% Unsatisfactory
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	No fire suppression in this portion of building.		
	Fire Protection Specialties	D4030	Low	90.00% Good
Electrical	Electrical Services and Distribution	D5020	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other, System Undersized		
	<i>Comments:</i>	Age-related deficiencies.		
	General Purpose Electrical Power	D5030	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, System Undersized		
	<i>Comments:</i>	Age-related deficiencies.		
	Lighting	D5040	Low	62.00% Fair
<i>Deficiencies:</i>	Other, Uneven or Low light Levels			
<i>Causes:</i>	Other			
<i>Comments:</i>	Not energy efficient.			
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

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Electronic Safety and Security</b>	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
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Obsolete system.		
<b>Equipment</b>	Commercial Equipment	E1030	Medium	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Age Deterioration		
	<i>Comments:</i>	Deficiency: Aging food service equipment. Corrective Actions: Incidental chronic repairs.		
<b>Furnishings</b>	Entertainment and Recreational Equipment	E1070	Low	90.00% Good
	Fixed Furnishings	E2010	Low	62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration, Physical Damage		
	Movable Furnishings	E2050	Low	62.00% Fair
<i>Deficiencies:</i>	Surface Deterioration			
<i>Causes:</i>	Deterioration, Physical Damage			





**Lee Elementary School - 1988 Addition**

**Building Details**

<b>PROFILE TYPE</b>	Classroom Building - Slabs On Grade
<b>NUMBER OF FLOORS</b>	1
<b>CHARACTERISTICS</b>	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
1988	1988 Addition	5,156	5,156	5,156	9/1/1988	10/18/1988
<b>Building Totals</b>		<b>5,156</b>	<b>5,156</b>	<b>5,156</b>		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Foundations</b>	Standard Foundation	A1010		90.00% Good
<b>Slabs on Grade</b>	Standard Slabs on Grade	A4010		90.00% Good
<b>Water and Gas Mitigation</b>	Building Subdrainage	A6010		90.00% Good
<b>Superstructure</b>	Roof Construction	B1020		90.00% Good
<b>Exterior Vertical Enclosures</b>	Exterior Walls	B2010		62.00% Fair
	<i>Deficiencies:</i>	Cracking, Peeling, Flaking, Damaged Masonry, Efflorescence and Staining, Excessive Heat Loss		
	<i>Causes:</i>	Inadequate Insulation, Loose, Cracked, Warped or Broken Boards/Panels, Surface Damage		
	<i>Comments:</i>	Degeneration due to age.		
	Exterior Windows	B2020		62.00% Fair
	<i>Deficiencies:</i>	Deficient Hardware/Operating Parts, Excessive Heat Loss, Other		
	<i>Causes:</i>	Caulking/Weather Stripping, Material Condition, Other		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Exterior Vertical Enclosures</b>	<i>Comments:</i>	Degeneration due to age.		
	Exterior Doors and Grilles	B2050		62.00% Fair
	<i>Deficiencies:</i>	Deficient Hardware/Operating Parts, Peeling Paint or Delamination		
	<i>Causes:</i>	Caulking/Weather Stripping, Material Condition		
	<i>Comments:</i>	Degeneration due to age.		
	Exterior Louvers and Vents	B2070		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Caulking/Weather Stripping, Material Condition		
	<i>Comments:</i>	Corrosion from age.		
	<b>Exterior Horizontal Enclosures</b>	Roofing	B3010	
<i>Deficiencies:</i>		Leaking, Other		
<i>Causes:</i>		Cracks, Tears, Holes, and Breaks, Surface Weathering		
<i>Comments:</i>		Degeneration due to age.		
Roof Appurtenances		B3020		62.00% Fair
<i>Deficiencies:</i>		Leaking, Other		
<i>Causes:</i>		Cracks, Tears, Holes, and Breaks, Other, Surface Weathering		
<i>Comments:</i>		Degeneration due to age.		
Horizontal Openings		B3060		62.00% Fair
<i>Deficiencies:</i>		Leaking		
<i>Causes:</i>		Surface Weathering		
<i>Comments:</i>		Degeneration due to age.		
Overhead Exterior Enclosures		B3080		62.00% Fair
<i>Deficiencies:</i>		Peeling Paint, Rusted Metal Finishes/Components, Warped/Delaminating Finishes		
<i>Causes:</i>	Loose, Cracked, Warped or Broken Boards/Panels, Surface Damage			
<i>Comments:</i>	Suspended sun shades are a hazard to pedestrians.			
<b>Interior Construction</b>	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		62.00% Fair
	<i>Deficiencies:</i>	Acoustical Transference, Other		
	<i>Causes:</i>	Material Condition, STC Rating		
	<i>Comments:</i>	Deterioration due to age.		
	Suspended Ceiling Construction	C1070		62.00% Fair

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Interior Construction</b>	<i>Deficiencies:</i>	Broken T-Bar or Perimeter Track		
	<i>Causes:</i>	Need to Replace Components		
	<i>Comments:</i>	Deterioration due to use and abuse.		
<b>Interior Finishes</b>	Wall Finishes	C2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Surface Damage		
	<i>Comments:</i>	Use and abuse due to age.		
	Interior Fabrications	C2020		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Use and abuse due to age.		
	Flooring	C2030		62.00% Fair
	<i>Deficiencies:</i>	Broken or Loose Tiles, Stains, Discoloration		
	<i>Causes:</i>	Deterioration, Other		
	<i>Comments:</i>	Use and abuse due to age.		
	Ceiling Finishes	C2050		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Other		
<i>Comments:</i>	Use and abuse due to age.			
<b>Plumbing</b>	Domestic Water Distribution	D2010		62.00% Fair
	<i>Deficiencies:</i>	Water Leaking		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deterioration due to age.		
	Sanitary Drainage	D2020		62.00% Fair
	<i>Deficiencies:</i>	Slow Draining		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deterioration due to age.		
	Building Support Plumbing Systems	D2030		62.00% Fair
<i>Deficiencies:</i>	Other			
<i>Causes:</i>	Other			
<i>Comments:</i>	Deterioration due to age.			
<b>HVAC</b>	Heating Systems	D3020		62.00% Fair
	<i>Deficiencies:</i>	Other, System Inefficient, Uneven Zone Coverage		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>HVAC</b>	<i>Causes:</i>	Corrosion, Mineral Deposits, Electrolysis, Other		
	<i>Comments:</i>	Age-related deficiencies.		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	<i>Deficiencies:</i>	System Inefficient, Uneven Zone Coverage		
	<i>Causes:</i>	Corrosion, Mineral Deposits, Electrolysis, Other		
	<i>Comments:</i>	Age-related deficiencies.		
<b>Fire Protection</b>	Ventilation	D3060		90.00% Good
	Fire Suppression	D4010		90.00% Good
	<i>Comments:</i>	Fire suppression added in 2022.		
<b>Electrical</b>	Fire Protection Specialties	D4030		90.00% Good
	Electrical Services and Distribution	D5020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other, System Undersized		
	<i>Comments:</i>	Age-related deficiencies.		
	General Purpose Electrical Power	D5030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, System Undersized		
	<i>Comments:</i>	Age-related deficiencies.		
	Lighting	D5040		62.00% Fair
<i>Deficiencies:</i>	Other, Uneven or Low light Levels			
<i>Causes:</i>	Other			
<i>Comments:</i>	Not energy efficient.			
<b>Communications</b>	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
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Obsolete system.		
<b>Furnishings</b>	Fixed Furnishings	E2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration, Physical Damage		
	Movable Furnishings	E2050		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration, Physical Damage		



**Lee Elementary School - 2002 Addition**

**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
2002	2002 Addition	11,790	11,790	11,790	9/1/2002	2/22/2005
<b>Building Totals</b>		<b>11,790</b>	<b>11,790</b>	<b>11,790</b>		

**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
	<i>Deficiencies:</i>	Leaking		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Aging roof membrane.		
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Weak seals due to age/deterioration.		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Exterior Vertical Enclosures</b>	Exterior Doors and Grilles	B2050		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Caulking/Weather Stripping, Material Condition		
	<i>Comments:</i>	Degeneration due to age.		
	Exterior Louvers and Vents	B2070		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Caulking/Weather Stripping, Material Condition		
	<i>Comments:</i>	Degeneration due to age.		
<b>Exterior Horizontal Enclosures</b>	Roofing	B3010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other, Surface Weathering		
	<i>Comments:</i>	Degeneration due to age.		
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		62.00% Fair
	<i>Deficiencies:</i>	Peeling Paint, Warped/Delaminating Finishes		
	<i>Causes:</i>	Loose, Cracked, Warped or Broken Boards/Panels, Moisture Intrusion, Surface Damage		
	<i>Comments:</i>	Degeneration due to age.		
<b>Interior Construction</b>	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
<b>Interior Finishes</b>	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
<b>Plumbing</b>	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	Heating Systems	D3020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Age-related deficiencies.		
	Cooling Systems	D3030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Age-related deficiencies.		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	<i>Deficiencies:</i>	Other		
<i>Causes:</i>	Other			
<i>Comments:</i>	Age-related deficiencies.			
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
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
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
<i>Comments:</i>	Obsolete equipment.			
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Integrated Automation</b>	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Obsolete system.		
<b>Equipment</b>	Entertainment and Recreational Equipment	E1070		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Deterioration, Other		
	<i>Comments:</i>	Deterioration of PE equipment due to age.		
	Other Equipment	E1090		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	ADA lift at stage requires unusual amount of ongoing maintenance.		
<b>Furnishings</b>	Fixed Furnishings	E2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration, Physical Damage		
	Movable Furnishings	E2050		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration, Physical Damage		



**Lee Elementary School - 2022 Cafeteria Addition**

**Building Details**

<b>PROFILE TYPE</b>	Cafeteria/Kitchen
<b>NUMBER OF FLOORS</b>	1
<b>CHARACTERISTICS</b>	Occupied
<b>COMMENTS</b>	2022 Cafeteria Addition project completed in 2022 (5,532 square feet added).

**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	2022 Cafeteria Addition	5,532	5,532	5,532		
<b>Building Totals</b>		<b>5,532</b>	<b>5,532</b>	<b>5,532</b>		

**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

**Building Components**

<b>SUB-ASSEMBLY</b>	<b>COMPONENT</b>	<b>COMPONENT CODE</b>	<b>MAINTENANCE PRIORITY</b>	<b>CONDITION RATING</b>
<b>Exterior Horizontal Enclosures</b>	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent
<b>Interior Construction</b>	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
<b>Interior Finishes</b>	Wall Finishes	C2010		100.00% Excellent
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		100.00% Excellent
	Ceiling Finishes	C2050		100.00% Excellent
<b>Plumbing</b>	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
<b>HVAC</b>	Heating Systems	D3020		100.00% Excellent
	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Ventilation	D3060		100.00% Excellent
<b>Fire Protection</b>	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
<b>Electrical</b>	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
<b>Communications</b>	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**

<b>SUB-ASSEMBLY</b>	<b>COMPONENT</b>	<b>COMPONENT CODE</b>	<b>MAINTENANCE PRIORITY</b>	<b>CONDITION RATING</b>
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		100.00% Excellent
<b>Equipment</b>	Commercial Equipment	E1030		100.00% Excellent
<b>Furnishings</b>	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent



**Lee Elementary School - 2022 Classroom Addition**

**Building Details**

<b>PROFILE TYPE</b>	Classroom Building - Slabs On Grade
<b>NUMBER OF FLOORS</b>	1
<b>CHARACTERISTICS</b>	Occupied
<b>COMMENTS</b>	2022 Classroom Addition project completed in 2022 (2,648 square feet added).

**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	2022 Classroom Addition	2,648	2,648	2,648		
<b>Building Totals</b>		<b>2,648</b>	<b>2,648</b>	<b>2,648</b>		

**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

**Building Components**

<b>SUB-ASSEMBLY</b>	<b>COMPONENT</b>	<b>COMPONENT CODE</b>	<b>MAINTENANCE PRIORITY</b>	<b>CONDITION RATING</b>
<b>Exterior Horizontal Enclosures</b>	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent
<b>Interior Construction</b>	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
<b>Interior Finishes</b>	Wall Finishes	C2010		100.00% Excellent
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		100.00% Excellent
	Ceiling Finishes	C2050		100.00% Excellent
<b>Plumbing</b>	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
<b>HVAC</b>	Heating Systems	D3020		100.00% Excellent
	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Ventilation	D3060		100.00% Excellent
<b>Fire Protection</b>	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
<b>Electrical</b>	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
<b>Communications</b>	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
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		100.00% Excellent

**Building Components**

<b>SUB-ASSEMBLY</b>	<b>COMPONENT</b>	<b>COMPONENT CODE</b>	<b>MAINTENANCE PRIORITY</b>	<b>CONDITION RATING</b>
<b>Electronic Safety and Security</b>	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		100.00% Excellent
<b>Furnishings</b>	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent



**Rock Island Elementary School - 2022 Addition**

**Building Details**

<b>PROFILE TYPE</b>	Elementary School - Single Story
<b>NUMBER OF FLOORS</b>	1
<b>CHARACTERISTICS</b>	Occupied
<b>COMMENTS</b>	2022 Addition project completed in 2022 (14,572 square feet added).

**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	2022 Addition	14,572	14,572	14,572		
<b>Building Totals</b>		<b>14,572</b>	<b>14,572</b>	<b>14,572</b>		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Foundations</b>	Standard Foundation	A1010		100.00% Excellent
<b>Slabs on Grade</b>	Standard Slabs on Grade	A4010		100.00% Excellent
<b>Water and Gas Mitigation</b>	Building Subdrainage	A6010		100.00% Excellent
<b>Superstructure</b>	Roof Construction	B1020		100.00% Excellent
<b>Exterior Vertical Enclosures</b>	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
<b>Exterior Horizontal Enclosures</b>	Roofing	B3010		100.00% Excellent
	Roof Appurtenances	B3020		100.00% Excellent



**Building Components**

<b>SUB-ASSEMBLY</b>	<b>COMPONENT</b>	<b>COMPONENT CODE</b>	<b>MAINTENANCE PRIORITY</b>	<b>CONDITION RATING</b>
<b>Exterior Horizontal Enclosures</b>	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent
<b>Interior Construction</b>	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
	<b>Interior Finishes</b>	Wall Finishes	C2010	
Interior Fabrications		C2020		100.00% Excellent
Flooring		C2030		100.00% Excellent
Ceiling Finishes		C2050		100.00% Excellent
<b>Plumbing</b>	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
<b>HVAC</b>	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
<b>Fire Protection</b>	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
<b>Electrical</b>	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
<b>Communications</b>	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**

<b>SUB-ASSEMBLY</b>	<b>COMPONENT</b>	<b>COMPONENT CODE</b>	<b>MAINTENANCE PRIORITY</b>	<b>CONDITION RATING</b>
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		100.00% Excellent
<b>Equipment</b>	Commercial Equipment	E1030		100.00% Excellent
	Institutional Equipment	E1040		100.00% Excellent
	Entertainment and Recreational Equipment	E1070		100.00% Excellent
<b>Furnishings</b>	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent



**Rock Island Elementary School - Main Building**

**Building Details**

<b>PROFILE TYPE</b>	Elementary School - Multi-Story
<b>NUMBER OF FLOORS</b>	1
<b>CHARACTERISTICS</b>	Occupied
<b>COMMENTS</b>	Rock Island Elementary was constructed in 4 cycles: 1936/1952/1955 (an aggregate of 22,834 SF), and 1993-94 (17,405 SF). The older portions (1936/1952/1955) were fully modernized in 1993-94.

**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
1936	Original Building	22,834	22,834	22,834	9/1/1936	7/11/1994
1994	Addition	17,405	17,405	17,405	9/1/1993	7/11/1994
<b>Building Totals</b>		<b>40,239</b>	<b>40,239</b>	<b>40,239</b>		

**Building Components**

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

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Exterior Vertical Enclosures</b>	Exterior Windows	B2020	Low	90.00% Good
	Exterior Doors and Grilles	B2050	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Caulking/Weather Stripping, Material Condition		
	<i>Comments:</i>	Degeneration due to age.		
	Exterior Louvers and Vents	B2070	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Caulking/Weather Stripping, Material Condition		
<b>Exterior Horizontal Enclosures</b>	Roofing	B3010	Medium	30.00% Poor
	<i>Deficiencies:</i>	Leaking		
	<i>Causes:</i>	Cracks, Tears, Holes, and Breaks, Surface Weathering		
	<i>Comments:</i>	Deficiency: Aging membrane and shingles. Corrective Actions: Random chronic repairs.		
	Roof Appurtenances	B3020	Low	62.00% Fair
	<i>Deficiencies:</i>	Leaking, Other		
	<i>Causes:</i>	Flashing Failure, Other, Surface Weathering		
	<i>Comments:</i>	Deterioration due to age.		
	Horizontal Openings	B3060	Low	62.00% Fair
	<i>Deficiencies:</i>	Leaking		
<i>Causes:</i>	Surface Weathering			
<i>Comments:</i>	Deterioration due to age.			
<b>Interior Construction</b>	Interior Partitions	C1010	Low	90.00% Good
	Interior Windows	C1020	Low	90.00% Good
	Interior Doors	C1030	Low	62.00% Fair
	<i>Deficiencies:</i>	Acoustical Transference, Other		
	<i>Causes:</i>	Material Condition, STC Rating		
	<i>Comments:</i>	Deterioration due to age.		
	Raised Floor Construction	C1060	Low	90.00% Good
Suspended Ceiling Construction	C1070	Low	62.00% Fair	
<i>Deficiencies:</i>	Broken T-Bar or Perimeter Track			
<i>Causes:</i>	Need to Replace Components			

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Interior Construction</b>	<i>Comments:</i>	Deterioration due to use and abuse.		
<b>Interior Finishes</b>	Wall Finishes	C2010	Low	62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Surface Damage		
	<i>Comments:</i>	Use and abuse due to age.		
	Interior Fabrications	C2020	Low	62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Use and abuse due to age.		
	Flooring	C2030	Medium	62.00% Fair
	<i>Deficiencies:</i>	Holes, Tears, Other, Stains, Discoloration		
	<i>Causes:</i>	Deterioration		
	<i>Comments:</i>	Deficiency: Use and abuse due to age. Corrective Actions: Cleaning and repair as best we can.		
	Stair Finishes	C2040	Low	62.00% Fair
	<i>Deficiencies:</i>	Stains, Discoloration		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Use and abuse due to age.		
	Ceiling Finishes	C2050	Low	62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Surface Damage		
	<i>Comments:</i>	Use and abuse due to age.		
<b>Conveying</b>	Vertical Conveying Systems	D1010	Low	90.00% Good
<b>Plumbing</b>	Domestic Water Distribution	D2010	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Electrolisis due to dissimilar materials.		
	Sanitary Drainage	D2020	Low	62.00% Fair
	<i>Deficiencies:</i>	Other, Slow Draining		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deterioration due to age.		
	Building Support Plumbing Systems	D2030	Low	90.00% Good

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Plumbing</b>	<i>Causes:</i>	Other		
	<i>Comments:</i>	Corrective Actions: Replaced septic tank system with new gravity sewer and connected to city sewer, summer, 2015.		
<b>HVAC</b>	Heating Systems	D3020	Low	62.00% Fair
	<i>Deficiencies:</i>	Other, System Inefficient, Uneven Zone Coverage		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Age-related deficiencies.		
	Cooling Systems	D3030	Low	62.00% Fair
	<i>Deficiencies:</i>	System Inefficient, Uneven Zone Coverage		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Age-related deficiencies.		
	Facility HVAC Distribution Systems	D3050	Low	62.00% Fair
	<i>Deficiencies:</i>	System Inefficient, Uneven Zone Coverage		
<i>Causes:</i>	Cracks, Tears, Holes, and Breaks, Other			
<i>Comments:</i>	Age-related deficiencies. Fiberglass ductwork.			
<b>Fire Protection</b>	Ventilation	D3060	Low	90.00% Good
	Fire Suppression	D4010	Low	90.00% Good
	Fire Protection Specialties	D4030	Low	90.00% Good
<b>Electrical</b>	Electrical Services and Distribution	D5020	Low	90.00% Good
	General Purpose Electrical Power	D5030	Low	90.00% Good
	Lighting	D5040	Low	62.00% Fair
	<i>Deficiencies:</i>	Other, Uneven or Low light Levels		
	<i>Causes:</i>	Other		
<i>Comments:</i>	Not energy efficient.			
<b>Communications</b>	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

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Electronic Safety and Security</b>	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
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010	Medium	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	Multiple systems that do not communicate.		
<b>Equipment</b>	Entertainment and Recreational Equipment	E1070	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Physical Damage		
	<i>Comments:</i>	PE equipment deteriorating due to age.		
<b>Furnishings</b>	Fixed Furnishings	E2010	Low	62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration, Physical Damage		
	<i>Comments:</i>	Deterioration due to age.		
	Movable Furnishings	E2050	Low	62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration, Physical Damage		



**Sterling Junior High School - Main Building**

**Building Details**

<b>PROFILE TYPE</b>	Elementary School - Single Story
<b>NUMBER OF FLOORS</b>	1
<b>CHARACTERISTICS</b>	Occupied
<b>COMMENTS</b>	NOTE 1: The building Profile is imperfect. Sterling is a K-7 facility. Thus the Profile choices are Elementary - Single Story, or K-8. NOTE 2: Sterling was built over 4 construction cycles--in 1962, 1971, 1988 and 2014. All of the older cycles were fully modernized or partially replaced as new-in-lieu in 2014. Thus the entire facility was completely updated as of 2014.

**Building Inventory**

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1952	Area 1	93,530	93,530	93,530	8/26/2013	10/27/2014
<b>Building Totals</b>		<b>93,530</b>	<b>93,530</b>	<b>93,530</b>		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Foundations</b>	Standard Foundation	A1010	Low	90.00% Good
<b>Slabs on Grade</b>	Standard Slabs on Grade	A4010	Low	62.00% Fair
	<i>Deficiencies:</i>	Minor Cracking, Settlement		
	<i>Causes:</i>	Condensation, Other		
	<i>Comments:</i>	Some minor differential settlement.		
<b>Water and Gas Mitigation</b>	Building Subdrainage	A6010	Low	90.00% Good
<b>Superstructure</b>	Roof Construction	B1020	Low	90.00% Good



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Exterior Vertical Enclosures</b>	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
<b>Exterior Horizontal Enclosures</b>	Roofing	B3010	Low	90.00% Good
	Roof Appurtenances	B3020	Low	90.00% Good
	Horizontal Openings	B3060	Low	90.00% Good
	Overhead Exterior Enclosures	B3080	Low	90.00% Good
<b>Interior Construction</b>	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
<b>Interior Finishes</b>	Wall Finishes	C2010	Low	90.00% Good
	Interior Fabrications	C2020	Low	90.00% Good
	Flooring	C2030	Low	90.00% Good
	Ceiling Finishes	C2050	Low	90.00% Good
<b>Plumbing</b>	Domestic Water Distribution	D2010	Low	90.00% Good
	Sanitary Drainage	D2020	Low	90.00% Good
	Building Support Plumbing Systems	D2030	Low	90.00% Good
<b>HVAC</b>	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
<b>Fire Protection</b>	Fire Suppression	D4010	Low	90.00% Good
	Fire Protection Specialties	D4030	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Code Compliance		
	<i>Comments:</i>	Too few fire extinguishers.		

**Building Components**

<b>SUB-ASSEMBLY</b>	<b>COMPONENT</b>	<b>COMPONENT CODE</b>	<b>MAINTENANCE PRIORITY</b>	<b>CONDITION RATING</b>
<b>Electrical</b>	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
<b>Communications</b>	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
<b>Electronic Safety and Security</b>	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
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010	Low	90.00% Good
<b>Equipment</b>	Commercial Equipment	E1030	Low	90.00% Good
	Institutional Equipment	E1040	Low	90.00% Good
	Entertainment and Recreational Equipment	E1070	Low	90.00% Good
<b>Furnishings</b>	Fixed Furnishings	E2010	Low	90.00% Good
	Movable Furnishings	E2050	Low	90.00% Good

OSPI SITE CONDITION RATING SUMMARIES

**STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION**  
**SITE CONDITION RATING SUMMARY**  
**EASTMONT SCHOOL DISTRICT (09206)**

**CASCADE ELEMENTARY SCHOOL**

**Profile Name:** Elementary School - Rural

**Last Review:** 1/12/2022

**Inventory Status:** Recognized

**Condition Rating:** 65.61 %

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

**STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION**  
**SITE CONDITION RATING SUMMARY**  
**EASTMONT SCHOOL DISTRICT (09206)**

**CLOVIS POINT ELEMENTARY SCHOOL**

**Profile Name:** Elementary School - Urban

**Last Review:**

1/13/2022

**Inventory Status:** Recognized

**Condition Rating:** 86.54 %

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

**STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION**  
**SITE CONDITION RATING SUMMARY**  
**EASTMONT SCHOOL DISTRICT (09206)**

**GRANT ELEMENTARY SCHOOL**

**Profile Name:** Elementary School - Rural

**Last Review:** 1/12/2022

**Inventory Status:** Recognized

**Condition Rating:** 90.00 %

Sub-Assembly	Component	Condition Rating						Component Score	Priority		
		E	G	F	P	U	N/A		L	M	H
<b>Site Improvement</b>											
G2020	Parking Lots	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2030	Pedestrian Plazas and Walkways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2060	Site Development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2080	Landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Liquid and Gas Site Utilities</b>											
G3010	Water Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G3020	Sanitary Sewerage Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G3030	Storm Drainage Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Electrical Site Improvements</b>											
G4010	Site Electric Distribution Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G4050	Site Lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Site Communications</b>											
G5010	Site Communications Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION  
SITE CONDITION RATING SUMMARY  
EASTMONT SCHOOL DISTRICT (09206)**

**KENROY ELEMENTARY SCHOOL**

**Profile Name:** Elementary School - Rural

**Last Review:** 1/12/2022

**Inventory Status:** Recognized

**Condition Rating:** 56.32 %

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

**STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION  
SITE CONDITION RATING SUMMARY  
EASTMONT SCHOOL DISTRICT (09206)**

**LEE ELEMENTARY SCHOOL**

**Profile Name:** Elementary School - Rural

**Last Review:** 1/12/2022

**Inventory Status:** Recognized

**Condition Rating:** 50.26 %

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



**STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION**  
**SITE CONDITION RATING SUMMARY**  
**EASTMONT SCHOOL DISTRICT (09206)**

**ROCK ISLAND ELEMENTARY SCHOOL**

**Profile Name:** Elementary School - Rural

**Last Review:** 1/13/2022

**Inventory Status:** Recognized

**Condition Rating:** 71.94 %

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

**STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION**  
**SITE CONDITION RATING SUMMARY**  
**EASTMONT SCHOOL DISTRICT (09206)**

**EASTMONT JUNIOR HIGH SCHOOL**

**Profile Name:** Junior/Senior High School - Rural

**Last Review:**

1/23/2022

**Inventory Status:** Recognized

**Condition Rating:** 77.86 %

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

**STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION**  
**SITE CONDITION RATING SUMMARY**  
**EASTMONT SCHOOL DISTRICT (09206)**

**STERLING JUNIOR HIGH SCHOOL**

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

**Last Review:** 1/13/2022

**Inventory Status:** Recognized

**Condition Rating:** 83.26 %

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

**STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION**  
**SITE CONDITION RATING SUMMARY**  
**EASTMONT SCHOOL DISTRICT (09206)**

**EASTMONT SENIOR HIGH SCHOOL**

**Profile Name:** High School - Rural

**Last Review:**

1/23/2022

**Inventory Status:** Recognized

**Condition Rating:** 86.68 %

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

SECTION 2

LONG-RANGE EDUCATIONAL & FACILITIES PLAN

**NAC**  
ARCHITECTURE

## 2 | LONG-RANGE EDUCATIONAL & FACILITIES PLAN

### 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)

**Growth:** In the 5-year span prior to its 2008 Study & Survey Eastmont School District (ESD) experienced moderate growth of 187 students (3.4%). In October of 2002 ESD had 5,388 students. This compares to 5,575 students in October of 2007. This equates to growth of 37.4 students per year average (0.7% annual). The K-6 grade span enrollment grew 79 students (3.0%, or 0.6% annual); the 7-8 grade span enrollment grew 17 students (1.9%, or 0.4% annual), and the 9-12 grade span enrollment grew 91 students (5.0%, or 1.0% annual).

By comparison, in the 6-year span prior to its 2015 Study & Survey ESD experienced modest growth of 116 students (2.1%), albeit there was contraction at the 7-12 grade span, thus the overall growth was primarily in the K-6 grade span, which suggested significant long-term growth was coming. In October of 2007 ESD had 5,575 students. This compares to 5,691 students in October of 2014. This equates to growth of 19.3 students per year average (0.3% annual). The K-6 grade span enrollment grew 340 students (12.4%, or 2.1% annual); the 7-8 grade span enrollment contracted 53 students (5.7%, or 1.0% annual), and the 9-12 grade span enrollment contracted 171 students (9.0%, or 1.5% annual).

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 5 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 funding assistance (if eligible). (Note: analysis can look forward and backward longer or shorter than 5 years depending on availability of data.)

Accordingly, the Cohort Projection modeling included in the 2015 Study & Survey forecasted overall 5-year growth of 536 students from 5,691 in 2014 to 6,227 in 2019 (9.4%). This equates to growth of 107.2 students per year average (1.9% annual). The K-6 grade span enrollment projected to grow 398 students (12.9%, or 2.6% annual); the 7-8 grade span enrollment projected to grow 114 students (13.0%, or 2.6% annual), and the 9-12 grade span enrollment projected to grow 24 students (1.4%, or 0.3% annual).

In addition to enrollment growth the 2015 Study & Survey capacity analysis further factored for state-mandated grade K-3 class size reduction due to the McCleary decision, which suggested that the biggest burden of growth would come to bear primarily on the

elementary grade levels, necessitating the need for addition of elementary classroom space. This led to the District passing a capital levy and also being awarded the K-3 Class Size Reduction Grant in 2016.

In November 2016, the District convened a Facility Planning Committee facilitated by a professional planning consultant to develop and evaluate multiple potential short- and long-term capital planning options. Stakeholder input via the Facility Planning Committee resulted in a plan to complete the K-3 Class Size Reduction Grant construction and to reconfigure grade spans within the resulting and existing building inventory to respond to growth pressures and to take best advantage of available space, while also transitioning to more traditional grade span configurations deemed better for students' social, emotional, and academic welfare.

The 2016/2017 planning ultimately resulted in construction (completed for occupancy in Fall 2021) of 20 new elementary classrooms distributed at Cascade Elementary School (2), Grant Elementary School (5), Kenroy Elementary School (5), Lee Elementary School (2), and Rock Island Elementary School (6) via the K-3 Class Size Reduction Grant (and additional local levy funding that enable much needed cafeterias, kitchens and other support spaces to also be constructed). Minor modifications at Clovis Point Middle School to convert it to an elementary school were also completed.

The planning committee would have preferred to undertake full modernization of Cascade, Kenroy, Lee and Rock Island at the same time as the K-3 Class Size Reduction grant projects, but financial conditions would not permit that level of investment at that time. As such, under the 2016/2017 planning the K-3 Class Size Reduction elementary school additions were envisioned by the Facility Planning Committee as Phase 1 of a two-phase long-term improvement process, wherein Phase 2 would then replace and/or modernize severely aging portions of the Cascade, Kenroy, Lee and Rock Island elementary school buildings when eligible for state assistance funds in approximately 2024. Also envisioned to accompany the Phase 2 elementary school replacement/modernization projects in a future capital bond were replacement of the "portable village" at Sterling Elementary/Intermediate School with permanent classroom space, and miscellaneous safety, security, and athletic projects that would affect all the schools.

In late 2017, after conclusion of the 2016/2017 planning and prior to beginning detailed design of the Phase 1 projects, ESD undertook with an architect master planning of the phased development of Cascade, Clovis Point, Grant, Kenroy, Lee and Rock Island elementary schools. Conceptual drawings were generated to test basic feasibility of the Phase 1 and Phase 2 concepts, so that Phase 1 could proceed with confidence its new space could be logically and successfully incorporated into the long-term vision for the replacement/modernization of aging portions of the buildings. A concept was also developed for a potential future wing at Sterling Elementary/Intermediate School as part of its conversion to a junior high school.

The grade level reconfiguration envisioned in the 2016/2017 planning (and approved by the Eastmont Board of Directors in their July 17, 2017, meeting) was implemented over five years and concluded in time for start of the 2021/2022 school year. Reconfiguration was as follows: Cascade, Grant, Kenroy, Lee and Rock Island elementary schools transitioned from K-4 to be K-6; Clovis Point Middle School transitioned from 5-7 to be a

K-6 Elementary School; Sterling Elementary/Intermediate School transitioned from K-7 to be a 7-9 Junior High School; and Eastmont Junior high transitioned from 8-9 to be 7-9. Eastmont High School remained 10-12. With these transitions the existing building inventory was able to also adequately accommodate the moderate projected grades 7-8 and 9-12 enrollment growth projected in the 2015 Study & Survey.

See the OSPI *Enrollment Projections (Report 1049) – 2019 Cohort* (pre-pandemic) included herein. The actual enrollment growth for the 5-year duration from 5,691 in 2014 to 6,088 in 2019 (pre-pandemic) was 397 students (7.0%). This equates to growth of 79.4 students per year average (1.4% annual). The K-6 grade span enrollment grew 174 students (5.6%, or 1.1% annual); the 7-8 grade span enrollment grew 124 students (14.2%, or 2.8% annual), and the 9-12 grade span enrollment grew 99 students (5.7%, or 1.1% annual).

See the OSPI *Enrollment Projections (Report 1049) – 2021 Cohort* (current) also included herein. The actual enrollment change for the 2-year duration from 6,088 in 2019 to 5,809 in 2021 (post-pandemic) was a decline of 279 students (4.6%). This decline initially occurred in 2020 and then remained essentially stable from 5,807 in 2020 to 5,809 in 2021. From 2019 to 2021 the K-6 grade span enrollment declined 317 students (9.7%); the 7-8 grade span enrollment grew 16 students (1.6%), and the 9-12 grade span enrollment grew 22 students (1.2%). A few observations:

- The disparity between the decline at the K-6 grade span and increase at the 7-12 grade span is largely explained by the Classes of 2024 and 2026 (and to a lesser extent the Class of 2025) being substantially larger “bubble” classes. Excluding these classes, the decline would have been more consistent over the K-12 span.
- The 349 student 2020 kindergarten class was substantially smaller (91 students or 20.7%) than the 440 student 2019 kindergarten class. In 2021 kindergarten enrollment rebounded by 32 students to 381. This 9.2% increase exceeds the rebound at other grade levels, which may indicate modest growing comfort by families to return to enrolling their youngest students. It could also be indicative of new families entering the system, which translates to a potential growth trend.
- The 2020 first and second grade student classes appear to have returned to buildings in 2021 at a higher rate than other classes (all 2020 classes returned more students in 2021, except the 2020 grades 2, 4, 9 and 10 were minor anomalies). Again, this suggests modest increasing comfort by families to return their young children to schools and possibly new families entering the system.

The relevance of this historical review of ongoing long-range planning is the enrollment decline caused by the Covid-19 pandemic, which is anticipated by OSPI to be an anomaly with enrollment growth rates likely to resume to near recent pre-pandemic historical rates. Accordingly, the observations above appear to support a likelihood of returning to a more typical Eastmont pre-pandemic growth trend. That said, over the period from 2002 to 2019 district-wide growth generally accelerated from 0.7% to 1.4% annual enrollment growth, but with a dip to 0.3% annual growth in the middle years. So, the average annual growth over the full 17-year duration was 0.7% (based on total enrollment growth from 5,388 to 6,088, a total increase of 700 students or 12.9%). This may suggest a long-term strategy of planning for roughly 0.7% annual growth, but the general trend to higher growth in more recent years may suggest a strategy of instead planning for a higher rate. See Section 2A for enrollment projection analysis and options.



Section 2A concludes with a projection that 6-year enrollment growth, while it could vary due to unforeseeable outside circumstance, is likely to be comparable to the 2002 to 2019 actual long-term historic growth rates, except that high school enrollment is likely to remain flat rather than decline due to the continued enrollment growth at the K-9 span balanced by attrition from programs like Running Start. It suggests 1.3% annual growth at the K-6 grade span, 0.7% annual growth at the 7-9 grade span, and 0.0% growth at the 10-12 grade span, which equates to 5.2% total enrollment growth over 6 years.

This results in 6-year enrollment growth of 237 students at the K-6 grade span (elementary school), 64 students at the 7-9 grade span (junior high), and 0 students at the 10-12 grade span (high school).

Capacity: The capacity targets (in terms of area per student) vary widely depending on which “yardstick” one uses. But the yardsticks of the practical world (National Average and Common Practice) suggest greatest pressures for student housing will be at the elementary level in the near term.

*[NOTE: The OSPI space allocations per student 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: 105-115 SF per student (K-6); 145-160 SF per student (middle school 6-8 or 7-8); and 160-200 SF per student (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, there is little financial or political incentive to make adjustments.]*

Elementary School (grades K-6): Using the 2024 enrollment from the 2019 Cohort Enrollment (as currently permitted by OSPI due to the Covid-19 pandemic effect) and Facilities Inventory tables the K-6 grade span is over-housed (too much space for student population) by approximately 506 students. This is based on 2024 projected enrollment of 3,336 students multiplied by 90 square feet per student, resulting in a 300,240 square-foot need. Therefore, the current combined 345,780 square feet of elementary school space (including Phase 1 added space) is oversized for the need by 45,540 square feet (per the OSPI basis of 90 square-feet per student, which is generally shy of the contemporary real-life needs of roughly 105 to 115 square-feet per student at the elementary school level). As such there is no un-housed-student-based state assistance eligibility at the elementary school level.

[Note: The above grades K-6 analysis is based on the Phase 1 projects reaching Final Acceptance. At the time of this writing, the Phase 1 project general contractor has not completed all closeout requirements, thus the projects have not received board Final Acceptance. As such, the 50,256 square feet of new space added in those projects is not yet included in OSPI inventory. In practical terms this means that until Phase 1 Final Acceptance occurs the grade K-6 inventory is currently just 297,828, thus there is 2,412 square feet of unhoused student eligibility that could be captured if form D-3 for one or more projects is submitted prior to Phase 1 Final Acceptance.]

Junior High School (grades 7-9): Using the 2024 enrollment from the 2019 Cohort Enrollment (as currently permitted by OSPI due to the Covid-19 pandemic effect) and

Facilities Inventory tables project that the 7-9 grade span is over-housed (too much space for student population) by approximately 488 students. This is based on 2024 projected enrollment of 994 grade 7-8 students multiplied by 117 square feet per student plus 512 grade 9 students multiplied by 130 square feet per student, resulting in a 183,858 square-foot need. Therefore, the current combined 242,987 square-feet of junior high space is oversized for the need by 59,129 square feet (per the OSPI basis of 117 and 130 square-feet per student, which is generally shy of the contemporary real-life needs of roughly 145 to 160 square-feet per student at the grade 7-8 level and roughly 160-200 square-feet per student at the grade 9 level). As such there is no un-housed-student-based state assistance eligibility at the junior high school level.

High School (grades 10-12): Using the 2024 enrollment from the 2019 Cohort Enrollment (as currently permitted by OSPI due to the Covid-19 pandemic effect) and Facilities Inventory tables project that the 10-12 grade span will be over-housed (too much space for student population) by approximately 9 students. This is based on 2024 projected enrollment of 1,595 students multiplied by 130 square feet per student, resulting in a 207,350 square-foot need. Therefore, the current 207,572 square-feet of high school space is oversized for the need by 1,222 square feet (per the OSPI basis of 130 square-feet per student, which is generally shy of the contemporary real-life needs of roughly 160 to 200 square-feet per student at the grade 10-12 level). As such there is no un-housed-student-based state assistance eligibility at the high school level.

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

The overall average physical condition of Eastmont Schools is good since much of the inventory is new, relatively new, or relatively recently remodeled (Cascade Building G, Clovis Point, Grant, Kenroy and Lee 2002 & 2022 Additions, Rock Island 2022 Addition, Eastmont JH, Sterling JH and Eastmont HS). The overall average condition of the aging portions of Cascade, Kenroy and Lee elementary schools is fair (62.37 out of 100). Other than the aging portions of Cascade, Kenroy, Lee and Rock Island elementary schools, the entire inventory of Eastmont School District schools is in good condition. 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. Cascade, Kenroy, Lee and Rock Island elementary schools are anticipated to require above average ongoing maintenance costs without significant modernization and/or replacement.

**Obsolescence/Upgraded Standards:** In consideration of contemporary school safety hazards, all Eastmont School District school buildings require varying levels of safety and security upgrades. This can be partially addressed with modifications to door hardware and access control systems, and the District is currently in process of making such improvements. With exception of Grant Elementary School, addition of single point of entry vestibules is needed. This can be reasonably easily accomplished at Clovis Elementary School, Eastmont and Sterling junior highs, and Eastmont High School. Addition of such vestibules at Lee and Rock Island elementary schools is more challenging and would not be able to be optimally configured due to the existing building plan arrangements. Addition of such vestibules at Cascade and Kenroy elementary schools would not be effective due to the exterior "corridors" that cannot be adequately

secured for access between the various buildings on those sites. Portable buildings always remain vulnerable despite addition of such vestibules (this is currently an issue at Cascade, Kenroy, and Lee elementary schools, and Sterling Junior High).

Based on the young age and/or recent modernizations of Clovis Elementary School, Grant Elementary School, Eastmont Junior High, Sterling Junior High, and Eastmont High School there is minimal pressure to improve these facilities based on obsolescence or upgraded standards.

By contrast, there is escalating pressure to modernize and/or replace the aging existing inventory at Cascade, Kenroy, Lee and Rock Island elementary schools, where programs and standards for facilities have improved over the past 25+ years making these facilities obsolete. In addition, these facilities fall woefully short of any contemporary standard for most components of OSPI's Washington Sustainable Schools Protocol (WSSP).

The existing building and site configuration at Cascade, Kenroy, Lee and Rock Island elementary schools will not permit further classroom expansion without significant operational inefficiencies, such as exacerbating current issues with corridor congestion, long travel times between classrooms and other spaces, and unsatisfactory visibility for safety and security supervision. The HVAC systems in the pre-2022 portions of these buildings do not meet current school district standards which is a preference for individual HVAC closets at each teaching space accessible from the corridor to avoid impacting classrooms during maintenance.

Cascade and Kenroy elementary schools' "corridors" are exterior to the building, which creates substantive security challenges that cannot be satisfactorily resolved without enclosing the corridors. The exterior walkways between buildings also presents logistical challenges during inclement winter conditions. Enclosing the covered walkways at Kenroy would require structural upgrades that would also require structural upgrades at adjacent occupied spaces making enclosure impractical without complete modernization of the building. Enclosing the covered walkways at Cascade is not practical due to the large separation distance between building – the enclosed corridors would effectively be "hamster tubes" between buildings that would be highly inefficient conditioned space with excessive exterior envelope and would create numerous interior courtyards that would be challenging to maintain as well as numerous perimeter alcoves that would be safety and security concerns.

The aging areas of Kenroy are not fire sprinklered and the roof structure exposed at the interior is too low to introduce a ceiling to conceal fire sprinkler piping, conduit, and ductwork infrastructure necessary to improve the spaces to contemporary standards. Buses currently must line up along the public streets. Optimally this would occur on site for safety and efficiency.

One general classroom, one special education classroom and the library at Lee do not have windows due being interior of the loop corridor configuration. The Washington Administrative Code (WAC) requires all teaching spaces where children spend 50% or more of their school day to have view windows. This cannot be achieved with the current building configuration.

The existing administrative office at Rock Island Elementary School is poorly positioned for parking, and single point of entry for security cannot be properly achieved due to its position across the corridor from the building's main entry.

There is a total of 29 portable classrooms in Eastmont School District: 5 at Cascade Elementary School, 5 at Kenroy Elementary School, 6 at Lee Elementary School, and 13 at Sterling Junior High. Portables are never optimal due to the inherent security issues associated with not being directly connected to the main building, and the majority of ESD's portable buildings are severely aging and near the end of their useful life.

**Near-Term Facility Needs:** While there is modest need to expand capacity at the elementary school grade span to accommodate enrollment growth, a similar need does not currently exist at the junior high and high school grade spans. The big near-term pressures will be to modernize and/or replace aging elementary school facilities, add specialty classrooms at Sterling Junior High, and replace portable classrooms with permanent classrooms. There likely will also be an assortment of smaller projects necessary, including (1) routine maintenance and (2) minor capital improvements (likely affordable within routine minor capital budgets). While outside the scope of this Study & Survey, Eastmont School District should consider such projects as it plans for the future.

### **Financial Considerations:**

School construction financing is usually done with a combination of local funds and state matching funds. The matching fund eligibility is generated by enrollment growth and "un-housed" students per OSPI's calculations (where they compare available space to projected growth). Or matching fund eligibility is generated by age of facilities (where OSPI regulations permit significant modernization after a facility has aged 30 years since its initial construction or last state financed modernization).

See Section 2B for the current status of Eastmont School District's financial situation for capital improvements.

### **State Assistance Eligibility:**

State assistance eligibility (based on ESD's grade 7-9 junior high configuration) is assessed by OSPI at the K-6 and 7-12 grade spans to the lesser of age-eligible "unimproved" (30 years or older) actual existing building area or calculated housing need (per OSPI grade level square feet per student factors). State assistance eligibility is calculated for the entire K-6 grade span and can be applied to modernization or new-in-lieu construction to any age-eligible facility or facilities within that grade span. Due to the anomalous enrollment declines during the Covid-19 epidemic OSPI is currently allowing districts that experienced steep declines to use the 2024 projected enrollment from the 2019 OSPI Cohort table for calculation of state assistance funding until such time as actual enrollments actually reach the 2024 projected enrollments.

See *2.2.1: Summary of State Assistance Eligibility* at the end of this Section. Prior to July 2024 Eastmont School District has no state assistance eligibility, except that Phase 1 construction has not been accepted, which results in 59,268 square feet of space at Kenroy and Lee elementary schools being age eligible for modernization and/or new-in-lieu replacement

(which must be captured via submittal of form D-3 prior to Final Acceptance of the Phase 1 projects).

Additionally, based on 2024 projected enrollment Eastmont School District may be eligible for approximately 36,813 square feet of additional assistance for K-6 modernization and/or new-in-lieu construction in July 2024 (after existing space at Cascade and Rock Island elementary schools reach their age eligibility). [Note: this additional eligibility is subject to further analysis by OSPI with respect to how the K-3 Class Size Reduction square footage added in Phase 1 will be treated in their inventory. Also, this assistance would be contingent on strict adherence to the project schedules included in this report.]

Capturing the projected state assistance and minimizing construction cost in the proposed Bond scope requires careful orchestration of the sequence of projects per the schedule in Section 2G.

The assistance model herein reflects that Eastmont and Sterling junior highs each include grades 7-9, thus they bridge the traditional K-8 and 9-12 assistance calculations. As such, OSPI rules require that the inventory analysis be revised to K-6 and 7-12 spans.

Eastmont School District has a mixed picture of state assistance fund eligibility that includes substantial eligibility for Modernization and/or New-in-Lieu at the K-6 grade span (based on Phase 1 not yet achieving Final Acceptance), no eligibility for Modernization and/or New-in-Lieu at the 7-12 grade span, minor eligibility for Unhoused Students at the K-6 grade span (based on Phase 1 not yet achieving Final Acceptance), and no eligibility for Unhoused Students at the 9-12 grade span.

**Modernization and/or New-in-Lieu:** Buildings generally (subject to adequate enrollment to fill them) become eligible for state match 30 years from the date of the latter of their original construction Acceptance or most recent state funded modernization Acceptance by the Board. See Section 1, Table 1.1.1, *Summary of Building Inventory* for original construction years and Board Acceptance dates. See Section 2, Table 2.2.1, *Summary of State Assistance Eligibility* for calculation of housing need.

Currently only Kenroy and Lee elementary schools have inventory that exceeds 30 years of age since being new or modernized utilizing state assistance funds. Based on Phase 1 not yet achieving Final Acceptance, there is currently 59,268 square feet of space eligible for modernization and/or new-in-lieu replacement at Kenroy and Lee elementary schools.

When portions of Cascade Elementary School and Rock Island Elementary School reach 30 years of age from being new and/or modernized in February 2024 and July 2024 respectively the calculated housing need may then result in approximately 36,813 square feet of modernization and/or new-in-lieu state assistance eligibility at the K-6 grade span (subject to OSPI verification as noted above). Eligibility at the 7-12 grade span does not change.

**Unhoused Students:** Unhoused student eligibility (for ESD's 7-9 junior high configuration) is calculated in two grade spans: 1) Kindergarten through sixth grade, and 2) seventh through twelfth grade. OSPI uses factors of 90 SF per student for kindergarten through fifth grade, 117 SF per student for sixth through eighth grade, and 130 SF per student for ninth through twelfth grade. Eligibility is typically calculated for the 5-year enrollment projection, thus current eligibility would be based on the enrollment projection for 2027. 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 actual enrollments rise to the 2024 projected levels. Calculations of current area eligibility for unhoused students are summarized at the bottom of the Section 2, Table 2.2.1, *Summary of State Assistance Eligibility* utilizing the *OSPI Enrollment Projections* chart found in Section 3. Currently, the calculations show that there is minor eligibility or unhoused students (new square footage) at the K-6 span (based on Phase 1 not yet achieving Final Acceptance) and no eligibility for unhoused students (new square footage) at the 7-12 grade span.

*[NOTE: OSPI's calculation of building capacity is based on conservative, even out-dated, 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:**

Eastmont School District plans miscellaneous district-wide safety, security and athletic projects; expansion of Sterling Junior High School (and removal of portable buildings); expansion and modernization of Rock Island Elementary School; expansion, partial replacement (new-in-lieu) and modernization of Cascade Elementary School, Kenroy Elementary School and Lee Elementary School; and development of a Transportation Cooperative Facility. Other than potential limited safety, security and athletic improvements the Eastmont High School, Eastmont Junior High, Clovis Elementary School, and Grant Elementary School buildings will not be altered.

The planned projects replace existing portable classrooms with permanent classrooms, modernize and/or replace portions of existing aging schools to meet contemporary requirements, and only modestly expand existing schools. Since no new schools are created and capacity at each of the modernized/expanded schools will only increase nominally, essentially accommodating anticipated growth within each school's current boundary, no change to school attendance boundaries is anticipated as a result of these projects.

Because each of the proposed elementary school projects (Cascade, Kenroy, Lee and Rock Island) will require students to be temporarily housed in other district school facilities, temporary transportation plans will be developed to accommodate those rolling adjustments. The distribution will be based on space availability, but care will be taken to minimize impacts on individual families.

At present, Eastmont will continue with the current grade level structure at each school as follows and make no change in attendance areas:

Cascade Elementary School	Grades K-6
Clovis Elementary School	Grades K-6
Grant Elementary School	Grades K-6
Kenroy Elementary School	Grades K-6
Lee Elementary School	Grades K-6
Rock Island Elementary School	Grades K-6
Eastmont Junior High School	Grades 7-9
Sterling Junior High School	Grades 7-9
Eastmont High School	Grades 10-12

**Planning Conclusions:**

Growth Conclusion: There is currently sufficient capacity at the existing schools for all grade level spans to accommodate the modest growth that would result from the 6-Year Growth Projection model (based on 2002 to 2019 actual growth rates, but no enrollment change at the high school grade span) recommended at the end of Section 2A, *Demographic Data*. Planned projects will increase this capacity at the K-6 and 7-9 grade spans as follows:

	<b>Current Capacity</b>	<b>Projected 2027 Enrollment</b>	<b>Current 2027 Over/(Under) Capacity</b>	<b>Planned 2027 Capacity</b>	<b>Planned 2027 Over/(Under) Capacity</b>
Grades K-6	3,208*	3,175	(33)	3,396	(221)
Grades 7-9	2,262**	1,570	(692)	2,436	(866)
Grades 10-12	<u>1,450</u>	<u>1,365</u>	<u>(85)</u>	<u>1,450</u>	<u>(85)</u>
Total	6,920	6,110	(810)	7,282	(1,172)

*Negative figures equate to growth capacity.*

*(\* Approximately 400 of this Grades K-6 capacity is currently in portable buildings to be removed.)*

*(\*\* Approximately 78 of this Grades 7-9 capacity is currently in portable buildings to be removed.)*

Elementary Schools: Because the projected 2027 extra capacity at the K-6 span is only 33 students there is need to add additional capacity in case growth exceeds projections. As such, the current planning increases the elementary school capacity by nine classrooms (188 students). The planning also replaces existing portable classrooms with new permanent classrooms and provides miscellaneous support spaces for the increased capacity.

Junior High Schools: There is currently ample capacity for junior high enrollment, but Sterling Junior High lacks adequate spaces for specialty curriculum, in particular career technical education (CTE), thus the current planning adds classrooms to support such programs. As such, the current planning increases the junior high capacity by six classrooms (174 students). The planning also replaces existing portable classrooms with new permanent classrooms and provides miscellaneous support spaces for the increased capacity.

Note: alternative programs currently housed in portable are assumed to move into permanent space to be constructed at Sterling Junior High under this plan. Eastmont School District will continue to consider other alternatives for housing those programs, thus permanent general classrooms currently planned to be constructed at Sterling Junior High may alternatively be constructed at other locations and/or other specialty space may be constructed at Sterling Junior High in lieu of general classrooms. Education Specifications will be developed at the full K-8 span to inform final decisions.

High School: High school enrollment is anticipated to remain essentially level and the building generally has adequate facilities to support curriculum, thus the current planning does not include expansion of the high school.

Condition Conclusion: The new, relatively new, or relatively recently remodeled buildings (Cascade Building G, Clovis Point, Grant, Kenroy and Lee 2002 & 2022 Additions, Rock Island 2022 Addition, Eastmont JH, Sterling JH and Eastmont HS) are in good condition and do not require substantial remodeling.

The overall average condition of the aging portions of Cascade, Kenroy and Lee elementary schools is fair (62.37 out of 100) suggesting these portions are due for major modernization and/or replacement. The score for the original building and pre-2022 additions at Rock Island is 74.05, with most interior elements scoring at 62 or below, suggesting need for major modernization. Cascade, Kenroy, Lee and Rock Island elementary schools are anticipated to require above average ongoing maintenance costs without significant modernization and/or replacement. Additionally, per Section 1, recent Seismic Assessments show that these same facilities have structural conditions that do not meet current seismic standards and thus are at risk of substantive damage should there be a significant seismic event (albeit ESD is in a seismic zone in which there is a low probability of such an event). See also Obsolescence/Upgrade Conclusion below.

As such, current planning includes replacement of the aging portions of Cascade, Kenroy and Lee elementary schools, and modernization of the original aging portion of Rock Island Elementary School. No other replacement or modernization of permanent building area is planned.

Obsolescence/Upgrade Conclusion: The new, relatively new, or relatively recently remodeled buildings (Cascade Building G, Clovis Point, Grant, Kenroy and Lee 2002 & 2022 Additions, Rock Island 2022 Addition, Eastmont JH, Sterling JH and Eastmont HS) support contemporary facility requirements, thus require no substantive upgrade other than security enhancements at the building entry points (except Grant Elementary School, which currently has the model entry point desired for other district schools). These security enhancements are included in the current planning.

Cascade, Kenroy, Lee and Rock Island elementary schools all exhibit substantive obsolescence as noted earlier in this Section 2. Cascade, Kenroy and Lee elementary schools are best addressed via replacement. Rock Island Elementary School can be adequately addressed via modernization. Current planning includes replacement and modernization accordingly.



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

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

See Section 2F for description and cost projections for planned modernization and new-in-lieu replacement projects (these projects include replacement of portions of existing buildings with new construction) that result from conclusions herein.

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

## 2.1.1: SUMMARY OF STATE ASSISTANCE ELIGIBILITY (Option 9)

Eastmont School District  
October 12, 2022

SA = State Assistance SCAP funding

School Building	Year Constructed Acceptance	Area in SF	Year Modernized Acceptance	"Current" (2022/23 Eligibility / Using 2019 Enrollment due to Covid effect)		"Future" (2024 Eligibility / Using 2019 Enrollment due to Covid effect)		
				Eligible	Non-Elig	Eligible	Non-Elig	
<b>Grades K-6 Enrollment</b>								
<b>Cascade ES (K-6)</b>								
Original 1968 (Bldgs A, B, C, D)	1968	22,923	1994-SA	0	22,923	22,923	0	
Addition 1994 (Bldgs E, F, G)	1994	20,343	NA	0	20,343	20,343	0	
Partial Demo 1994 Bldg G	1994	(1,152)	NA	NA	NA	(1,152)	0	
Addition 2022 (Bldg G)	TBD-SA*	8,825	NA	NA	NA	0	8,825	
<b>Clovis Point ES (K-6)</b>								
Original 2004	2005	84,017	NA	0	84,017	0	84,017	
<b>Grant ES (K-6)</b>								
Original 1953	1953	23,929	2013-SA	0	23,929	0	23,929	
East Annex 1955	1955	2,918	NA	NA	NA	0	2,918	
Demo of 1955 East Annex	1955	(2,918)	NA	NA	NA	0	(2,918)	
Additions 1960	1960	7,999	2013-SA	0	7,999	0	7,999	
Additions 1989	1989-SA	9,086	2013-SA	0	9,086	0	9,086	
Additions 2012	2013	8,684	NA	0	8,684	0	8,684	
Addition 2022	TBD-SA*	6,855	NA	NA	NA	0	6,855	
<b>Kenroy ES (K-6)</b>								
Original 1958	1958	23,920	1991-SA	23,920	0	NA	23,920	
Addition 1976	1976	4,776	1991-SA	4,776	0	NA	4,776	
Addition 1990	1991-SA	1,048	NA	1,048	0	NA	1,048	
Addition 2002	2005	9,550	NA	0	9,550	0	9,550	
Addition 2022 - Classrooms	TBD-SA*	6,982	NA	NA	NA	0	6,982	
Addition 2022 - Cafeteria	TBD*	3,690	NA	NA	NA	0	3,690	
<b>Lee ES (K-6)</b>								
Original 1956	1956	24,368	1988-SA	24,368	0	NA	24,368	
Addition 1988	1988-SA	5,156	NA	5,156	0	NA	5,156	
Addition 2002	2005	11,790	NA	0	11,790	0	11,790	
Addition 2022 - Classrooms	TBD-SA*	2,648	NA	NA	NA	0	2,648	
Addition 2022 - Cafeteria	TBD*	5,532	NA	NA	NA	0	5,532	
<b>Rock Island ES (K-6)</b>								
Original 1937/51/54	1937/51/54	22,834	1994-SA	0	22,834	22,834	0	
Addition 1994	1994	17,405	NA	0	17,405	17,405	0	
Addition 2022	TBD-SA*	14,572	NA	NA	NA	0	14,572	
<b>Grades 7-8 Enrollment</b>								
Eastmont JH (7-8)	2004-SA	99,638	NA	0	99,638	0	99,638	
Sterling JH (7-8)	1962-1988	62,353	2014-SA	0	62,353	0	62,353	
<b>Grades 9-12 Enrollment</b>								
Eastmont JH (9)	2004-SA	49,819	NA	0	49,819	0	49,819	
Sterling JH (9)	1962-1988	31,177	2014-SA	0	31,177	0	31,177	
<b>Eastmont HS (10-12)</b>								
Original High School	1978	146,842	2015-SA	0	146,842	0	146,842	
Additions 1994	1994	21,611	2015	0	21,611	0	21,611	
Addition 2015	2015-SA	39,119	NA	0	39,119	0	39,119	
* Anticipated Final Acceptance (could vary)				<b>K-6 Totals</b>	<b>59,268</b>	<b>238,560</b>	<b>82,353</b>	<b>263,427</b>
				<b>7-12 Totals</b>	<b>0</b>	<b>450,559</b>	<b>0</b>	<b>450,559</b>

<b>K-6 Eligibility Analysis</b>			<b>Students</b>	<b>SF/ea</b>	<b>Area (SF)</b>	<b>Students</b>	<b>SF/ea</b>	<b>Area (SF)</b>
Projected K-6 Enrollment (2024 per 2019 Cohort Table)			3,336	90	300,240	3,336	90	300,240
Projected 7-8 Enrollment			0	117	0	0	117	0
Total K-6 Calculated Housing (NOT incl. devel. disabled students)			3,336	A:	300,240	3,336	A:	300,240
Total Existing K-6 Inventory				B:	297,828		B:	345,780
Calculated Housing Less Age Non-Eligible Existing K-6 Inventory				C:	61,680		C:	36,813
Total K-6 Age Eligible Inventory				D:	59,268		D:	82,353
Modernization or New-in-Lieu Eligible K-6 Inventory (lesser of A, C or D)					<b>59,268</b>			<b>36,813</b>
Unhoused/(Overhoused) Students Eligible K-6 Area (A minus B)					<b>2,412</b>			<b>(45,540)</b>
<b>7-12 Eligibility Analysis</b>			<b>Students</b>	<b>SF/ea</b>	<b>Area (SF)</b>	<b>Students</b>	<b>SF/ea</b>	<b>Area (SF)</b>
Projected 7-8 Enrollment (2024 per 2019 Cohort Table)			994	117	116,298	994	117	116,298
Projected 9-12 Enrollment (2024 per 2019 Cohort Table)			2,107	130	273,910	2,107	130	273,910
Total 7-12 Calculated Housing (NOT incl. devel. disabled students)			3,101	A:	390,208	3,101	A:	390,208
Total Existing 7-12 Inventory				B:	450,559		B:	450,559
Calculated Housing Less Age Non-Eligible Existing 7-12 Inventory				C:	(60,351)		C:	(60,351)
Total 7-12 Age Eligible Inventory				D:	0		D:	0
Modernization or New-in-Lieu Eligible 7-12 Inventory (lesser of A, C or D)					<b>(60,351)</b>			<b>(60,351)</b>
Unhoused/(Overhoused) Students Eligible 7-12 Area (A minus B)					<b>(60,351)</b>			<b>(60,351)</b>

## 2.1.2: Long Range Planning: Capacity Model - Current (2022-23)

Eastmont School District

September 29, 2022

CAPACITY CHART		Cascade		Clovis Pt		Grant		Kenroy		Lee		Rock Isl.		Sterling		East. JH		East. HS		Total	Total
Grade	# per	Rm.	Stud.	Rm.	Stud.	Rm.	Stud.	Rm.	Stud.	Rm.	Stud.	Rm.	Stud.	Rm.	Stud.	Rm.	Stud.	Rm.	Stud.	Rm.	Stud.
Transitional Kinder	17	1	17	1	17	1	17	1	17	1	17	0	0							5	85
Kindergarten	21	3	63	4	84	4	84	4	84	4	84	3	63							22	462
1st Grade	21	4	84	4	84	4	84	4	84	3	63	3	63							22	462
2nd Grade	21	3	63	4	84	4	84	4	84	3	63	3	63							21	441
3rd Grade	21	4	84	3	63	3	63	3	63	3	63	2	42							18	378
4th Grade	24	3	72	3	72	3	72	3	72	3	72	2	48							17	408
5th Grade	27	4	108	3	81	3	81	3	81	3	81	2	54							18	486
6th Grade	27	4	108	3	81	3	81	3	81	3	81	2	54							18	486
<b>Total ES (TK-6)</b>																				<b>141</b>	<b>3,208</b>
7th Grade	29													12	348	14	406			26	754
8th Grade	29													12	348	14	406			26	754
9th Grade	29													11	319	15	435			26	754
<b>Total JH (7-9)</b>																				<b>78</b>	<b>2,262</b>
10th Grade	29																	17	493	17	493
11th Grade	29																	17	493	17	493
12th Grade	29																	16	464	16	464
<b>Total HS (10-12)</b>																				<b>50</b>	<b>1,450</b>
<b>Total Exist. Perm. Classrooms/Students</b>		<b>26</b>	<b>599</b>	<b>25</b>	<b>566</b>	<b>25</b>	<b>566</b>	<b>25</b>	<b>566</b>	<b>23</b>	<b>524</b>	<b>17</b>	<b>387</b>	<b>35</b>	<b>1015</b>	<b>43</b>	<b>1247</b>	<b>50</b>	<b>1,450</b>	<b>269</b>	<b>6,920</b>
Existing Permanent Classrooms *		21		25		25		20		17		17		32		43		50		250	
Existing Portables Classrooms		5		0		0		5		6		0		3		0		0		19	
Existing Portables Other Uses		0		0		0		0		0		0		10		0		0		10	

### Room Types (Permanent)

General Classrooms (not incl. portables)	21	25	25	20	17	17	23	28	35
Library	1		1	1	1	1	1	1	1
Music	1	2	1	1	1	1	2	2	2
SpEd Classroom (Resource)	1	1	1	1	2	1	1	0	1
SpEd Classroom (Life Skills)	2	2	0	2	0	0	2	1	1
Intervention/ELL Classroom	1	1	2	1	1	1	1	0	0
Gym	1	1	1	1	1	1	1	1	1
Auxiliary Gym / Multi-Purpose	0	1	0	0	0	0	1	1	1
Fitness/Weight/Wrestling/Sports Med	0	0	0	0	0	0	0	2	4
Art	0	0	0	0	0	0	1	1	2
Science	0	0	0	0	0	0	6	7	6
Auditorium	0	0	0	0	0	0	0	1	1
CTE/Home-EC/Shops/Draft	0	0	0	0	0	0	0	5	4
Business/Yearbook	0	0	0	0	0	0	0	0	3
Pre-School	0	0	0	0	0	0	0	0	3

\* Red text indicates rooms that are included in "Current Permanent Classrooms" in chart above

## 2.1.3: Long Range Planning: Capacity Model - Projected After Proposed Bond Projects (2027-28)

Eastmont School District

September 29, 2022

Grade	# per	Cascade		Clovis Pt		Grant		Kenroy		Lee		Rock Isl.		Sterling		East. JH		East. HS		Total Rm.	Total Stud.
		Rm.	Stud.	Rm.	Stud.	Rm.	Stud.	Rm.	Stud.	Rm.	Stud.	Rm.	Stud.	Rm.	Stud.	Rm.	Stud.				
Transitional Kinder	17	1	17	1	17	1	17	1	17	1	17	1	17							6	102
Kindergarten	21	4	84	4	84	4	84	4	84	4	84	3	63							23	483
1st Grade	21	4	84	4	84	4	84	4	84	4	84	3	63							23	483
2nd Grade	21	4	84	4	84	4	84	4	84	4	84	3	63							23	483
3rd Grade	21	4	84	3	63	3	63	4	84	4	84	3	63							21	441
4th Grade	24	3	72	3	72	3	72	3	72	3	72	3	72							18	432
5th Grade	27	3	81	3	81	3	81	3	81	3	81	3	81							18	486
6th Grade	27	3	81	3	81	3	81	3	81	3	81	3	81							18	486
<b>Total ES (TK-6)</b>																				<b>150</b>	<b>3,396</b>
7th Grade	29													14	406	14	406			28	812
8th Grade	29													14	406	14	406			28	812
9th Grade	29													13	377	15	435			28	812
<b>Total JH (7-9)</b>																				<b>84</b>	<b>2,436</b>
10th Grade	29																	17	493	17	493
11th Grade	29																	17	493	17	493
12th Grade	29																	16	464	16	464
<b>Total HS (10-12)</b>																				<b>50</b>	<b>1,450</b>
<b>Total Perm. Classrooms/Students</b>		<b>26</b>	<b>587</b>	<b>25</b>	<b>566</b>	<b>25</b>	<b>566</b>	<b>26</b>	<b>587</b>	<b>26</b>	<b>587</b>	<b>22</b>	<b>503</b>	<b>41</b>	<b>1189</b>	<b>43</b>	<b>1247</b>	<b>50</b>	<b>1,450</b>	<b>284</b>	<b>7,282</b>
Existing Permanent Classrooms *		21		25		25		20		17		17		32		43		50		250	
<b>Perm. Classrooms Over/(Under) Exist.</b>		<b>5</b>		<b>0</b>		<b>0</b>		<b>6</b>		<b>9</b>		<b>5</b>		<b>9</b>		<b>0</b>		<b>0</b>		<b>34</b>	
Exist. Portable Classroom to be Removed		5		0		0		5		6		0		3		0		0		19	
<b>Net Classrooms Increase/(Decrease)</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>1</b>		<b>3</b>		<b>5</b>		<b>6</b>		<b>0</b>		<b>0</b>		<b>15</b>	
Other Exist. Portables to be Removed **		0		0		0		0		0		0		10		0		0		10	

\*\* Sterling project replaces existing portables with permanent classrooms. Option: distribute these rooms at elementary schools and house Sterling alternative programs at other locations.

	ES	JH	HS	Total
<b>Planned New Permanent Classrooms</b>	<b>25</b>	<b>9</b>	<b>0</b>	<b>34</b>
<b>Removal of Portable Classrooms</b>	<b>(16)</b>	<b>(3)</b>	<b>0</b>	<b>(19)</b>
<b>Planned Classroom Count Net Increase</b>	<b>9</b>	<b>6</b>	<b>0</b>	<b>15</b>

\* Red text indicates rooms that are included in "Current Permanent Classrooms" in chart above

Room Types (Permanent) *	Cascade	Clovis Pt	Grant	Kenroy	Lee	Rock Isl.	Sterling	East. JH	East. HS
General Classrooms (not incl. portables)	26	25	25	26	26	22	28	28	35
Library	1	1	1	1	1	1	1	1	1
Music	1	2	1	1	1	1	2	2	2
SpEd Classroom (Resource)	1	1	1	1	1	1	1	0	1
SpEd Classroom (Life Skills)	2	2	0	2	0	0	2	1	1
Intervention/ELL Classroom	1	1	2	1	1	1	1	0	0
Gym	1	1	1	1	1	1	1	1	1
Auxiliary Gym / Multi-Purpose	0	1	0	0	0	0	1	1	1
Fitness/Weight/Wrestling/Sports Med	0	0	0	0	0	0	0	2	4
Art	0	0	0	0	0	0	1	1	2
Science	0	0	0	0	0	0	6	7	6
Auditorium	0	0	0	0	0	0	0	1	1
CTE/Home-EC/Shops/Draft	0	0	0	0	0	0	4	5	4
Business/Yearbook	0	0	0	0	0	0	0	0	3
Pre-School	0	0	0	0	0	0	2	0	3

2.2

BOARD RESOLUTION: ADOPTING STUDY & SURVEY

**Insert 2.2 from ESD:  
Board Resolution or minutes  
Adopting Study & Survey**

SECTION 2A  
DEMOGRAPHIC DATA

## 2A | DEMOGRAPHIC DATA

### OSPI Cohort Projections:

While enrollment growth has historically varied in intensity as noted in Section 2, over the long-term Eastmont School District (ESD) has experiencing sustained moderate overall enrollment growth. During the 5-year duration since the 2015 Study & Survey through 2019 this overall growth trend continued, but at a slower pace than had been anticipated using the Cohort Projection model. The Covid-19 pandemic then caused a dramatic reduction in enrollment for the 2020 and 2021 school years.

Note: While analysis in Section 2 reflects K-6, 7-8 and 9-12 grade spans consistent with the organization of the OSPI cohort tables (and 2008 and 2015 Study and Surveys), the analysis in this Section 2A uses K-6, 7-9 and 10-12 grade spans to reflect how grades are currently distributed at ESD's elementary schools, junior high schools, and high school, respectively.

The OSPI *Enrollment Projections (Report 1049) – 2019 Cohort* (pre-pandemic) included herein predicted a headcount enrollment increase of 408 students district-wide over the time span from 2019 to 2025, which equates to 6.7% total (1.1% annual) growth that distributes as follows:

<u>6-Year Growth (per OSPI 2019 Cohort Projection) – Pre-Pandemic (2019 to 2025):</u>	
Grades K-6	From 3,255 to 3,386 = 131 students, 4.0% (0.7% annual) GROWTH
Grades 7-9	From 1,467 to 1,508 = 41 students, 2.8% (0.5% annual) GROWTH
<u>Grades 10-12</u>	<u>From 1,366 to 1,602 = 236 students, 17.3% (2.9% annual) GROWTH</u>
Total	From 6,088 to 6,496 = 408 students, 6.7% (1.1% annual) GROWTH

The 2020 and 2021 enrollment constriction that resulted from the pandemic revises OSPI's enrollment cohort projections as shown on the OSPI *Enrollment Projections (Report 1049) – 2021 Cohort* (current) also included herein. Taken at face value this would suggest a headcount enrollment decrease of 758 students district-wide over the same time span from 2019 to 2025, which equates to 12.4% total (2.1% annual) decline that distributes as follows:

<u>6-Year Decline (per OSPI 2021 Cohort Projection) – Post-Pandemic (2019 to 2025):</u>	
Grades K-6	From 3,255 to 2,558 = (697) students, 21.4% (3.6% annual) DECLINE
Grades 7-9	From 1,467 to 1,360 = (107) students, 7.3% (1.2% annual) DECLINE
<u>Grades 10-12</u>	<u>From 1,366 to 1,412 = (46) students, 3.4% (0.6% annual) DECLINE</u>
Total	From 6,088 to 5,330 = (758) students, 12.4% (2.1% annual) DECLINE

It is generally viewed that the Covid-19 pandemic reversal of enrollment growth is an anomaly, and that growth will resume to be near recent pre-pandemic historical rates. Accordingly, OSPI is currently allowing districts that experienced steep declines to use the 2019 enrollment for calculation of state assistance funding until such time as actual enrollments return to (or above) the 2019 enrollments. Further, the local economic conditions that drove the pre-pandemic growth for Eastmont School District appear to be

largely intact. These circumstances suggest projections will vary from the traditional method, thus the following analysis regarding alternative methods.

### **Alternative Practical Projections:**

The following attempts to establish a rationale for reasonable expectations for enrollment change over the next 6 years in consideration of the effect of the Covid-19 pandemic in relationship to Eastmont School District's historical enrollment trajectory. See the OSPI *Enrollment Projections (Report 1049) - 2021 Cohort* (current) also included herein. The actual enrollment change for the 2-year duration from 6,088 in 2019 to 5,809 in 2021 (post-pandemic) was a decline of 279 students (4.6%).

While overall enrollment did not rebound to 2019 levels from 2020 to 2021 it remained essentially stable with a total head count increase of two students from 5,807 to 5,809. Trends noted in Section 2 appear to indicate modest increasing comfort by families to return their children to school buildings, particularly at the early grade levels, which is the span that will most affect enrollment trends over the next six years and beyond.

As of September 7, 2022 the enrollment for the 2022 school year appears to be tracking for a modest increase from 2021, which suggests that some families that had pulled their children out of school buildings during the pandemic have begun to reverse course and place them back into the school buildings and/or there has been some school age population growth. The September 7, 2022 enrollment summarizes as:

<u>1-Year Growth (September 7, 2022 Count) – Post-Pandemic (2021 to 2022):</u>	
Grades K-6	From 2,938 to 2,978 = 40 students, 1.4% 1-year GROWTH
<u>Grades 7-12</u>	<u>From 2,871 to 2,883* = 12 students, 0.4% 1-year GROWTH</u>
Total	From 5,809 to 5,861 = 52 students, 0.9% 1-year GROWTH
(* Headcount breakdown by 7-9 and 10-12 grade span not available)	

The Grade K-6 span is historically the most telling indicator of long-term enrollment change. While this grade span was the most impacted by the pandemic in terms of enrollment decline, it is also the span that has reversed course most significantly in terms of enrollment growth. This may portend a return to growth that is like the pre-pandemic rates but starting from a lower initial enrollment.

Potentially some families will continue to choose not to return to school and instead use alternative means of educating their children. Also, the current economy that includes high inflation on commodities and the potential to sink into recession may influence birth rates and other factors such as in-migration of population, each of which would slow enrollment growth. As such, a more conservative growth factor may be warranted, at least in the short-term.



Following are 0.25%, 0.5%, 0.75% and 1.0% growth models at each grade span starting with actual 2021 enrollment to demonstrate potential variability of future enrollment:

6-Year Growth Projection (0.25% Annual) – 2021 to 2027:

Grades K-6	From 2,938 to 2,982 = 44 students
Grades 7-9	From 1,506 to 1,529 = 23 students
<u>Grades 10-12</u>	<u>From 1,365 to 1,386 = 21 students</u>
Total	From 5,809 to 5,897 = 88 students, 1.5% total growth

6-Year Growth Projection (0.5% Annual) – 2021 to 2027:

Grades K-6	From 2,938 to 3,027 = 89 students
Grades 7-9	From 1,506 to 1,552 = 46 students
<u>Grades 10-12</u>	<u>From 1,365 to 1,406 = 41 students</u>
Total	From 5,809 to 5,985 = 176 students, 3.0% total growth

6-Year Growth Projection (0.75% Annual) – 2021 to 2027:

Grades K-6	From 2,938 to 3,073 = 135 students
Grades 7-9	From 1,506 to 1,575 = 69 students
<u>Grades 10-12</u>	<u>From 1,365 to 1,428 = 63 students</u>
Total	From 5,809 to 6,075 = 266 students, 4.6% total growth

6-Year Growth Projection (1.0% Annual) – 2021 to 2027:

Grades K-6	From 2,938 to 3,119 = 181 students
Grades 7-9	From 1,506 to 1,599 = 93 students
<u>Grades 10-12</u>	<u>From 1,365 to 1,449 = 84 students</u>
Total	From 5,809 to 6,166 = 363 students, 6.2% total growth

Following is a growth model at each grade span starting with actual 2021 enrollment to demonstrate the pre-pandemic OSPI *Enrollment Projections (Report 1049) – 2019 Cohort* average projection rate of 1.1% at each grade span:

6-Year Growth Projection (1.1% Annual) – 2021 to 2027:

Grades K-6	From 2,938 to 3,137 = 199 students
Grades 7-9	From 1,506 to 1,608 = 102 students
<u>Grades 10-12</u>	<u>From 1,365 to 1,458 = 93 students</u>
Total	From 5,809 to 6,203 = 394 students, 6.8% total growth

Following is a growth model at each grade span starting with actual 2021 enrollments projecting ESD's actual pre-pandemic rates based on enrollment change from 2014 to 2019:

6-Year Growth Projection (Actual 2014-2019 Rates) – 2021 to 2027:

Grades K-6	From 2,938 to 3,137 = 199 students (1.1% annual)
Grades 7-9	From 1,506 to 1,777 = 271 students (2.8% annual)
<u>Grades 10-12</u>	<u>From 1,365 to 1,458 = 93 students (1.1% annual)</u>
Total	From 5,809 to 6,372 = 563 students, 9.7% total growth

Because there are so many variables that might affect overall short- and long-term growth rates, this study suggests that long-term rates are most likely to emulate long-term historic rates. The following chart demonstrates actual Eastmont enrollment change for the 17-year span from 2002 to 2019:

Long-Term Actual Historic Enrollment Change (2002 to 2019):

Grades K-6	From 2,662 to 3,255 = 593 students, 22.3% (1.3% annual) GROWTH
Grades 7-9	From 1,312 to 1,467 = 155 students, 11.8% (0.7% annual) GROWTH
<u>Grades 10-12</u>	<u>From 1,414 to 1,366 = (48) students, 3.4% (0.2% annual) DECLINE</u>
Total	From 5,388 to 6,088 = 700 students, 12.9% (0.7% annual) GROWTH

Conclusion: This study recommends the following 2021-2027 growth projection that reflects the 2002-2019 long-term rates but with high school enrollment remaining flat to reflect and approximate balance between K-8 enrollment growth and high school level attrition due to programs like Running Start:

6-Year Growth Projection Recommendation - 2021 to 2027:

Grades K-6	From 2,938 to 3,175 = 237 students, 8.0% (1.3% annual) GROWTH
Grades 7-9	From 1,506 to 1,570 = 64 students, 4.3% (0.7% annual) GROWTH
<u>Grades 10-12</u>	<u>From 1,365 to 1,365 = 0 students, 0.0% (0.0% annual) NO CHANGE</u>
Total	From 5,809 to 6,110 = 301 students, 5.2% (0.9% annual) GROWTH

While unforeseeable outside factors and conditions could result in enrollment stagnation or decline, this seems unlikely. East Wenatchee remains an appealing place for people to live and work, and considerable commercial growth continues. As such, even the most cautious above model (0.25% annual) results in modest enrollment growth at all grade levels totaling 88 students, albeit with final 6-year total enrollment being 320 students less than the pre-pandemic Cohort Projection. The most aggressive above model (Actual 2014-2019 rates by grade span) results in total growth of 563 students, which is 155 more than the pre-pandemic Cohort Projection. The proposed most likely model (shown immediately above) results in in total growth of 301 students, which is 107 less that the pre-pandemic Cohort Projection.

**Other Factors:**

Eastmont School District may be influenced by economic factors that drive growth/decline differently from OSPI or other projection models. These factors may include accelerated growth in housing developments, in-migration of population, more rapid return of students pulled from schools during the pandemic, and other factors.

2A.1

OSPI ENROLLMENT PROJECTIONS (REPORT 1049) – 2019 COHORT



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

**EASTMONT**

**2019 COHORT**

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2014	2015	2016	2017	2018	2019		2020	2021	2022	2023	2024	2025
<b>Kindergarten</b>	418	394	465	421	415	440		438	442	446	449	453	457
<b>Grade 1</b>	487	455	419	476	427	432	104.61%	460	458	462	467	470	474
<b>Grade 2</b>	446	511	471	447	482	425	103.18%	446	475	473	477	482	485
<b>Grade 3</b>	449	452	505	485	450	471	100.30%	426	447	476	474	478	483
<b>Grade 4</b>	414	456	460	515	480	449	100.80%	475	429	451	480	478	482
<b>Grade 5</b>	425	428	469	461	525	485	101.88%	457	484	437	459	489	487
<b>Grade 6</b>	442	442	458	513	478	553	105.87%	513	484	512	463	486	518
<b>K-6 Sub-Total</b>	3,081	3,138	3,247	3,318	3,257	3,255		3,215	3,219	3,257	3,269	3,336	3,386
<b>Grade 7</b>	424	454	441	470	506	478	100.74%	557	517	488	516	466	490
<b>Grade 8</b>	452	438	467	453	470	522	102.40%	489	570	529	500	528	477
<b>7-8 Sub-Total</b>	876	892	908	923	976	1,000		1,046	1,087	1,017	1,016	994	967
<b>Grade 9</b>	431	462	462	488	456	467	102.43%	535	501	584	542	512	541
<b>Grade 10</b>	445	438	483	474	486	458	101.75%	475	544	510	594	551	521
<b>Grade 11</b>	455	415	425	469	459	451	95.40%	437	453	519	487	567	526
<b>Grade 12</b>	403	457	431	388	444	457	97.95%	442	428	444	508	477	555
<b>9-12 Sub-Total</b>	1,734	1,772	1,801	1,819	1,845	1,833		1,889	1,926	2,057	2,131	2,107	2,143
<b>DISTRICT K-12 TOTAL</b>	5,691	5,802	5,956	6,060	6,078	6,088		6,150	6,232	6,331	6,416	6,437	6,496

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

2A.2

OSPI ENROLLMENT PROJECTIONS (REPORT 1049) – 2021 COHORT



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

**EASTMONT**

**2021 COHORT**

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2016	2017	2018	2019	2020	2021		2022	2023	2024	2025	2026	2027
<b>Kindergarten</b>	465	421	415	440	349	381		351	333	316	298	281	263
<b>Grade 1</b>	419	476	427	432	426	375	102.42%	390	359	341	324	305	288
<b>Grade 2</b>	471	447	482	425	415	440	101.36%	380	395	364	346	328	309
<b>Grade 3</b>	505	485	450	471	405	411	99.13%	436	377	392	361	343	325
<b>Grade 4</b>	460	515	480	449	481	407	100.66%	414	439	379	395	363	345
<b>Grade 5</b>	469	461	525	485	444	475	100.16%	408	415	440	380	396	364
<b>Grade 6</b>	458	513	478	553	467	449	103.15%	490	421	428	454	392	408
<b>K-6 Sub-Total</b>	3,247	3,318	3,257	3,255	2,987	2,938		2,869	2,739	2,660	2,558	2,408	2,302
<b>Grade 7</b>	441	470	506	478	540	471	99.94%	449	490	421	428	454	392
<b>Grade 8</b>	467	453	470	522	486	545	101.69%	479	457	498	428	435	462
<b>7-8 Sub-Total</b>	908	923	976	1,000	1,026	1,016		928	947	919	856	889	854
<b>Grade 9</b>	462	488	456	467	526	490	101.21%	552	485	463	504	433	440
<b>Grade 10</b>	483	474	486	458	459	523	100.06%	490	552	485	463	504	433
<b>Grade 11</b>	425	469	459	451	402	429	93.59%	489	459	517	454	433	472
<b>Grade 12</b>	431	388	444	457	407	413	95.69%	411	468	439	495	434	414
<b>9-12 Sub-Total</b>	1,801	1,819	1,845	1,833	1,794	1,855		1,942	1,964	1,904	1,916	1,804	1,759
<b>DISTRICT K-12 TOTAL</b>	5,956	6,060	6,078	6,088	5,807	5,809		5,739	5,650	5,483	5,330	5,101	4,915

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

2A.3

FORM 1066 (REPORTED OCTOBER 2021)



OFFICE OF SUPERINTENDENT OF PUBLIC INSTRUCTION  
 School Facilities and Organization  
 Old Capitol Building  
 PO BOX 47200  
 OLYMPIA WA 98504-7200  
 (360) 725-6265 TTY (360) 664-3631

ESD	CO	DIST
171	09	206

**ENROLLMENT COUNT**  
**2021-22**

School District EASTMONT SCHOOL DISTRICT

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

Enter the number of students with disabilities (as reported on actual October headcount enrollment) who are assigned to a specially designated self-contained classroom for at least 100 minutes per school day. Enter pre-kindergarten students with disabilities at 50 percent of the actual headcount enrollment.

Grade	October Enrollment per above definition
Pre-Kindergarten	0
Kindergarten	11
1	9
2	5
3	5
4	5
5	2
6	5
7	4
8	11
9	3
10	4
11	2
12	6
<b>Total</b>	<b>72</b>

*Caryn Metzger* 10/14/22  
 SIGNATURE OF SUPERINTENDENT/DESIGNEE      DATE

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

Fax Number: (360) 586-3946



SECTION 2B  
CAPITAL FUNDING

## 2B | CAPITAL FUNDS

Based on the following financial statistics, Eastmont School District (Douglas County) has the bonding capacity to provide funds in the amount of \$254,000,394 (voted) as of October 2022.

2022 Collection Year Assessed Valuation:	\$5,693,007,880
Non-voted Debt Capacity (.375%):	\$21,348,779
Current Indebtedness (non-voted):	<u>\$8,985,000</u>
<b>Remaining Non-voted Debt Capacity:</b>	<b>\$12,363,779</b>
Voted Debt Capacity (5%):	\$284,650,394
Current Indebtedness (voted):	(\$21,665,000)
Current Indebtedness (non-voted):	<u>(\$8,985,000)</u>
<b>Remaining Total Debt (Bond) Capacity:</b>	<b>\$262,985,394</b>
Current (2022) Bond Cost per \$1,000 Assessment:	\$0.31
Current (2022) Capital Levy Cost per \$1,000 Assessment:	\$1.02
Current (2022) EP&O Levy Cost per \$1,000 Assessment:	<u>\$1.94</u>
<b>Total Cost per \$1,000 Assessment:</b>	<b>\$3.27</b>
Current Debt Pay-off Date (voted):	12/01/2030
Current Debt Pay-off Date (non-voted):	12/01/2023
November 2022 Capital Bond (anticipated)	\$185,000,000
State Assistance (estimated)	<u>\$14,550,000</u>
Total funds available	\$199,550,000
Projected Project Costs (all projects)	\$195,500,000
Contingency (differential)	<u>\$4,050,000</u>
Total Costs	\$199,550,000

SECTION 2C

SCHOOL HOUSING EMERGENCY

**NAC**  
ARCHITECTURE

## **2C | SCHOOL HOUSING EMERGENCY**

At present, Eastmont 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 Eastmont School District is the Hispanic/Latino student population who make up 47.5% of total enrollment, as of October 1, 2021. Racial/ethnic distribution of the student population is shown in the following tables.

### ELEMENTARY SCHOOLS (ES)

Elementary Schools	American Indian/ Alaskan Native	Asian	African American	Hispanic/Latino	Native Hawaiian/ Pacific Islander	Two or More Races	White/Caucasian	Total
Cascade ES	2	11	7	260	1	14	313	608
	0.3%	1.8%	1.2%	42.8%	0.2%	2.3%	51.5%	
Clovis ES	1	13	14	225	3	14	208	478
	0.2%	2.7%	2.9%	47.1%	0.6%	2.9%	43.5%	
Grant ES	2	11	7	256	1	14	317	608
	0.3%	1.8%	2.3%	42.1%	0.2%	2.3%	52.1%	
Kenroy ES	3	6	12	251	1	17	257	547
	0.5%	1.1%	2.2%	45.9%	0.2%	3.1%	47.0%	
Lee ES	5	6	10	228	3	14	271	537
	0.9%	1.1%	1.9%	42.5%	0.6%	2.6%	50.5%	
Rock Island ES	1	0	7	197	1	0	74	280
	0.4%	0.0%	2.5%	70.4%	0.4%	0.0%	26.4%	
<b>TOTALS</b>	<b>14</b>	<b>47</b>	<b>57</b>	<b>1417</b>	<b>10</b>	<b>73</b>	<b>1440</b>	<b>3058</b>
<b>% of ES Students</b>	<b>0.5%</b>	<b>1.5%</b>	<b>1.9%</b>	<b>46.3%</b>	<b>0.3%</b>	<b>2.4%</b>	<b>47.1%</b>	

### Elementary School (ES) Analysis:

American Indian/Alaskan Native distribution ranges from 0.2% to 0.9%. Asian distribution ranges from 0.0% to 2.7%. African American distribution ranges from 1.2% to 2.9%. Hispanic/Latino distribution ranges from 42.1% to 70.4%. Native Hawaiian/Pacific Islander distribution ranges from 0.2% to 0.6%. Two or more races distribution ranges from 0.0% to 3.1%. White/Caucasian distribution ranges from 26.4% to 52.1%. No race/ethnicity distribution deviation exceeds the average distribution for that race/ethnicity at the ES level by more than 24.1% (at Rock Island ES the White/Caucasian population is 20.7% below the ES average, while the Hispanic/Latino population is 24.1% above the ES average). Otherwise, deviations are less than 5% from the average.

Note: Rock Island ES is in Rock Island, which is a separate city from East Wenatchee where all other Eastmont School District schools are located. The demographics of Rock Island ES are comparable to the demographics of the City of Rock Island.

### JUNIOR HIGH SCHOOLS (JH)

Junior High Schools	American Indian/ Alaskan Native	Asian	African American	Hispanic/Latino	Native Hawaiian/ Pacific Islander	Two or More Races	White/Caucasian	Total
Eastmont JH	7	13	11	404	1	31	244	711
	1.0%	1.8%	1.5%	56.8%	0.1%	4.4%	34.3%	
Sterling JH	5	3	10	345	1	28	367	759
	0.7%	0.4%	1.3%	45.5%	0.1%	3.7%	48.4%	
<b>TOTALS</b>	<b>12</b>	<b>16</b>	<b>21</b>	<b>749</b>	<b>2</b>	<b>59</b>	<b>611</b>	<b>1470</b>
<b>% of JH Students</b>	<b>0.8%</b>	<b>1.1%</b>	<b>1.4%</b>	<b>50.9%</b>	<b>0.1%</b>	<b>4.0%</b>	<b>41.6%</b>	

#### Junior High School (JH) Analysis:

American Indian/Alaskan Native distribution ranges from 0.7% to 1.0%. Asian distribution ranges from 0.4% to 1.8%. African American distribution ranges from 1.3% to 1.5%. Hispanic/Latino distribution ranges from 45.5% to 56.8%. Native Hawaiian/Pacific Islander distribution is consistently 0.1%. Two or more races distribution ranges from 3.7% to 4.4%. White/Caucasian distribution ranges from 34.3% to 48.4%. No race/ethnicity distribution deviation exceeds the average distribution for that race/ethnicity at the JH level by more than 7.3% (at Eastmont JH the Hispanic/Latino population is 5.9% above the JH average, while the White/Caucasian population is 7.3% below the JH average). Otherwise, deviations are less than 1% from the average.

### HIGH SCHOOLS (HS)

High School	American Indian/ Alaskan Native	Asian	African American	Hispanic/Latino	Native Hawaiian/ Pacific Islander	Two or More Races	White/Caucasian	Total
Eastmont HS	12	9	33	698	4	42	705	1503
<b>% of HS Students</b>	<b>0.8%</b>	<b>0.6%</b>	<b>2.2%</b>	<b>46.4%</b>	<b>0.3%</b>	<b>2.9%</b>	<b>46.9%</b>	

#### High School (HS) Analysis:

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

**DISTRICT-WIDE**

<b>Aggregate of all grade levels</b>	<b>American Indian/ Alaskan Native</b>	<b>Asian</b>	<b>African American</b>	<b>Hispanic/Latino</b>	<b>Native Hawaiian/ Pacific Islander</b>	<b>Two or More Races</b>	<b>White/Caucasian</b>	<b>Total</b>
<b>TOTALS</b>	<b>38</b>	<b>72</b>	<b>111</b>	<b>2864</b>	<b>16</b>	<b>174</b>	<b>2756</b>	<b>6031</b>
<b>% of District Students</b>	<b>0.6%</b>	<b>1.2%</b>	<b>1.8%</b>	<b>47.5%</b>	<b>0.3%</b>	<b>2.9%</b>	<b>45.7%</b>	

All Elementary Schools (ES) serve grades kindergarten through six. All Junior High Schools serve grades seven through nine. All High Schools (HS) serve grades ten through twelve.

The Eastmont School District is committed to a policy of non-discrimination for students and employees. The District has an Affirmative Action Plan in place. The data above illustrates that there is not racial/ethnic imbalance.

Per WAC 392-342-025, the above numbers do not indicate a racial imbalance. The District's Long Range Facility Plan will not adversely impact the racial/ethnic balance within the District. No redistricting is required resulting from any of the proposed projects.



SECTION 2E

NEW & ADDITION FACILITY REQUIREMENTS

**NAC**  
ARCHITECTURE

## 2E | NEW & ADDITION FACILITY REQUIREMENTS

Eastmont School District plans to construct the following new and addition facilities:

- Rock Island Elementary School Addition & Partial Modernization: A new administrative office addition is planned to replace the existing office space that is currently in the original historic building. In its current location this office has poor access to parking and poor visibility and access for security. By moving the office space to a new addition on the north side of the building and constructing a parking lot north of the building the existing office space will become available for modernization as enhanced educational space. The proposed 5,928 square foot addition would result in final total area of 60,739 square feet.

Programmatically the increased area of the facility is anticipated to result in an increase of five general classrooms within the remodel area due to improved special efficiency made possible by relocating the administrative office space and main entry to the new addition.

Also included is full modernization of the original 1937 building and the 1951, 1954 and 1994 building additions (a total remodel area of 40,239 square feet). The 2022 addition will remain largely as is other than tie into the new construction.

The project is planned to occur after 2024 when the building is eligible for state assistance funding.

The estimated project cost in 2022 dollars is approximately \$24,276,638 (see cost estimate at the end of this Section 2E). The escalated cost for planned construction start in 2026 is approximately \$30,351,502 (state match is anticipated, but amount is not known at this time due to unforeseeable variables).

- Sterling Junior High Classroom/CTE/Pre-School Addition: General classrooms (3 portables are used for this), pre-school and other programs are currently housed in portables on the Sterling Junior High campus. The proposed project replaces all 13 of the existing portables with new permanent classroom spaces to house these programs (and the 3 junior high general classrooms) and includes new space to support curriculum needs such as career technical education (CTE). The existing permanent building will remain as is, except as impacted by the addition.

The estimated project cost in 2022 dollars is approximately \$17,669,889 (see cost estimate at the end of this Section 2E). The escalated cost for planned construction start in 2026 is approximately \$22,091,514.

- Eastmont Transportation Cooperative [North Central Washington Bus Maintenance Cooperative]: The proposed Eastmont Transportation Cooperative project is intended to replace the existing transportation shops with contemporary shop and office space, wash facilities, and covered bus parking.

This project was designed through the end of the Schematic Design phase in 2018 before being put on hold due to the need to reallocate local capital funds to support the Phase 1 elementary classroom additions.

The estimated project cost in 2022 dollars is approximately \$16,720,041 (see cost estimate at the end of this Section 2E). The escalated cost for planned construction start in 2026 is approximately \$18,950,000 (scope reduction may be required as this amount does not reflect the full amount of anticipated inflationary escalation). This cost is anticipated to be offset by approximately \$6,064,273 in state assistance funding, thus the locally funded cost of the project is anticipated to be approximately \$12,885,727.

Additionally, a Bid Alternate for bus parking canopies to be constructed if budget is available is estimated in 2022 dollars at \$3,000,100 (see estimate at the end of this Section 2E).

See Section 2G for proposed project schedules.

# COST ESTIMATE: ROCK ISLAND ELEMENTARY SCHOOL

Eastmont School District

September 11, 2022

F1

## Addition & Partial Modernization (2022 Estimate - Escalate to Year of Construction)

2022 Building Cost Per SF (New):	\$302.82	Bldg only/Site costs below (Incl. 2021 WSEC)
2022 Building Cost Per SF (Mod-Moderate):	\$218.36	Per Remodel Tab (Incl. HB1257 & 2021 WSEC)
Area (New):	5,928	Per Area Summary
Area (Mod-Moderate) - not incl. Basement:	37,302	Existing 1937/1951/1954/1993 Area to Remain
Area (Mod-Minimal) - Basement:	2,937	Existing 1937/1951/1954 Area to Remain
Area (Minor Impacts):	14,572	Existing 2022 Building Area to Remain
<b>Total Area:</b>	<b>60,739</b>	
Construction Building Cost (New):	\$1,795,117	
Construction Building Cost (Mod-Moderate):	\$8,145,139	
Site Development:	\$3,960,238	
Gym Floor Replacement:	\$0	N/A
Misc Impacts on 2022 Addition:	\$145,720	
Basement Demo & Remodel:	\$220,275	
Building Abatement:	\$497,757	
Replace Old Electrical Service:	\$0	N/A
Offsite Improvements - Curbs/Walks:	\$550,000	Allowance
Offsite Improvements - Traffic Light:	\$0	None anticipated
Seismic Upgrade to Exist	\$500,000	Allowance
Occupied/Extended/Phased Schedule:	\$0	N/A - Building unoccupied during construction
<b>Total Construction:</b>	<b>\$15,814,245</b>	
Soft Cost Factor:		38% of Construction Cost
<b>Total Soft Costs:</b>	<b>\$6,009,413</b>	
Location Factor:		8% of Construction+ Soft Cost
<b>Location Premium:</b>	<b>\$1,745,893</b>	
Other Project Costs:	\$0	Temp Housing at existing district buildings
<b>Total Other Project Costs:</b>	<b>\$0</b>	
Subtotal Project Costs:	<b>\$23,569,551</b>	
Scope Contingency %:		3%
Scope Contingency:	<b>\$707,087</b>	
<b>Total Project Costs:</b>	<b>\$24,276,638</b>	

# COST ESTIMATE: STERLING JUNIOR HIGH

Eastmont School District

September 11, 2022

H1	Classroom/CTE/Pre-School Addition	(2022 Estimate - Escalate to Year of Construction)
	2022 Building Cost Per SF (New):	\$311.64 Bldg only/Site costs below (Incl. 2021 WSEC)
	2022 Building Cost Per SF (Mod-Moderate):	\$0.00 Per Remodel Tab (Incl. HB1257 & 2021 WSEC)
	Area (New):	28,900 Per concept sketch
	Area (Mod-Moderate):	0
	Area (Minor Impacts):	7,500 Existing Building Area Impacted
	Total Area:	36,400
	Construction Building Cost (New):	\$9,006,396
	Construction Building Cost (Mod-Moderate):	\$0
	Site Development:	\$2,146,487
	Gym Floor Replacement:	\$0 N/A (address in Misc Athletics budget)
	Misc Impacts on Exist Building:	\$187,500
	Building Abatement:	\$0
	Replace Old Electrical Service:	\$0 N/A
	Offsite Improvements - Curbs/Walks:	\$0 None anticipated
	Offsite Improvements - Traffic Light:	\$0 None anticipated
	Seismic Upgrade to Exist	\$0 None anticipated
	Occupied/Extended/Phased Schedule:	\$170,106 Premium for occupied site
	<b>Total Construction:</b>	<b>\$11,510,488</b>
	Soft Cost Factor:	38% of Construction Cost
	<b>Total Soft Costs:</b>	<b>\$4,373,986</b>
	Location Factor:	8% of Construction+ Soft Cost
	<b>Location Premium:</b>	<b>\$1,270,758</b>
	Other Project Costs:	\$0 Temp Housing at existing district buildings
	<b>Total Other Project Costs:</b>	<b>\$0</b>
	Subtotal Project Costs:	<b>\$17,155,232</b>
	Scope Contingency %:	3%
	Scope Contingency:	<b>\$514,657</b>
	<b>Total Project Costs:</b>	<b>\$17,669,889</b>

# COST ESTIMATE: EASTMONT TRANSPORTATION COOPERATIVE

## Eastmont School District

September 11, 2022

### J1 Transportation Cooperative

2022 Building Cost Per SF (New):	\$278.98	Bldg only (Incl. 2021 WSEC)
2022 Site Cost Per SF:	\$13.86	Excl. Bus Canopies
Area Building (New):	20,381	SF
Area Site:	407,050	SF
Construction Building Cost (New):	\$5,685,925	
Site Development:	\$5,642,816	
<b>Total Construction:</b>	<b>\$11,328,741</b>	
Soft Cost Factor:	35.42%	of Construction Cost
<b>Total Soft Costs:</b>	<b>\$4,012,175</b>	
Location Factor:	0%	Included above
<b>Location Premium:</b>	<b>\$0</b>	
Other Project Costs:	\$0	None anticipated
<b>Total Other Project Costs:</b>	<b>\$0</b>	
Subtotal Project Costs:	<b>\$15,340,916</b>	
Contingency %:	8.99%	
Contingency:	<b>\$1,379,125</b>	
<b>Total Project Costs:</b>	<b>\$16,720,041</b>	Allowance

### Bus Canopy Bid Alternate

2022 Building Cost Per SF (New):	\$44.02	Bldg only (Incl. 2021 WSEC)
Area Building (New):	53,200	SF
Construction Building Cost (New):	\$2,341,683	
<b>Total Construction:</b>	<b>\$2,341,683</b>	
Soft Cost Factor:	28.12%	of Construction Cost
<b>Total Soft Costs:</b>	<b>\$658,417</b>	
Location Factor:	0%	Included above
<b>Location Premium:</b>	<b>\$0</b>	
Other Project Costs:	\$0	None anticipated
<b>Total Other Project Costs:</b>	<b>\$0</b>	
Subtotal Project Costs:	<b>\$3,000,100</b>	
Contingency %:	0.00%	None (Bid Alternate)
Contingency:	<b>\$0</b>	
<b>Total Project Costs:</b>	<b>\$3,000,100</b>	Allowance

SECTION 2F

MODERNIZE OR REPLACE EXISTING FACILITY REQUIREMENTS

## 2F | COST BENEFIT ANALYSIS

Eastmont School District plans to construct the following modernization and new-in-lieu replacement facilities, each of which includes additional new space in excess of the new-in-lieu replacement space:

- Safety & Security Enhancements: Secure entry vestibule remodels are planned for existing Clovis Elementary School, Eastmont Junior High, Sterling Junior High, and Eastmont High School (such vestibule already exists at Grant Elementary School and such vestibules will be created at Cascade, Kenroy, Lee and Rock Island elementary schools as part of the proposed projects described elsewhere in this report).

The planned vestibules at Clovis Elementary School, Eastmont Junior High, Sterling Junior High, and Eastmont High School are estimated to cost approximately \$500,000 total and are planned for construction in summer 2023.

Additional miscellaneous paving, fencing, access control hardware and other district-wide safety and security enhancements will occur dependent on funding availability, with schedule to be determined.

- Athletic Improvements: Miscellaneous athletic improvements are planned for Eastmont High School (upgraded bleachers, track, football field, soccer field and tennis courts, and addition of softball fields) and Eastmont Junior High (field repair and track resurface) and final scope will be determined dependent on funds available.

The budgeted for planned construction start in 2025 is approximately \$12,893,598 but may be adjusted depending on funds available.

- Kenroy Elementary School Partial Replacement & Modernization: The 1958, 1976 and 1988 portions of the existing building are planned to be demolished and replaced with new construction. This demolishes approximately 30,186 square feet of the existing 49,966 square foot building, thus 19,780 square feet would remain, and the proposed 45,209 square foot addition/replacement would result in final total area of 64,989 square feet (a 15,023 square foot increase). The 2002 portion of the building is planned to receive modest remodel to tie in with the new construction, upgrade aging interior and exterior features, improve seismic condition and enhance exterior envelope thermal performance. The 2022 addition will remain largely as is other than tie into the new construction.

Programmatically the increased area of the facility is anticipated to result in addition of 6 permanent general classrooms (a net increase of 1 since the project replaces 5 portables to be removed), enlarge life skills special education spaces that are currently inadequate (and add special education toilet/changing, time-out, therapy and storage/laundry spaces), right size/locate many rooms that are currently housed in inadequately sized and/or located spaces, and create corridor space to enclose circulation that is currently outdoor.

The estimated project cost in 2022 dollars is approximately \$34,032,253 (see cost estimate at the end of this Section 2F). The escalated cost for planned construction start in 2023 is approximately \$36,754,833. This cost is anticipated to be offset by approximately \$5,670,041 in state assistance



funding, thus the locally funded cost of the project is anticipated to be approximately \$31,084,792.

A cost estimate for full modernization (and addition) in lieu of the proposed partial replacement and modernization is included below the cost estimate for the proposed scope at the end of this Section 2F. The estimated project cost in 2022 dollars is approximately \$34,920,003. The escalated cost for planned construction start in 2023 is approximately \$37,713,603. The offset of approximately \$5,670,041 in state assistance funding results in a locally funded cost of the project is anticipated to be approximately \$32,043,456, which is \$958,770 higher than the proposed project, thus not a cost-effective solution to the need to improve this space. This premium results largely from the premium additional space (over 6,500 square feet) that would be required to enclose and extend corridors to connect the existing building pods and new space for safety and security (a portion of the existing classroom spaces would still need to be demolished and replaced elsewhere because the current configuration will not permit daylighting of some classrooms in conformance with Washington State law). It also requires high remodel costs to address existing building deficiencies. This added space would not create any additional capacity, would be inefficient on a square feet per student basis, and would result in decreased future state match eligibility due to the inefficiency. It also would not optimally resolve many of the deficiencies of the existing buildings.

- Lee Elementary School Partial Replacement & Modernization: The 1956 and 1988 portions of the existing building are planned to be demolished and replaced with new construction. This demolishes approximately 27,000 square feet of the existing 49,494 square foot building, thus 22,494 square feet would remain, and the proposed 38,840 square foot addition/replacement would result in final total area of 61,334 square feet (a 11,840 square foot increase). The 2002 portion of the building is planned to receive modest remodel to tie in with the new construction, upgrade aging interior and exterior features, improve seismic condition and enhance exterior envelope thermal performance. The 2022 addition will remain largely as is other than tie into the new construction.

Programmatically the increased area of the facility is anticipated to result in addition of 9 permanent general classrooms (a net increase of 3 since the project replaces 6 portables to be removed), and right size/locate many rooms that are currently housed in inadequately sized and/or located spaces. Note: Life skills special education space is not planned for Lee Elementary School, thus it's smaller overall footprint compared to planned square footage for Cascade and Kenroy elementary schools.

The estimated project cost in 2022 dollars is approximately \$31,194,460 (see cost estimate at the end of this Section 2F). The escalated cost for planned construction start in 2023 is approximately \$35,374,517. This cost is anticipated to be offset by approximately \$5,205,943 in state assistance funding, thus the locally funded cost of the project is anticipated to be approximately \$30,168,574.

A cost estimate for full modernization (and addition) in lieu of the proposed partial replacement and modernization is included below the cost estimate for the proposed scope at the end of this Section 2F. The estimated project cost in 2022 dollars is approximately \$31,838,509. The escalated cost for planned construction start in 2023 is approximately \$36,104,870. The offset of approximately \$5,205,943 in state assistance funding results in a locally funded cost of the project

is anticipated to be approximately \$30,898,927, which is \$730,353 higher than the proposed project, thus not a cost-effective solution to the need to improve this space. This premium results largely from the premium additional space (over 6,100 square feet) that would be required to extend corridors to connect the existing building to new areas (a portion of the existing classroom spaces would still need to be demolished and replaced elsewhere because the current configuration will not permit daylighting of some classrooms in conformance with Washington State law). It also requires high remodel costs to address existing building deficiencies. This added space would not create any additional capacity, would be inefficient on a square feet per student basis, and would result in decreased future state match eligibility due to the inefficiency. It also would not optimally resolve many of the deficiencies of the existing building.

- Cascade Elementary School Partial Replacement & Modernization: The 1968 "A", "B", "C" and "D" buildings and the 1994 "E" and "F" buildings are planned to be demolished and replaced with new construction. This demolishes approximately 33,693 square feet of the existing 50,939 square foot building, thus 17,246 square feet would remain, and the proposed 47,473 square foot addition/replacement would result in final total area of 64,719 square feet (a 13,780 square foot increase). The 1994 portion of building "G" is planned to receive modest remodel to tie in with the new construction, upgrade aging interior and exterior features, improve seismic condition and enhance exterior envelope thermal performance. The 2022 addition will remain largely as is other than tie into the new construction.

Programmatically the increased area of the facility is anticipated to result in addition of 5 permanent general classrooms (to replace 5 portables to be removed), enlarge life skills special education spaces that are currently inadequate (and add special education toilet/changing, time-out, therapy and storage/laundry spaces), right size/locate many rooms that are currently housed in inadequately sized and/or located spaces, and create corridor space to enclose circulation that is currently outdoor.

The estimated project cost in 2022 dollars is approximately \$35,811,975 (see cost estimate at the end of this Section 2F). The escalated cost for planned construction start in 2025 is approximately \$42,641,318 (state match is anticipated, but amount is not known at this time due to unforeseeable variables).

A cost estimate for full modernization (and addition) in lieu of the proposed partial replacement and modernization is included below the cost estimate for the proposed scope at the end of this Section 2F. The estimated project cost in 2022 dollars is approximately \$40,861,158. The escalated cost for planned construction start in 2025 is approximately \$48,653,381. This is \$6,012,063 higher than the proposed project, thus not a cost-effective solution to the need to improve this space. This premium results largely from the large amount of space (approximately 18,400 square feet) that would be required to enclose corridors to connect the existing building pods for safety and security. It also requires high remodel costs to address existing building deficiencies. This added space would not create any additional capacity, would be inefficient on a square feet per student basis, and would result in decreased future state match eligibility due to the inefficiency. It also would not optimally resolve many of the deficiencies of the existing buildings.

- Rock Island Elementary School Addition & Partial Modernization: See also Section 2E. In addition to new construction the aging original building and additions is planned to be modernized. New-in-lieu replacement has not been considered due to the historically significant character and substantial embodied value of the existing building. New-in-lieu replacement would add approximately \$6,500,000 the project cost, so is not a cost-effective solution to the need to improve this space.

See Section 2G for proposed project schedules.

## COST ESTIMATE: CASCADE ELEMENTARY SCHOOL

### Eastmont School District

September 11, 2022

A1	Partial Replacement & Modernization	(2022 Estimate - Escalate to Year of Construction)
	2022 Building Cost Per SF (New):	\$294.00 Bldg only/Site costs below (Incl. 2021 WSEC)
	2022 Building Cost Per SF (Mod-Moderate):	\$178.68 Per Remodel Tab (Incl. HB1257 & 2021 WSEC)
	Area (New):	47,473 Per Area Summary
	Area (Mod-Moderate):	8,422 Existing 1994 Building G Area to Remain
	Area (Minor Impacts):	8,824 Existing 2022 Building Area to Remain
	Total Area:	64,719
	Construction Building Cost (New):	\$13,957,062
	Construction Building Cost (Mod-Moderate):	\$1,504,810
	Site Development:	\$4,376,063
	Gym Floor Replacement:	\$96,940
	Misc Impacts on 2022 Addition:	\$132,360
	Building Demo & Abatement:	\$861,340
	Remove Old Electrical Service:	\$100,000
	Offsite Improvements - Curbs/Walks:	\$650,000
	Offsite Improvements - Traffic Light:	\$1,500,000
	Seismic Upgrade to Exist	\$150,000
	Occupied/Extended/Phased Schedule:	\$0 N/A - Building unoccupied during construction
	<b>Total Construction:</b>	<b>\$23,328,574</b>
	Soft Cost Factor:	38% of Construction Cost
	<b>Total Soft Costs:</b>	<b>\$8,864,858</b>
	Location Factor:	8% of Construction+ Soft Cost
	<b>Location Premium:</b>	<b>\$2,575,475</b>
	Other Project Costs:	\$0 Temp Housing at existing district buildings
	<b>Total Other Project Costs:</b>	<b>\$0</b>
	Subtotal Project Costs:	<b>\$34,768,907</b>
	Scope Contingency %:	3%
	Scope Contingency:	<b>\$1,043,067</b>
	<b>Total Project Costs:</b>	<b>\$35,811,975</b>

## COST ESTIMATE: CASCADE ELEMENTARY SCHOOL

### Eastmont School District

September 11, 2022

A1-Mod	Modernization & Addition Option	(2022 Estimate - Escalate to Year of Construction)
	2022 Building Cost Per SF (New):	\$294.00 Bldg only/Site costs below (Incl. 2021 WSEC)
	2022 Building Cost Per SF (Mod-Intensive):	\$220.50 75% of New (Incl. HB1257 & 2021 WSEC)
	2022 Building Cost Per SF (Mod-Moderate):	\$178.68 Per Remodel Tab (Incl. HB1257 & 2021 WSEC)
	Area (New):	31,051 Per Area Summary + Ineffic. Premium/Corridors
	Area (Mod-Intensive):	34,844 Existing Buildings A, B, C, D, E, F Area to Remain
	Area (Mod-Moderate):	8,422 Existing 1994 Building G Area to Remain
	Area (Minor Impacts):	8,824 Existing 2022 Building Area to Remain
	Total Area:	83,141 18,420 SF premium compared to Replacement Option
	Construction Building Cost (New):	\$9,128,868
	Construction Building Cost (Mod-Intensive):	\$7,683,102
	Construction Building Cost (Mod-Moderate):	\$1,504,810
	Site Development:	\$4,376,063
	Gym Floor Replacement:	\$96,940
	Misc Impacts on 2022 Addition:	\$132,360
	Building Demo & Abatement:	\$695,563
	Remove Old Electrical Service:	\$100,000
	Offsite Improvements - Curbs/Walks:	\$650,000
	Offsite Improvements - Traffic Light:	\$1,500,000
	Seismic Upgrade to Exist	\$750,000
	Occupied/Extended/Phased Schedule:	\$0 N/A - Building unoccupied during construction
	<b>Total Construction:</b>	<b>\$26,617,705</b>
	Soft Cost Factor:	38% of Construction Cost
	<b>Total Soft Costs:</b>	<b>\$10,114,728</b>
	Location Factor:	8% of Construction+ Soft Cost
	<b>Location Premium:</b>	<b>\$2,938,595</b>
	Other Project Costs:	\$0 Temp Housing at existing district buildings
	<b>Total Other Project Costs:</b>	<b>\$0</b>
	Subtotal Project Costs:	<b>\$39,671,027</b>
	Scope Contingency %:	3%
	Scope Contingency:	<b>\$1,190,131</b>
	<b>Total Project Costs:</b>	<b>\$40,861,158</b>

## COST ESTIMATE: KENROY ELEMENTARY SCHOOL

Eastmont School District

September 11, 2022

D1	<b>Partial Replacement &amp; Modernization</b>	<b>(2022 Estimate - Escalate to Year of Construction)</b>
	2022 Building Cost Per SF (New):	\$294.00 Bldg only/Site costs below (Incl. 2021 WSEC)
	2022 Building Cost Per SF (Mod-Moderate):	\$178.68 Per Remodel Tab (Incl. HB1257 & 2021 WSEC)
	Area (New):	45,209 Per Area Summary
	Area (Mod-Moderate):	9,108 Existing 2002 Building Area to Remain
	Area (Minor Impacts):	10,672 Existing 2022 Building Area to Remain
	Total Area:	64,989
	Construction Building Cost (New):	\$13,291,446
	Construction Building Cost (Mod-Moderate):	\$1,627,382
	Site Development:	\$5,306,669
	Gym Floor Replacement:	\$112,932
	Misc Impacts on 2022 Addition:	\$160,080
	Building Demo & Abatement:	\$620,723
	Replace Old Electrical Service:	\$300,000
	Offsite Improvements - Curbs/Walks:	\$600,000
	Offsite Improvements - Traffic Light:	\$0 None anticipated
	Seismic Upgrade to Exist	\$150,000
	Occupied/Extended/Phased Schedule:	\$0 N/A - Building unoccupied during construction
	<b>Total Construction:</b>	<b>\$22,169,231</b>
	Soft Cost Factor:	38% of Construction Cost
	<b>Total Soft Costs:</b>	<b>\$8,424,308</b>
	Location Factor:	8% of Construction+ Soft Cost
	<b>Location Premium:</b>	<b>\$2,447,483</b>
	Other Project Costs:	\$0 Temp Housing at existing district buildings
	<b>Total Other Project Costs:</b>	<b>\$0</b>
	Subtotal Project Costs:	<b>\$33,041,022</b>
	Scope Contingency %:	3%
	Scope Contingency:	<b>\$991,231</b>
	<b>Total Project Costs:</b>	<b>\$34,032,253</b>

## COST ESTIMATE: KENROY ELEMENTARY SCHOOL

Eastmont School District

September 11, 2022

D1-Mod	<b>Modernization &amp; Addition Option</b>	<b>(2022 Estimate - Escalate to Year of Construction)</b>
	2022 Building Cost Per SF (New):	\$294.00 Bldg only/Site costs below (Incl. 2021 WSEC)
	2022 Building Cost Per SF (Mod-Intensive):	\$220.50 75% of New (Incl. HB1257 & 2021 WSEC)
	2022 Building Cost Per SF (Mod-Moderate):	\$178.68 Per Remodel Tab (Incl. HB1257 & 2021 WSEC)
	Area (New):	28,522 Per Area Summary + Ineffic. Premium
	Area (Mod-Intensive):	23,186 Existing Buildings Pre-2002 Area to Remain
	Area (Mod-Moderate):	9,108 Existing 2002 Building Area to Remain
	Area (Minor Impacts):	10,672 Existing 2022 Building Area to Remain
	Total Area:	71,488 6,500 SF premium compared to Replacement Option
	Construction Building Cost (New):	\$8,385,439
	Construction Building Cost (Mod-Intensive):	\$5,112,513
	Construction Building Cost (Mod-Moderate):	\$1,627,382
	Site Development:	\$5,306,669
	Gym Floor Replacement:	\$112,932
	Misc Impacts on 2022 Addition:	\$160,080
	Building Demo & Abatement:	\$512,513
	Replace Old Electrical Service:	\$300,000
	Offsite Improvements - Curbs/Walks:	\$600,000
	Offsite Improvements - Traffic Light:	\$0 None anticipated
	Seismic Upgrade to Exist	\$630,000
	Occupied/Extended/Phased Schedule:	\$0 N/A - Building unoccupied during construction
	<b>Total Construction:</b>	<b>\$22,747,528</b>
	Soft Cost Factor:	38% of Construction Cost
	<b>Total Soft Costs:</b>	<b>\$8,644,061</b>
	Location Factor:	8% of Construction+ Soft Cost
	<b>Location Premium:</b>	<b>\$2,511,327</b>
	Other Project Costs:	\$0 Temp Housing at existing district buildings
	<b>Total Other Project Costs:</b>	<b>\$0</b>
	Subtotal Project Costs:	<b>\$33,902,915</b>
	Scope Contingency %:	3%
	Scope Contingency:	<b>\$1,017,087</b>
	<b>Total Project Costs:</b>	<b>\$34,920,003</b>

## COST ESTIMATE: LEE ELEMENTARY SCHOOL

Eastmont School District

September 11, 2022

E1	<b>Partial Replacement &amp; Modernization</b>	<b>(2022 Estimate - Escalate to Year of Construction)</b>
	2022 Building Cost Per SF (New):	\$294.00 Bldg only/Site costs below (Incl. 2021 WSEC)
	2022 Building Cost Per SF (Mod-Moderate):	\$187.37 Per Remodel Tab (Incl. HB1257 & 2021 WSEC)
	Area (New):	38,840 Per Area Summary
	Area (Mod-Moderate):	14,314 Existing 1988/2002 Building Area to Remain
	Area (Minor Impacts):	8,180 Existing 2022 Building Area to Remain
	Total Area:	61,334
	Construction Building Cost (New):	\$11,418,960
	Construction Building Cost (Mod-Moderate):	\$2,682,078
	Site Development:	\$4,586,557
	Gym Floor Replacement:	\$112,312
	Misc Impacts on 2022 Addition:	\$122,700
	Building Demo & Abatement:	\$598,033
	Remove Old Electrical Service:	\$100,000
	Offsite Improvements - Curbs/Walks:	\$550,000
	Offsite Improvements - Traffic Light:	\$0 None anticipated
	Seismic Upgrade to Exist	\$150,000
	Occupied/Extended/Phased Schedule:	\$0 N/A - Building unoccupied during construction
	<b>Total Construction:</b>	<b>\$20,320,641</b>
	Soft Cost Factor:	38% of Construction Cost
	<b>Total Soft Costs:</b>	<b>\$7,721,844</b>
	Location Factor:	8% of Construction+ Soft Cost
	<b>Location Premium:</b>	<b>\$2,243,399</b>
	Other Project Costs:	\$0 Temp Housing at existing district buildings
	<b>Total Other Project Costs:</b>	<b>\$0</b>
	Subtotal Project Costs:	<b>\$30,285,883</b>
	Scope Contingency %:	3%
	Scope Contingency:	<b>\$908,576</b>
	<b>Total Project Costs:</b>	<b>\$31,194,460</b>

## COST ESTIMATE: LEE ELEMENTARY SCHOOL

Eastmont School District

September 11, 2022

E1-Mod	<b>Modernization &amp; Addition Option</b>	<b>(2022 Estimate - Escalate to Year of Construction)</b>
	2022 Building Cost Per SF (New):	\$294.00 Bldg only/Site costs below (Incl. 2021 WSEC)
	2022 Building Cost Per SF (Mod-Intensive):	\$220.50 75% of New (Incl. HB1257 & 2021 WSEC)
	2022 Building Cost Per SF (Mod-Moderate):	\$187.37 Per Remodel Tab (Incl. HB1257 & 2021 WSEC)
	Area (New):	20,973 Per Area Summary + Ineffic. Premium
	Area (Mod-Intensive):	21,368 Existing Buildings Pre-2002 Area to Remain
	Area (Mod-Moderate):	16,946 Existing 1988/2002 Building Area to Remain
	Area (Minor Impacts):	8,180 Existing 2022 Building Area to Remain
	Total Area:	67,467 6,130 SF premium compared to Replacement Option
	Construction Building Cost (New):	\$6,166,180
	Construction Building Cost (Mod-Intensive):	\$4,711,644
	Construction Building Cost (Mod-Moderate):	\$3,175,248
	Site Development:	\$4,586,557
	Gym Floor Replacement:	\$112,312
	Misc Impacts on 2022 Addition:	\$122,700
	Building Demo & Abatement:	\$465,545
	Remove Old Electrical Service:	\$100,000
	Offsite Improvements - Curbs/Walks:	\$550,000
	Offsite Improvements - Traffic Light:	\$0 None anticipated
	Seismic Upgrade to Exist	\$750,000
	Occupied/Extended/Phased Schedule:	\$0 N/A - Building unoccupied during construction
	<b>Total Construction:</b>	<b>\$20,740,187</b>
	Soft Cost Factor:	38% of Construction Cost
	<b>Total Soft Costs:</b>	<b>\$7,881,271</b>
	Location Factor:	8% of Construction+ Soft Cost
	<b>Location Premium:</b>	<b>\$2,289,717</b>
	Other Project Costs:	\$0 Temp Housing at existing district buildings
	<b>Total Other Project Costs:</b>	<b>\$0</b>
	Subtotal Project Costs:	<b>\$30,911,174</b>
	Scope Contingency %:	3%
	Scope Contingency:	<b>\$927,335</b>
	<b>Total Project Costs:</b>	<b>\$31,838,509</b>

SECTION 2G

TIME LINE

## 2G | TIME LINE

Major projects are anticipated resulting from this Study & Survey and will occur on the following schedules (also see *Cost Projections/Time Line* and *Master Schedule* at the end of this Section 2G):

- **Safety & Security Vestibules:**  
Design: November 2022 – March 2023  
Permit/Bid: April – May 2023  
Construction: June – July 2023  
Occupancy: August 2023
- **Kenroy Elementary School - Partial Replacement & Modernization:**  
Design: November 2022 – June 2023  
Permit/Bid: June – September 2023 (Early Earthwork: May – June 2023)  
Construction: October 2023 – July 2024 (Early Earthwork: July – September 2023)  
Occupancy: August 2024
- **Lee Elementary School - Partial Replacement & Modernization:**  
Design: March 2023 – February 2024  
Permit/Bid: March – May 2024  
Construction: June 2024 – July 2025  
Occupancy: August 2025
- **Cascade Elementary School - Partial Replacement & Modernization:**  
Design: January – December 2024  
Permit/Bid: January – May 2025  
Construction: June 2025 – July 2026  
Occupancy: August 2026
- **Eastmont Junior High & High School Athletic Improvements:**  
Design: January – December 2024  
Permit/Bid: January – May 2025  
Construction: June 2025 – July 2026  
Occupancy: August 2026
- **Rock Island Elementary School - Addition & Partial Modernization:**  
Design: January – December 2025  
Permit/Bid: January – May 2026  
Construction: June 2026 – July 2027  
Occupancy: August 2027



- **Sterling Junior High - Classroom Addition:**

Design: March 2025 – February 2026

Permit/Bid: March – May 2026

Construction: June 2026 – July 2027

Occupancy: August 2027

- **Transportation Cooperative:**

Design: June 2025 – March 2026

Permit/Bid: April – July 2026

Construction: August 2026 – October 2027

Occupancy: November 2027

Schedules may be adjusted as needed.

## 2G.1: Cost Projections / Time Line (Option 9)

### Eastmont School District

October 6, 2022

ID	School / Project	Estimate	Escalation (8% for 2022-2023, then 5%/year)					State Assist	Local Cost	Square Feet (SF)
			Year Escalation	2022	2023	2024	2025			
		1.000	1.080	1.134	1.191	1.250	1.313			
<b>A Cascade ES</b>										
A1	Partial Replacement & Modernization	\$35,811,975			\$42,641,318			TBD	\$42,641,318	50,939 Exist 64,719 Proposed <b>13,780</b> Increase
<b>D Kenroy ES</b>										
D1	Partial Replacement & Modernization	\$34,032,253	\$36,754,833					(\$5,670,041)	\$31,084,792	49,966 Exist 64,989 Proposed <b>15,023</b> Increase
<b>E Lee ES</b>										
E1	Partial Replacement & Modernization	\$31,194,460		\$35,374,517				(\$5,205,943)	\$30,168,574	49,494 Exist 61,334 Proposed <b>11,840</b> Increase
<b>F Rock Island ES</b>										
F1	Addition & Partial Modernization	\$24,276,638				\$30,351,502		TBD	\$30,351,502	54,811 Exist 60,739 Proposed <b>5,928</b> Increase
<b>H Sterling JH</b>										
H1	Classroom Addition	\$17,669,889				\$22,091,514		\$0	\$22,091,514	93,530 Exist 122,430 Proposed <b>28,900</b> Increase
<b>J Other</b>										
J1	Eastmont Transportation Cooperative	\$16,720,041	(adjust scope to cap cost at \$18.95M)		\$18,950,000			(\$6,064,273)	\$12,885,727	
J2	Bus Canopy (Bid Alternate)	\$3,000,100	(construct only if budget permits after completion of high priority projects)							
J6	Misc District-Wide Safety/Athletic Improvements		\$500,000		\$15,276,573			\$0	\$15,776,573	0 Increase

Total Cost All Projects: \$201,940,257

Total State Assistance: (\$16,940,257)

Option 7 - Grand Total Local Cost (Bond Amount): \$185,000,000 75,471 Total Increase

## 2G.2: Master Schedule (Option 9)

### Eastmont School District

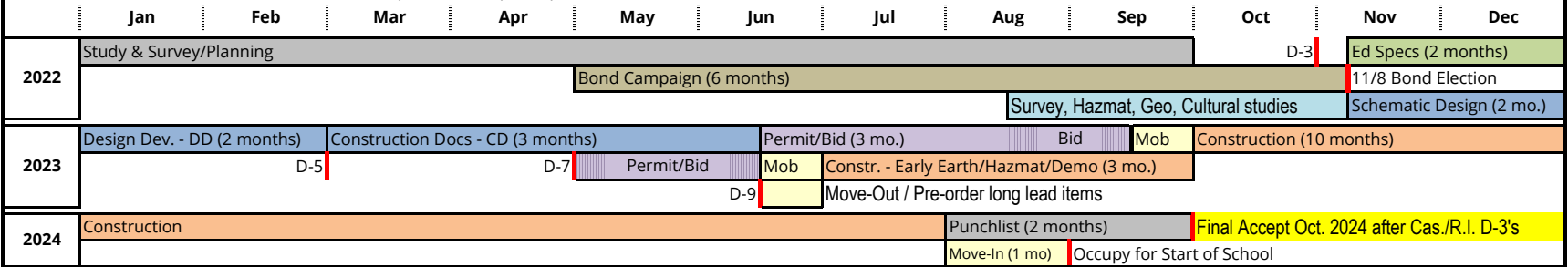
October 6, 2022

#### Kenroy ES Partial Replacement & Modernization - Occupancy for 2024/25 School Year

Note: Building to be unoccupied throughout construction (house staff/students at other existing schools).

D-3 prior to Final Acceptance of Phase 1

Note: No state assistance, so no D-form process (Ed Specs optional).

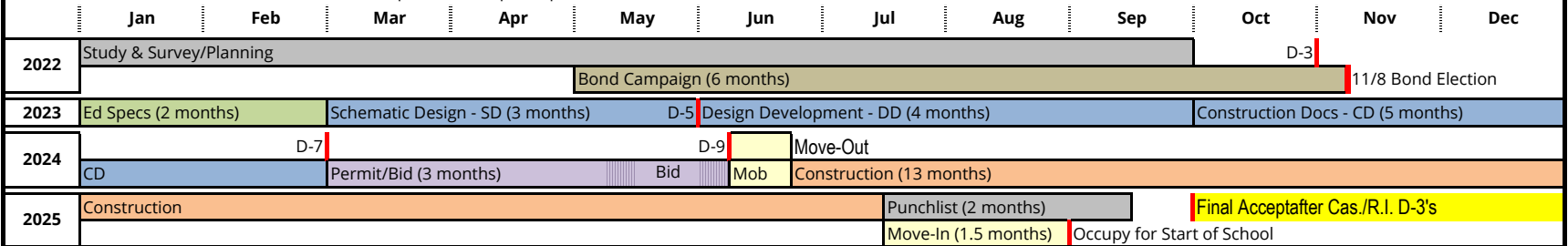


#### Lee ES Partial Replacement & Modernization - Occupancy for 2025/26 School Year

Note: Building to be unoccupied throughout construction (house staff/students at other existing schools).

D-3 prior to Final Acceptance of Phase 1

Note: No state assistance, so no D-form process (Ed Specs optional).



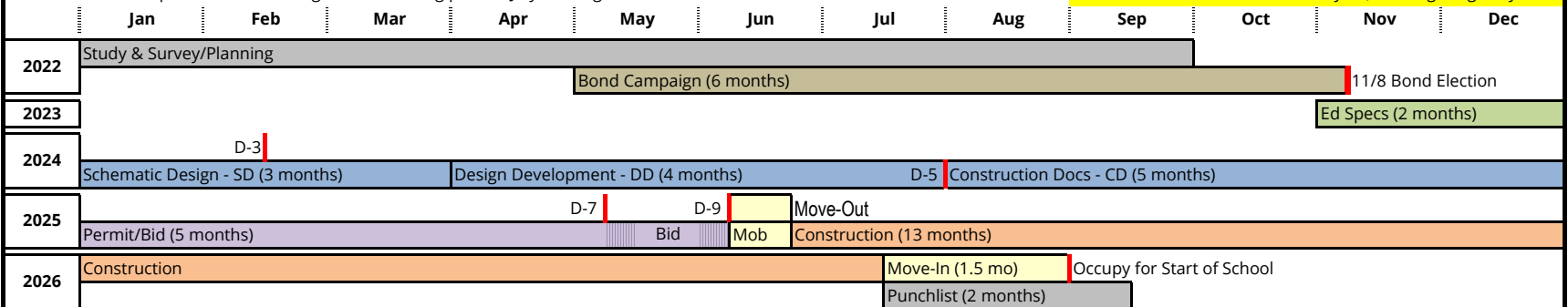
#### Cascade ES Partial Replacement & Modernization - Occupancy for 2026/27 School Year (Site finished Fall 2026)

Note: Building to be unoccupied throughout construction (house staff/students at other existing schools).

D-3 Feb. 2024 - before Kenroy, Lee, Sterling Final Acceptance

Note: Requires "Front Funding" due to bidding prior to July funding release.

and after its February 14, 2024 age eligibility date



Note: Miscellaneous District-Wide Safety/Athletic Improvements are not shown - see Long Range Planning: Cost Projections for approximate schedule.

Note: Schedule requires that elementary schools are UNOCCUPIED during their respective construction phase and that their students be housed at other schools. No temporary housing costs are included in the project cost projections.

## 2G.2: Master Schedule (Option 9)

### Eastmont School District

October 6, 2022

#### Rock Island ES Addition & Partial Modernization - Occupancy for 2027/28 School Year

Note: Building to be unoccupied throughout construction (house staff/students at other existing schools).

Note: Requires "Front Funding" due to bidding prior to July funding release.

Note: May require short term cash flow financing due to Front Funding schedule.

D-3 Sept 2024 - before Kenroy, Lee, Sterling Final Acceptance and after its July 11, 2024 age eligibility date

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
2022	Study & Survey/Planning												
						Bond Campaign (6 months)						11/8 Bond Election	
2023													
2024												D-3	
												Ed Specs (2 months)	
2025	Schematic Design - SD (3 months)			Design Development - DD (4 months)				D-5	Construction Docs - CD (5 months)				
2026						D-7	D-9	Move-Out					
	Permit/Bid (5 months)					Bid	Mob	Construction (13 months)					
2027	Construction							Move-In (1.5 mo)		Occupy for Start of School			
								Punchlist (2 months)					

#### Sterling JH Classroom Addition - Occupancy for 2027/28 School Year

Note: Building occupied throughout construction.

Note: No state assistance, so no D-form process (Ed Specs optional).

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
2022	Study & Survey/Planning												
						Bond Campaign (6 months)						11/8 Bond Election	
2023													
2024												Ed Specs (2 months)	
2025	Ed Specs (2 months)		Schematic Design - SD (3 months)			Design Development - DD (4 months)				Construction Docs - CD (5 months)			
2026	CD		Permit/Bid (3 months)			Bid	Mob	Construction (13 months)					
2027	Construction							Punchlist (2 months)		Move-In (1.5 months)			Occupy for Start of School

#### Transportation Cooperative - Occupancy January 2028

Note: File D-3 in 2024 due to longterm risk of legislature ending funding of transportation cooperatives. Must start construction within 2 years and 90 days of filing D-3.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
2022	Study & Survey/Planning												
						Bond Campaign (6 months)						11/8 Bond Election	
2023													
2024												D-3	
	CUP Preparation (2 months)				Conditional Use Permit - CUP (12 months)								
2025	Conditional Use Permit					SD Verification/Design Development - DD (4 months)				D-5	Construction Docs - CD (6 months)		
2026						D-7	D-9						
	CD			Permit/Bid (3.5 months)			Bid	Mob	Construction (15 months)				
2027	Construction										Move-In (2 mo)		
											Punchlist (2 months)		

SECTION 3

ADDITIONAL MISCELLANEOUS PERTINENT INFORMATION

### **3 | ADDITIONAL MISCELLANEOUS PERTINENT INFORMATION**

There is no additional miscellaneous pertinent information.