

Kelso School District No. 458 Study and Survey

December 2017

Prepared by



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Format & Content Summary

The study and survey is a prerequisite to the state's School Construction Assistance Program (SCAP) for individual school building projects. The objective of the study is for the district to have an overview of its facilities, their condition, and the long range educational needs of the district. The study is broken down into 13 chapters, briefly described as follows:

Chapter 1 is an inventory of analysis of the district's present building inventory including condition and area.

Chapter 2 is the district's long range educational plan; what are the changes in the educational program proposed and what are the impacts on the district's facility's needs. Here is where the educational need for the district is described.

Chapter 3 is a brief demographic analysis consisting of 3 OSPI reports of the existing building inventory, the projected enrollments and number of students with disabilities. These are all major factors in determining the amount of state funding will be provided.

Chapter 4 is the financial analysis comparing the assessed property in the district, the bonded indebtedness limit, outstanding bonds and amount of bond capacity remaining.

Chapter 5 is where the district can declare a school housing emergency. However, an 'emergency' is when a school district facility urgently needs repair or replacement, but has no sources of funds including bond capacity to pay for the construction.

Chapter 6 is a report on racial balance in the district's schools. Later in the project process, the district will need to certify any new project will not change the racial balance of its students.

Chapter 7 lists all new construction and/or additions to the existing schools proposed.

Chapter 8 describes all the modernization of New-In-Lieu replacement of existing facilities.

Chapter 9 contains the estimated capital cost to restore major facility systems due to deferred maintenance and the list of any maintenance items that the district may have deferred.

Chapter 10 is a schedule of the construction.

Chapter 11 contains any documents pertaining to the survey of adjacent school districts to see if any suitable facilities were available for use by the Kelso SD.

Chapter 12 describes any changes in attendance boundaries contemplated by the Kelso SD.

Chapter 13 contains any additional information required by OSPI, if applicable.

Executive Summary

The Kelso school district, recognizing the need for a long term facility plan that provided the high quality and economically sustainable educational environments the district desired, embarked on a facility planning process in January 2017 that would lay out a road map to meet those goals. They knew the district's yearly capital investments in maintenance operations were keeping up with short term needs but they also knew the age of the buildings and their size and capacity were severely impacting the ability of the district to provide the highest quality classroom experience for students.

A group of dedicated citizens, parents, staff and stake holders volunteered to be members of the Facilities Improvement Team (FIT) with the charge of developing a recommended facilities plan. After an initial visit to see all the schools, they reviewed, considered and evaluated a comprehensive set of data and information gathered and presented by architects, engineers, educational specialists, cost estimators, demographers and other experts over the course of 12 meetings and workshops over 9 months.

The final data indicated the following:

Physical Condition of Buildings
<ul style="list-style-type: none"> • Lowest condition scores at Beacon Hill, Catlin and Rose Valley • Highest scores at Barnes and High School reflecting their renovations in 2004/05 • Critical HVAC/plumbing needs at many buildings • Safety and security needs at all buildings • Many building envelopes rated poor (exterior walls, windows, roofs, insulation, etc.)

Educational Functional Adequacy
<ul style="list-style-type: none"> • All elementary schools except Barnes rated "poor" due to poor environmental conditions (heating, ventilation, small or missing spaces, poor circulation, etc.) • Huntington rated "poor" • Reliance on portables • Poor site vehicle/bus circulation at Beacon Hill, Catlin, Butler Acres and Kelso High School

Enrollment Analysis
Current and Forecasted
<ul style="list-style-type: none"> • Historical slow growth trend (<1.5%) expected to continue with intermittent fluctuations due to economic cycles • Most growth in North Kelso/Lexington area
Building Capacities
<ul style="list-style-type: none"> • Severe lack of capacity at Elementary level – 142% above optimal capacity • Heavy reliance on portables: over 600 students taught in 23 classrooms • Moderate lack of capacity at middle school buildings – 117%

<ul style="list-style-type: none"> • Slight lack of capacity at high school – 108% • Will become more severe with growth over next 5 years
Facility Impact
<ul style="list-style-type: none"> • Elementary enrollment is planned to rise by one or two classrooms over the next five years • Middle School enrollment is planned to rise by nearly 100 more students over the next five years (including elementary roll-up and new students of this age level) • High School enrollment is planned to rise by over 100 students

The FIT made a final recommendation to the Kelso School Board of Director on October 5, 2017. That recommendation proposed the following improvements.

A. Upgrade Safety and Security at All Schools
<ul style="list-style-type: none"> • Includes improvements to security camera systems, door access control systems, intercom upgrades, fire alarm upgrades, fencing, lighting and other similar improvements.
B. New Elementary School at Lexington Site to replace Catlin Elementary School
<ul style="list-style-type: none"> • Capacity for 600 students, 72,000 SF • Eligible for SCAP state funding • Repurpose Catlin Elementary for alternative non-K-12 uses (early learning and preschool programs; partnerships with other community and social service agencies, etc.) or sell the property.
C. Replace Beacon Hill Elementary School
<ul style="list-style-type: none"> • Rebuild on same site • Capacity 450 students, 54,000 square feet • Improved vehicle and bus flow, additional parking • Eligible for SCAP state funding
D. Replace Wallace Elementary School
<ul style="list-style-type: none"> • Rebuild on same site • Capacity 450 students, 54,000 square feet • Eligible for SCAP state funding • Purchase adjacent property to enlarge the site
E. Upgrades to Butler Acres Elementary School
<ul style="list-style-type: none"> • Expand/Improve vehicle circulation • Replace windows and shade/sun screens • Upgrade Heating and Ventilation systems • Add 4 classroom building addition
F. Upgrades to Carrols Elementary School
<ul style="list-style-type: none"> • Parking and playground improvements

• Window and siding replacement
• Replace roof
• New intercom system
• New classroom casework
G. Upgrades to Rose Valley Elementary School
• Window and Gym roof replacement
• New fire alarm and intercom systems
• Enclose front covered area/new office area
• Heating and Ventilation upgrades
H. Upgrades to Huntington Middle School
• Reconfigure office and entry/improve curb appeal
• Upgrade windows
• Replace interior finishes
• Upgrade fire alarm
• Improve and expand Electrical system
• Upgrade Heating and Ventilation systems
• New auxiliary gym/multi-purpose room
I. Upgrades to Kelso High School
• Modernize CTE area (CAD, welding, auto, wood shop)
• Upgrade Culinary Arts
• Replace gym floor
J. Athletic fields upgrades (Kelso High School: Schroeder Field, Ed Laulainen Stadium, Joe Stewart Track & Middle School s)
• Synthetic turf at Schroder Field
• Upgrade field lights at Schroder Field
• Improvements/upgrades at Laulained Stadium Grandstand Building
• Upgrade soccer, baseball and softball fields at High School
• Upgrade fields at Coweeman MS and Huntington MS
• Replace tracks at Coweeman MS and Huntington MS

The total cost for the improvements includes construction costs as well as additional development costs such as taxes, escalation, permits/approvals, architectural and engineering services and similar costs.

TOTAL PROJECT COST SUMMARY	
SITE/BUILDING	Scenario C2 REVISED
Barnes Elementary	\$ 368,000
Beacon Hill Elementary (NIL On-Site)	\$ 28,855,000
Butler Acres Elementary School	\$ 7,690,000
Carrolls Elementary School	\$ 2,870,000
Catlin Elementary School (Repurposed)	\$ -
Rose Valley Elementary School	\$ 3,120,000
Wallace Elementary School	\$ 28,555,000
Coweeman Middle School	\$ 2,624,000
Huntington Middle School	\$ 16,650,000
Kelso High School	\$ 3,896,000
KHS Stadium/Fields	\$ 6,817,000
District Administration Offices	\$ 93,000
Maintenance/Transportation	\$ -
New Lexington Elementary (Catlin NIL)	\$ 35,460,000
Total Cost	\$ 136,998,000
Potential SCAP Eligibility	\$ 39,950,889
Current Bond Interest Capitalization (estimated)	\$ 1,500,000
Total Local Funding	\$ 98,547,111

SCAP Eligibility Estimate*				
* Note: This is an estimate based on the anticipated project scope. Final scope and OSPI will determine final SCAP eligibility and amounts.		Scenario C2 REVISED		Remarks
SITE/BUILDING	SCAP Assistance \$	CONST. \$/SF (up to max eligibility)	Eligible Area (SF)	SCAP 2018 ACC estimated at \$225/SF + estimated 15% soft = \$259/SF Kelso 2017 Assistance Percentage = 77.15%
Grades K-8				
Barnes Elementary	\$ -	5	-	Not eligible, does not reach ACC 40% threshold
Beacon Hill Elementary (NIL)	\$ 9,043,041	259	45,300	New-in-lieu replacement on same site
Butler Acres Elementary School	\$ -	89	-	Not eligible, does not reach ACC 40% threshold
Carrolls Elementary School	\$ 2,041,638	133	17,276	
Catlin Elementary School (NIL)	\$ 11,072,143	259	55,411	NIL replacement at lexington site
Rose Valley Elementary School	\$ -	86	-	Not eligible, does not reach ACC 40% threshold
Wallace Elementary School (NIL)	\$ 8,790,914	259	44,037	
Coweeman Middle School	\$ -	27	-	Not eligible, does not reach ACC 40% threshold
Huntington Middle School	\$ 9,003,153	112	90,433	
Total	\$ 39,950,889		252,457	
		SCAP Eligible area (SF)	263,301	
		Balance (SF)	10,844	
Grades 9-12				
Kelso High School	-	12	-	Not age eligible - 2002 Modernization
KHS Stadium/Fields	-			
Total	\$ -		-	
		SCAP Eligible area (SF)	-	
		Balance (SF)	-	

Chapter 1

Inventory and Condition Analysis of Existing Facilities

Chapter 1 – Table of Contents

Boundary Map of the Kelso School District

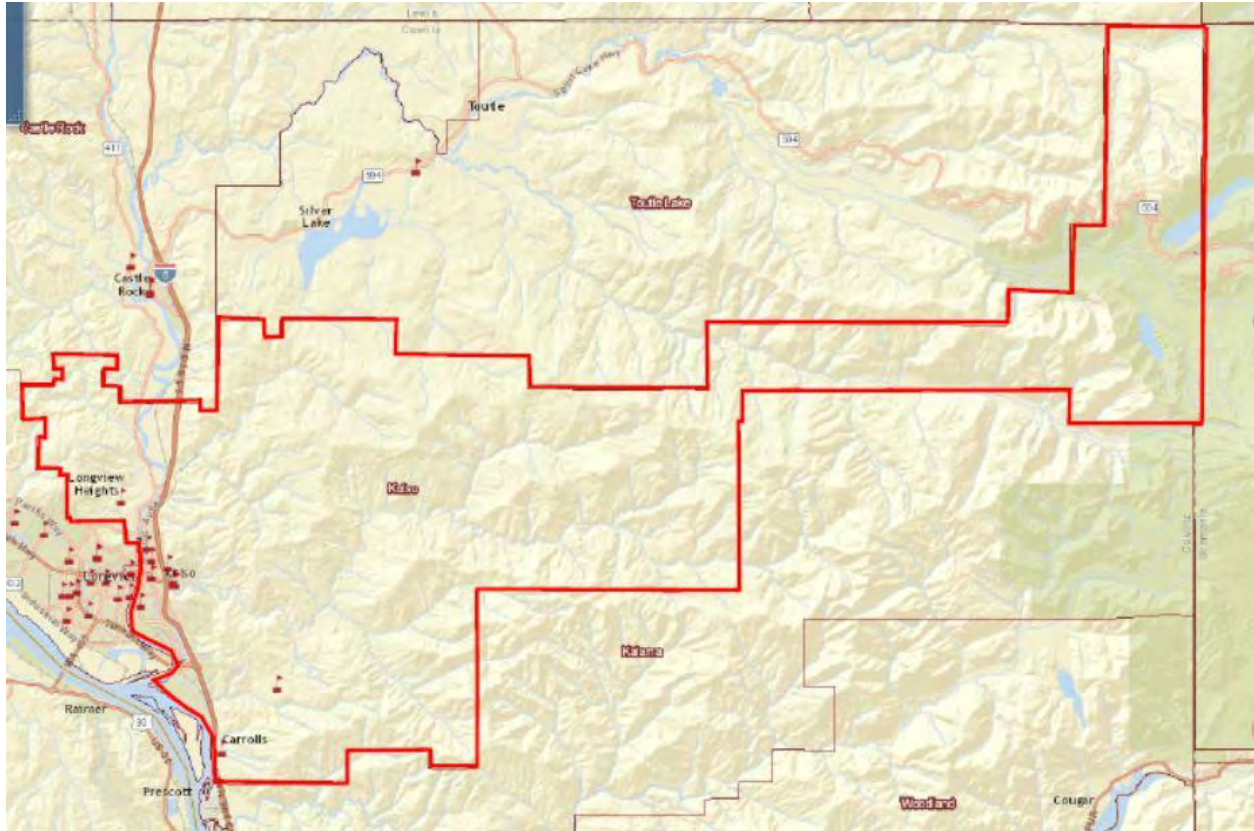
Summary of Building Areas, Ages and Condition Assessments

- a. Facility Inventory for all district buildings - Report 3
 - b. History of SCAP funding – Report 1
-
1. Barnes Elementary
 - a. Aerial Photo of Campus
 - b. Detailed Condition Assessment by Building – ICOS (2017)
 - c. Floor Plans
 - d. Area analysis Floor Plans
 2. Beacon Hill Elementary
 - a. Aerial Photo of Campus
 - b. Detailed Condition Assessment by Building – ICOS (2017)
 - c. Floor Plans
 - d. Area analysis Floor Plans
 3. Butler Acres Elementary
 - a. Aerial Photo of Campus
 - b. Detailed Condition Assessment by Building – ICOS (2017)
 - c. Floor Plans
 - d. Area analysis Floor Plans
 4. Carrolls Elementary
 - a. Aerial Photo of Campus
 - b. Detailed Condition Assessment by Building – ICOS (2017)
 - c. Floor Plans
 - d. Area analysis Floor Plans
 5. Catlin Elementary
 - a. Aerial Photo of Campus
 - b. Detailed Condition Assessment by Building – ICOS (2017)
 - c. Floor Plans
 - d. Area analysis Floor Plans
 6. Rose Valley Elementary
 - a. Aerial Photo of Campus
 - b. Detailed Condition Assessment by Building – ICOS (2017)
 - c. Floor Plans
 - d. Area analysis Floor Plans

7. Wallace Elementary
 - a. Aerial Photo of Campus
 - b. Detailed Condition Assessment by Building – ICOS (2017)
 - c. Floor Plans
 - d. Area analysis Floor Plans
8. Coweeman Middle School
 - a. Aerial Photo of Campus
 - b. Detailed Condition Assessment by Building – ICOS (2017)
 - c. Floor Plans
 - d. Area analysis Floor Plans
9. Huntington Middle School
 - a. Aerial Photo of Campus
 - b. Detailed Condition Assessment by Building – ICOS (2017)
 - c. Floor Plans
 - d. Area analysis Floor Plans
10. Kelso High School
 - a. Aerial Photo of Campus
 - b. Detailed Condition Assessment by Building – ICOS (2017)
 - c. Floor Plans
 - d. Area analysis Floor Plans
11. Loowit High School (portable)
 - a. Aerial Photo of Campus
 - b. Detailed Condition Assessment by Building – ICOS (2017)
 - c. Floor Plans
 - d. Area analysis Floor Plans

Other District Facilities

1. District Administration Building
2. District Transportation and Maintenance Center



Kelso School District - Boundary Map



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

FACILITY NUMBER	FACILITY	GRADE SPAN	DIRECT INSTRUCTIONAL SPACES	PERMANENT BUILDINGS	PORTABLE BUILDINGS	GROSS SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT
3323	▷ Barnes Elementary School	K-5	29	1	2	61,813	61,813	56,506
3578	▷ Beacon Hill Elementary School	K-5	30	6	4	52,457	52,457	41,207
3082	▷ Butler Acres Elementary School	K-5	31	1	4	43,466	43,466	34,180
2913	▷ Carrolls Elementary School	K-5	7	1	2	19,196	19,196	16,076
2691	▷ Catlin Elementary School	K-5	26	3	0	55,411	55,411	53,315
2596	▷ Rose Valley Elementary School	K-5	10	1	0	21,937	21,937	21,369
2624	▷ Wallace Elementary School	K-5	26	2	2	49,017	49,017	45,071
K-5 Total:			159	15	14	303,297	303,297	267,724
3322	▷ Coweeman Middle School	6-8	31	1	2	80,445	80,445	76,925
2916	▷ Huntington Middle School	6-8	29	3	1	92,225	92,225	90,433
6-8 Total:			60	4	3	172,670	172,670	167,358
2266	▷ Kelso High School	9-12	79	4	3	263,145	263,145	259,337
9-12 Total:			79	4	3	263,145	263,145	259,337
4693	▷ Kelso School District KSD Administration Building	-	0	1	0	0	0	0
	▷ Maintenance and Transportation Facility	-	0	2	0	0	0	0
- Total:			0	3	0	0	0	0
Totals			298	26	20	739,112	739,112	694,419
Total # Facilities			12					



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 History of SCAP Funding (Report 1)

FACILITY NAME	PROJECT NUMBER	PROJECT TYPE	FISCAL YEAR	RELEASE YEAR	PROJECT ACCEPTANCE DATE	FACILITY NUMBER	PROJECT STATUS	PROJECT NAME	TOTAL SQ FT	STATE ASSISTED SQ FT	CONSTRUCTION COST PER SQ FT	CONSTRUCTION COST ALLOCATION
Wallace Elementary School	26053	Mod	1985	1984		2624	D10R	WALLACE ELEMENTARY SCHOOL MOD	43,177	43,177	\$0.00	\$65.10
Butler Acres Elementary School	26052	Mod	1985	1985		3082	D10	BUTLER ACRES ELEMENTARY MOD	42,990	42,990	\$0.00	\$65.50
Huntington Middle School	26051	Mod	1985	1985		2916	D10RC	HUNTINGTON MIDDLE SCHOOL MOD	81,743	81,743	\$0.00	\$65.50
Catlin Elementary School	30515	Mod	1991	1990	9/19/1990	2691	D10RC	CATLIN ELEMENTARY AD/MOD AND N/L	23,906	23,906	\$0.00	\$60.95
Catlin Elementary School	30515	N/L	1991	1990	9/19/1990	2691	D10RC	CATLIN ELEMENTARY AD/MOD AND N/L	5,453	3,000	\$0.00	\$60.95
Coweeman Middle School	30501	Mod	1991	1990	6/26/1991	3322	D10RC	COWEEMAN MIDDLE SCHOOL MOD	51,632	51,632	\$0.00	\$62.08
Barnes Elementary School	35055	Mod	2003	2002		3323	D10RC	BARNES EL MOD_REPL	32,011	32,011	\$0.00	\$88.26
Barnes Elementary School	35055	N/L	2003	2002		3323	D10RC	BARNES EL MOD_REPL	24,317	5,432	\$0.00	\$88.26
Kelso High School	35054	Mod	2003	2002		2266	D10RC	KELSO HIGH AD_MOD_REPL	166,016	166,016	\$0.00	\$110.32
Kelso High School	35054	N/L	2003	2002		2266	D10RC	KELSO HIGH AD_MOD_REPL	14,297	14,297	\$0.00	\$110.32
Kelso High School	35054	New	2003	2002		2266	D10RC	KELSO HIGH AD_MOD_REPL	76,283	32,171	\$0.00	\$110.32
									Mod	441,475	441,475	
									New	76,283	32,171	
									N/L	44,067	22,729	
									DISTRICT TOTAL:	561,825	496,375	



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

FACILITY	BUILDING NAME	YEAR BUILT	DIRECT INSTRUCTIONAL SPACES	GROSS SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	LATEST REPORTED BUILDING CONDITION ASSESSMENT
Barnes Elementary School	▷ Main Bldg	1960	27	58,061	58,061	56,506	89.99% Good
	▷ Portable 1	1990	2	1,792	1,792	0	Not Required
	▷ Portable 2	1994	2	1,960	1,960	0	Not Required
	Sub-Total		31	61,813	61,813	56,506	
Beacon Hill Elementary School	▷ Adminstration	1966	1	3,999	3,999	3,999	76.86% Fair
	▷ Gymnasium and Kitchen	1978	1	5,208	5,208	5,208	77.58% Fair
	▷ Library	1978	2	3,081	3,081	3,081	65.94% Fair
	▷ Portable 1	1988	2	1,792	1,792	0	Not Required
	▷ Portable 2	2001	2	1,792	1,792	0	Not Required
	▷ Portable 3	2001	2	1,792	1,792	0	Not Required
	▷ Portable 4	2001	2	1,792	1,792	0	Not Required
	▷ Quad 1	1978	4	4,472	4,472	4,472	74.16% Fair
	▷ Quad 2 & 3	1966	8	13,902	13,902	12,042	67.86% Fair
	▷ Quad 4 & 5	1978	8	14,627	14,627	12,405	73.66% Fair
	Sub-Total		32	52,457	52,457	41,207	
Butler Acres Elementary School	▷ IRC Portable	1990	3	1,760	1,760	0	Not Required
	▷ Main Building	1955	24	36,436	36,436	34,180	79.75% Fair
	▷ Portable 1	1990	2	1,680	1,680	0	Not Required
	▷ Portable 2	2001	2	1,820	1,820	0	Not Required



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

FACILITY	BUILDING NAME	YEAR BUILT	DIRECT INSTRUCTIONAL SPACES	GROSS SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	LATEST REPORTED BUILDING CONDITION ASSESSMENT
Butler Acres Elementary School	▷ Portable 3	1985	2	1,770	1,770	0	Not Required
	Sub-Total		33	43,466	43,466	34,180	
Carrolls Elementary School	▷ Main Building	1948	7	17,276	17,276	16,076	69.76% Fair
	▷ Portable 1	1965	1	960	960	0	Not Required
	▷ Portable 2	1981	1	960	960	0	Not Required
	Sub-Total		9	19,196	19,196	16,076	
Catlin Elementary School	▷ 1947 Building	1947	13	27,870	27,870	27,330	57.65% Poor
	▷ 1979 Building	1979	15	24,429	24,429	24,429	64.10% Fair
	▷ Covered Play Area	1989	0	3,112	3,112	1,556	90.00% Good
	Sub-Total		28	55,411	55,411	53,315	
Coweman Middle School	▷ East Portable	2003	2	1,792	1,792	0	Not Required
	▷ Main Building	1960	29	76,925	76,925	76,925	71.38% Fair
	▷ North Portable	2014	2	1,728	1,728	0	Not Required
	Sub-Total		33	80,445	80,445	76,925	



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

FACILITY	BUILDING NAME	YEAR BUILT	DIRECT INSTRUCTIONAL SPACES	GROSS SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	LATEST REPORTED BUILDING CONDITION ASSESSMENT
Huntington Middle School	▷ Field House	1980	2	6,756	6,756	6,756	66.52% Fair
	▷ Main Building	1952	25	78,519	78,519	78,519	70.67% Fair
	▷ Portable	2003	2	1,792	1,792	0	Not Required
	▷ Shop Building	1952	2	5,158	5,158	5,158	72.28% Fair
	Sub-Total		31	92,225	92,225	90,433	
Kelso High School	▷ Allen St Portable	1991	2	0	0	0	Not Required
	▷ Batting Cage	1998	0	0	0	0	Not Required
	▷ Greenhouse	2004	1	2,520	2,520	2,520	92.36% Good
	▷ Main Building	2004	75	256,817	256,817	256,817	89.02% Good
	▷ Portable 1	2007	1	1,904	1,904	0	Not Required
	▷ Portable 2	2008	2	1,904	1,904	0	Not Required
	▷ Schroeder Stadium	1980	0	0	0	0	Not Required
	Sub-Total		81	263,145	263,145	259,337	
Kelso School District KSD Administration Building	▷ District Office	1981	0	0	0	0	Not Required
	Sub-Total		0	0	0	0	
Maintenance and Transportation Facility	▷ Main Building	1980	0	0	0	0	Not Required



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

FACILITY	BUILDING NAME	YEAR BUILT	DIRECT INSTRUCTIONAL SPACES	GROSS SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	LATEST REPORTED BUILDING CONDITION ASSESSMENT
Maintenance and Transportation Facility	▷ Warehouse	1980	0	0	0	0	Not Required
	Sub-Total		0	0	0	0	
Rose Valley Elementary School	▷ Main Building	1939	12	21,937	21,937	21,369	68.33% Fair
	Sub-Total		12	21,937	21,937	21,369	
Wallace Elementary School	▷ Covered Play Area	1990	0	2,068	2,068	1,034	78.59% Fair
	▷ Main Building	1942	25	44,037	44,037	44,037	72.58% Fair
	▷ Portable 1	1989	1	1,120	1,120	0	Not Required
	▷ Portable 2	1989	2	1,792	1,792	0	Not Required
	Sub-Total		28	49,017	49,017	45,071	
GRAND TOTAL			318	739,112	739,112	694,419	



Barnes Elementary School

+/- 8 acres
80+ parking spaces

56,506 square feet
4 portable classrooms

Constructed 1960
Modernized/additions 2003
-enclosed hallways, added gym
and classrooms



Physical Condition Summary

Building Condition Score (ICOS): **89.99 GOOD**

Deficiency/Upgrade/Repair Summary

Site

- No issues

Architectural

- Water infiltration (gym wall & doors)

Structural

- No issues

Electrical

- Replace telephone system – district standard

Building - Mechanical

- No issues

Security

- Install perimeter door access system (lock down and control)
- Upgrade camera system

Barnes Elementary School

Functional Analysis Summary

Functional Score: **90.00 GOOD**

- Bus Load/Unload is on street
- Lacks adequate signage
- Lacks a conference room (utilized as office)
- Lacks a dedicated counselor room
- Special Needs program is delivered in portable classrooms
- Special Needs support personnel do not have appropriate offices
- Library is also used as the Art Room
- Science is taught in the classrooms with kits

**Barnes Elementary
School**



ICOS

School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2017-2018

KELSO PAGE 021

89.99% Good

BARNES ELEMENTARY SCHOOL - MAIN BLDG

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
1960	L.3	128	128	128		
1960	F	6,633	6,633	6,633		
1960	D.2	370	370	370		
1960	D.1	370	370	370		
1960	A	3,492	3,492	3,492		
1960	H	965	965	965		
1960	D	3,432	3,432	3,432		
1960	K	4,714	4,714	4,714		
1960	B	2,073	2,073	2,073		
1960	L	6,931	6,931	6,931		
1960	D.3	28	28	28		
1960	I	6,689	6,689	6,689		
1960	L.4	130	130	130		
2003	J	1,398	1,398	1,398		
2003	E.1	217	217	217		
2003	G.2	604	604	604		
2003	K.4	72	72	72		
2003	G.4	34	34	34		
2003	F.1	72	72	72		

2003	L.2	72	72	72
2003	H.1	72	72	72
2003	A.1	3,857	3,857	3,857
2003	G.5	17	17	17
2003	A.2	3,110	3,110	1,555
2003	E	2,267	2,267	2,267
2003	L.1	72	72	72
2003	J.5	838	838	838
2003	F.2	72	72	72
2003	L.5	72	72	72
2003	J.3	556	556	556
2003	G.1	129	129	129
2003	G.3	789	789	789
2003	J.6	48	48	48
2003	J.4	90	90	90
2003	F.5	72	72	72
2003	C	1,648	1,648	1,648
2003	I.2	72	72	72
2003	K.1	72	72	72
2003	K.3	72	72	72
2003	J.1	66	66	66
2003	L.6	72	72	72
2003	J.8	541	541	541
2003	L.8	72	72	72
2003	F.3	72	72	72
2003	J.7	345	345	345
2003	G.6	1,262	1,262	1,262
2003	E.2	28	28	28
2003	G	1,991	1,991	1,991
2003	J.2	66	66	66
2003	I.1	72	72	72
2003	G.7	909	909	909

2003	L.7	72	72	72
2003	F.4	72	72	72
2003	K.2	72	72	72
Building Totals		58,061	58,061	56,506

Building Components

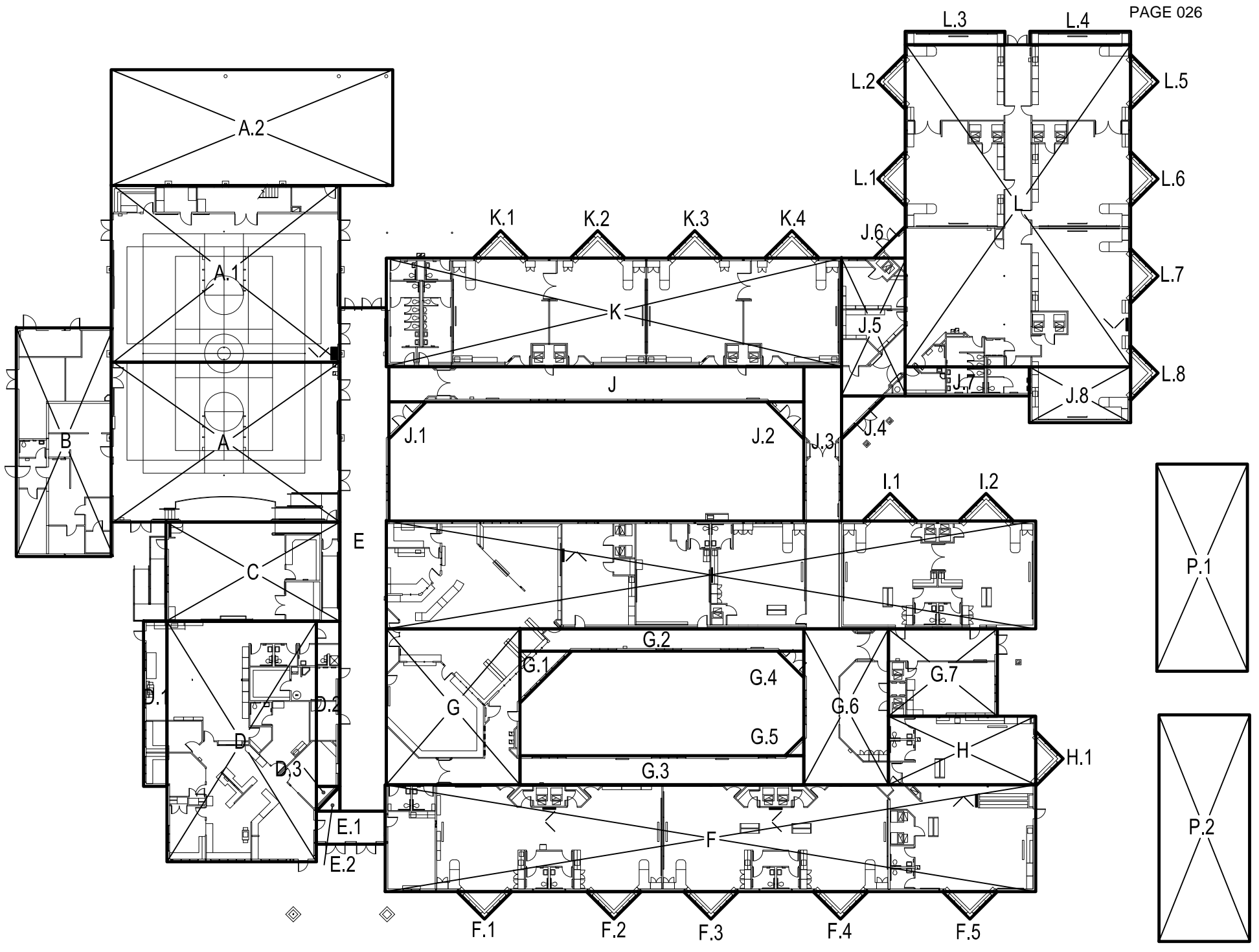
SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		62.00% Fair
	Deficiencies:	Leaking		
	Causes:	Other		
	Comments:	Deficiency: Leaking at and overflow drains and classroom "popouts" has led to dryrot in serveral locations. Corrective Actions: Repair roofing surrounding roof drawings		
Interior Construction	Overhead Exterior Enclosures	B3080		90.00% Good
	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		90.00% Good
	Raised Floor Construction	C1060		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 024
Interior Finishes	Flooring	C2030		90.00% Good	
	Ceiling Finishes	C2050		90.00% Good	
Plumbing	Domestic Water Distribution	D2010		90.00% Good	
	Sanitary Drainage	D2020		90.00% Good	
HVAC	Facility Fuel Systems	D3010		90.00% Good	
	Heating Systems	D3020		90.00% Good	
	Cooling Systems	D3030		90.00% Good	
	Facility HVAC Distribution Systems	D3050		90.00% Good	
	Ventilation	D3060		90.00% Good	
Fire Protection	Fire Suppression	D4010		90.00% Good	
	Fire Protection Specialties	D4030		90.00% Good	
Electrical	Facility Power Generation	D5010		90.00% Good	
	Comments:	Additional: Generator			
	Electrical Services and Distribution	D5020		90.00% Good	
	General Purpose Electrical Power	D5030		90.00% Good	
	Lighting	D5040		90.00% Good	
Communications	Data Communications	D6010		90.00% Good	
	Voice Communications	D6020		90.00% Good	
	Audio-Video Communications	D6030		90.00% Good	
	Distributed Communications and Monitoring	D6060		90.00% Good	
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good	
	Electronic Surveillance	D7030		90.00% Good	
	Detection and Alarm	D7050		90.00% Good	
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good	
Equipment	Commercial Equipment	E1030		90.00% Good	
	Institutional Equipment	E1040		90.00% Good	
	Entertainment and Recreational Equipment	E1070		90.00% Good	

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 025
Equipment	Other Equipment	E1090		90.00% Good	
Furnishings	Fixed Furnishings	E2010		90.00% Good	
	Movable Furnishings	E2050		90.00% Good	





Beacon Hill Elementary School

+/- 10 acres

95+ parking spaces

41,207 square feet

8 portable classrooms

Constructed 1966

Additions 1978

-gym, library, classrooms



Physical Condition Summary

Building Condition Score (ICOS): **72.68 FAIR average** (Range of 6 buildings: 66-78)

Deficiency/Upgrade/Repair Summary

Site

- Insufficient parking
- Poor bus and car circulation
- Poor drainage near playground
- Unsecured access in and around buildings, especially at front of building

Architectural

- Replace windows - single glazed, wood
- Interior finishes in fair condition (walls, floors, ceilings, cabinets, etc.)
- Acoustical problems in covered play areas
- Poor drainage at roof valleys – chronic dry rot
- Replace roof on 1966 bldg
- Outdoor circulation between buildings– Comfort/safety/supervision problem

Structural

- Consider moderate seismic upgrade

Electrical

- Ballasted/fluorescent lighting - upgrade to LED
- Unrepairable Intercom – upgrade to district standard
- Replace Fire alarm – currently not addressable

Mechanical

- Replace HVAC system - end of useful life
- Upgrade digital control system
- Replace galvanized water pipes

Security/Safety

- Install perimeter door access system (lock down and control)
- Upgrade camera system
- Ongoing abatement

Beacon Hill Elementary School

Functional Analysis Summary

Functional Score: **69.00 POOR**

- Lacks enclosed hallways
- Parent drop-off/pickup is inadequate and unsafe
- Parking for event is inadequate
- Bus load/unload is in parking lot
- Play areas are difficult to supervise
- The administrative areas are not of adequate size
- The administrative area lacks a conference room
- Counseling area is not near the office and lacks reception and conference rooms
- The staff room and work room are not of adequate size
- Insufficient number and location of restrooms for staff
- Dry storage in the kitchen is not of adequate size
- Lacks a water fountain for students on playground
- Multiple classrooms are in portables
- Specialist offices are inadequate in size and location
- The music room is inadequate in size and location
- The library lacks support spaces and is not connected to the general classrooms
- Art and Science are taught in classrooms (Science with kits)
- The school lacks a stage
- The gymnasium is inadequately sized to be used as an auditorium for the number of students now at the school.

Beacon Hill
Elementary School



ICOS

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KELSO PAGE 030

76.86% Fair

BEACON HILL ELEMENTARY SCHOOL - ADMINISTRATION

Building Details

PROFILE TYPE	Administrative
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1966	E.2	1,487	1,487	1,487		
1966	E	2,034	2,034	2,034		
1966	E.1	478	478	478		
Building Totals		3,999	3,999	3,999		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		62.00% Fair
	<i>Deficiencies:</i>	Inadequate Flow		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Some lines do not drain. Corrective Actions: Identify and replace plugged and/or broken lines		
Superstructure	Floor Construction	B1010		90.00% Good
	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		30.00% Poor
	<i>Deficiencies:</i>	Excessive Heat Loss		
	<i>Causes:</i>	U-Value		
	<i>Comments:</i>	Deficiency: Single glazed windows. Corrective Actions: Replace windows		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 031
Exterior Vertical Enclosures	Exterior Doors and Grilles	B2050		90.00% Good	
	Exterior Louvers and Vents	B2070		90.00% Good	
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good	
	Roof Appurtenances	B3020		90.00% Good	
	Horizontal Openings	B3060		90.00% Good	
Interior Construction	Interior Partitions	C1010		90.00% Good	
	Interior Windows	C1020		90.00% Good	
	Interior Doors	C1030		62.00% Fair	
	Deficiencies:	Other			
	Causes:	Other			
	Comments:	Deficiency: Down rated due to age			
	Interior Grilles and Gates	C1040		62.00% Fair	
	Deficiencies:	Other			
	Causes:	Material Condition			
	Comments:	Deficiency: downrated due to age			
Interior Finishes	Wall Finishes	C2010		90.00% Good	
	Interior Fabrications	C2020		90.00% Good	
	Flooring	C2030		90.00% Good	
	Ceiling Finishes	C2050		90.00% Good	
Plumbing	Domestic Water Distribution	D2010		30.00% Poor	
	Deficiencies:	Other			
	Causes:	Other			
	Comments:	Deficiency: Original galvanized steel piping in use. Corrective Actions: Replace galvanized steel pipe with copper piping			
	Sanitary Drainage	D2020		90.00% Good	
	Building Support Plumbing Systems	D2030		90.00% Good	
HVAC	Heating Systems	D3020		30.00% Poor	
	Deficiencies:	Insufficient Heat			
	Causes:	Equipment Obsolescence			

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	<i>Comments:</i>	Deficiency: Original unit ventilators beyond median life Corrective Actions: Replace electric heat unit ventilators		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Deficiency: Old Branch Panels		
	Lighting	D5040		90.00% Good
	<i>Deficiencies:</i>	Building Blacked Out in Power Failure, Lack of Shatter Protection		
	<i>Causes:</i>	Emergency Lighting Not Working		
	<i>Comments:</i>	Deficiency: No emergency lighting		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Deficiency: Lacks horn/strobes		
Integrated Automation	Integrated Automation Facility Controls	D8010		30.00% Poor
	<i>Deficiencies:</i>	Sensors Not Working Correctly		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 033
Integrated Automation	<i>Causes:</i>	Equipment Obsolescence			
	<i>Comments:</i>	Deficiency: Original pneumatic control system Corrective Actions: Replace pneumatic controls with DDC control system			
Furnishings	Fixed Furnishings	E2010		90.00% Good	
	Movable Furnishings	E2050		90.00% Good	



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KELSO PAGE 034

77.58% Fair

BEACON HILL ELEMENTARY SCHOOL - GYMNASIUM AND KITCHEN

Building Details

PROFILE TYPE	Gymnasium
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1978	C	5,208	5,208	5,208		
Building Totals		5,208	5,208	5,208		

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		62.00% Fair
	<i>Deficiencies:</i>	Inadequate Flow		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Not all lines drain properly Corrective Actions: Replace section of broken or plugged lines		
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		30.00% Poor
	<i>Deficiencies:</i>	Excessive Heat Loss		
	<i>Causes:</i>	U-Value		
	<i>Comments:</i>	Deficiency: Single glazed windows Corrective Actions: Replace windows with insulated windows		
	Exterior Doors and Grilles	B2050		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 035
Exterior Vertical Enclosures	Exterior Louvers and Vents	B2070		90.00% Good	
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good	
	Roof Appurtenances	B3020		90.00% Good	
	Horizontal Openings	B3060		90.00% Good	
	Overhead Exterior Enclosures	B3080		90.00% Good	
Interior Construction	Interior Partitions	C1010		90.00% Good	
	Interior Doors	C1030		90.00% Good	
	Interior Grilles and Gates	C1040		90.00% Good	
Interior Finishes	Wall Finishes	C2010		90.00% Good	
	Interior Fabrications	C2020		90.00% Good	
	Flooring	C2030		90.00% Good	
	Ceiling Finishes	C2050		90.00% Good	
Plumbing	Domestic Water Distribution	D2010		0.00% Unsatisfactory	
	Deficiencies:	Other			
	Causes:	Other			
	Comments:	Deficiency: Original galvanized steel piping in use. Corrective Actions: Replace galvanized steel piping with copper piping			
	Sanitary Drainage	D2020		90.00% Good	
HVAC	Heating Systems	D3020		30.00% Poor	
	Deficiencies:	Insufficient Heat			
	Causes:	Equipment Obsolescence			
	Comments:	Deficiency: Original unit ventilators beyond their median life. Corrective Actions: Replace electric heat unit ventilators			
	Facility HVAC Distribution Systems	D3050		90.00% Good	
	Ventilation	D3060		90.00% Good	
Fire Protection	Fire Protection Specialties	D4030		90.00% Good	
Electrical	Electrical Services and Distribution	D5020		90.00% Good	
	General Purpose Electrical Power	D5030		62.00% Fair	

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Deficiency: Older branch panels		
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	System outdated		
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Deficiency: Lacks horn/strobes		
	Integrated Automation Facility Controls	D8010		30.00% Poor
Integrated Automation	<i>Deficiencies:</i>	Sensors Not Working Correctly		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Deficiency: Original pneumatic controls in use. Corrective Actions: Replace pneumatic controls with DDC system		
Equipment	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good



BEACON HILL ELEMENTARY SCHOOL - LIBRARY

Building Details

PROFILE TYPE	Library
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
1978	D.2	852	852	852		
1978	D	1,993	1,993	1,993		
1978	D.1	236	236	236		
Building Totals		3,081	3,081	3,081		

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		62.00% Fair
	<i>Deficiencies:</i>	Inadequate Flow		
	<i>Causes:</i>	Broken Pipe		
	<i>Comments:</i>	Deficiency: Not all sections of pipe drain freely Corrective Actions: Replace sections of drainage system not flowing freely		
Superstructure	Roof Construction	B1020		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Inadequate Drainage		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	Comments:	Deficiency: At areas where library roof connects to the roofs of classroom buildings there is not adequate slope to prevent water from spilling over edge. Fascia and soffit deterioration evident Corrective Actions: Raise perimeter fascia, install additional cricketing		
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		30.00% Poor
	Deficiencies:	Excessive Heat Loss		
	Causes:	U-Value		
	Comments:	Deficiency: Single glazed windows in use Corrective Actions: Replace windows with insulated windows		
Exterior Horizontal Enclosures	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
	Roofing	B3010		62.00% Fair
	Deficiencies:	Leaking, Sagging		
	Causes:	Faulty Design		
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
Interior Construction	Interior Doors	C1030		90.00% Good
	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
Interior Finishes	Ceiling Finishes	C2050		90.00% Good
	Domestic Water Distribution	D2010		30.00% Poor
	Deficiencies:	Other		
	Causes:	Other		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	<i>Comments:</i>	Deficiency: Original galvanized piping in use. Corrective Actions: Replace galvanized steel piping with copper piping		
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Heating Systems	D3020		30.00% Poor
	<i>Deficiencies:</i>	Insufficient Heat		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Deficiency: Original unit ventilators beyond median life Corrective Actions: Replace electric heat unit ventilators		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Deficiency: Older branch panels		
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Equipment outdated		
	Audio-Video Communications	D6030		90.00% Good
Electronic Safety and Security	Distributed Communications and Monitoring	D6060		90.00% Good
	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 040
Electronic Safety and Security	Detection and Alarm	D7050		30.00% Poor	
	<i>Deficiencies:</i>	Other			
	<i>Causes:</i>	Equipment Obsolescence			
	<i>Comments:</i>	Deficiency: Lacks horn/strobes			
Integrated Automation	Integrated Automation Facility Controls	D8010		30.00% Poor	
	<i>Deficiencies:</i>	Sensors Not Working Correctly			
	<i>Causes:</i>	Equipment Obsolescence			
	<i>Comments:</i>	Deficiency: Original pneumatic controls in use. Corrective Actions: Replace pneumatic controls with DDC system			
Equipment	Institutional Equipment	E1040		90.00% Good	
Furnishings	Fixed Furnishings	E2010		90.00% Good	
	Movable Furnishings	E2050		90.00% Good	



ICOS

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KELSO PAGE 041

74.16% Fair

BEACON HILL ELEMENTARY SCHOOL - QUAD 1

Building Details

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

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1978	H	4,472	4,472	4,472	9/6/1978	
Building Totals		4,472	4,472	4,472		

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		62.00% Fair
	<i>Deficiencies:</i>	Inadequate Flow		
	<i>Causes:</i>	Broken Pipe		
	<i>Comments:</i>	Deficiency: Not all storm drains are free flowing Corrective Actions: Replace sections of broken piping		
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		30.00% Poor
	<i>Deficiencies:</i>	Excessive Heat Loss		
	<i>Causes:</i>	U-Value		
	<i>Comments:</i>	Deficiency: Single glazed windows in use Corrective Actions: Replace windows with insulated windows		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 042
Exterior Vertical Enclosures	Exterior Doors and Grilles	B2050		90.00% Good	
	Exterior Louvers and Vents	B2070		90.00% Good	
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good	
	Roof Appurtenances	B3020		90.00% Good	
	Horizontal Openings	B3060		90.00% Good	
	Overhead Exterior Enclosures	B3080		90.00% Good	
Interior Construction	Interior Partitions	C1010		90.00% Good	
	Interior Windows	C1020		90.00% Good	
	Interior Doors	C1030		90.00% Good	
Interior Finishes	Wall Finishes	C2010		90.00% Good	
	Interior Fabrications	C2020		90.00% Good	
	Flooring	C2030		90.00% Good	
	Ceiling Finishes	C2050		90.00% Good	
Plumbing	Domestic Water Distribution	D2010		30.00% Poor	
	Deficiencies:	Other			
	Causes:	Other			
	Comments:	Deficiency: Original galvanized piping in use.			
		Corrective Actions: Replace galvanized steel piping with copper piping			
	Sanitary Drainage	D2020		90.00% Good	
	Building Support Plumbing Systems	D2030		90.00% Good	
	Heating Systems	D3020		30.00% Poor	
	Deficiencies:	Insufficient Heat			
	Causes:	Equipment Obsolescence			
HVAC	Comments:	Deficiency: Original unit ventilators beyond median life			
		Corrective Actions: Replace electric heat unit ventilators			
	Facility HVAC Distribution Systems	D3050		90.00% Good	
	Ventilation	D3060		90.00% Good	
Fire Protection	Fire Protection Specialties	D4030		90.00% Good	

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 043
Electrical	Electrical Services and Distribution	D5020		90.00% Good	
	General Purpose Electrical Power	D5030		62.00% Fair	
	<i>Deficiencies:</i>	Other			
	<i>Causes:</i>	Equipment Obsolescence			
	<i>Comments:</i>	Deficiency: Older branch panels			
	Lighting	D5040		90.00% Good	
	<i>Deficiencies:</i>	Building Blacked Out in Power Failure			
	<i>Causes:</i>	Emergency Lighting Not Working			
	<i>Comments:</i>	Deficiency: No emegency lighting			
Communications	Data Communications	D6010		90.00% Good	
	Voice Communications	D6020		90.00% Good	
	<i>Causes:</i>	Equipment Obsolescence			
	Audio-Video Communications	D6030		90.00% Good	
	Distributed Communications and Monitoring	D6060		90.00% Good	
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good	
	Electronic Surveillance	D7030		90.00% Good	
	Detection and Alarm	D7050		30.00% Poor	
	<i>Deficiencies:</i>	Other			
	<i>Causes:</i>	Equipment Obsolescence			
	<i>Comments:</i>	Deficiency: Lacks horn/strobes			
Integrated Automation	Integrated Automation Facility Controls	D8010		30.00% Poor	
	<i>Deficiencies:</i>	Sensors Not Working Correctly			
	<i>Causes:</i>	Equipment Obsolescence			
	<i>Comments:</i>	Deficiency: Original pneumatic controls in use. Corrective Actions: Replace pneumatic controls with DDC controls			
Furnishings	Fixed Furnishings	E2010		62.00% Fair	
	<i>Deficiencies:</i>	Unightly			
	<i>Causes:</i>	Deterioration			
	<i>Comments:</i>	Deficiency: Cabinets are old and scratched			

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 044
Furnishings	Movable Furnishings	E2050		90.00% Good	



BEACON HILL ELEMENTARY SCHOOL - QUAD 2 & 3

Building Details

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

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1966	F	3,720	3,720	1,860		
1966	G	10,182	10,182	10,182		
Building Totals		13,902	13,902	12,042		

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		30.00% Poor
	<i>Deficiencies:</i>	Inadequate Flow		
	<i>Causes:</i>	Broken Pipe		
	<i>Comments:</i>	Deficiency: Areas of the subdrain do you flow freely Corrective Actions: Replace areas of piping that do not drain		
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		30.00% Poor
	<i>Deficiencies:</i>	Excessive Heat Loss		
	<i>Causes:</i>	U-Value		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 046
Exterior Vertical Enclosures	Comments:	Deficiency: Single glazed windows are in use Corrective Actions: Replace windows with insulated units			
	Exterior Doors and Grilles	B2050		90.00% Good	
	Exterior Louvers and Vents	B2070		90.00% Good	
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good	
	Deficiencies:	Leaking			
	Causes:	Flashing Failure, Other			
	Comments:	Deficiency: The ridge vent has leaking issues. Corrective Actions: Replace ridge vent			
	Roof Appurtenances	B3020		30.00% Poor	
	Deficiencies:	Leaking			
	Causes:	Other			
	Comments:	Deficiency: The continuous ridge vent has leaking issues Corrective Actions: Replace roof vent			
	Horizontal Openings	B3060		62.00% Fair	
	Deficiencies:	Leaking			
Interior Construction	Overhead Exterior Enclosures	B3080		90.00% Good	
	Interior Partitions	C1010		90.00% Good	
	Interior Windows	C1020		90.00% Good	
	Interior Doors	C1030		90.00% Good	
	Interior Finishes	C2010		90.00% Good	
Interior Finishes	Interior Fabrications	C2020		90.00% Good	
	Flooring	C2030		90.00% Good	
	Ceiling Finishes	C2050		90.00% Good	
	Plumbing	D2010		30.00% Poor	
Plumbing	Domestic Water Distribution	D2010		30.00% Poor	
	Deficiencies:	Other			
	Causes:	Other			

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 047
Plumbing	Comments:	Deficiency: Original galvanized piping in use Corrective Actions: Replace galvanized steel piping with copper piping			
	Sanitary Drainage	D2020		90.00% Good	
	Building Support Plumbing Systems	D2030		90.00% Good	
	Heating Systems	D3020		30.00% Poor	
HVAC	Deficiencies:	Insufficient Heat			
	Causes:	Equipment Obsolescence			
	Comments:	Deficiency: Original unit ventilators beyond median life Corrective Actions: Replace electric heat unit ventilators			
	Facility HVAC Distribution Systems	D3050		90.00% Good	
	Ventilation	D3060		90.00% Good	
Fire Protection	Fire Protection Specialties	D4030		90.00% Good	
Electrical	Electrical Services and Distribution	D5020		90.00% Good	
	General Purpose Electrical Power	D5030		62.00% Fair	
	Deficiencies:	Other			
	Causes:	Equipment Obsolescence			
	Comments:	Deficiency: Old branch panels			
	Lighting	D5040		30.00% Poor	
	Deficiencies:	Building Blacked Out in Power Failure			
	Causes:	Emergency Lighting Not Working			
Communications	Comments:	Deficiency: No emergency lighting			
	Data Communications	D6010		90.00% Good	
	Voice Communications	D6020		90.00% Good	
	Causes:	Equipment Obsolescence			
	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	

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electronic Safety and Security	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		30.00% Poor
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Lack of horn/strobes		
Integrated Automation	Integrated Automation Facility Controls	D8010		30.00% Poor
	Deficiencies:	Sensors Not Working Correctly		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Original pneumatic system in use		
		Corrective Actions: Replace pneumatic control system with DDC controls		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Unightly		
	Causes:	Deterioration		
	Comments:	Deficiency: Cabinets are old and scratched		
	Movable Furnishings	E2050		90.00% Good



BEACON HILL ELEMENTARY SCHOOL - QUAD 4 & 5

Building Details

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

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1978	A	4,445	4,445	2,223		
1978	B	10,182	10,182	10,182		
Building Totals		14,627	14,627	12,405		

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		30.00% Poor
	<i>Deficiencies:</i>	Inadequate Flow		
	<i>Causes:</i>	Broken Pipe		
	<i>Comments:</i>	Deficiency: Not all areas of subdrain are free flowing Corrective Actions: Replace areas of plugged or broken pipe		
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		30.00% Poor
	<i>Deficiencies:</i>	Excessive Heat Loss		
	<i>Causes:</i>	U-Value		

Building Components

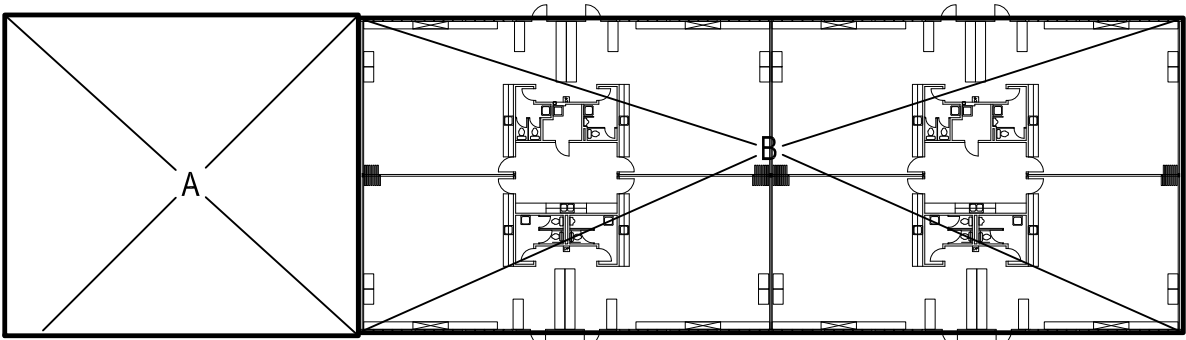
SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 050
Exterior Vertical Enclosures	Comments:	Deficiency: Single glazed windows in use Corrective Actions: Replace windows with insulated units			
	Exterior Doors and Grilles	B2050		90.00% Good	
	Exterior Louvers and Vents	B2070		90.00% Good	
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good	
	Roof Appurtenances	B3020		90.00% Good	
	Horizontal Openings	B3060		90.00% Good	
	Overhead Exterior Enclosures	B3080		90.00% Good	
Interior Construction	Interior Partitions	C1010		90.00% Good	
	Interior Windows	C1020		90.00% Good	
	Interior Doors	C1030		90.00% Good	
Interior Finishes	Wall Finishes	C2010		90.00% Good	
	Interior Fabrications	C2020		90.00% Good	
	Flooring	C2030		90.00% Good	
	Ceiling Finishes	C2050		90.00% Good	
Plumbing	Domestic Water Distribution	D2010		30.00% Poor	
	Deficiencies:	Other			
	Causes:	Other			
	Comments:	Deficiency: Original galvanized piping in use. Corrective Actions: Replace galvanized steel piping with copper piping			
	Sanitary Drainage	D2020		90.00% Good	
	Building Support Plumbing Systems	D2030		90.00% Good	
HVAC	Heating Systems	D3020		30.00% Poor	
	Deficiencies:	Insufficient Heat			
	Causes:	Equipment Obsolescence			
	Comments:	Deficiency: Original unit ventilators beyond median life Corrective Actions: Replace electric heat unit ventilators			

Building Components

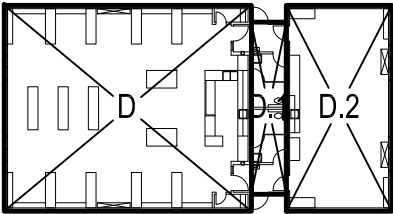
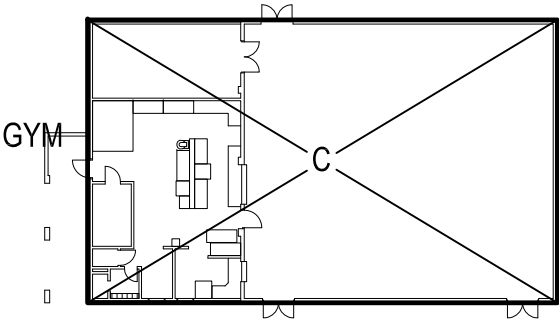
SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Older branch panels		
	Lighting	D5040		90.00% Good
	Deficiencies:	Building Blacked Out in Power Failure		
	Causes:	Emergency Lighting Not Working		
	Comments:	Deficiency: No emergency lighting		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Equipment outdated		
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		30.00% Poor
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Lacking horn/strobes		
Integrated Automation	Integrated Automation Facility Controls	D8010		30.00% Poor
	Deficiencies:	Sensors Not Working Correctly		
	Causes:	Equipment Obsolescence		

Building Components

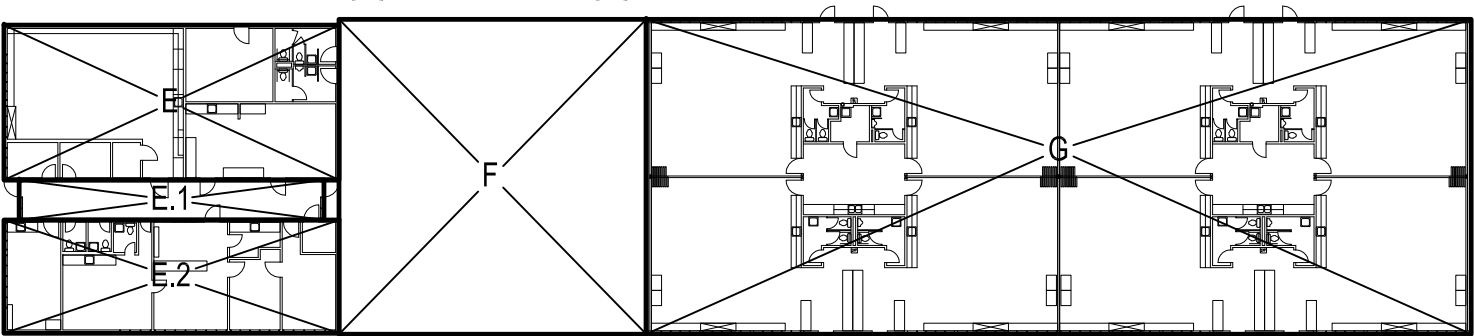
SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 052
Integrated Automation	Comments:	Deficiency: Original pneumatic controls in use Corrective Actions: Replace pneumatic controls with DDC controls			
Furnishings	Fixed Furnishings	E2010		62.00% Fair	
	Deficiencies:	Unsightly			
	Causes:	Deterioration			
	Comments:	Deficiency: Casework is scratched			
	Movable Furnishings	E2050		90.00% Good	



QUAD 4, 5

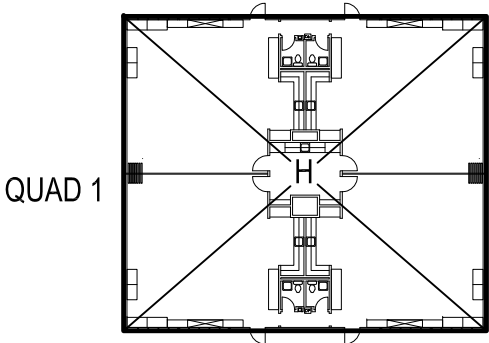


LIBRARY

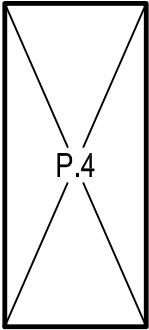
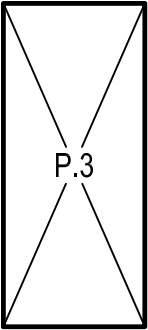
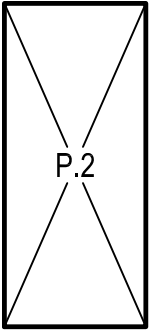
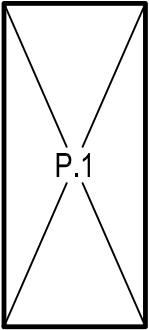


ADMINISTRATION

QUAD 2, 3



QUAD 1

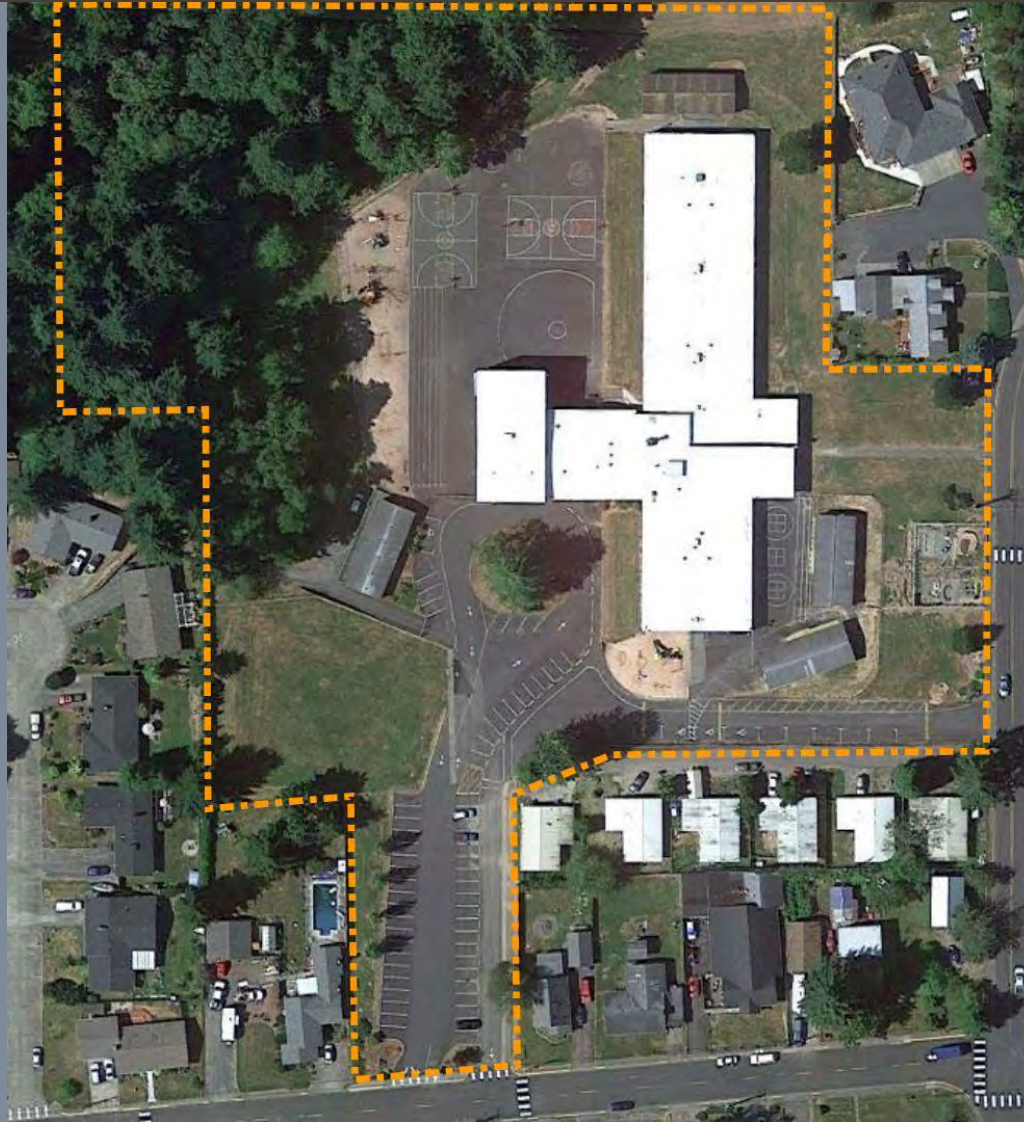


Butler Acres Elementary School

+/- 8 acres
70+ parking spaces

34,180 square feet
6 portable classrooms
Head Start building

Constructed 1955
Additions/renovations 1963
-classrooms,
Modernized 1984



Physical Condition Summary

Building Condition Score (ICOS): **79.75 FAIR**

Deficiency/Upgrade/Repair Summary

Site

- Congested bus and car circulation
- Poor drainage near playground & east portables
- Repair asphalt at playground and parking

Architectural

- Replace windows - single glazed
- Interior finishes in fair/poor condition (walls, floors, ceilings, cabinets, etc.)
- Replace ceilings
- Replace asbestos siding
- Upgrade Kitchen FF&E & casework

Structural

- Consider moderate seismic upgrade

Electrical

- Ballasted/fluorescent lighting - upgrade to LED
- Replace sub-panel boards
- Unrepairable Intercom – upgrade to district standard
- Upgrade telephone system to district standard
- Replace Fire alarm – currently not addressable

Mechanical

- Replace HVAC system - end of useful life
- Upgrade digital control system
- Replace galvanized water pipes

Security/Safety

- Install perimeter door access system (lock down and control)
- Upgrade camera system
- Poor supervision of entry doors (different levels)
- Ongoing abatement

Butler Acres Elementary School

Functional Analysis Summary

Functional Score: **68.00 POOR**

- Main entrance to the school is not in an appropriate location for ease of access and security
- Grounds / play areas are insufficient and inadequate
- Lacks adequate fencing for safety and security
- The administrative areas are not of adequate size
- Counseling area is not near the office and lacks reception and conference rooms
- The staff room and work room are not of adequate size
- Insufficient number and location of restrooms for staff
- Kitchen area is undersized, lacks supporting spaces and lacks required appliances
- Staff and student restrooms are not ADA compliant
- Special Education and Resource rooms are in portable classrooms
- Specialist spaces are inadequate
- The gymnasium and PE spaces are not of adequate size
- The music classrooms is not an adequate or appropriate space
- The library is not adequate in size or configuration
- Art and Science are taught in classrooms (Science with kits)
- The stage is undersized and not ADA compliant
- The gymnasium is inadequately sized to be used as an auditorium

Butler Acres
Elementary School



ICOS

School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2017-2018

KELSO PAGE 057

79.75% Fair

BUTLER ACRES ELEMENTARY SCHOOL - MAIN BUILDING

Building Details

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

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1955	D	2,451	2,451	2,451		
1955	E	4,512	4,512	2,256		
1955	A.7	6,270	6,270	6,270		
1955	A	3,158	3,158	3,158		
1955	A.1	801	801	801		
1955	A.6	247	247	247		
1955	A.5	623	623	623		
1955	D.2	354	354	354		
1955	A.4	1,289	1,289	1,289		
1955	D.1	1,866	1,866	1,866		
1955	A.3	2,427	2,427	2,427		
1955	A.2	3,158	3,158	3,158		
1955	C	4,512	4,512	4,512		
1963	B.2	2,122	2,122	2,122		
1963	B	2,122	2,122	2,122		
1963	B.1	524	524	524		
Building Totals		36,436	36,436	34,180		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
	Pits and Bases	A4040		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Floor Construction	B1010		90.00% Good
	Roof Construction	B1020		90.00% Good
	Stairs	B1080		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		30.00% Poor
	Deficiencies:	Excessive Heat Loss		
	Causes:	U-Value		
	Comments:	Deficiency: Windows are single glazed Corrective Actions: Replace windows		
	Exterior Doors and Grilles	B2050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Down rated due to age		
	Exterior Louvers and Vents	B2070		62.00% Fair
Exterior Horizontal Enclosures	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Down rated due to age		
	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		62.00% Fair
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		

Building Components

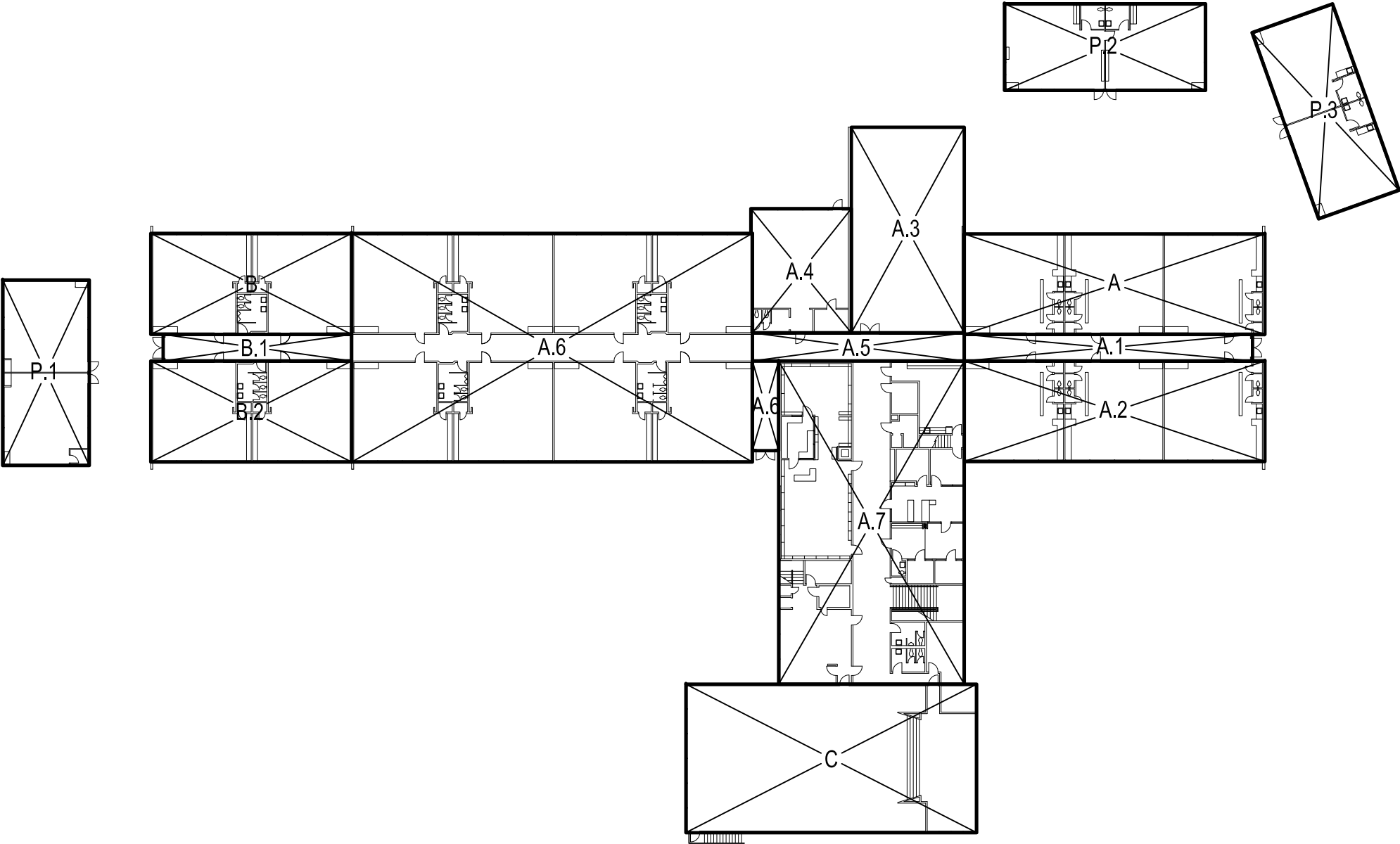
SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 059
Interior Construction	Comments:	Deficiency: Not all door hardware is lever. Corrective Actions: Replace locksets			
	Interior Grilles and Gates	C1040		62.00% Fair	
	Deficiencies:	Fastening Failure, Faulty Material, Frame/Molding Warped			
	Causes:	Material Condition			
	Comments:	Deficiency: Gratings at risers to stage area are bent and dented.			
	Raised Floor Construction	C1060		90.00% Good	
	Suspended Ceiling Construction	C1070		90.00% Good	
	Wall Finishes	C2010		90.00% Good	
	Interior Fabrications	C2020		90.00% Good	
	Flooring	C2030		90.00% Good	
Interior Finishes	Stair Finishes	C2040		90.00% Good	
	Ceiling Finishes	C2050		62.00% Fair	
	Deficiencies:	Surface Appearance, Warped/Delaminating Finishes			
	Causes:	Moisture, Surface Damage			
	Comments:	Deficiency: Many stained tile. When tiles have been replaced, they don't match original in color and pattern. Corrective Actions: Replace tile in large areas			
	Domestic Water Distribution	D2010		30.00% Poor	
	Deficiencies:	Other			
	Causes:	Other			
	Comments:	Deficiency: Most of piping is original galvanized steel Corrective Actions: Replace galvanized steel with copper piping			
	Sanitary Drainage	D2020		90.00% Good	
Plumbing	Building Support Plumbing Systems	D2030		90.00% Good	
	Facility Fuel Systems	D3010		90.00% Good	
	Heating Systems	D3020		30.00% Poor	
	Deficiencies:	System Inefficient			
	Causes:	Equipment Obsolescence			
HVAC					

Building Components

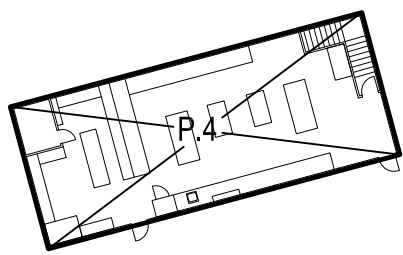
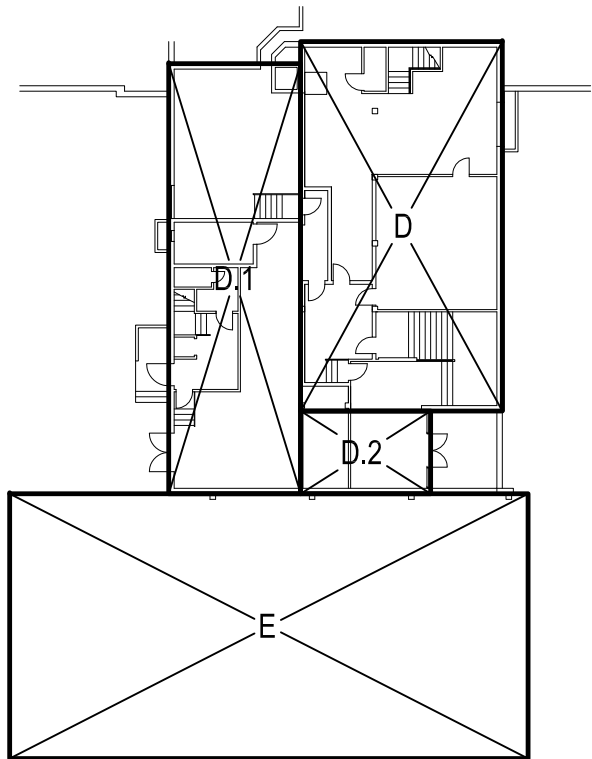
SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 060
HVAC	Comments:	Deficiency: Steam boiler system Corrective Actions: Replace steam boiler with condensing boilers and heating water return piping.			
	Facility HVAC Distribution Systems	D3050		90.00% Good	
	Ventilation	D3060		30.00% Poor	
	Deficiencies:	Other			
	Causes:	Other			
	Comments:	Deficiency: Original steam coil and fan inefficient. Corrective Actions: Replace ventilation coil with hot water, replace fan.			
Fire Protection	Fire Protection Specialties	D4030		90.00% Good	
Electrical	Facility Power Generation	D5010		90.00% Good	
	Comments:	Additional: Central battery inverter			
	Electrical Services and Distribution	D5020		90.00% Good	
	General Purpose Electrical Power	D5030		90.00% Good	
	Lighting	D5040		90.00% Good	
Communications	Data Communications	D6010		90.00% Good	
	Voice Communications	D6020		90.00% Good	
	Audio-Video Communications	D6030		90.00% Good	
	Distributed Communications and Monitoring	D6060		90.00% Good	
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good	
	Electronic Surveillance	D7030		90.00% Good	
	Detection and Alarm	D7050		30.00% Poor	
	Deficiencies:	Other			
	Causes:	Equipment Obsolescence			
	Comments:	Deficiency: Limited smoke detectors, no horn/strobes, limited bells.			
Integrated Automation	Integrated Automation Facility Controls	D8010		30.00% Poor	
	Deficiencies:	Sensors Not Working Correctly			

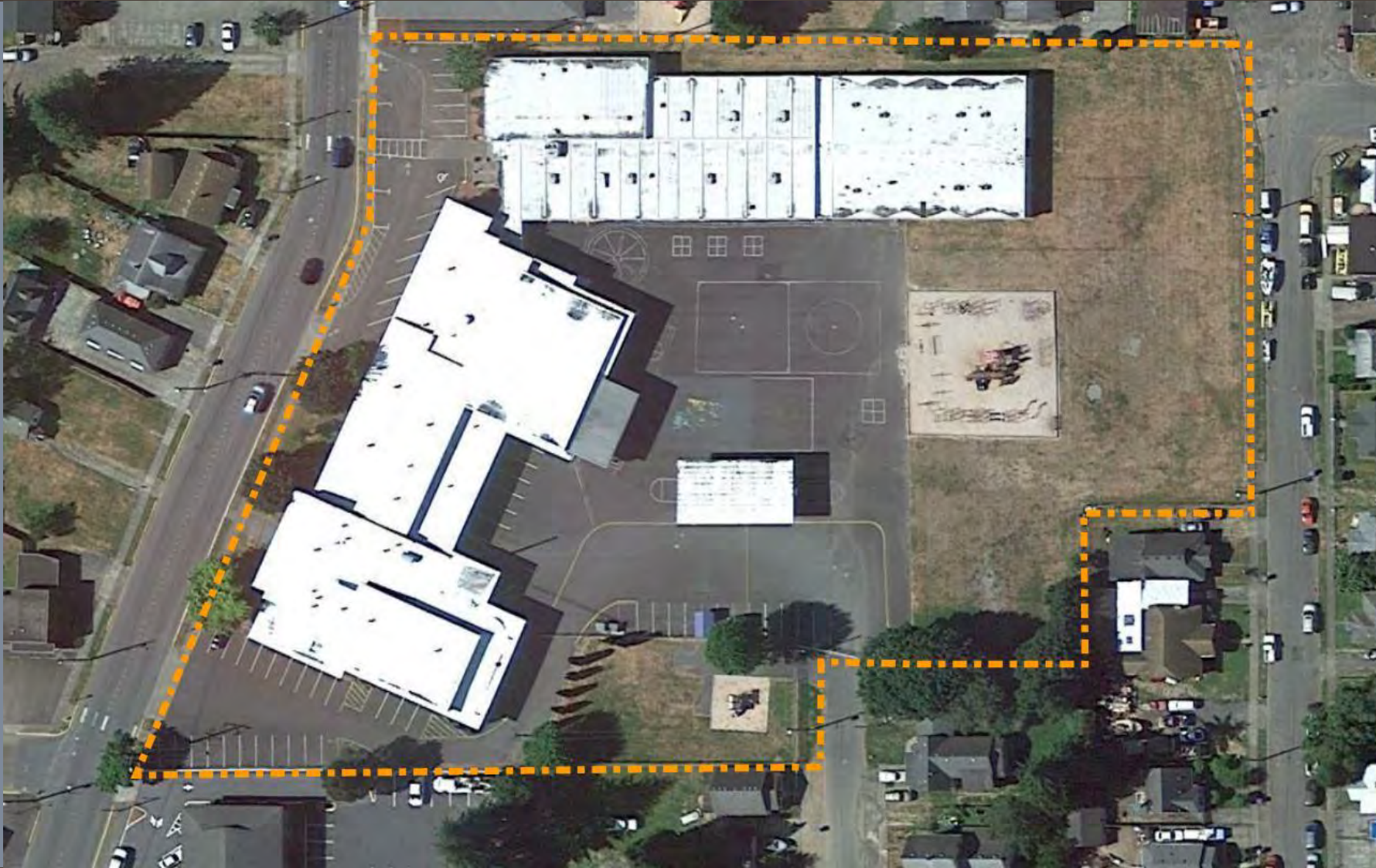
Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 061
Integrated Automation	<i>Causes:</i>	Equipment Obsolescence			
	<i>Comments:</i>	Deficiency: Majority of controls are pneumatic. Corrective Actions: Replace control system with DDC system.			
Equipment	Commercial Equipment	E1030		90.00% Good	
	Institutional Equipment	E1040		90.00% Good	
	Entertainment and Recreational Equipment	E1070		90.00% Good	
	Other Equipment	E1090		90.00% Good	
Furnishings	Fixed Furnishings	E2010		90.00% Good	
	<i>Deficiencies:</i>	Surface Deterioration, Unsightly			
	<i>Comments:</i>	Deficiency: Existing wood casework is worn and and looks old. Corrective Actions: Replace casework with new			
	Movable Furnishings	E2050		90.00% Good	



BUTLER ACRES ELEMENTARY SCHOOL
FIRST FLOOR





Catlin Elementary School

+/- 4 acres
55+ parking spaces

53,315 square feet
No portable classrooms

Constructed 1947
Additions 1979, 1989
-classrooms, office, library



Physical Condition Summary

Building Condition Score (ICOS): **59.38 POOR**

Deficiency/Upgrade/Repair Summary

Site

- Congested bus and car circulation

Architectural

- Replace windows - single glazed
- Interior finishes in fair/poor condition (walls, floors, ceilings, cabinets, etc.)
- Floor slab settlement in Cafeteria
- Replace roof
- Repaint exterior
- E/W wing portable construction – near end of useful life

Structural

- Consider significant seismic upgrade

Electrical

- Ballasted/fluorescent lighting - upgrade to LED
- Replace sub-panel boards

Mechanical

- Replace HVAC system - end of useful life
- Upgrade digital control system
- Replace galvanized water pipes

Security/Safety

- Install perimeter door access system (lock down and control)
- Upgrade camera system
- Ongoing abatement

Catlin Elementary School

Functional Analysis Summary

Functional Score: **65.00 POOR**

- Parking and bus/parent drop-off pickup share space with the playground
- Lack adequate fencing
- The administrative areas are not of adequate size and configuration
- The kitchen lacks supporting spaces and required appliances
- Classrooms lack adequate natural light
- Kindergarten classrooms lack appropriate supporting spaces
- Preschool classrooms are not sited near play areas and lack supporting spaces
- The Behavioral Impaired room is inadequate in size and equipment and not appropriately sited
- Specialist spaces are inadequate
- Gymnasium is not appropriately configured and lacks a water fountain
- Music room lacks adequate treatment and storage
- The library is undersized and lacks appropriate supporting spaces
- Art and Science are taught in classrooms (Science with kits)
- The school lacks a permanent stage

Catlin Elementary
School



ICOS

School Facilities and Organization
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KELSO PAGE 067

57.65% Poor

CATLIN ELEMENTARY SCHOOL - 1947 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
1947	F	2,047	2,047	2,047		
1947	D	1,469	1,469	1,469		
1947	I	247	247	247		
1947	H	287	287	287		
1947	G	5,711	5,711	5,711		
1947	F.1	153	153	153		
1947	E	2,745	2,745	2,745		
1947	C	26	26	26		
1947	B	106	106	106		
1947	A	4,819	4,819	4,819		
1947	F.2	9,180	9,180	9,180		
2004	X	1,080	1,080	540		
Building Totals		27,870	27,870	27,330		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		62.00% Fair
	Quantity:	3,000.00		
	Unit of Measure:	lineal feet		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 068
Foundations	<i>Deficiencies:</i>	Cracking, Openings in Wall, Sagging, Settlement, Surface Deterioration			
	<i>Causes:</i>	Soils			
	<i>Comments:</i>	Deficiency: Significant settling in the area of the cafeteria. It is rumored that this settling occurred shortly after the building was constructed in the 1940's. Cosmetic leveling occurring in the 1980's but there has been substantial movement since then.			
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good	
	<i>Deficiencies:</i>	Major Cracking/Buckling, Settlement			
	<i>Causes:</i>	Foundation, Other			
	<i>Comments:</i>	Deficiency: Major building settling occurring in the cafeteria area. This settlement starting occurring after the building was constructed in 1947 and the floor was leveled in 1989. Corrective Actions: Cosmetic leveling of floor surface. Not feasible to structurally correct the problem			
Water and Gas Mitigation	Building Subdrainage	A6010		62.00% Fair	
	<i>Deficiencies:</i>	Other			
	<i>Causes:</i>	Other			
	<i>Comments:</i>	Deficiency: Downrated due to age			
Superstructure	Roof Construction	B1020		90.00% Good	
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair	
	<i>Deficiencies:</i>	Damaged Masonry, Not Seismically Compliant			
	<i>Causes:</i>	Moisture Penetration			
	<i>Comments:</i>	Deficiency: Brick is cracked at area where building has settled. Large gaps between door frame at mechanical room and brick wall.			
	Exterior Windows	B2020		0.00% Unsatisfactory	
	<i>Deficiencies:</i>	Excessive Heat Loss, Peeling Paint			
	<i>Causes:</i>	Caulking/Weather Stripping, Material Condition, U-Value			

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 069
Exterior Vertical Enclosures	Comments:	Deficiency: Windows are single glazed Corrective Actions: Replace windows with insulated windows Additional: Windows are original wood framed windows. Paint is peeling from frame exteriors.			
	Exterior Doors and Grilles	B2050		62.00% Fair	
	Deficiencies:	Peeling Paint or Delamination			
	Causes:	Material Condition			
	Exterior Louvers and Vents	B2070		62.00% Fair	
	Deficiencies:	Other			
	Causes:	Material Condition			
	Comments:	Deficiency: Downrated due to age.			
	Roofing	B3010		62.00% Fair	
	Deficiencies:	Other			
Exterior Horizontal Enclosures	Causes:	Cracks, Tears, Holes, and Breaks, Protective Coating			
	Comments:	Deficiency: The 1947 roofs have been coated to extend the life. The roof is beyond it's projected lifespan. Corrective Actions: Reroof the 1947 portions of the school			
	Roof Appurtenances	B3020		62.00% Fair	
	Deficiencies:	Other			
	Causes:	Other			
	Comments:	Deficiency: Down rated due to age.			
	Horizontal Openings	B3060		62.00% Fair	
	Deficiencies:	Other			
	Causes:	Other			
	Comments:	Deficiency: Down rated due to age.			
Interior Construction	Interior Partitions	C1010		90.00% Good	
	Interior Windows	C1020		90.00% Good	
	Deficiencies:	Broken Glass			
	Causes:	Material Condition			
	Comments:	Deficiency: Broken glass noted at multi-purpose room door relite. Corrective Actions: Replace broken glass			

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 070
Interior Construction	Interior Doors	C1030		30.00% Poor	
	Deficiencies:	Not ADA Compliant, Peeling Paint or Delamination			
	Causes:	Other			
	Comments:	Deficiency: Not all hardware is ADA compliant levers. Doors have heavy use, some splintered at bottom. Wood door frames scratched at bottom. Corrective Actions: Replace non-lever hardware with levers			
	Interior Grilles and Gates	C1040		62.00% Fair	
	Deficiencies:	Other			
	Causes:	Other			
	Comments:	Deficiency: downrated due to age.			
	Raised Floor Construction	C1060		90.00% Good	
	Suspended Ceiling Construction	C1070		90.00% Good	
Interior Finishes	Wall Finishes	C2010		90.00% Good	
	Interior Fabrications	C2020		90.00% Good	
	Deficiencies:	Surface Appearance			
	Causes:	Other			
	Comments:	Deficiency: Original fir wainscot trim in 1947 building is scratched Corrective Actions: Refinish wood trim			
	Flooring	C2030		62.00% Fair	
	Deficiencies:	Broken or Loose Tiles, Irregular Surface			
	Causes:	Settlement			
	Comments:	Deficiency: VCT floor tile coming loose due to settlement issues. Corrective Actions: Level floor, replace floor tile that is loose			
	Ceiling Finishes	C2050		62.00% Fair	
	Deficiencies:	Efflorescence and Staining, Surface Appearance, Warped/Delaminating Finishes			
	Causes:	Moisture, Surface Damage			
	Comments:	Deficiency: Stained and damaged ceiling tiles. Corrective Actions: Replace damaged and stained ceiling tiles			

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 071
Plumbing	Domestic Water Distribution	D2010		30.00% Poor	
	Deficiencies:	Other			
	Causes:	Other			
	Comments:	Deficiency: Original galvanized steel piping in use Corrective Actions: Replace galvanized piping with copper piping			
HVAC	Sanitary Drainage	D2020		90.00% Good	
	Heating Systems	D3020		30.00% Poor	
	Deficiencies:	System Inefficient			
	Causes:	Equipment Obsolescence			
	Comments:	Location: Roof and attic Deficiency: Rooftop heat pumps and split system heating only units are beyond their median life expectancy. Corrective Actions: Replace with new rooftop heat pumps and split system heat pumps			
	Cooling Systems	D3030		30.00% Poor	
	Deficiencies:	System Inefficient			
	Causes:	Equipment Obsolescence			
	Comments:	Deficiency: Heat pumps are beyond median life Corrective Actions: Replace rooftop heat pumps			
	Facility HVAC Distribution Systems	D3050		30.00% Poor	
	Deficiencies:	Other			
	Causes:	Other			
	Comments:	Deficiency: Equipment at end of projected lifespan Corrective Actions: Replace equipment			
	Ventilation	D3060		30.00% Poor	
	Deficiencies:	Other			
	Causes:	Equipment Obsolescence			
	Comments:	Deficiency: Equipment is at the end of projected lifespan. Corrective Actions: Replace equipment			

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Fire Protection	Fire Suppression	D4010		90.00% Good
	Comments:	Additional: Fire suppression is only in 1979 addition.		
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Some panels are old		
	Lighting	D5040		30.00% Poor
	Deficiencies:	Building Blacked Out in Power Failure, Lack of Shatter Protection		
	Causes:	No Lenses		
	Comments:	Deficiency: Existing fixtures in poor condition. No emergency lighting except in gym. Missing lenses on some fixtures.		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		30.00% Poor
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Lacking horn/strobes		
Integrated Automation	Integrated Automation Facility Controls	D8010		30.00% Poor
	Deficiencies:	Other, Sensors Not Working Correctly		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Equipment is almost entirely controlled by local electric and wireless thermostats. Corrective Actions: Replace control system with DDC system		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 073
Equipment	Commercial Equipment	E1030		90.00% Good	
	Institutional Equipment	E1040		90.00% Good	
	Entertainment and Recreational Equipment	E1070		90.00% Good	
	Other Equipment	E1090		90.00% Good	
Furnishings	Fixed Furnishings	E2010		62.00% Fair	
	<i>Deficiencies:</i>	Surface Deterioration, Unsightly			
	<i>Causes:</i>	Deterioration, Physical Damage			
	<i>Comments:</i>	Location: 1947 portion of school Deficiency: Casework in 1947 portion has significant wear damage. Corrective Actions: Replace casework			
	Movable Furnishings	E2050		90.00% Good	



CATLIN ELEMENTARY SCHOOL - 1979 BUILDING

Building Details

PROFILE TYPE	Classroom Building - Crawl Space
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied
COMMENTS	The administrative area of the 1979 building was remodeled in 1989. The library and administration portions of this building are slab on grade, the rest of the building is over crawl space.

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
1979	S	7,331	7,331	7,331		
1979	R	3,857	3,857	3,857		
1979	M	147	147	147		
1979	P	132	132	132		
1979	W	136	136	136		
1979	Q	3,125	3,125	3,125		
1979	J	175	175	175		
1979	K	24	24	24		
1979	V	136	136	136		
1979	O	136	136	136		
1979	U	7,962	7,962	7,962		
1979	L	491	491	491		
1979	N	17	17	17		
1979	T	760	760	760		
Building Totals		24,429	24,429	24,429		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 075
Foundations	Standard Foundation	A1010		90.00% Good	
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good	
Superstructure	Floor Construction	B1010		90.00% Good	
	Roof Construction	B1020		90.00% Good	
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good	
	Exterior Windows	B2020		30.00% Poor	
	Deficiencies:	Excessive Heat Loss			
	Causes:	U-Value			
	Comments:	Deficiency: Window are single glazed. Corrective Actions: Replace windows with insulated windows			
Exterior Horizontal Enclosures	Exterior Doors and Grilles	B2050		90.00% Good	
	Exterior Louvers and Vents	B2070		90.00% Good	
	Roofing	B3010		90.00% Good	
	Deficiencies:	Leaking			
	Causes:	Protective Coating			
	Roof Appurtenances	B3020		90.00% Good	
	Horizontal Openings	B3060		90.00% Good	
	Overhead Exterior Enclosures	B3080		90.00% Good	
Interior Construction	Interior Partitions	C1010		90.00% Good	
	Interior Windows	C1020		90.00% Good	
	Interior Doors	C1030		62.00% Fair	
	Deficiencies:	Not ADA Compliant			
	Causes:	Frame/Molding Condition			
Interior Finishes	Comments:	Deficiency: Not all doors have lever hardware. Wood doors and frames are showing wear. Corrective Actions: Install ADA lever hardware on doors not currently equipped with levers.			
	Suspended Ceiling Construction	C1070		90.00% Good	
	Wall Finishes	C2010		62.00% Fair	
	Deficiencies:	Cracking, Peeling, Flaking			
	Causes:	Surface Damage			

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 076
Interior Finishes	<i>Comments:</i>	Deficiency: Vinyl wall coverings in many areas peeling or otherwise damaged. Corrective Actions: Replace wall coverings			
	Interior Fabrications	C2020		62.00% Fair	
	<i>Deficiencies:</i>	Surface Appearance			
	<i>Causes:</i>	Other			
	<i>Comments:</i>	Deficiency: Downrated due to age and use.			
	Flooring	C2030		90.00% Good	
	<i>Deficiencies:</i>	Stains, Discoloration			
	<i>Causes:</i>	Deterioration			
	<i>Comments:</i>	Deficiency: Although most of the building has new carpet in the corridors and classrooms, the toilet rooms have the original sheet vinyl. This vinyl is starting to separate at the seams and looks old and stained. Corrective Actions: Replace restroom floor coverings			
	Ceiling Finishes	C2050		62.00% Fair	
	<i>Deficiencies:</i>	Surface Appearance			
	<i>Causes:</i>	Maintenance			
	<i>Comments:</i>	Deficiency: Various ceiling panels have broken edges and stains. Corrective Actions: Replace damaged tile			
Plumbing	Domestic Water Distribution	D2010		30.00% Poor	
	<i>Deficiencies:</i>	Other			
	<i>Causes:</i>	Other			
	<i>Comments:</i>	Deficiency: Original galvanized steel piping in use. Corrective Actions: Replace galvanized piping with copper			
HVAC	Sanitary Drainage	D2020		90.00% Good	
	Heating Systems	D3020		30.00% Poor	
	<i>Deficiencies:</i>	System Inefficient			
	<i>Causes:</i>	Equipment Obsolescence			

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	<i>Comments:</i>	Deficiency: Rooftop heat pumps and split system heating only units are beyond their life expectancy. Corrective Actions: Replace with new rooftop heat pumps and split system heat pumps.		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		30.00% Poor
	<i>Deficiencies:</i>	Building Blacked Out in Power Failure		
	<i>Causes:</i>	Emergency Lighting Not Working		
Communications	<i>Comments:</i>	Deficiency: No emergency lighting.		
	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
Integrated Automation	<i>Comments:</i>	Deficiency: Lacking horn/strobes.		
	Integrated Automation Facility Controls	D8010		30.00% Poor
	<i>Deficiencies:</i>	Other, Sensors Not Working Correctly		
	<i>Causes:</i>	Equipment Obsolescence		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 078
Integrated Automation	Comments:	Deficiency: Equipment almost entirely controlled by local electric and wireless thermostats. Corrective Actions: Replace control system with DDC system.			
Furnishings	Fixed Furnishings	E2010		90.00% Good	
	Movable Furnishings	E2050		90.00% Good	



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KELSO PAGE 079

90.00% Good

CATLIN ELEMENTARY SCHOOL - COVERED PLAY AREA

Building Details

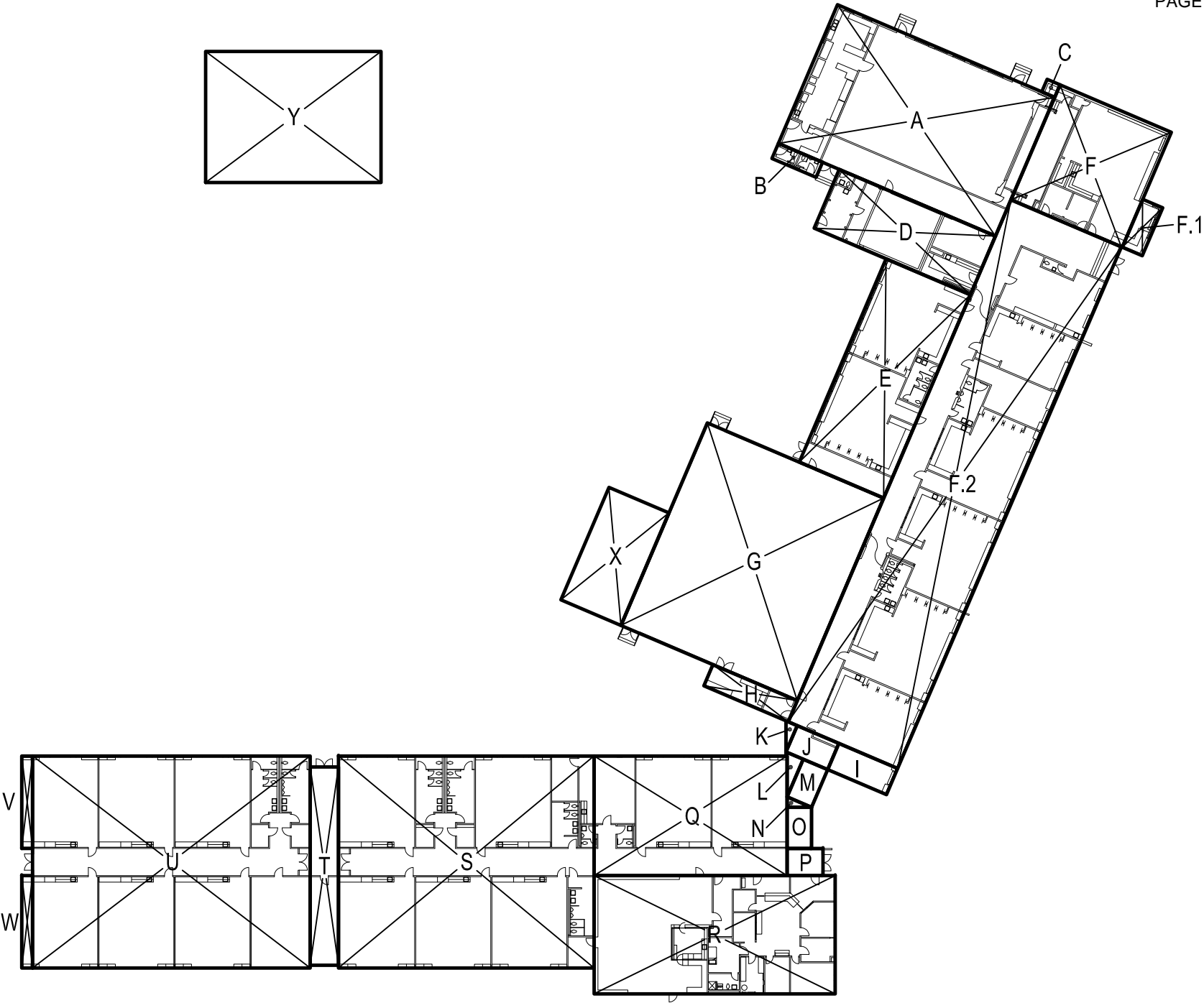
PROFILE TYPE	Covered Play
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

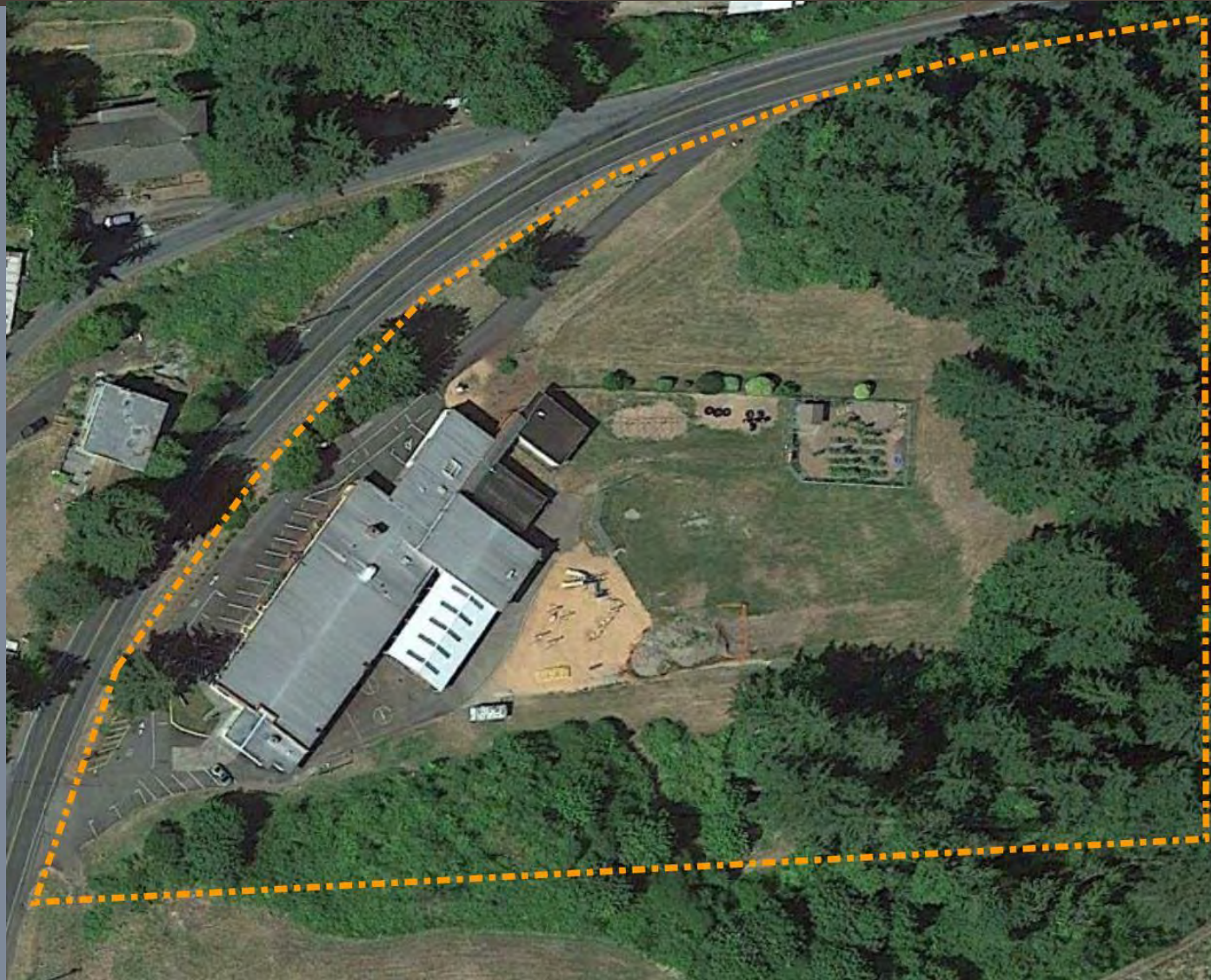
AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1989	Covered Play	3,112	3,112	1,556	9/1/1989	
	Building Totals	3,112	3,112	1,556		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Electrical	Lighting	D5040		90.00% Good
Equipment	Entertainment and Recreational Equipment	E1070		90.00% Good



CATLIN ELEMENTARY SCHOOL



Carrolls Elementary School

+/- 6 acres
21+ parking spaces

16,076 square feet
2 portable classrooms

Constructed 1948
Additions/renovations 1955
-gym, office
Modernized 2003



Physical Condition Summary

Building Condition Score (ICOS): **69.76 FAIR**

Deficiency/Upgrade/Repair Summary

Site

- Repair asphalt at driveway/parking and play ground
- Add sidewalks
- Improve drainage/retaining wall
- Install playground perimeter fence

Architectural

- Replace windows - single glazed
- Interior finishes in fair/poor condition (walls, floors, ceilings, cabinets, etc.)
- Replace roof
- Add insulation to exterior walls
- Upgrade Kitchen FF&E & casework

Structural

- Consider moderate seismic upgrade
- Reinforce tall masonry chimney

Electrical

- Ballasted/fluorescent lighting - upgrade to LED
- Unrepairable Intercom – upgrade to district standard
- Replace Fire alarm – currently not addressable

Mechanical

- Upgrade HVAC system - boilers, RTUs and water heaters
- Upgrade digital control system
- Replace galvanized water pipes

Security/Safety

- Install perimeter door access system (lock down and control)
- Upgrade camera system
- On-going abatement

Carrolls Elementary School

Functional Analysis Summary

Functional Score: **68.00 POOR**

- Parking and bus/parent drop-off pickup do not have separate driveways
- Lacks ADA compliant playground equipment
- Insufficient parking for staff and parents
- Lacks adequate signage and fencing
- The clinic is inadequate in size and functionality
- The staff room and work room are not of adequate size
- Insufficient number and location of restrooms for staff
- The kitchen is not appropriately sited, lacks supporting spaces and required appliances
- Staff and student restrooms are not ADA compliant
- Kindergarten classrooms are not of adequate size and lack appropriate supporting spaces
- Specialist spaces are inadequate
- The gymnasium and PE spaces are not of adequate size
- Music is taught in the library, which is not an appropriate space
- The library is undersized and can only be accessed by going outside
- Computers are used in the hallways
- Art and Science are taught in classrooms (Science with kits)
- The gymnasium is inadequately sized to be used as an auditorium

Carrolls Elementary
School



ICOS

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KELSO PAGE 084

69.76% Fair

CARROLLS 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
1948	B.3	74	74	74		
1948	B.5	323	323	323		
1948	B.1	1,745	1,745	1,745		
1948	B.2	4,027	4,027	4,027		
1948	B	3,413	3,413	3,413		
1948	B.4	676	676	676		
1952	G	2,525	2,525	2,525		
1955	L	1,337	1,337	1,337		
1984	C	2,400	2,400	1,200		
2003	A	186	186	186		
2003	A.2	45	45	45		
2003	A.1	417	417	417		
2003	A.4	18	18	18		
2003	A.5	47	47	47		
2003	A.3	43	43	43		
Building Totals		17,276	17,276	16,076		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Deficiencies:	Cracking, Peeling, Flaking, Efflorescence and Staining		
	Comments:	Deficiency: Minor peeling of paint noticed in some areas		
	Exterior Windows	B2020		30.00% Poor
	Deficiencies:	Excessive Heat Loss		
	Causes:	Caulking/Weather Stripping, U-Value		
	Comments:	Deficiency: Windows are single glazed, wood frame window Corrective Actions: Replace windows with energy efficient windows		
	Exterior Doors and Grilles	B2050		62.00% Fair
	Deficiencies:	Not ADA Compliant, Peeling Paint or Delamination		
	Causes:	Material Condition		
	Comments:	Deficiency: Some exterior wood doors are delaminating. Not all doors in the facility have lever hardware. Corrective Actions: Replace doors/hardware		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Rated at fair due to age.		
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Flashing Failure		
	Comments:	Deficiency: No current leaks, main roof downrated due to age. Extreme moss build up on composition roof of walkway to portables. Corrective Actions: Clean moss from composition shingles		
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Blisters/Wrinkles		

Building Components

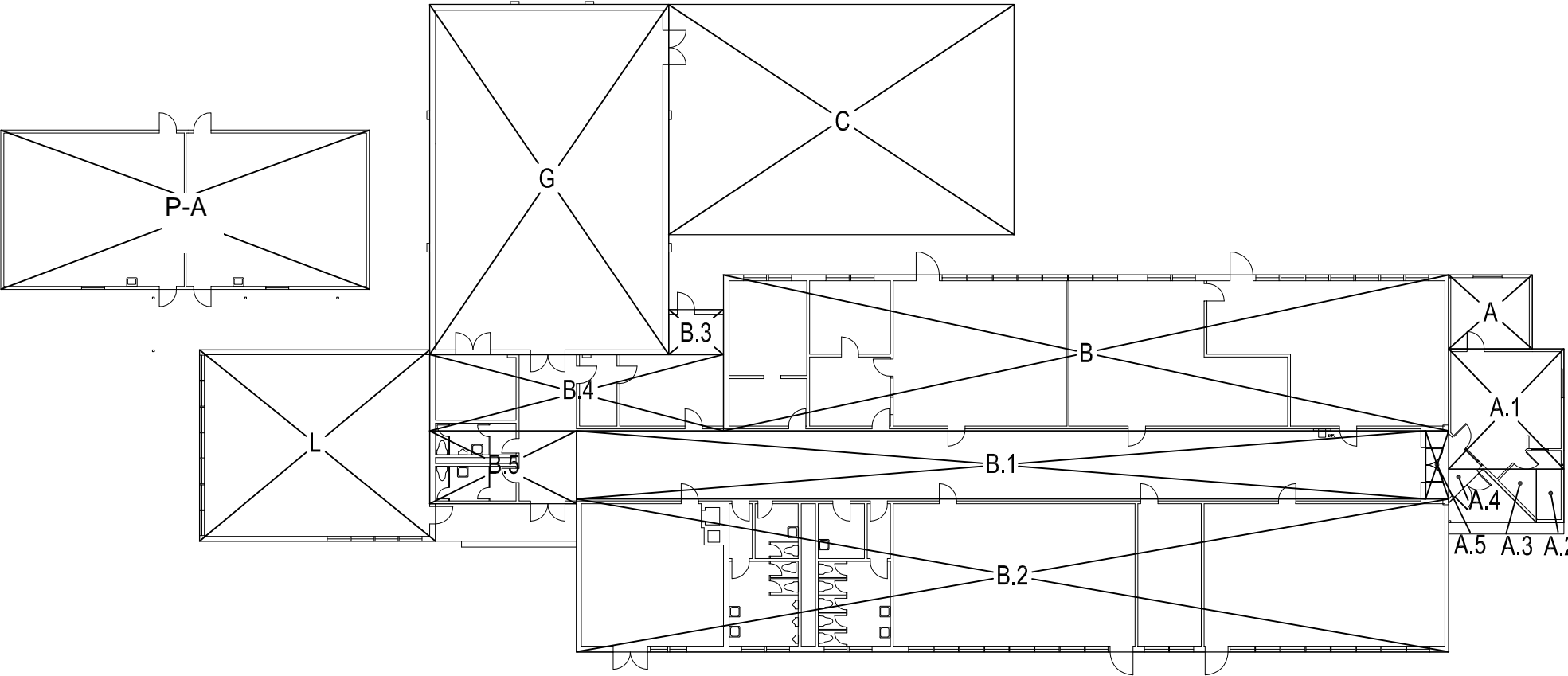
SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	<i>Causes:</i>	Flashing Failure		
	<i>Comments:</i>	Deficiency: Downrated due to age		
	Horizontal Openings	B3060		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Flashing Failure		
	<i>Comments:</i>	Deficiency: Skylight is single glazed. Membrane flashings exhibit crazing and cracking. Corrective Actions: Replace skylight.		
	Overhead Exterior Enclosures	B3080		90.00% Good
	<i>Deficiencies:</i>	Peeling Paint		
	<i>Comments:</i>	Deficiency: Touch up paint at columns Corrective Actions: Repaint		
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Typical age related wear and tear		
	Flooring	C2030		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
	Domestic Water Distribution	D2010		30.00% Poor
Plumbing	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Original galvanized steel piping in use. Corrective Actions: Replace galvanized steel piping with copper.		
	Sanitary Drainage	D2020		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	Building Support Plumbing Systems	D2030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Downrated due to age		
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		30.00% Poor
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Original boiler - beyond median life Corrective Actions: Replace boiler		
	Cooling Systems	D3030		30.00% Poor
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Equipment beyond median life. Corrective Actions: Replace rooftop heat pump		
	Facility HVAC Distribution Systems	D3050		90.00% Good
Fire Protection	Ventilation	D3060		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Some branch panels are old		
	General Purpose Electrical Power	D5030		90.00% Good
Communications	Lighting	D5040		90.00% Good
	Data Communications	D6010		90.00% Good
	Causes:	Equipment Obsolescence, Wireless Insufficient		
	Voice Communications	D6020		90.00% Good
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: No intercom, no public address		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 088
Communications	Audio-Video Communications	D6030		90.00% Good	
	Distributed Communications and Monitoring	D6060		90.00% Good	
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good	
	Electronic Surveillance	D7030		90.00% Good	
	Detection and Alarm	D7050		30.00% Poor	
	Deficiencies:	Other			
	Causes:	Equipment Obsolescence			
	Comments:	Deficiency: no off-site monitoring, no horn/strobes			
Integrated Automation	Integrated Automation Facility Controls	D8010		30.00% Poor	
	Deficiencies:	Sensors Not Working Correctly			
	Causes:	Equipment Obsolescence			
	Comments:	Deficiency: Most of building is pneumatic controls			
		Corrective Actions: Replace control system with DDC system.			
Equipment	Commercial Equipment	E1030		90.00% Good	
	Institutional Equipment	E1040		90.00% Good	
	Entertainment and Recreational Equipment	E1070		90.00% Good	
	Other Equipment	E1090		90.00% Good	
Furnishings	Fixed Furnishings	E2010		62.00% Fair	
	Deficiencies:	Surface Deterioration			
	Causes:	Deterioration			
	Comments:	Deficiency: Age related wear and tear on casework			
	Movable Furnishings	E2050		90.00% Good	





Rose Valley Elementary School

+/- 8 acres
38+ parking spaces

21,369 square feet
no portable classrooms

Constructed 1939
Additions/renovations 1950, 1954,
1984
-classrooms, library, gym, office



Physical Condition Summary

Building Condition Score (ICOS): **68.33 FAIR**

Deficiency/Upgrade/Repair Summary

Site

- Desire for covered basketball court
- Unsecured access in and around buildings

Architectural

- Outdoor circulation between buildings– Comfort/safety/supervision problem
- Replace windows - single glazed
- Interior finishes in fair/poor condition (walls, floors, ceilings, cabinets, etc.)
- Replace roof at Gym and upper classrooms
- Upgrade Kitchen FF&E & casework
- Upgrade ADA accessibility (elevator, restrooms, hardware)

Structural

- Consider moderate seismic upgrade
- Reinforce tall masonry chimney

Electrical

- Replace Main Service & distribution circuits
- Ballasted/fluorescent lighting - upgrade to LED
- Unrepairable Intercom – upgrade to district standard
- Upgrade telephone system to district standard
- Replace Fire alarm – currently not addressable

Mechanical

- Upgrade HVAC system - boilers and water heaters
- Upgrade digital control system
- Replace galvanized water pipes

Security/Safety

- Install perimeter door access system (lock down and control)
- Poor supervision of entry doors (different levels)
- Upgrade camera system
- On-going abatement

Rose Valley Elementary School

Functional Analysis Summary

Functional Score: **64.00 POOR**

- The two-story school lacks an elevator
- Intermingling of parent and bus drop-off/pickup and parking
- Lacks ADA compliant playground equipment and covered play area is undersized
- Office is inappropriately sited or ease of access and security
- The administrative areas are not of adequate size
- The school lacks a clinic
- The staff room and work room are not of adequate size
- Insufficient number and location of restrooms for staff
- The kitchen lacks supporting spaces and required appliances
- Classrooms are not of adequate size and not all have supporting equipment
- Specialist spaces are inadequate
- The gymnasium and PE spaces are not of adequate size
- There is not sufficient storage in the music room
- The library is undersized and lacks appropriate supporting spaces
- Art and Science are taught in classrooms (Science with kits)
- The school lacks a permanent stage
- The gymnasium is inadequately sized to be used as an auditorium

Rose Valley
Elementary School



ICOS

School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2017-2018

KELSO PAGE 093

68.33% Fair

ROSE VALLEY ELEMENTARY SCHOOL - MAIN BUILDING

Building Details

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

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1939	E.1	433	433	433		
1939	A.1	2,853	2,853	2,853		
1939	E	1,480	1,480	1,480		
1939	A	1,813	1,813	1,813		
1939	E.2	1,334	1,334	1,334		
1950	E.3	2,795	2,795	2,795		
1950	B	2,752	2,752	2,752		
1954	D	3,771	3,771	3,771		
1984	G	3,080	3,080	3,080		
1984	C	1,136	1,136	568		
1984	F	490	490	490		
Building Totals		21,937	21,937	21,369		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	Deficiencies:	Minor Cracking		
	Causes:	Foundation		
	Pits and Bases	A4040		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Water and Gas Mitigation	Building Subdrainage	A6010		62.00% Fair
	<i>Deficiencies:</i>	Inadequate Flow		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Additional: down rated due to age.		
Superstructure	Floor Construction	B1010		90.00% Good
	Roof Construction	B1020		90.00% Good
	Stairs	B1080		62.00% Fair
	<i>Deficiencies:</i>	Sagging, Squeaking		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Additional: Wood stairs are original to the building and are in good shape but high maintenance.		
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	<i>Deficiencies:</i>	Cracking, Peeling, Flaking		
	<i>Causes:</i>	Loose, Cracked, Warped or Broken Boards/Panels, Moisture Penetration		
	<i>Comments:</i>	Deficiency: Cracking and peeling of paint on the wood siding.		
	Exterior Windows	B2020		30.00% Poor
	<i>Deficiencies:</i>	Excessive Heat Loss		
	<i>Causes:</i>	U-Value		
	<i>Comments:</i>	Deficiency: Windows are single pane glazing Corrective Actions: Replace windows		
	Exterior Doors and Grilles	B2050		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: downrated due to age		
	Exterior Louvers and Vents	B2070		30.00% Poor
	<i>Deficiencies:</i>	Faulty Material, Frame/Molding Warped		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Deficiency: Inappropriate material used for louvers Corrective Actions: Replace foundation vents with proper louvers		
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 095
Exterior Horizontal Enclosures	<i>Deficiencies:</i>	Other			
	<i>Causes:</i>	Other			
	<i>Comments:</i>	Deficiency: The low sloped roof areas had a protective coating applied to extend the life of the roofs in 2012. These roofs are at the end of their projected lifespan. The composition shingle roof on the multi-purpose building is at the end of it's projected lifespan. Corrective Actions: Roof Replacement			
	Roof Appurtenances	B3020		62.00% Fair	
	<i>Deficiencies:</i>	Blisters/Wrinkles			
	<i>Causes:</i>	Other, Surface Weathering			
	<i>Comments:</i>	Deficiency: Paint is peeling on cupola, areas of deteriorated siding			
	Horizontal Openings	B3060		62.00% Fair	
	<i>Deficiencies:</i>	Other			
	<i>Causes:</i>	Other			
	<i>Comments:</i>	Deficiency: down rated due to age			
	Overhead Exterior Enclosures	B3080		90.00% Good	
Interior Construction	Interior Partitions	C1010		90.00% Good	
	Interior Windows	C1020		90.00% Good	
	Interior Doors	C1030		30.00% Poor	
	<i>Deficiencies:</i>	Not ADA Compliant, Peeling Paint or Delamination			
	<i>Causes:</i>	Frame/Molding Condition, Material Condition			
	<i>Comments:</i>	Deficiency: Not all doors contain lever hardware. Doors need repainting			
	Interior Grilles and Gates	C1040		90.00% Good	
	Raised Floor Construction	C1060		90.00% Good	
	Suspended Ceiling Construction	C1070		90.00% Good	
Interior Finishes	Wall Finishes	C2010		90.00% Good	
	Interior Fabrications	C2020		90.00% Good	
	Flooring	C2030		62.00% Fair	
	<i>Deficiencies:</i>	Irregular Surface			

Building Components

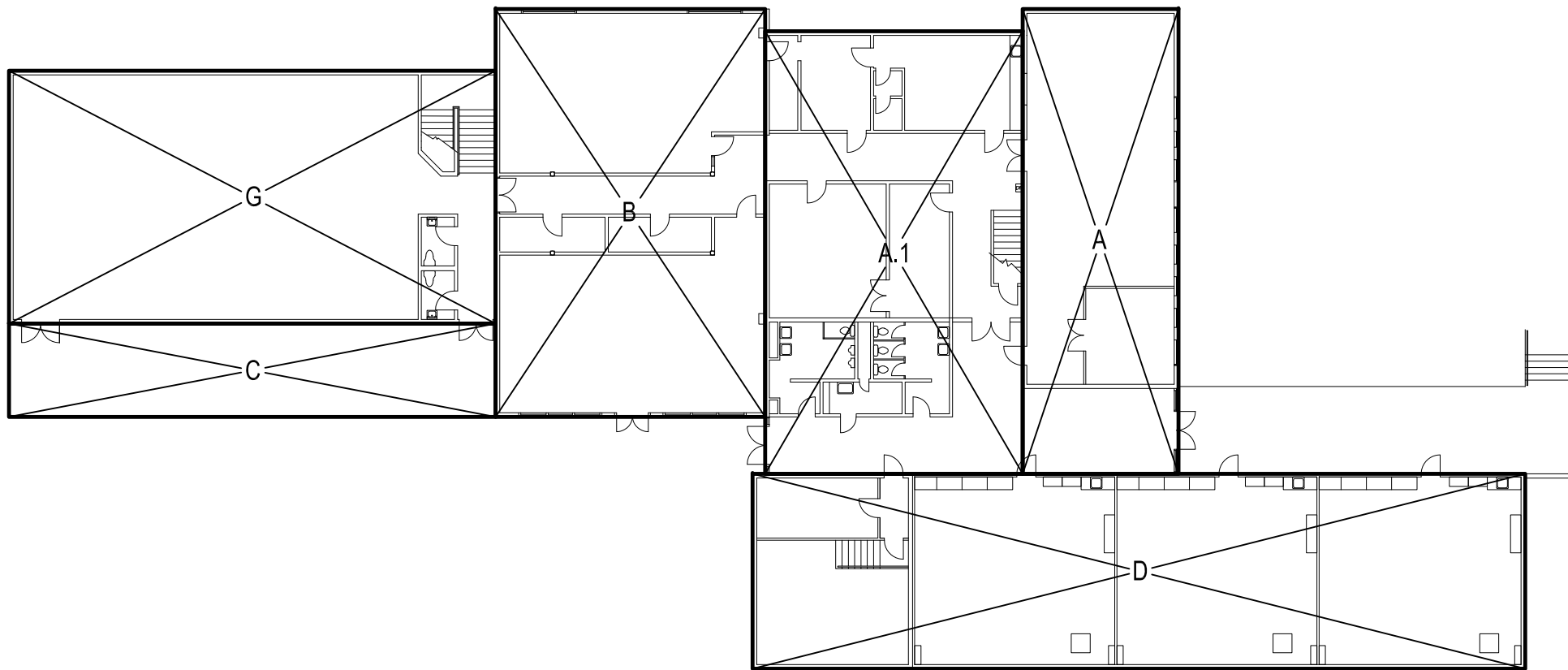
SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Wood floors areas are clear finish which is high maintenance.		
	Stair Finishes	C2040		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Wood stairs are in good shape but worn and require a lot of maintenance to keep clear finish looking good.		
	Ceiling Finishes	C2050		62.00% Fair
	<i>Deficiencies:</i>	Efflorescence and Staining, Warped/Delaminating Finishes		
	<i>Causes:</i>	Moisture		
	<i>Comments:</i>	Deficiency: Some ceiling tiles are stained, others warped. Not uniform in appearance. Corrective Actions: Replace ceiling tile		
Plumbing	Domestic Water Distribution	D2010		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Most of plumbing system is galvanized steel. Corrective Actions: Replace galvanized steel piping with copper.		
HVAC	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		

Building Components

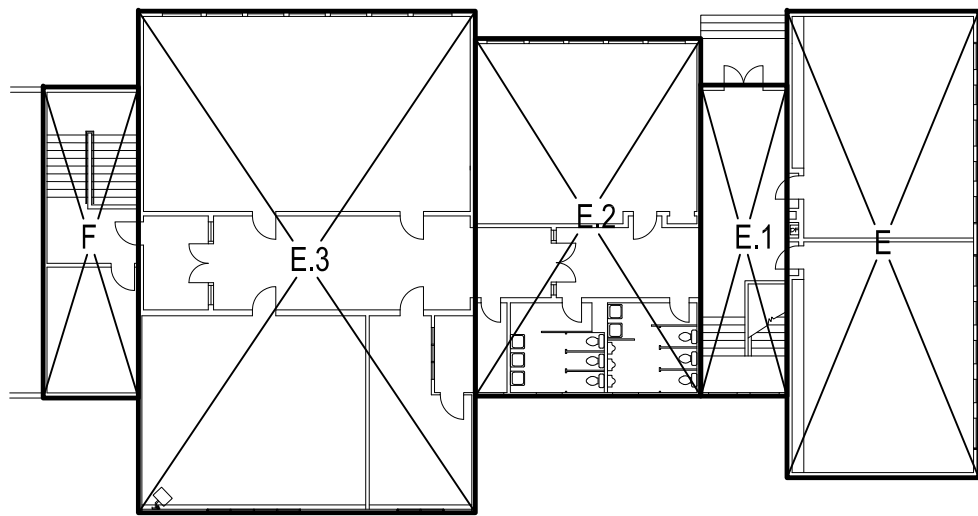
SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	<i>Comments:</i>	Deficiency: Some branch panels old Additional: 120/240v, 1 phase		
	General Purpose Electrical Power	D5030		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	Lighting	D5040		30.00% Poor
	<i>Deficiencies:</i>	Building Blacked Out in Power Failure, Uneven or Low light Levels		
	<i>Causes:</i>	Other		
Communications	<i>Comments:</i>	Deficiency: Fixtures obsolete Additional: Limited emergency lights		
	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	<i>Comments:</i>	Additional: No intercom, no public address		
	Audio-Video Communications	D6030		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Deficiency: System not monitored Additional: No Auto detectors, no horn/strobes		
Integrated Automation	Integrated Automation Facility Controls	D8010		30.00% Poor
	<i>Deficiencies:</i>	Sensors Not Working Correctly		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Deficiency: Most of building is pneumatic controls. Corrective Actions: Replace control system with DDC controls		
Equipment	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 098
Equipment	Other Equipment	E1090		90.00% Good	
Furnishings	Fixed Furnishings	E2010		62.00% Fair	
	Deficiencies:	Unsightly			
	Causes:	Other			
	Comments:	Deficiency: downrated due to age			
	Movable Furnishings	E2050		90.00% Good	



ROSE VALLEY ELEMENTARY SCHOOL
FIRST FLOOR



ROSE VALLEY ELEMENTARY SCHOOL
SECOND FLOOR



Wallace Elementary School

+/- 2 acres
22+ parking spaces

45,071 square feet
3 portable classrooms

Constructed 1942
Additions/renovations 1955, 1997
-classrooms, kitchen
Modernized 1984



Physical Condition Summary

Building Condition Score (ICOS): **72.58 FAIR**

Deficiency/Upgrade/Repair Summary

Site

- Bus and car circulation in ROW

Architectural

- Replace windows - single glazed
- Interior finishes in fair condition (walls, floors, ceilings, cabinets, etc.)
- Upgrade Kitchen FF&E & casework
- Replace roof on original building
- Tuck point/repair brick

Structural

- Consider significant seismic upgrade (URM)

Electrical

- Ballasted/fluorescent lighting - upgrade to LED
- Unrepairable Intercom – upgrade to district standard
- Replace Fire alarm – currently not addressable

Mechanical

- Replace HVAC system - end of useful life
- Upgrade digital control system
- Replace galvanized water pipes
- Add air conditioning - district summer school building

Security/Safety

- Install perimeter door access system (lock down and control)
- Upgrade camera system
- Poor supervision of entry doors (different levels)
- On-going abatement

Wallace Elementary School

Functional Analysis Summary

Functional Score: **63.00 POOR**

- Front door entrance is not ADA compatible – requires use of back door
- Bus and parent drop-off and pickup areas are inadequate
- Parking is inadequate
- Safety issues related to front door accessibility, signage and lighting
- The administrative areas are not of adequate size
- The clinic is not of adequate size and lacks necessary equipment
- The counseling area is inadequate
- The staff room and work room are not of adequate size
- Insufficient number and location of restrooms for staff
- The kitchen lacks supporting spaces and required appliances
- Kindergarten classrooms are not of adequate size and lack appropriate supporting spaces
- Resource room and behavior classrooms are in portables
- Specialist spaces are inadequate
- The gymnasium and PE spaces are not of adequate size
- The music room is inadequate in size and lacks supporting spaces and equipment
- The library is inadequately configured
- Art and Science are taught in classrooms (Science with kits)
- The school lacks a permanent stage

Wallace Elementary
School



WALLACE ELEMENTARY SCHOOL - COVERED PLAY AREA

Building Details

PROFILE TYPE	Covered Play
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1990	H	2,068	2,068	1,034		
Building Totals		2,068	2,068	1,034		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	<i>Deficiencies:</i>	Cracking, Peeling, Flaking		
	<i>Causes:</i>	Surface Damage		
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Age of roof is near end of life		
	Overhead Exterior Enclosures	B3080		90.00% Good
Electrical	Lighting	D5040		90.00% Good
Equipment	Entertainment and Recreational Equipment	E1070		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Deterioration		
	<i>Comments:</i>	Basketball hoops old		



WALLACE ELEMENTARY SCHOOL - MAIN BUILDING

Building Details

PROFILE TYPE	Elementary School - Multi-Story
NUMBER OF FLOORS	2
CHARACTERISTICS	Occupied
COMMENTS	1. Main Building - Area C was constructed in 1942, enclosed in 1980 and modernized in 1985.2. Main Building - Area D replaced original 1942 construction that was damaged by the flood of 1996.

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1942	A.4	784	784	784		
1942	A.6	120	120	120		
1942	A.1	1,096	1,096	1,096		
1942	A.3	10,141	10,141	10,141		
1942	A	2,321	2,321	2,321		
1942	A.2	2,683	2,683	2,683		
1942	E.1	6,985	6,985	6,985		
1942	E	5,964	5,964	5,964		
1942	A.5	56	56	56		
1942	C	6,284	6,284	6,284		
1955	B	4,816	4,816	4,816		
1997	F	1,369	1,369	1,369		
1997	D	1,418	1,418	1,418		
Building Totals		44,037	44,037	44,037		

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		30.00% Poor
	Deficiencies:	Other		
	Causes:	Water Table Changes		
	Comments:	Deficiency: Moisture below slab has caused floor tile to release		
	Pits and Bases	A4040		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Due to age of system, it can't be confirmed that all drainage systems are free flowing		
Superstructure	Floor Construction	B1010		90.00% Good
	Roof Construction	B1020		90.00% Good
	Stairs	B1080		62.00% Fair
	Deficiencies:	Sagging, Squeaking		
	Causes:	Shrinkage		
	Comments:	Deficiency: Original stairs are worn. Have been covered with rubber treads and risers. These are inconsistent in appearance and do not level the treads.		
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Damaged Masonry		
	Causes:	Moisture Intrusion, Moisture Penetration		
	Comments:	Deficiency: Approximately 10% of masonry surfaces need retuckpointing. Masonry needs sealed. Corrective Actions: Retuckpoint selected areas of masonry, reseal		
	Exterior Windows	B2020		30.00% Poor
	Deficiencies:	Excessive Heat Loss		
	Causes:	U-Value		
	Comments:	Deficiency: All windows are single glazed Corrective Actions: Replace windows with insulated windows		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Doors and Grilles	B2050		62.00% Fair
	Deficiencies:	Rot or Corrosion		
	Causes:	Material Condition		
	Comments:	Additional: Down rated due to age		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Caulking/Weather Stripping		
	Comments:	Additional: Down rated due to age		
Exterior Horizontal Enclosures	Roofing	B3010		30.00% Poor
	Deficiencies:	Leaking		
	Causes:	Flashing Failure, Surface Weathering		
	Comments:	Deficiency: Consistent roof leaks Corrective Actions: Replace roofing		
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Leaking		
	Causes:	Flashing Failure, Surface Weathering		
	Comments:	Deficiency: Popped up roof area for HVAC leaks. Corrective Actions: Reroof		
	Horizontal Openings	B3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Down rated due to age		
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		30.00% Poor
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Deficiency: Not all doors have lever hardware Corrective Actions: Install lever hardware on all doors		
	Interior Grilles and Gates	C1040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		

Building Components

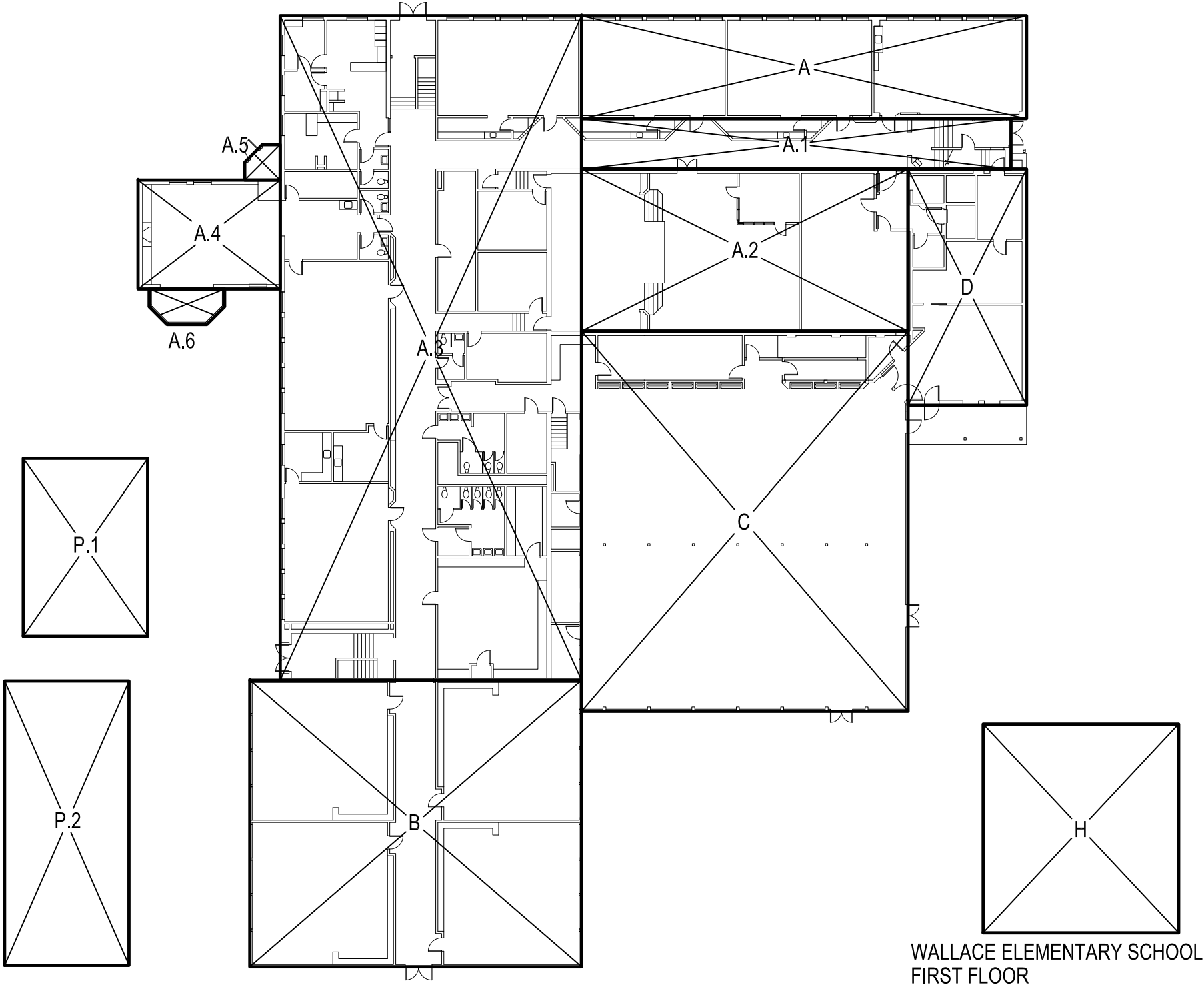
SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 108
Interior Construction	Comments:	Deficiency: down rated due to age			
	Raised Floor Construction	C1060		62.00% Fair	
	Deficiencies:	Other			
	Causes:	Other			
	Comments:	Deficiency: downrated due to age			
	Suspended Ceiling Construction	C1070		90.00% Good	
	Deficiencies:	Other			
	Causes:	Other			
	Comments:	Tiles broken and damaged in some areas			
Interior Finishes	Wall Finishes	C2010		90.00% Good	
	Interior Fabrications	C2020		62.00% Fair	
	Deficiencies:	Surface Appearance			
	Causes:	Other			
	Comments:	Deficiency: Painted wood trim is scratched and marked up in many locations Corrective Actions: Repaint interior wood trim			
	Flooring	C2030		90.00% Good	
	Stair Finishes	C2040		62.00% Fair	
	Deficiencies:	Broken or Loose Tiles, Broken Treads			
	Causes:	Deterioration			
	Comments:	Deficiency: Pre-formed stair tread and riser covers are not all intact.			
	Ceiling Finishes	C2050		62.00% Fair	
	Deficiencies:	Surface Appearance			
	Causes:	Moisture			
	Comments:	Deficiency: Many water stained ceiling tiles Corrective Actions: Replace stained ceiling tile			
Conveying	Vertical Conveying Systems	D1010		90.00% Good	
Plumbing	Domestic Water Distribution	D2010		30.00% Poor	
	Deficiencies:	Other			
	Causes:	Other			

Building Components

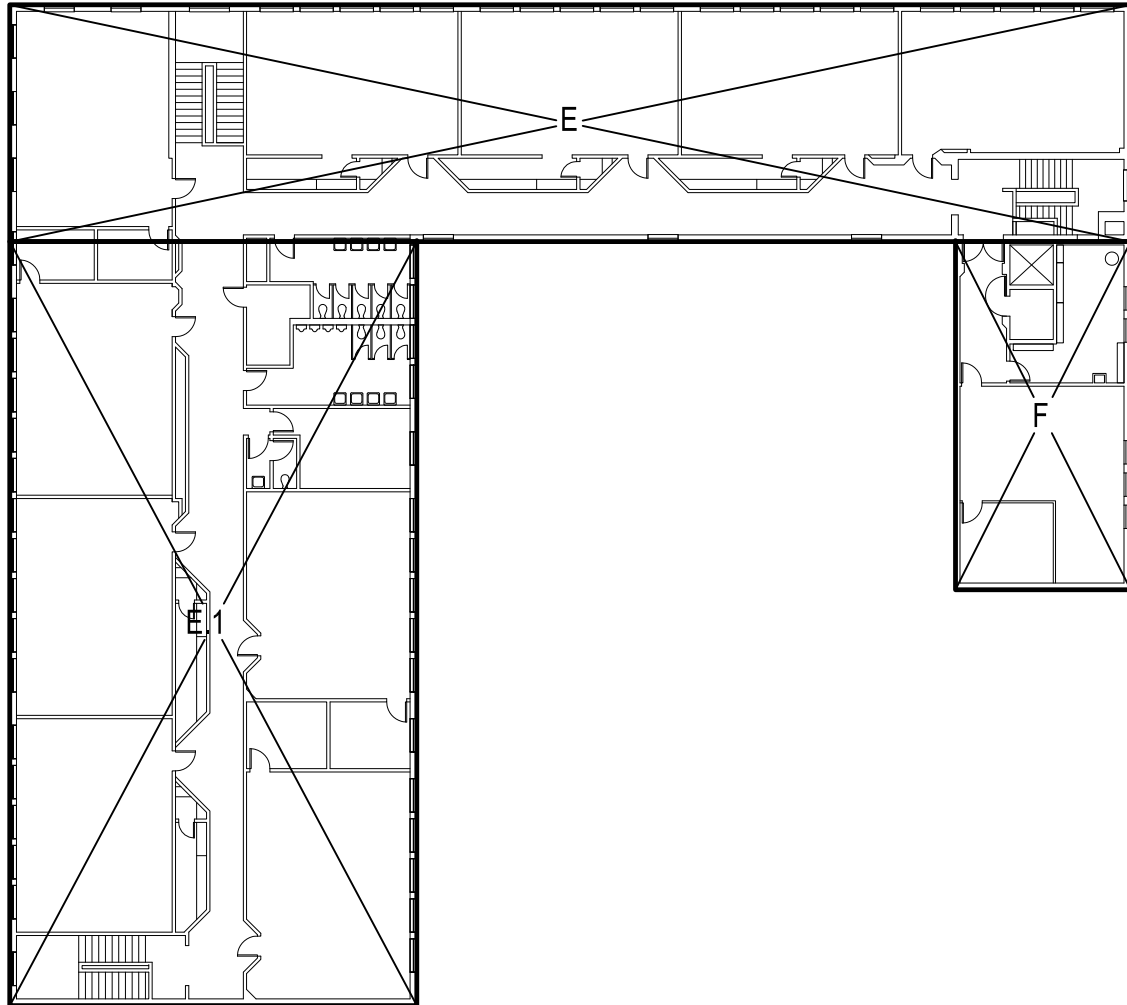
SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 109
Plumbing	Comments:	Deficiency: Original galvanized piping in use Corrective Actions: Replace galvanized steel piping with copper			
	Sanitary Drainage	D2020		90.00% Good	
HVAC	Heating Systems	D3020		30.00% Poor	
	Deficiencies:	Inoperable Devices			
	Causes:	Equipment Obsolescence			
	Comments:	Deficiency: Electric units are beyond median life Corrective Actions: Replace electric rooftop units with gas VAV.			
	Cooling Systems	D3030		90.00% Good	
	Facility HVAC Distribution Systems	D3050		90.00% Good	
	Ventilation	D3060		90.00% Good	
Fire Protection	Fire Protection Specialties	D4030		90.00% Good	
Electrical	Facility Power Generation	D5010		90.00% Good	
	Comments:	Additional: Central battery inverter			
	Electrical Services and Distribution	D5020		90.00% Good	
	General Purpose Electrical Power	D5030		90.00% Good	
	Comments:	Additional: Some old breaker panels			
	Lighting	D5040		90.00% Good	
	Data Communications	D6010		90.00% Good	
Communications	Voice Communications	D6020		90.00% Good	
	Audio-Video Communications	D6030		90.00% Good	
	Distributed Communications and Monitoring	D6060		90.00% Good	
	Access Control and Intrusion Detection	D7010		90.00% Good	
Electronic Safety and Security	Electronic Surveillance	D7030		90.00% Good	
	Detection and Alarm	D7050		30.00% Poor	
	Deficiencies:	Other			
	Causes:	Other			

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 110
Electronic Safety and Security	Comments:	Deficiency: No horn/strobes, limited smoke detection			
Integrated Automation	Integrated Automation Facility Controls	D8010		30.00% Poor	
	Deficiencies:	Other, Sensors Not Working Correctly			
	Causes:	Equipment Obsolescence			
	Comments:	Deficiency: Majority of system is original electric Corrective Actions: Replace electric controls with DDC controls			
Equipment	Commercial Equipment	E1030		90.00% Good	
	Institutional Equipment	E1040		90.00% Good	
	Entertainment and Recreational Equipment	E1070		90.00% Good	
	Other Equipment	E1090		90.00% Good	
Furnishings	Fixed Furnishings	E2010		62.00% Fair	
	Deficiencies:	Unightly			
	Causes:	Deterioration			
	Comments:	Additional: down rated due to age			
	Movable Furnishings	E2050		90.00% Good	



WALLACE ELEMENTARY SCHOOL
FIRST FLOOR



WALLACE ELEMENTARY SCHOOL
SECOND FLOOR



Coweeman Middle School

+/- 10 acres
97+ parking spaces

76,925 square feet
4 portable classrooms

Constructed 1960
Additions/renovations 1963, 1979
-classrooms, offices, gym
Renovation 1988



Physical Condition Summary

Building Condition Score (ICOS): **71.38 FAIR**

Deficiency/Upgrade/Repair Summary

Site

- Regrade around building (siding decay)
- Refurbish track
- Congested vehicle circulation (exiting to street)

Architectural

- Replace ceilings and flooring (partial)
- Replace roof except at C wing

Structural

- Consider moderate seismic upgrade
- Structural repairs at Library wall and floor slabs

Electrical

- Ballasted/fluorescent lighting - upgrade to LED
- Unrepairable Intercom – upgrade to district standard
- Upgrade telephone system to district standard
- Replace Fire alarm – currently not addressable

Mechanical

- Upgrade HVAC system - replace CR Unit ventilators , boilers and water heaters, AHUs, return lines, units at Office
- Upgrade digital control system
- Replace galvanized water pipes
- Replace lift station

Security/Safety

- Install perimeter door access system (lock down and control)
- Upgrade camera system
- On-going abatement

Coweeman Middle School

Functional Analysis Summary

Functional Score: **81.00 FAIR**

- Kitchen area is undersized, lacks supporting spaces and lacks required appliances
- Classrooms and Resource Rooms are in portables
- The Special Education rooms lack adequate appliances and specialized support spaces
- The Weight Room is not of adequate size
- There are not enough PE lockers for the number of students in PE classes
- The school has a vocal program but no vocal music room (uses Band room)
- There is not a permanent stage
- The school does not have an auditorium
- There are insufficient HVAC systems in the computer labs
- The art and woodshop areas are not configured to protect the technology being introduced

Coweeman Middle
School



ICOS

School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2017-2018

KELSO PAGE 116

71.38% Fair

COWEEMAN MIDDLE SCHOOL - MAIN BUILDING

Building Details

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

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1961	A	11,476	11,476	11,476		
1961	A.1	32	32	32		
1961	D	2,689	2,689	2,689		
1961	O	315	315	315		
1961	W	2,670	2,670	2,670		
1961	C.1	32	32	32		
1961	S	6,704	6,704	6,704		
1961	N	1,512	1,512	1,512		
1961	F	546	546	546		
1961	R	2,377	2,377	2,377		
1961	C.2	32	32	32		
1961	C	7,865	7,865	7,865		
1961	A.2	32	32	32		
1961	p	613	613	613		
1961	M	8,990	8,990	8,990		
1961	E	61	61	61		
1961	Q	5,278	5,278	5,278		
1979	Y.3	32	32	32		
1979	Y.2	32	32	32		

1979	Y.1	32	32	32
1979	X	545	545	545
1979	Y.4	32	32	32
1979	Y	8,657	8,657	8,657
1988	K	560	560	560
1988	G	33	33	33
1988	V	1,458	1,458	1,458
1988	L	172	172	172
1988	H	4,190	4,190	4,190
1988	B	2,702	2,702	2,702
1988	I	27	27	27
1988	J	211	211	211
1988	Q.1	39	39	39
1988	Q.2	13	13	13
1988	U	845	845	845
1988	T	6,121	6,121	6,121
Building Totals		76,925	76,925	76,925

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		62.00% Fair
	Deficiencies:	Sagging, Settlement		
	Causes:	Soils		
	Comments:	Deficiency: Multiple areas of the school exhibit settling and cracking of the slabs and foundation.		
		Additional: The major portion of settling in area A occurred within years after the school was constructed. Many additional cracks have appeared since the modernization project in 1990.		
Slabs on Grade	Standard Slabs on Grade	A4010		30.00% Poor
	Deficiencies:	Major Cracking/Buckling, Settlement, Surface Deterioration		
	Causes:	Foundation		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Slabs on Grade	<i>Comments:</i>	Deficiency: Much settling and cracking of floor slabs.		
Water and Gas Mitigation	Building Subdrainage	A6010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Building Settlement		
	<i>Comments:</i>	Deficiency: Unlikely that foundation drains are fully functional due to the settling of the building.		
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, Other		
	<i>Causes:</i>	Moisture Penetration		
	<i>Comments:</i>	Deficiency: Grout is defective in several locations and tile is cracked allowing moisture to penetrate the wall. Tile grout is stained in areas. Aluminum panels have build up of moss on north side of school. Corrective Actions: Replace damaged tile and grout		
	Exterior Windows	B2020		30.00% Poor
	<i>Deficiencies:</i>	Broken Glass, Excessive Heat Loss		
	<i>Causes:</i>	Frame/Molding Condition, U-Value		
	<i>Comments:</i>	Deficiency: Single glazed windows. Structural movement is causing library north windows to crack. Corrective Actions: Replace windows with insulated glazing. Correct framing at library wall.		
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		

Building Components

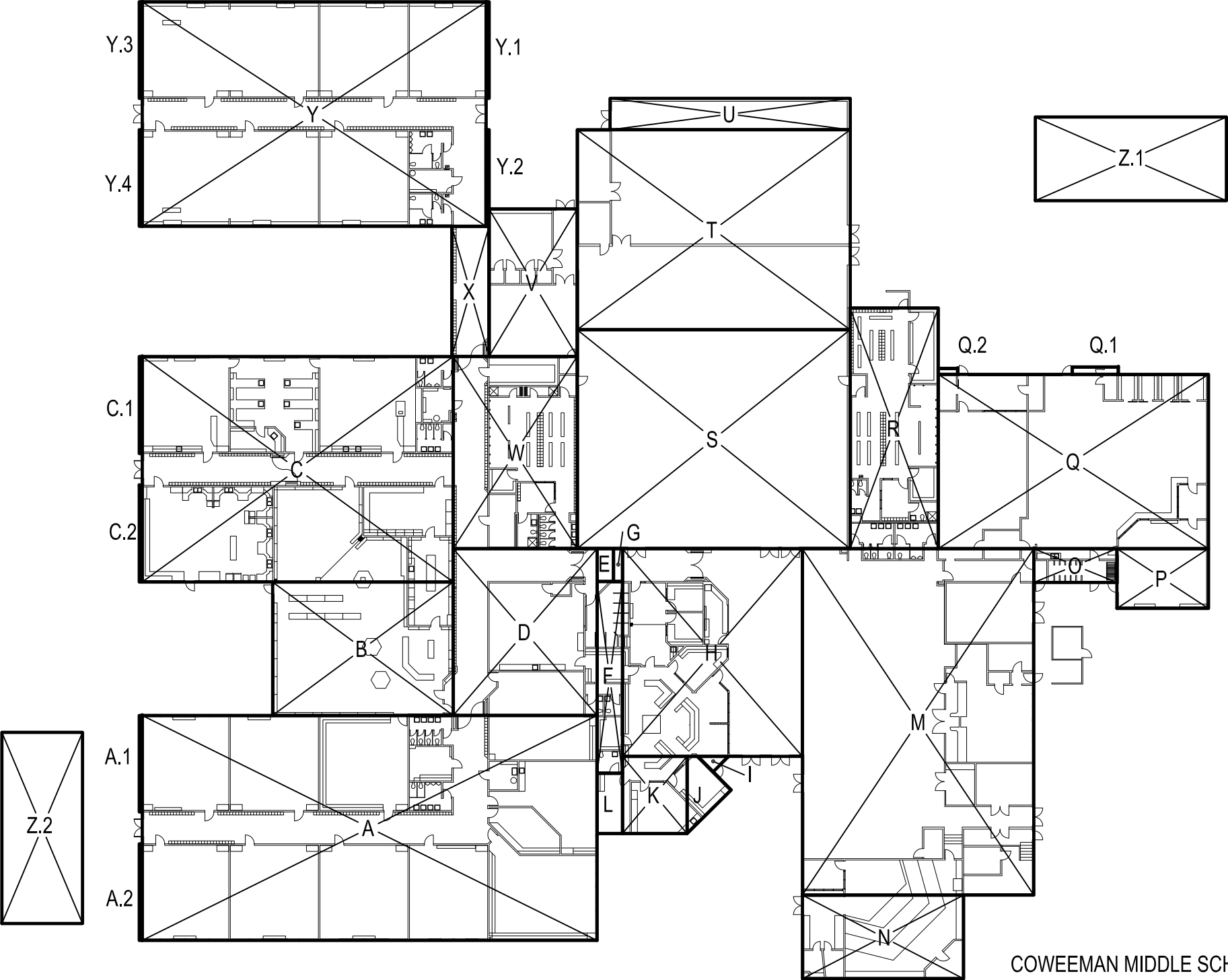
SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Comments:	Deficiency: Excessive moss buildup on library composition roof. Balance of roof in good shape but approaching the end of the projected lifespan. Corrective Actions: Clean moss from Library roof		
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		62.00% Fair
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Deficiency: Not all doors have lever hardware Corrective Actions: Install lever hardware on all doors		
	Interior Grilles and Gates	C1040		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
Interior Finishes	Flooring	C2030		62.00% Fair
	Deficiencies:	Broken or Loose Tiles, Holes, Tears, Stains, Discoloration		
	Causes:	Moisture, Settlement		
	Comments:	Deficiency: Cracks in VCT flooring due to settling. Rubber base broken and missing in locations. Restroom floor tile was not replaced in last remodel and are showing age from 1961.		
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Surface Damage		
	Comments:	Deficiency: Many damaged acoustical ceiling panels.		
	Domestic Water Distribution	D2010		90.00% Good
Plumbing				

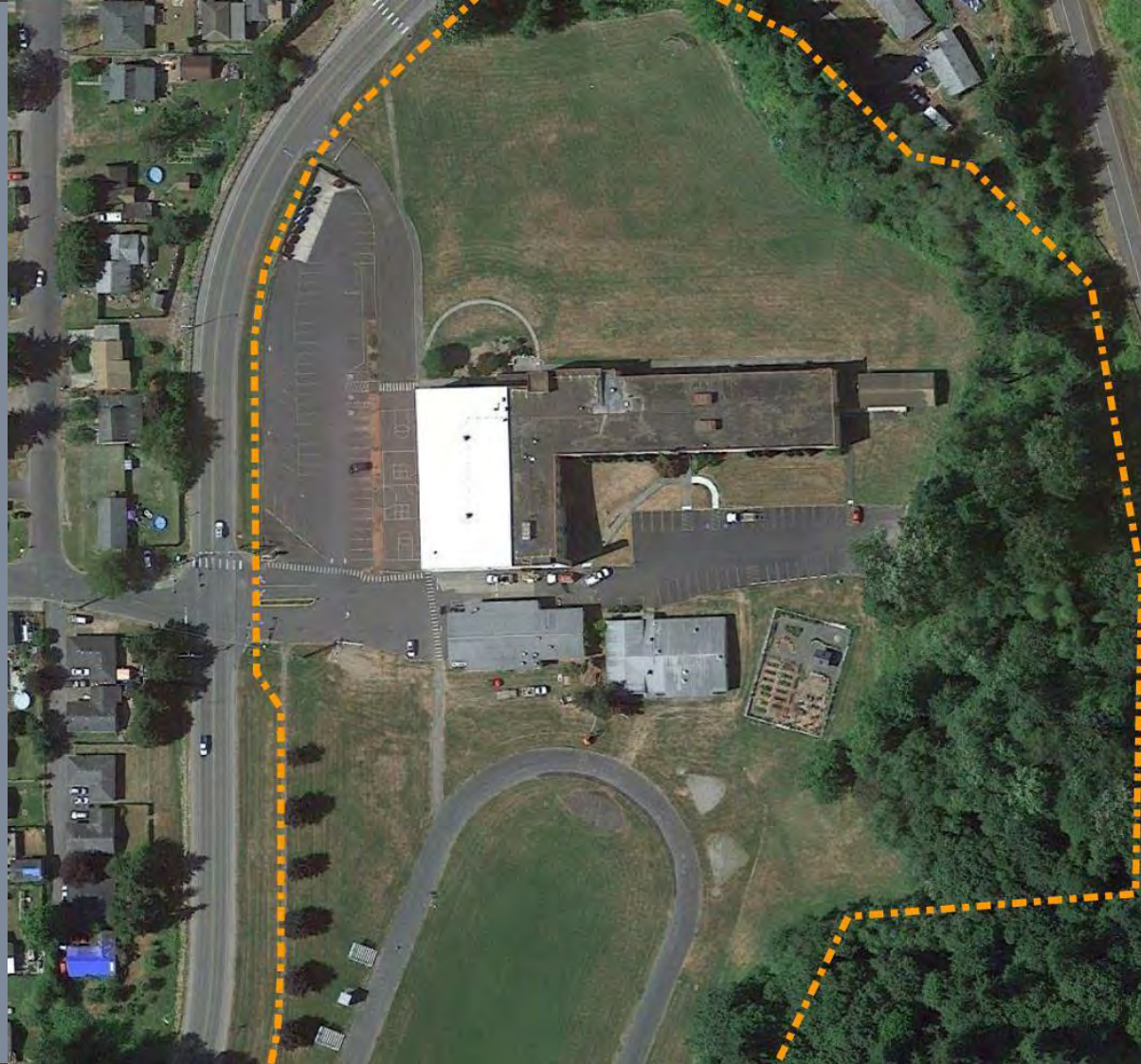
Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 120
Plumbing	Sanitary Drainage	D2020		90.00% Good	
	Building Support Plumbing Systems	D2030		62.00% Fair	
	Deficiencies:	Other			
	Causes:	Other			
	Comments:	Deficiency: Pumps require frequent maintenance. Corrective Actions: Replace lift station pumps			
HVAC	Facility Fuel Systems	D3010		90.00% Good	
	Heating Systems	D3020		62.00% Fair	
	Deficiencies:	Other			
	Causes:	Other			
	Comments:	Deficiency: Boiler approaching end of median life. Corrective Actions: Boiler about 24 years old. Replacement likely required within 5 years.			
	Cooling Systems	D3030		30.00% Poor	
	Deficiencies:	System Inefficient			
	Causes:	Equipment Obsolescence			
	Comments:	Deficiency: Equipment is beyond median life. Corrective Actions: Replace rooftop heat pumps			
	Facility HVAC Distribution Systems	D3050		30.00% Poor	
	Deficiencies:	Inoperable Devices, System Inefficient			
	Causes:	Equipment Obsolescence			
	Comments:	Deficiency: Equipment is beyond its median life. Corrective Actions: Replace heating water air handlers			
	Ventilation	D3060		62.00% Fair	
	Deficiencies:	Other			
	Causes:	Equipment Obsolescence			

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	<i>Comments:</i>	Deficiency: Unit ventilators nearing end of median life. Corrective Actions: Replace unit ventilators within next 5-7 years.		
Fire Protection	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	<i>Comments:</i>	Location: Electrical Room Additional: Rust on front of MPB		
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
	<i>Comments:</i>	Additional: Fixtures have been half delamped under a power reducing program.		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good





Huntington Middle School

+/- 6.5 acres
108+ parking spaces

90,433 square feet
2 portable classrooms

Constructed 1952
Addition 1980
-field house
Renovation 1985



Physical Condition Summary

Building Condition Score (ICOS): **70.76 FAIR**

Shop: 72.28, Field house 66.52

Deficiency/Upgrade/Repair Summary

Site

- Drainage issues on north and east
- Congested bus/pedestrian circulation
- Unclear front door location/poor curb appeal/replace broken steps/walkway

Architectural

- Replace windows - single glazed
- Replace interior finishes in fair/poor condition (walls, floors, ceilings, cabinets, etc.)
- Replace ceilings and flooring (partial)
- Replace all roofs except gym
- Remodel locker rooms
- Upgrade Kitchen FF&E & casework
- Upgrade shop (electrical, blower, RRs)
- Upgrade stage (lighting, curtain)

Structural

- Consider moderate seismic upgrade
- Reinforce tall chimney

Electrical

- Replace Main Service & subpanels and distribution circuits
- Add power to classrooms
- Upgrade power to shop
- Ballasted/fluorescent lighting - upgrade to LED
- Unrepairable Intercom – upgrade to district standard
- Upgrade telephone system to district standard
- Replace Fire alarm – currently not addressable

Mechanical

- Upgrade HVAC system - replace boilers and water heaters, return lines, units at Library and Office
- Upgrade digital control system
- Replace galvanized water pipes

Security/Safety

- Install perimeter door access system (lock down and control)
- Poor supervision of entry doors (different levels)
- Upgrade camera system
- On-going abatement

Huntington Middle School

Functional Analysis Summary

Functional Score: **67.00 POOR**

- Comingling of bus and parent drop-off / pickup as well as general parking
- The office is not sited or security of the front entrance
- Lacks adequate fencing and signage
- The administrative areas are not of adequate size
- The counseling center does not have a private conference room
- The staff room and work room are not of adequate size
- Insufficient number and location of restrooms for staff
- Insufficient number and location of restrooms for students in the cafeteria
- Student and staff restrooms are not ADA compliant
- The kitchen lacks required appliances
- Classrooms lack sufficient electrical outlets
- Lacking sufficient number of science classrooms
- The Special Education rooms lack adequate appliances and specialized support spaces
- Lacking an auxiliary gymnasium
- The Weight Room is not of adequate size
- The PE offices and storage facilities are not sited appropriately and not adequately sized
- Music rooms lack adequate storage
- The school has a vocal program but no vocal music room (uses Band room)
- The library lacks appropriate supporting spaces
- Computer labs are in portables
- Art room is not adequately sized and lacking appropriate equipment, specialized spaces and storage
- The woodshop area is not configured to protect the technology being introduced

Huntington Middle
School



HUNTINGTON MIDDLE SCHOOL - FIELD HOUSE

Building Details

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

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1980	D.2	4,160	4,160	4,160		
1980	D	2,145	2,145	2,145		
1980	D.1	451	451	451		
Building Totals		6,756	6,756	6,756		

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		62.00% Fair
	<i>Deficiencies:</i>	Inadequate Flow		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Drainage from hillside is not adequately directed away from the building.		
Superstructure	Roof Construction	B1020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Moisture Intrusion		
	<i>Comments:</i>	Deficiency: There is an issue with mold developing at the underside of the roof in one of the roofs. Could be due to inadequate ventilation.		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Excessive Heat Loss, Not Seismically Compliant		
	Causes:	Inadequate Insulation		
	Comments:	Deficiency: Wall are uninsulated CMU. Corrective Actions: Furr and insulate interior of walls.		
	Exterior Doors and Grilles	B2050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Downrated due to age		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: downrated due to age		
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		30.00% Poor
	Deficiencies:	Not ADA Compliant		
	Causes:	Material Condition		
	Comments:	Deficiency: Not all doors have ADA compliant hardware. Some doors are in bad shape.		
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Other		
	Comments:	Deficiency: Walls are showing age. Wall covering on operable walls is peeling.		
	Interior Fabrications	C2020		62.00% Fair
	Deficiencies:	Surface Appearance		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Rubber base is cracked in areas.		
	Flooring	C2030		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
	<i>Deficiencies:</i>	Efflorescence and Staining, Surface Appearance		
	<i>Causes:</i>	Moisture		
	<i>Comments:</i>	Location: Northwest classroom ceiling. Deficiency: Some reoccurring mold present at ceiling.		
Plumbing	Domestic Water Distribution	D2010		30.00% Poor
	<i>Deficiencies:</i>	Lack of Water Flow		
	<i>Causes:</i>	Clogged Pipes		
	<i>Comments:</i>	Deficiency: Original galvanized steel piping. Corrective Actions: Replace galvanized steel with copper piping		
HVAC	Sanitary Drainage	D2020		90.00% Good
	Heating Systems	D3020		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Deficiency: Electric unit ventilators at end of useful life Corrective Actions: Replace electric unit ventilators with hot water		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	General Purpose Electrical Power	D5030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		30.00% Poor
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: No horn/strobes.		
Integrated Automation	Integrated Automation Facility Controls	D8010		30.00% Poor
	Deficiencies:	Sensors Not Working Correctly		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Most of the building is on pneumatic controls Corrective Actions: Replace control system with DDC controls		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Unsightly		
	Causes:	Physical Damage		
	Comments:	Deficiency: Casework is show signs of wear.		
	Movable Furnishings	E2050		62.00% Fair
	Deficiencies:	Surface Deterioration		
	Causes:	Other		



ICOS

School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
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KELSO PAGE 130

70.67% Fair

HUNTINGTON MIDDLE SCHOOL - MAIN BUILDING

Building Details

PROFILE TYPE	Middle/Junior High School - Multi-Story
NUMBER OF FLOORS	3
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1952	C.5	6,674	6,674	6,674		
1952	A.2	291	291	291		
1952	A.1	208	208	208		
1952	B	13,437	13,437	13,437		
1952	B.3	260	260	260		
1952	B.4	19,554	19,554	19,554		
1952	B.1	14	14	14		
1952	C.1	14	14	14		
1952	C.4	267	267	267		
1952	C.3	77	77	77		
1952	A	13,175	13,175	13,175		
1952	C.2	4,175	4,175	4,175		
1952	B.2	4,175	4,175	4,175		
1952	C	13,437	13,437	13,437		
1952	C.6	392	392	392		
1952	A.3	2,369	2,369	2,369		
Building Totals		78,519	78,519	78,519		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 131
Foundations	Standard Foundation	A1010		90.00% Good	
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good	
	Pits and Bases	A4040		90.00% Good	
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good	
Superstructure	Floor Construction	B1010		90.00% Good	
	Roof Construction	B1020		90.00% Good	
	Stairs	B1080		90.00% Good	
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good	
	Exterior Windows	B2020		0.00% Unsatisfactory	
	Deficiencies:	Excessive Heat Loss			
	Causes:	U-Value			
	Comments:	Deficiency: Windows are single glazed Corrective Actions: Replace windows with insulated windows			
	Exterior Doors and Grilles	B2050		90.00% Good	
	Exterior Louvers and Vents	B2070		90.00% Good	
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair	
	Deficiencies:	Other			
	Causes:	Other			
	Comments:	Deficiency: Although there are no current leaks, the EPDM roof is 30 years old. Corrective Actions: Monitor 1980's EPDM roof, schedule replacement Additional: Roof on the gymnasium was replaced in 2013.			
	Roof Appurtenances	B3020		62.00% Fair	
	Deficiencies:	Other			
	Causes:	Other			
	Comments:	Deficiency: Likely to have addition issues with leaks due to the age of the EPDM roofing.			
	Horizontal Openings	B3060		62.00% Fair	
	Deficiencies:	Other			
	Causes:	Other			

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Comments:	Deficiency: Due to age of EPDM roof, may experience increasing issues.		
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		30.00% Poor
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Deficiency: Not all doors have lever hardware. Corrective Actions: Replacing non-compliant locksets with levers		
	Interior Grilles and Gates	C1040		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
Interior Finishes	Comments:	Deficiency: Some ceiling panels are stained. Corrective Actions: Replace stained, damaged tile		
	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
	Deficiencies:	Holes, Tears, Stains, Discoloration		
	Causes:	Deterioration		
	Comments:	Deficiency: Most carpet in good shape. Some areas torn and stained. Corrective Actions: Replace bad carpet areas Additional: Original linoleum from the 1950's in use in the upstairs corridor		
	Stair Finishes	C2040		90.00% Good
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Efflorescence and Staining, Warped/Delaminating Finishes		
	Causes:	Moisture, Other		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Comments:	Deficiency: Glu-on tile falling from library ceiling. Corrective Actions: Replace missing tiles with matching new ones salvaged from concealed areas.		
Conveying	Vertical Conveying Systems	D1010		90.00% Good
Plumbing	Domestic Water Distribution	D2010		30.00% Poor
	Deficiencies:	Lack of Water Flow		
	Causes:	Clogged Pipes		
	Comments:	Deficiency: Original galvanized steel piping in use. It is at the end of it's life expectancy. Corrective Actions: Replace galvanized piping with copper piping. Replace gas water heaters. Additional: Part of hot water recirc line has been replaced with PEX.		
	Sanitary Drainage	D2020		90.00% Good
	General Service Compressed-Air	D2050		30.00% Poor
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Original pneumatic controls in use. Corrective Actions: Replace pneumatic controls with DDC		
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		30.00% Poor
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Original steam system in use. Corrective Actions: Replace with hot water boilers. Add hot water return piping.		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		30.00% Poor
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence, Sensor Failures		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	<i>Comments:</i>	Deficiency: Old equipment with failed controls. Corrective Actions: Replace rooftop units with hot water units.		
Fire Protection	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		90.00% Good
	<i>Comments:</i>	Additional: Central battery inverter		
	Electrical Services and Distribution	D5020		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Panels are obsolete		
	General Purpose Electrical Power	D5030		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	equipment is obsolete		
	Lighting	D5040		62.00% Fair
	<i>Deficiencies:</i>	Lack of Shatter Protection		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Fixtures in poor condition. Additional: Lamps/ballasts are new.		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		30.00% Poor
	<i>Deficiencies:</i>	Sensors Not Working Correctly		
	<i>Causes:</i>	Equipment Obsolescence		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 135
Integrated Automation	Comments:	Deficiency: Most of building is on pneumatic controls. Corrective Actions: Replace with complete DDC system.			
Equipment	Commercial Equipment	E1030		90.00% Good	
	Institutional Equipment	E1040		90.00% Good	
	Entertainment and Recreational Equipment	E1070		90.00% Good	
	Comments:	Additional: Gymnasium bleachers were replaced in 2001.			
	Other Equipment	E1090		90.00% Good	
Furnishings	Fixed Furnishings	E2010		90.00% Good	
	Movable Furnishings	E2050		90.00% Good	



HUNTINGTON MIDDLE SCHOOL - SHOP BUILDING

Building Details

PROFILE TYPE	Wood Shop
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1952	E	968	968	968		
1952	E.1	550	550	550		
1952	E.2	3,640	3,640	3,640		
Building Totals		5,158	5,158	5,158		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Floor Construction	B1010		90.00% Good
	Roof Construction	B1020		90.00% Good
	Stairs	B1080		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking, Rot or Corrosion		
	Causes:	Loose, Cracked, Warped or Broken Boards/Panels, Moisture Penetration		
	Comments:	Deficiency: Wood siding boards do not hold paint very well. Corrective Actions: Replace siding with different type of materials		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Windows	B2020		30.00% Poor
	Deficiencies:	Excessive Heat Loss		
	Causes:	U-Value		
	Comments:	Deficiency: Windows are single glazed.		
	Exterior Doors and Grilles	B2050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: down rated due to age		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Other		
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
	Interior Partitions	C1010		62.00% Fair
Interior Construction	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Interior walls showing signs of heavy use.		
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		0.00% Unsatisfactory
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Deficiency: Not all doors have lever hardware Corrective Actions: Replace noncompliant hardware with levers.		
	Interior Grilles and Gates	C1040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Down rated due to age.		
	Suspended Ceiling Construction	C1070		62.00% Fair

Building Components

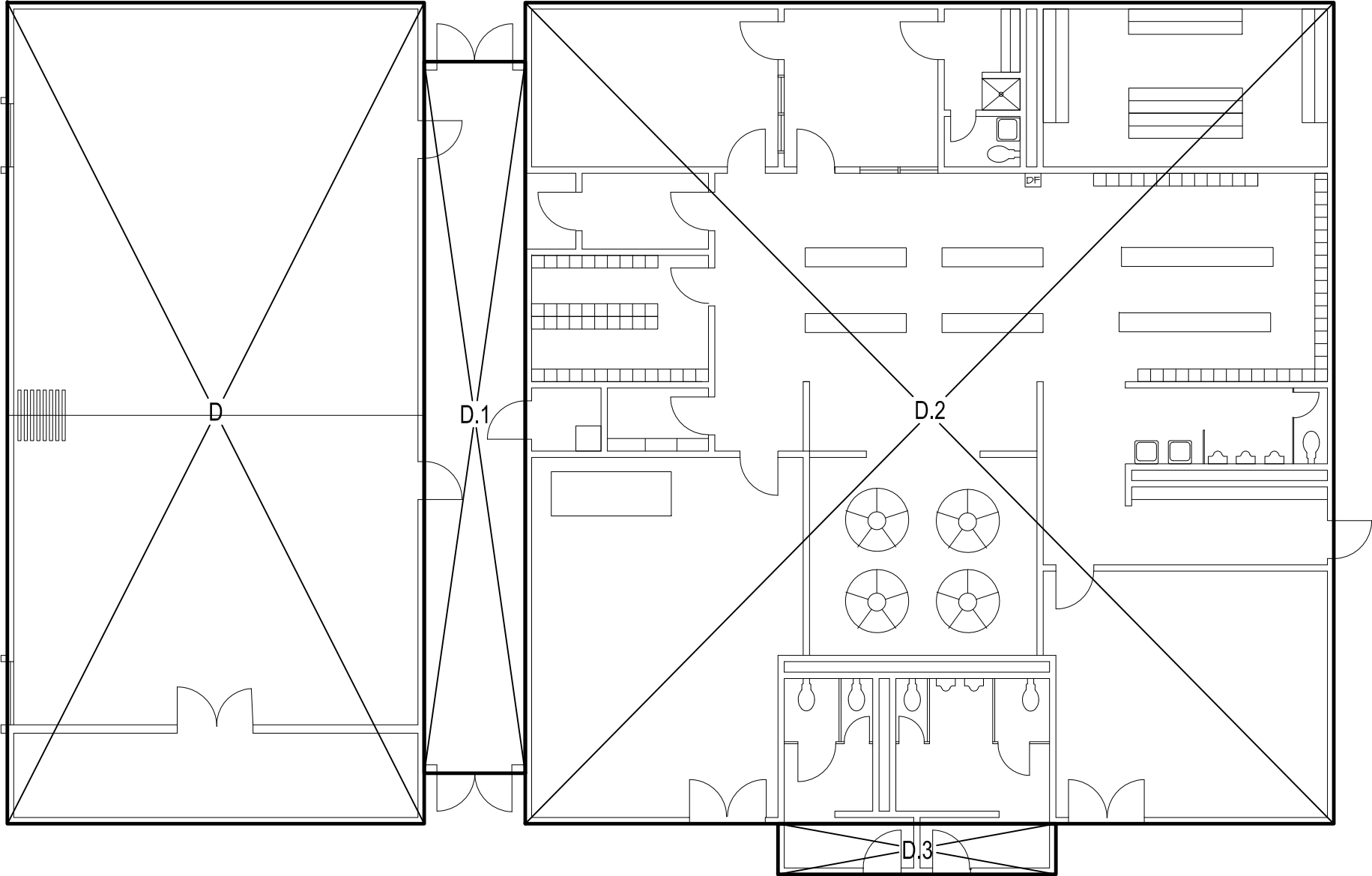
SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: down rated due to age		
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Surface Damage		
	<i>Comments:</i>	Deficiency: The amount of wear on the walls is to be expected for a wood shop building.		
	Flooring	C2030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Condition of the floor materials is typical for a wood shop building.		
	Stair Finishes	C2040		90.00% Good
Plumbing	Ceiling Finishes	C2050		90.00% Good
	Domestic Water Distribution	D2010		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Original galvanized piping in use. Corrective Actions: Replace galvanized steel piping with copper		
	Sanitary Drainage	D2020		90.00% Good
	General Service Compressed-Air	D2050		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		30.00% Poor
	<i>Deficiencies:</i>	Inoperable Devices, System Inefficient		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Deficiency: Gas fire units are beyond their median life Corrective Actions: Replace with new gas fired units		
	Facility HVAC Distribution Systems	D3050		90.00% Good

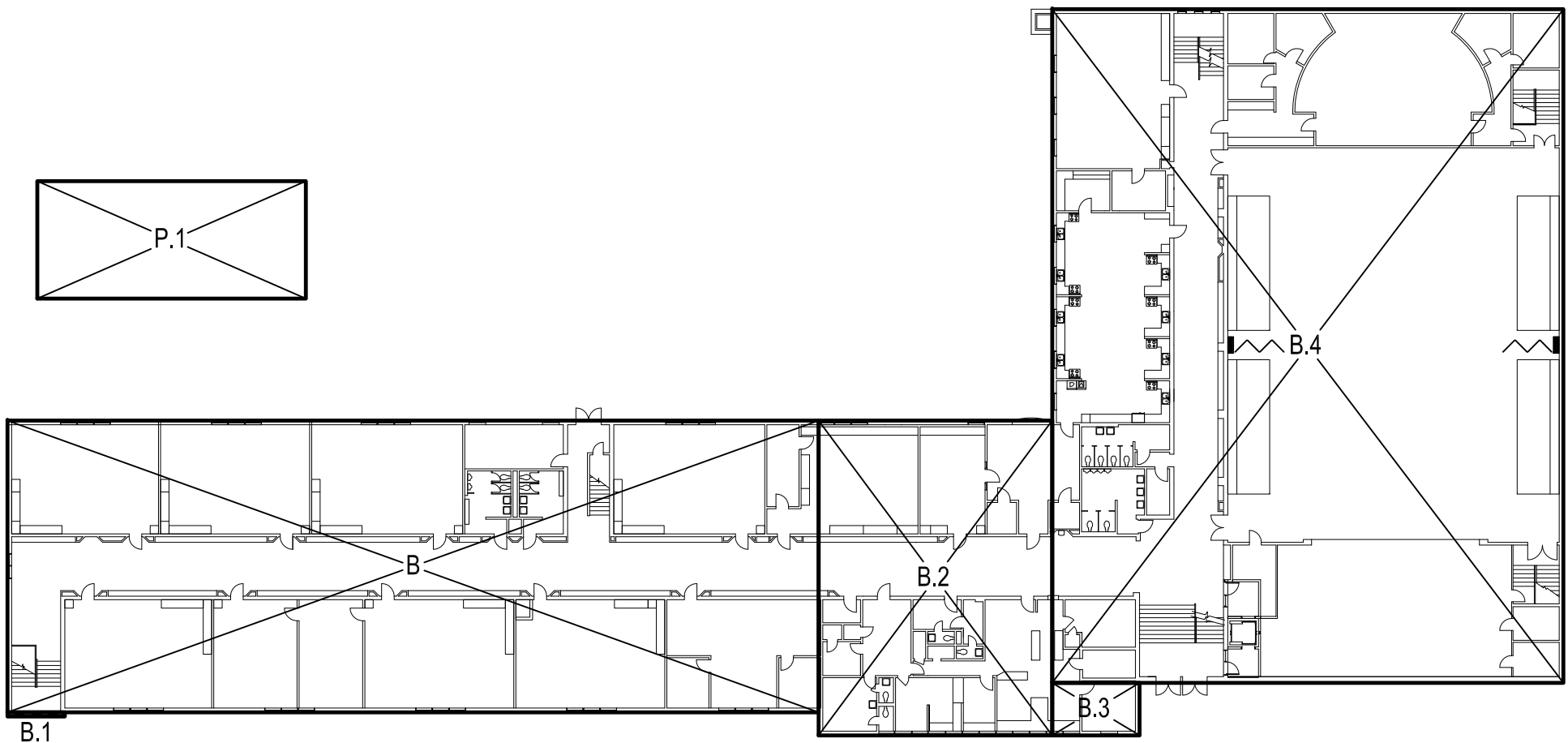
Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	Ventilation	D3060		30.00% Poor
	Deficiencies:	Excessive Particulates		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Dust collector beyond median life Corrective Actions: replace original dust collector with new dust collector		
Fire Protection	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Additional: 1985 equipment in good condition.		
	General Purpose Electrical Power	D5030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
Communications	Lighting	D5040		90.00% Good
	Deficiencies:	Lack of Shatter Protection		
	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
Electronic Safety and Security	Distributed Communications and Monitoring	D6060		90.00% Good
	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		30.00% Poor
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Obsolete equipment Additional: No horn/strobes		
Integrated Automation	Integrated Automation Facility Controls	D8010		30.00% Poor
	Deficiencies:	Sensors Not Working Correctly		
	Causes:	Equipment Obsolescence		

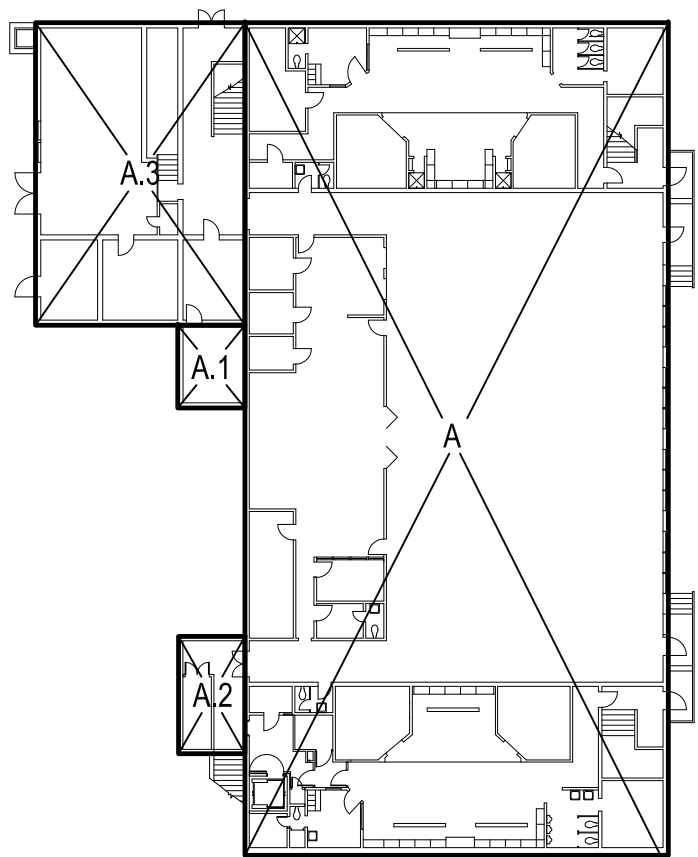
Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 140
Integrated Automation	Comments:	Deficiency: Most of building is on pneumatic controls. Corrective Actions: Replace control system with DDC controls			
Equipment	Institutional Equipment	E1040		62.00% Fair	
	Deficiencies:	Other			
	Causes:	Other			
	Comments:	Deficiency: down rated due to age			
Furnishings	Fixed Furnishings	E2010		62.00% Fair	
	Deficiencies:	Other			
	Causes:	Other			
	Comments:	Deficiency: down rated due to age			
	Movable Furnishings	E2050		62.00% Fair	
	Deficiencies:	Unightly			
	Causes:	Other			
	Comments:	Additional: down rated due to age			

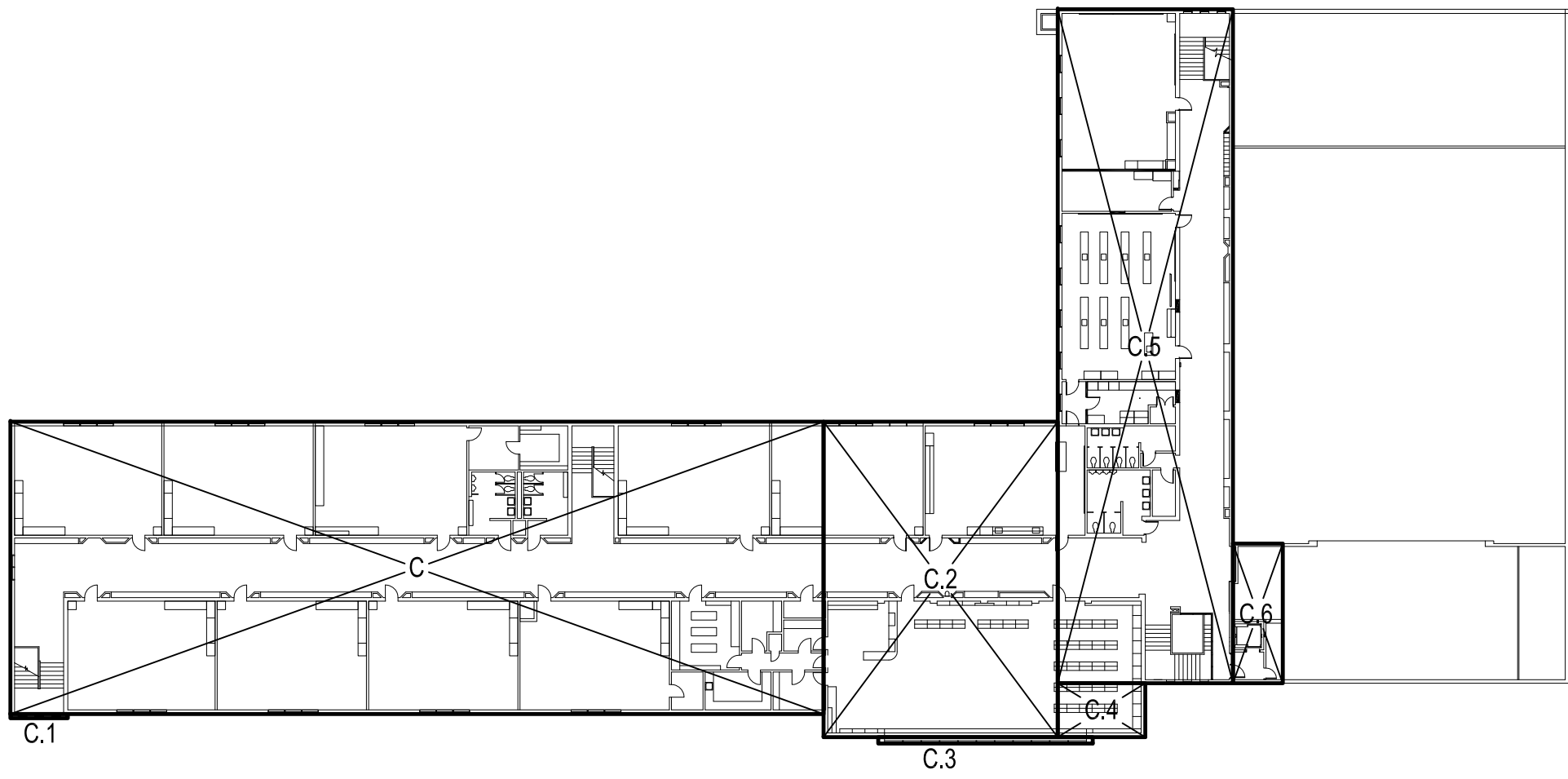


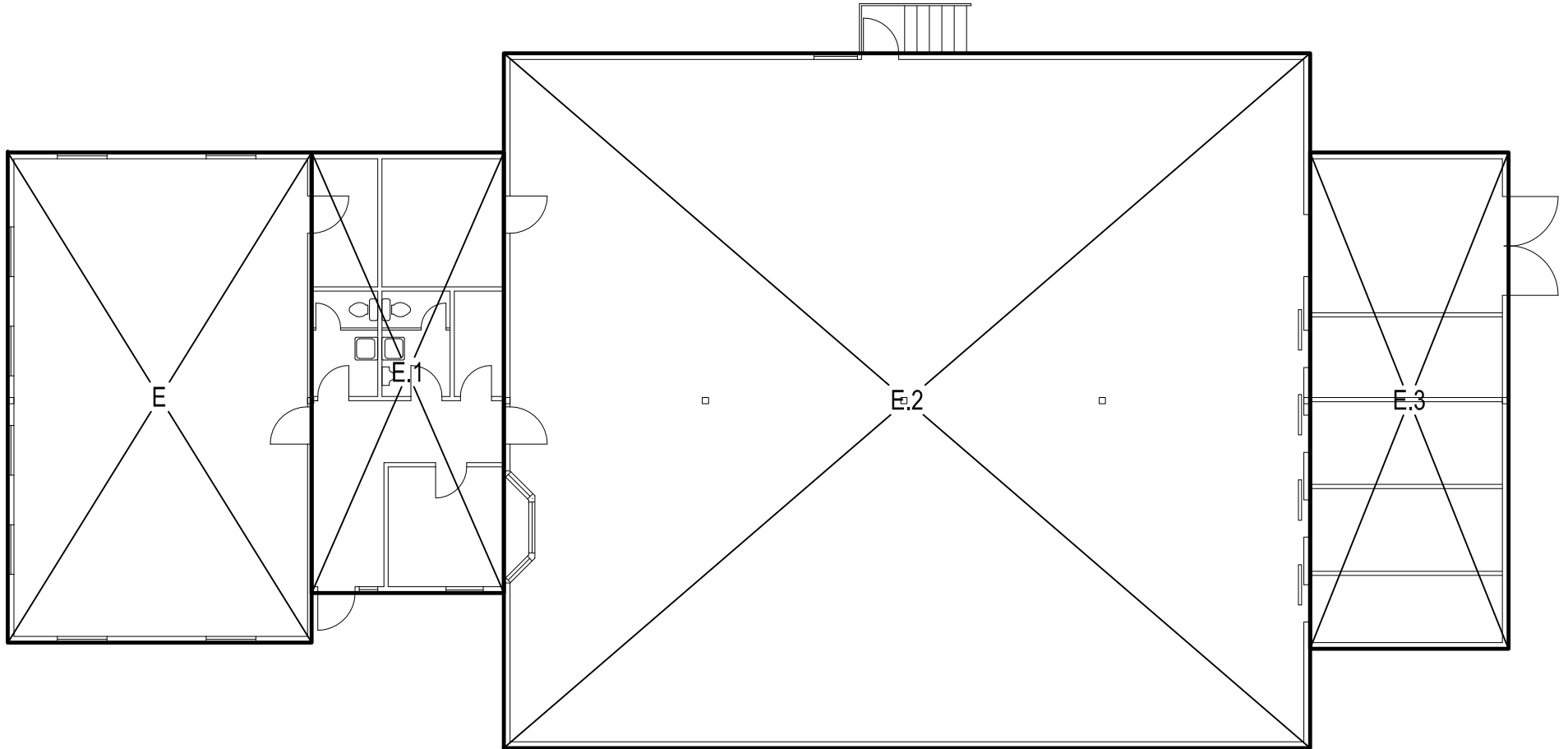


HUNTINGTON MIDDLE SCHOOL
FIRST FLOOR



HUNTINGTON MIDDLE SCHOOL
GROUND FLOOR







Kelso High School

+/- 33 acres
97+ parking spaces

259,337 SF - Main Building
21,300 SF - Stadium
4 portable classrooms

Main Building Constructed 1970
Modernization/Additions 2003
-classrooms, offices, gym

Stadium Constructed 1979



Physical Condition Summary

Main Building Condition Score (ICOS): **89.02 GOOD**

Deficiency/Upgrade/Repair Summary

Site

- Congested vehicle circulation (exiting to ROW)

Architectural

- Complete renovation of shop areas
- Provide access to courtyards
- Repair ceilings
- Replace gym flooring
- Repair/resurface swimming pool

Structural

- No issues

Electrical

- No issues

Mechanical

- Replace boilers
- Replace water heaters

Security/Safety

- Install perimeter door access system (lock down and control)
- Upgrade camera system

Kelso High School: Main Building

Functional Analysis Summary

Functional Score: **90.00 Good**

- The reception area is not of adequate size
- The administration area lacks a workroom and appropriate storage
- The clinic is not of adequate size
- Lacks a staff workroom
- Cafeteria lacks adequate storage for tables and chairs
- The kitchen lacks adequate supporting spaces
- Insufficient number and location of restrooms for students
- Some classrooms lack natural light
- Science classrooms lack appropriate equipment and siting/adjacencies
- Resource rooms and a self-contained Special Education room are in portables
- The Special Education rooms lack adequate storage and appropriate equipment
- The music room is undersized and lacks supporting spaces, storage and equipment
- The vocal music room is undersized
- Welding lab is undersized and lacks adequate storage
- Athletic Training room lacks appropriate equipment and supporting facilities
- Family and Consumer Science lacks appropriate equipment and supporting facilities

**Kelso High School:
Main Building**

Physical Condition Summary

Stadium Building Condition Score (ICOS):

Deficiency/Upgrade/Repair Summary

Site

- Upgrade grass soccer and baseball play fields (drainage and irrigation)
- Install artificial turf at main field
- Refurbish track

Architectural

- Repair concrete frame (spalling)
- Resurface seating/walkway areas and replace ceilings/insulation (water intrusion)
- Add elevator

Structural

- Consider moderate seismic upgrade

Electrical

- Ballasted/fluorescent lighting - upgrade to LED
- Upgrade field lighting
- Unrepairable Intercom – upgrade to district standard
- Upgrade telephone system to district standard
- Upgrade sound system

Mechanical

- Upgrade HVAC system - replace unit ventilators and water heaters
- Upgrade digital control system
- Replace galvanized water pipes

Security/Safety

- Install perimeter door access system (lock down and control)
- Upgrade camera system

Kelso High School: Schroeder Stadium & Joe Stewart Track





ICOS

School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2017-2018

KELSO PAGE 150

89.02% Good

KELSO HIGH SCHOOL - MAIN BUILDING

Building Details

PROFILE TYPE Junior/Senior High School - Multi-Story
NUMBER OF FLOORS 2
CHARACTERISTICS Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1971	K	7,329	7,329	7,329		
1971	B.7	5,541	5,541	5,541		
1971	F.4	824	824	824		
1971	B.1	591	591	591		
1971	F.9	13,085	13,085	13,085		
1971	F.2	654	654	654		
1971	F	14,067	14,067	14,067		
1971	B.9	2,360	2,360	2,360		
1971	B.6	811	811	811		
1971	F.6	835	835	835		
1971	J	2,942	2,942	2,942		
1971	B.4	4,253	4,253	4,253		
1971	F.3	523	523	523		
1971	B.5	884	884	884		
1971	F.1	1,275	1,275	1,275		
1971	B.10	2,831	2,831	2,831		
1971	B	18,304	18,304	18,304		
1971	F.7	523	523	523		
1971	B.11	1,238	1,238	1,238		

1971	B.3	900	900	900
1971	B.12	2,506	2,506	2,506
1971	F.5	34,225	34,225	34,225
1971	B.2	504	504	504
1971	B.8	2,556	2,556	2,556
1971	B.13	52,348	52,348	52,348
1971	F.8	997	997	997
2004	I.1	125	125	125
2004	I.5	2,448	2,448	2,448
2004	C	944	944	944
2004	E.13	37	37	37
2004	I.10	297	297	297
2004	I.6	6,813	6,813	6,813
2004	E.12	72	72	72
2004	D	150	150	150
2004	A.9	1,612	1,612	1,612
2004	A.2	308	308	308
2004	I.3	215	215	215
2004	E.8	426	426	426
2004	A	13,141	13,141	13,141
2004	E.7	61	61	61
2004	A.7	477	477	477
2004	A.12	5	5	5
2004	H	465	465	465
2004	I.4	5,953	5,953	5,953
2004	I	3,537	3,537	3,537
2004	I.8	6,966	6,966	6,966
2004	A.8	4,034	4,034	4,034
2004	A.4	1,733	1,733	1,733
2004	E.5	3,294	3,294	3,294
2004	E.4	11,038	11,038	11,038
2004	E.11	14	14	14

2004	E.15	758	758	758
2004	I.2	199	199	199
2004	I.7	487	487	487
2004	A.3	89	89	89
2004	I.9	65	65	65
2004	E.6	30	30	30
2004	A.13	167	167	167
2004	A.10	953	953	953
2004	A.14	1,443	1,443	1,443
2004	E.10	295	295	295
2004	A.5	4,007	4,007	4,007
2004	E.1	321	321	321
2004	A.11	34	34	34
2004	A.1	472	472	472
2004	E.9	6,597	6,597	6,597
2004	E.2	227	227	227
2004	E.3	431	431	431
2004	E	1,888	1,888	1,888
2004	E.14	1,164	1,164	1,164
2004	A.6	119	119	119
Building Totals		256,817	256,817	256,817

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		100.00% Excellent
	Comments:	Additional: Building is on piling		
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
	Pits and Bases	A4040		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Floor Construction	B1010		100.00% Excellent
	Roof Construction	B1020		100.00% Excellent
	Stairs	B1080		100.00% Excellent

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Walls	B2010		100.00% Excellent
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Deficiencies:	Stains, Discoloration		
	Comments:	Deficiency: Some areas of stained carpet		
	Stair Finishes	C2040		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
	Conveying	Vertical Conveying Systems	D1010	90.00% Good
	Plumbing	Domestic Water Distribution	D2010	62.00% Fair
	Deficiencies:	Other		
	Causes:	Excessive Wear		
	Comments:	Location: Kitchen mechanical room. Deficiency: Some tanks beginning to corrode. Corrective Actions: Replace gas water heaters		
	Sanitary Drainage	D2020		62.00% Fair
	Deficiencies:	Clogged Drains		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 154
Plumbing	<i>Causes:</i>	Other			
	<i>Comments:</i>	Location: NE portion of building Deficiency: Part of building sanitary pipe is at 1% slope to meet main sanitary invert elevation. Corrective Actions: No practical means to correct.			
	General Service Compressed-Air	D2050		90.00% Good	
HVAC	Facility Fuel Systems	D3010		90.00% Good	
	Heating Systems	D3020		62.00% Fair	
	<i>Deficiencies:</i>	Inoperable Devices			
	<i>Causes:</i>	Other			
	<i>Comments:</i>	Location: Pool mechanical room Deficiency: Igniters, flow switches, panel boards, blowers require replacements. Corrective Actions: Replace pool mechanical room boilers			
	Cooling Systems	D3030		90.00% Good	
	Facility HVAC Distribution Systems	D3050		90.00% Good	
	Ventilation	D3060		90.00% Good	
Fire Protection	Fire Suppression	D4010		90.00% Good	
	Fire Protection Specialties	D4030		90.00% Good	
Electrical	Facility Power Generation	D5010		90.00% Good	
	<i>Comments:</i>	Additional: Diesel generator is 10 years old.			
	Electrical Services and Distribution	D5020		90.00% Good	
	General Purpose Electrical Power	D5030		90.00% Good	
	Lighting	D5040		90.00% Good	
	<i>Comments:</i>	Additional: Parking lot lights fail often.			
Communications	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
Communications	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	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		90.00% Good
	Other Equipment	E1090		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good



ICOS

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
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KELSO PAGE 156

92.36% Good

KELSO HIGH SCHOOL - GREENHOUSE

Building Details			PAGE 157		
PROFILE TYPE	Greenhouse				
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	G	2,520	2,520	2,520		
Building Totals		2,520	2,520	2,520		

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		100.00% Excellent
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Horizontal Openings	B3060		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
HVAC	Heating Systems	D3020		90.00% Good
	Ventilation	D3060		90.00% Good
Electrical	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Communications	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	System old.		



ICOS

School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
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KELSO PAGE 158

Ratings Not Required

KELSO HIGH SCHOOL - SCHROEDER STADIUM

Building Details

PROFILE TYPE	Stadium
NUMBER OF FLOORS	2
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
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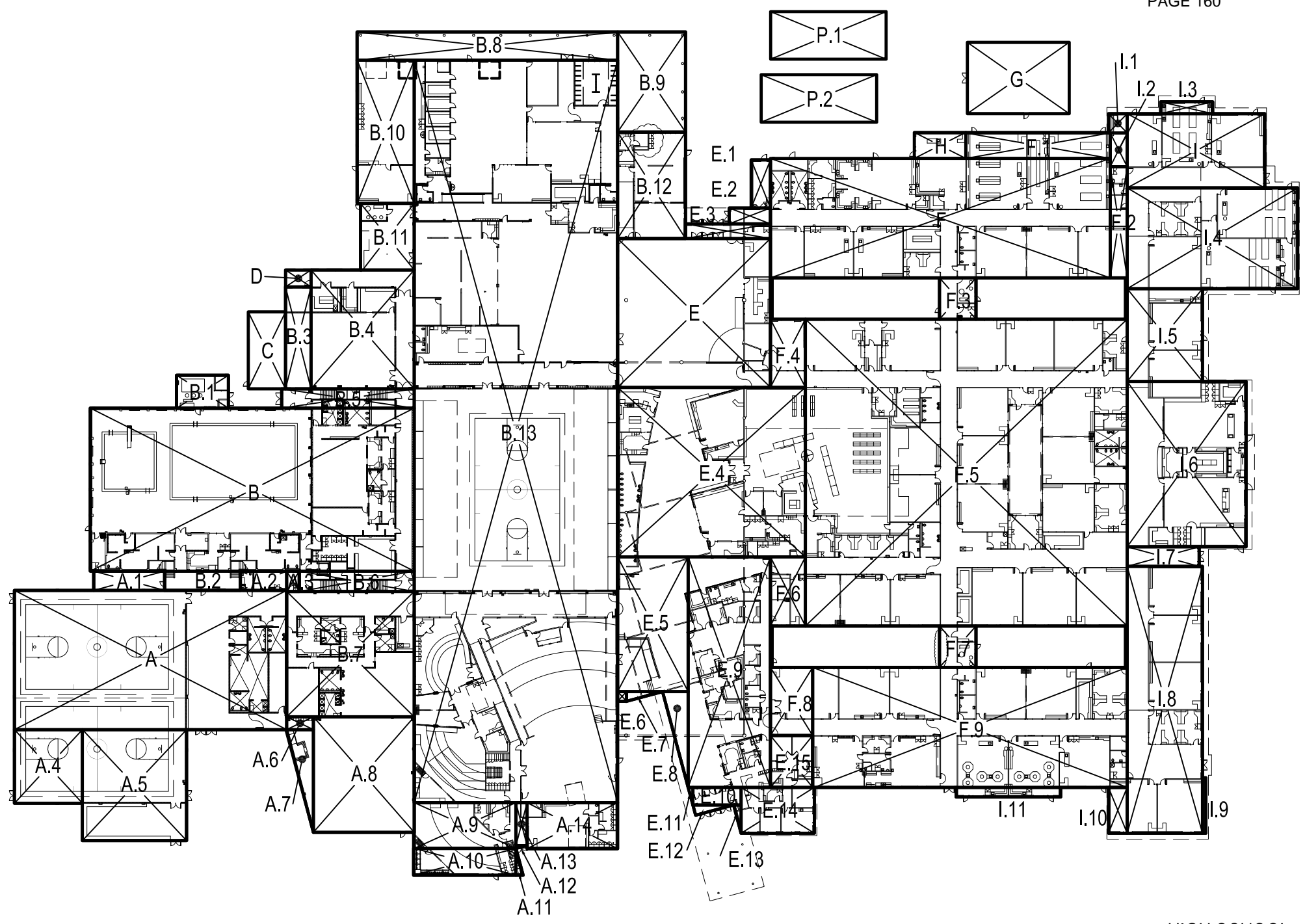
Building Totals

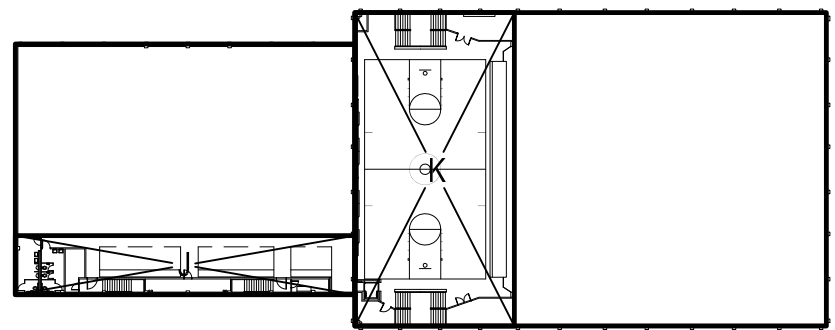
Building Components

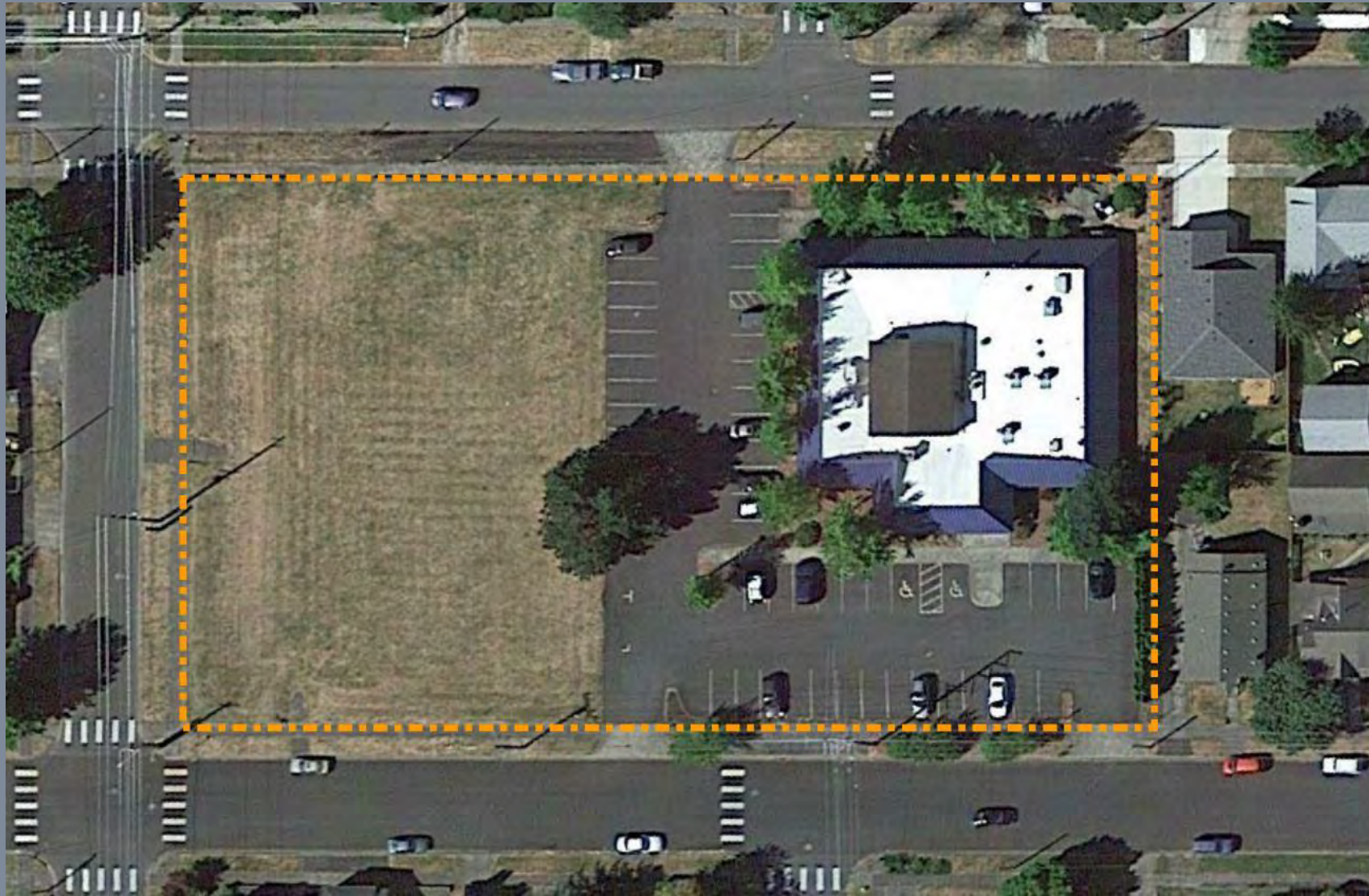
SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundations	A1010		Not Complete
	Special Foundations	A1020		Not Complete
Slabs on Grade	Standard Slabs on Grade	A4010		Not Complete
Superstructure	Floor Construction	B1010		Not Complete
	Roof Construction	B1020		Not Complete
	Stairs	B1080		Not Complete
Exterior Vertical Enclosures	Exterior Walls	B2010		Not Complete
	Exterior Doors and Grilles	B2050		Not Complete
Exterior Horizontal Enclosures	Roofing	B3010		Not Complete
	Roof Appurtenances	B3020		Not Complete
	Horizontal Openings	B3060		Not Complete
	Overhead Exterior Enclosures	B3080		Not Complete
Interior Construction	Interior Partitions	C1010		Not Complete
	Interior Doors	C1030		Not Complete
	Interior Grilles and Gates	C1040		Not Complete

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Wall Finishes	C2010		Not Complete
	Flooring	C2030		Not Complete
	Stair Finishes	C2040		Not Complete
	Ceiling Finishes	C2050		Not Complete
Conveying	Vertical Conveying Systems	D1010		Not Complete
Plumbing	Domestic Water Distribution	D2010		Not Complete
	Sanitary Drainage	D2020		Not Complete
	Building Support Plumbing Systems	D2030		Not Complete
HVAC	Heating Systems	D3020		Not Complete
	Ventilation	D3060		Not Complete
Fire Protection	Fire Suppression	D4010		Not Complete
	Fire Protection Specialties	D4030		Not Complete
Electrical	Electrical Services and Distribution	D5020		Not Complete
	General Purpose Electrical Power	D5030		Not Complete
	Lighting	D5040		Not Complete
Communications	Data Communications	D6010		Not Complete
	Voice Communications	D6020		Not Complete
	Distributed Communications and Monitoring	D6060		Not Complete
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		Not Complete
	Electronic Surveillance	D7030		Not Complete
	Detection and Alarm	D7050		Not Complete
Integrated Automation	Integrated Automation Facility Controls	D8010		Not Complete
Equipment	Entertainment and Recreational Equipment	E1070		Not Complete







District Administration Offices

+/- 1.65 acres
54+ parking spaces

9,026 SF

Constructed 1981



Physical Condition Summary

Stadium Building Condition Score (ICOS):

Deficiency/Upgrade/Repair Summary

Site

- No issues

Architectural

- Replace roof (center section)

Structural

- No issues

Electrical

- No issues

Mechanical

- Upgrade HVAC system - reconfigure duct work, replace heat pumps and split units

Security/Safety

- Install perimeter door access system (lock down and control)
- Upgrade camera system

District
Administration
Offices



ICOS

School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Detailed Condition Assessment by Building
 Reporting Year 2017-2018

KELSO PAGE 164

Ratings Not Required

KELSO SCHOOL DISTRICT KSD ADMINISTRATION BUILDING - DISTRICT OFFICE

Building Details

PROFILE TYPE	Administrative
NUMBER OF FLOORS	2
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
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Building Totals

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		Not Complete
Water and Gas Mitigation	Building Subdrainage	A6010		Not Complete
Superstructure	Floor Construction	B1010		Not Complete
	Roof Construction	B1020		Not Complete
Exterior Vertical Enclosures	Exterior Walls	B2010		Not Complete
	Exterior Windows	B2020		Not Complete
	Exterior Doors and Grilles	B2050		Not Complete
	Exterior Louvers and Vents	B2070		Not Complete
Exterior Horizontal Enclosures	Roofing	B3010		Not Complete
	Roof Appurtenances	B3020		Not Complete
	Horizontal Openings	B3060		Not Complete
	Overhead Exterior Enclosures	B3080		Not Complete
Interior Construction	Interior Partitions	C1010		Not Complete
	Interior Windows	C1020		Not Complete
	Interior Doors	C1030		Not Complete

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Interior Grilles and Gates	C1040		Not Complete
	Suspended Ceiling Construction	C1070		Not Complete
Interior Finishes	Wall Finishes	C2010		Not Complete
	Interior Fabrications	C2020		Not Complete
	Flooring	C2030		Not Complete
	Ceiling Finishes	C2050		Not Complete
Plumbing	Domestic Water Distribution	D2010		Not Complete
	Sanitary Drainage	D2020		Not Complete
	Building Support Plumbing Systems	D2030		Not Complete
HVAC	Facility Fuel Systems	D3010		Not Complete
	Heating Systems	D3020		Not Complete
	Cooling Systems	D3030		Not Complete
	Facility HVAC Distribution Systems	D3050		Not Complete
	Ventilation	D3060		Not Complete
Fire Protection	Fire Suppression	D4010		Not Complete
	Fire Protection Specialties	D4030		Not Complete
Electrical	Electrical Services and Distribution	D5020		Not Complete
	General Purpose Electrical Power	D5030		Not Complete
	Lighting	D5040		Not Complete
Communications	Data Communications	D6010		Not Complete
	Voice Communications	D6020		Not Complete
	Audio-Video Communications	D6030		Not Complete
	Distributed Communications and Monitoring	D6060		Not Complete
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		Not Complete
	Electronic Surveillance	D7030		Not Complete
	Detection and Alarm	D7050		Not Complete
Integrated Automation	Integrated Automation Facility Controls	D8010		Not Complete

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 166
Furnishings	Fixed Furnishings	E2010		Not Complete	
	Movable Furnishings	E2050		Not Complete	



Transportation & Maintenance Center

+/- 2.37 acres

9,026 SF Shop - 1943

5,000 SF Warehouse - 1981



Physical Condition Summary

Stadium Building Condition Score (ICOS):

Deficiency/Upgrade/Repair Summary

Site

- No issues

Architectural

- Replace roof

Structural

- Consider moderate seismic upgrade

Electrical

- Increase branch circuits
- Replace Fire alarm – currently not addressable

Mechanical

- Provide additional exhaust
- Upgrade heating at welding area
- Replace office HVAC system

Security/Safety

- Upgrade camera system

Transportation & Maintenance Center



ICOS

School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
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KELSO PAGE 169

Ratings Not Required

MAINTENANCE AND TRANSPORTATION FACILITY - MAIN BUILDING

Building Details

PROFILE TYPE	Maintenance and Operations
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
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Building Totals

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		Not Complete
Slabs on Grade	Standard Slabs on Grade	A4010		Not Complete
Water and Gas Mitigation	Building Subdrainage	A6010		Not Complete
Superstructure	Roof Construction	B1020		Not Complete
Exterior Vertical Enclosures	Exterior Walls	B2010		Not Complete
	Exterior Windows	B2020		Not Complete
	Exterior Doors and Grilles	B2050		Not Complete
	Exterior Louvers and Vents	B2070		Not Complete
Exterior Horizontal Enclosures	Roofing	B3010		Not Complete
	Roof Appurtenances	B3020		Not Complete
	Horizontal Openings	B3060		Not Complete
	Overhead Exterior Enclosures	B3080		Not Complete
Interior Construction	Interior Partitions	C1010		Not Complete
	Interior Windows	C1020		Not Complete
	Interior Doors	C1030		Not Complete

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Suspended Ceiling Construction	C1070		Not Complete
Interior Finishes	Wall Finishes	C2010		Not Complete
	Interior Fabrications	C2020		Not Complete
	Flooring	C2030		Not Complete
	Ceiling Finishes	C2050		Not Complete
Plumbing	Domestic Water Distribution	D2010		Not Complete
	Sanitary Drainage	D2020		Not Complete
	Building Support Plumbing Systems	D2030		Not Complete
	General Service Compressed-Air	D2050		Not Complete
HVAC	Facility Fuel Systems	D3010		Not Complete
	Heating Systems	D3020		Not Complete
	Facility HVAC Distribution Systems	D3050		Not Complete
	Ventilation	D3060		Not Complete
Fire Protection	Fire Suppression	D4010		Not Complete
	Fire Protection Specialties	D4030		Not Complete
Electrical	Facility Power Generation	D5010		Not Complete
	Electrical Services and Distribution	D5020		Not Complete
	General Purpose Electrical Power	D5030		Not Complete
	Lighting	D5040		Not Complete
Communications	Data Communications	D6010		Not Complete
	Voice Communications	D6020		Not Complete
	Audio-Video Communications	D6030		Not Complete
	Distributed Communications and Monitoring	D6060		Not Complete
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		Not Complete
	Electronic Surveillance	D7030		Not Complete
	Detection and Alarm	D7050		Not Complete
Integrated Automation	Integrated Automation Facility Controls	D8010		Not Complete

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 171
Equipment	Other Equipment	E1090		Not Complete	
Furnishings	Fixed Furnishings	E2010		Not Complete	
	Movable Furnishings	E2050		Not Complete	



ICOS

School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2017-2018

KELSO PAGE 172

Ratings Not Required

MAINTENANCE AND TRANSPORTATION FACILITY - WAREHOUSE

Building Details

PROFILE TYPE Central Warehouse
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
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Building Totals

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		Not Complete
Slabs on Grade	Standard Slabs on Grade	A4010		Not Complete
Water and Gas Mitigation	Building Subdrainage	A6010		Not Complete
Superstructure	Floor Construction	B1010		Not Complete
	Roof Construction	B1020		Not Complete
	Stairs	B1080		Not Complete
Exterior Vertical Enclosures	Exterior Walls	B2010		Not Complete
	Exterior Doors and Grilles	B2050		Not Complete
	Exterior Louvers and Vents	B2070		Not Complete
Exterior Horizontal Enclosures	Roofing	B3010		Not Complete
	Roof Appurtenances	B3020		Not Complete
	Horizontal Openings	B3060		Not Complete
	Overhead Exterior Enclosures	B3080		Not Complete
Interior Construction	Interior Partitions	C1010		Not Complete
	Interior Windows	C1020		Not Complete

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Interior Doors	C1030		Not Complete
	Interior Grilles and Gates	C1040		Not Complete
	Suspended Ceiling Construction	C1070		Not Complete
Interior Finishes	Wall Finishes	C2010		Not Complete
	Interior Fabrications	C2020		Not Complete
	Flooring	C2030		Not Complete
	Stair Finishes	C2040		Not Complete
	Ceiling Finishes	C2050		Not Complete
Plumbing	Domestic Water Distribution	D2010		Not Complete
	Sanitary Drainage	D2020		Not Complete
	Building Support Plumbing Systems	D2030		Not Complete
HVAC	Facility Fuel Systems	D3010		Not Complete
	Heating Systems	D3020		Not Complete
	Facility HVAC Distribution Systems	D3050		Not Complete
	Ventilation	D3060		Not Complete
Fire Protection	Fire Suppression	D4010		Not Complete
	Fire Protection Specialties	D4030		Not Complete
Electrical	Facility Power Generation	D5010		Not Complete
	Electrical Services and Distribution	D5020		Not Complete
	General Purpose Electrical Power	D5030		Not Complete
	Lighting	D5040		Not Complete
Communications	Data Communications	D6010		Not Complete
	Voice Communications	D6020		Not Complete
	Distributed Communications and Monitoring	D6060		Not Complete
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		Not Complete
	Electronic Surveillance	D7030		Not Complete
	Detection and Alarm	D7050		Not Complete

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	PAGE 174
Integrated Automation	Integrated Automation Facility Controls	D8010		Not Complete	
Equipment	Vehicle and Pedestrian Equipment	E1010		Not Complete	
Furnishings	Fixed Furnishings	E2010		Not Complete	
	Movable Furnishings	E2050		Not Complete	



Lexington Property

10 acres

Zoned: Residential - School use
permitted as Conditional Use

Chapter 2

Long Range Educational & Facilities Plan

FACILITY MASTER PLAN

For

THE KELSO SCHOOL DISTRICT



December 2017

Developed by:



Construction Services Group



Teater-Crocker, Inc.

ACKNOWLEDGMENTS

The Kelso School District Facility Improvement Team, administration and staff spent many hours providing valuable information for this document. Without their considerable time and effort, this project would not have been possible.

KELSO SCHOOL BOARD

Bob Lucas – President
 Roy Parsons – Vice President
 Larry Hembree - Member
 Howard Sharples - Member
 Karen Grafton - Member

KELSO SCHOOL DISTRICT ADMINISTRATION

Glenn Gelbrich – Superintendent
 Scott Westlund – Chief Financial & Operating Officer
 Kim Yore – Director of Teaching & Learning
 Don Iverson – Director of Support Services
 Denise Freund – Director of Special Programs

KELSO SCHOOL DISTRICT FACILITY IMPROVEMENT TEAM

Glenn Gelbrich	Tim Yore
Scott Westlund	Greg Gardner
Roy Parsons	Dale Schimmel
Kelli Steward	David McDaniel
Pat Hymes	Cody Reid
Pat Doebele	Darr Kirk
Bob Freund	Mike Haas
Dale Hirsch	Dot Joslin
Patrick Rowland	

Ex-Officio Members

Kelley Wilson – Construction Management Consultant
 Phil Crocker – Facility Planning Consultant

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1.0 Introduction

1.1 Community Background

The Kelso School District is located in Cowlitz County, named after a Cowlitz Indian term meaning “river of shifting sand”. Kelso is the county seat and shares a long boarder with Longview, the county’s largest city. Kelso was founded in 1884 by a Scottish surveyor, Peter W. Crawford, and is named after his home town of Kelso, Scotland. Kelso’s economy grew through supporting the logging industry. Kelso is also a short distance north of the metro area of Portland, Oregon.

The Kelso School District serves students living in the city of Kelso. There are multiple school districts serving students in the surrounding small towns as well as the neighboring large city of Longview. Kelso, with a population of over 12,000, is the second largest city in the county. Kelso has a total area of approximately 8.50 square miles.

The community served by the Kelso School District is economically tied to several major industries, buoyed by the city’s strategic location on an interstate, rail lines and the Columbia River. The school district remains the city’s largest employer, followed by farming, meat processing, grocery, retail, and manufacturing.

According to 2016 US Census data, the per capita income in Kelso was approximately \$16,668, and the median household income in the city was \$33,843. Approximately 31% of the population is defined as living in poverty, which is twice the percentage for the county.

1.2 School District Information

The Kelso School District Board consists of five members, elected by registered voters in the school district. The board hires a superintendent to serve as their chief executive officer. The educational programs are offered in four “categories” of school organizational types: (a) seven K-5 elementary schools, (b) two 6-8 middle schools, (c) one 9-12 high school, and (d) two secondary alternative (grade 9-12) and virtual (grade 8-12) schools.

The activities of the District are guided by its Mission Statement:

The mission of Kelso Public Schools is to prepare every student for living, learning and achieving success as a citizen of our changing world.





Kelso School District – Facility Master Plan

The mission statement is further supported by the District's Vision Statement:

Our students begin school ready to learn, transition confidently between grades and schools, and emerge from our district as engaged citizens, both career- and college-ready.

There are three goals included in the District's Strategic Plan:

- **Early Learning** – Every Kelso student will meet or exceed standard by the end of third grade in English/language arts and mathematics.
- **Quality Instruction** – Every Kelso student will experience high quality standards-based instruction that fosters critical thinking and high levels of academic achievement.
- **Career, College and Community Ready** – Every Kelso student will transition successfully between grades and schools and will graduate with the knowledge, skills and attitude to excel in post-high school opportunities. To that end, we will actively engage and partner with parents, families, and our community.

The efforts of the District are also guided by the following Evidence-Based Foundational Principals:

- Communication within our district is **open, effective, and collaborative**.
- **Financial Stewardship** that assures the responsive and productive management of district resources.
- A **School Climate** that emphasizes student safety, a healthy lifestyle, and respect for other students and faculty.

1.3 Purpose of Study

Preceding this study, the Kelso School District was aware of potential long-term growth in the community and the corresponding demand on school facilities. In addition, the District was fully aware that, over time, the physical condition of all school buildings declines and that, in some instances, the older buildings were having limited success in keeping up with the modern curriculum, especially those elements related to technology. The School Board has taken seriously its charge to protect and preserve the school facility assets owned by the community and to ensure that their educational mission is supported by appropriate, cost-effective facilities.

Therefore, the District felt it was important to understand the current condition of its educational facilities. Further, the Board determined that they needed a data-driven plan





to help them map the future of the district and how they might improve educational facilities.

In commissioning this study, the Superintendent had several guidelines:

- The consultants had to provide the District with an independent, third-party, data-driven professional assessment of the conditions of its facilities, both physically and their adequacy educationally.
- The consultants must coordinate their work with the Facilities Improvement Team (FIT) committee.
- The work of the consultants and the FIT committee had to demonstrate how best to improve existing facilities in a priority order determined by the FIT committee.
- The work of the consultants and the FIT committee had to demonstrate a plan for **effective** and **efficient** facilities, especially given “tightening” school finance trends.
- Reduction of personnel was not a goal of this study.
- Individual personalities were not factors in the study.
- In other words, the collective efforts of the consultants, the FIT committee, the staff, and the Board are to determine facility improvement options that will help make an excellent school system even better!

1.4 Methodology and Plan of Work

Prior to the commencement of the Facility Master Plan effort, a detailed plan of work was developed. The many sub-tasks were grouped under the following major work tasks:

- | | |
|---------------------------|-------------------------|
| a. Project Initiation | e. Facility Assessments |
| b. Interviews | f. Develop Options |
| c. Enrollment Projections | g. Final Report |
| d. Capacity Analysis | |

The methodology used for this project primarily fell into three categories: (1) the gathering of information and data, (2) the analysis of that information and data, and (3) the development of options for improving facilities based on the data and the analysis.

The consulting team consisted of individuals with collective experience in architecture, school facility planning, school administration, school finance, and school operations.





1.5 Data Sources

Data and information was collected from a variety of sources including, but not limited to:

- a. School District policies and procedures,
- b. Physical condition reports,
- c. Floor plans or diagrams of school facilities,
- d. Description of program uses of facilities,
- e. Grade configuration information,
- f. Student enrollment histories and District projections,
- g. School class size protocols, and
- h. Web-based data.





2.0 EDUCATIONAL PROGRAMS

2.1 Educational Programs

The Kelso School District offers a comprehensive set of educational programs and services to be supported by their facilities. In addition to thorough basic education classes in English-language arts, mathematics, social studies and science, the District offers electives in a variety of program areas. The District offers K-12 programs in music, art, physical education, technology, library services, counseling services and CTE. It also offers a variety of programs for students in need of additional time and support, and enrichment/extension programs to include a highly capable program. The facilities that house these programs need to be adequate to deliver an educational program that is diverse and comprehensive. Exhibit 2-1 provides an overview of the educational programs that require adequate spaces to support them.

**EXHIBIT 2-1
KELSO SCHOOL DISTRICT
EDUCATIONAL PROGRAMS**

Content	Elementary	Middle	High
Arts	All students are offered general music from a music teacher on staff that provides a sequential elementary music program aligned with state and national standards. One elementary offers art as part of library time. Classes occur in specialized spaces.	In the arts, the middle school has a vocal and instrumental music program and a visual arts program. Classes occur in specialized spaces.	The comprehensive high school has music (band, orchestra and choir) and visual arts that include graphic arts, digital photography, drawing and painting and pottery. A theater arts program is offered. Classes occur in specialized spaces.
Health and Physical Education	All students are offered health and physical education classes. Physical	All students are required to take health and physical education classes.	All students are required to take health and physical education classes.

**Kelso School District – Facility Master Plan**

Content	Elementary	Middle	High
	<p>education is required for all students.</p> <p>Classes occur both indoor and on fields.</p>	<p>Health may be taught as a stand-alone class or integrated into science or physical education classes.</p> <p>Classes occur indoor in gyms and specialty spaces and on fields.</p>	<p>Classes occur indoor in gyms and specialty spaces and on fields.</p>
Literacy	<p>The literacy program is aligned with the Common Core State Standards for English Language Arts & Literacy in History/Social Studies, Science and Technical Subjects. It incorporates reading, writing, speaking and listening in a balanced approach that includes direct instruction, guided reading (small group instruction), independent reading, interactive read-aloud, and writing instruction.</p> <p>Classes typically occur in general classroom spaces.</p>	<p>The middle school literacy program is aligned with the Common Core State Standards for English Language Arts & Literacy in History/Social Studies, Science and Technical Subjects. It incorporates reading, writing, speaking and listening. The middle school has a scope and sequence and unit plans that guide the work with standards, instruction and assessment.</p> <p>Classes typically occur in general classroom spaces.</p>	<p>The high school literacy program is aligned with the Common Core State Standards for English Language Arts & Literacy in History/Social Studies, Science and Technical Subjects. It incorporates reading, writing, speaking and listening. The high school has a scope and sequence and unit plans that guide the work with standards, instruction and assessment.</p> <p>Specific attention is given to appropriate levels of text complexity to support the reading demands of college and career.</p>

**Kelso School District – Facility Master Plan**

Content	Elementary	Middle	High
			Classes typically occur in general classroom spaces.
Math	<p>Math instruction is aligned with the Common Core State Standards for Mathematics and incorporates a balance of conceptual understanding, procedural proficiency, and problem solving/mathematical processes and is supplemented with other computational practice programs.</p> <p>Classes typically occur in general classroom spaces.</p>	<p>Math instruction is aligned with the Common Core State Standards for Mathematics and incorporates a balance of conceptual understanding, procedural proficiency, and problem solving/mathematical processes. In addition to general math courses Algebra is provided.</p> <p>Classes typically occur in general classroom spaces.</p>	<p>Math instruction is aligned with the Common Core State Standards for Mathematics and incorporates a balance of conceptual understanding, procedural proficiency, and problem solving/mathematical processes. Major courses include Algebra I, Geometry, Algebra II, Statistics, Pre-Calculus, Calculus, and Financial Literacy.</p> <p>Classes typically occur in general classroom spaces.</p>
Remedial Programs	<p>Remedial instruction - additional time and support - is provided at every level through Title I programs, Special Education programs and District-funded programs. These programs emphasize instruction in literacy and mathematics, but often include other content areas</p>	<p>Remedial instruction – additional time and support - is provided at every level through Title I programs, Special Education programs and District-funded programs. These programs emphasize instruction in literacy and mathematics, but often include other content areas</p>	<p>Remedial instruction – additional time and support - is provided at every level through Title I programs, Special Education programs and District-funded programs. These programs emphasize instruction in literacy and mathematics, but often include other content areas</p>

Kelso School District – Facility Master Plan

Content	Elementary	Middle	High
	<p>such as life skills, speech and language therapy, physical and occupational therapy, and others.</p> <p>Classes typically occur in either general classrooms or specialized instructional or therapeutic spaces.</p>	<p>such as life skills, speech and language therapy, physical and occupational therapy, and others.</p> <p>Classes typically occur in either general classrooms or specialized instructional or therapeutic spaces.</p>	<p>such as life skills, speech and language therapy, physical and occupational therapy, and others.</p> <p>Classes typically occur in either general classrooms or specialized instructional or therapeutic spaces.</p>
Science	<p>Science instruction is aligned with the Next Generation Science Standards and provided using researched-based science kits/units at each grade level. Science provides every student the opportunity to directly experience scientific principles through guided inquiry.</p> <p>Classes typically occur in general classrooms spaces.</p>	<p>Science instruction is aligned with the Next Generation Science Standards and is approached from the perspective of scientists. Students engage in an inquiry-based program using researched-based science kits/modules that align well with elementary and high school science programs.</p> <p>Classes occur in specialized spaces and general classroom spaces.</p>	<p>Secondary science instruction is aligned with the Next Generation Science Standards and leads students to an understanding of key concepts in life and physical science to include anatomy and physiology, physics, chemistry, ecology, and environmental science.</p> <p>Classes occur in specialized spaces.</p>
Social Studies	<p>The social studies curriculum is aligned with the Common Core State Standards for English Language Arts & Literacy in History/Social</p>	<p>The social studies curriculum is aligned with the Common Core State Standards for English Language Arts & Literacy in History/Social</p>	<p>The social studies curriculum is aligned with the Common Core State Standards for English Language Arts & Literacy in History/Social</p>


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Content	Elementary	Middle	High
	<p>Studies, Science and Technical Subjects and comprised of a developmental sequence.</p> <p>Classes typically occur in general classroom spaces.</p>	<p>Studies, Science and Technical Subjects and includes the study of ancient civilizations, U.S. history, world geography, and Washington State history from statehood to the present.</p> <p>Classes typically occur in general classroom spaces.</p>	<p>Studies, Science and Technical Subjects and is comprised of world history, U.S. history, American government and economics.</p> <p>Classes typically occur in general classroom spaces.</p>
Student Services		<p>The student services program provides personal and career guidance services for students. These may include counseling, social work, and health services.</p>	<p>The student services program provides personal and career guidance services for students. These may include counseling, social work, and health services.</p>
Technology	<p>Technology is incorporated throughout the day in elementary schools. Every student has access to computers and most classrooms are connected to the Internet and have projection capabilities.</p>	<p>Technology is incorporated throughout the day in middle schools. Every student has access to computers and all classrooms are connected to the Internet and have projection capabilities.</p>	<p>Technology is incorporated throughout the day in high school. Every student has access to computers and all classrooms are connected to the Internet and have projection capabilities.</p>
World Language	<p>In preparation for world language classes, students explore various cultures and</p>	<p>At least one world language is offered at the middle school level.</p>	<p>Multiple world languages are offered at the high school level.</p>

**Kelso School District – Facility Master Plan**

Content	Elementary	Middle	High
	languages through other programs (e.g. social students, etc.) Classes typically occur in general classroom spaces.	Classes typically occur in general classroom spaces.	Classes typically occur in general classroom spaces.
Advanced Placement	A gifted program is offered to elementary students. Classes occur in general classroom spaces at the Middle School one day per week.	A gifted program is offered to Middle School students. Classes typically occur in general classroom spaces.	Advanced Placement courses are offered in the high school. Classes typically occur in general classroom spaces or, in some cases, specialized learning spaces.
Career and Technical Education		Career and Technical Education programs include a Woods program, Family and Consumer Science, and Business Education. These courses are typically occurring in specialized spaces.	Career and Technical Education programs include Agricultural Sciences, Family and Consumer Sciences, Business Marketing & Technology, Construction Trades, Metals, and Woods. These courses are typically taught in highly specialized learning spaces.



3.0 ENROLLMENT PROJECTIONS

Enrollment projections were prepared for the Kelso School District by Davis Demographics and presented to the consulting team for use in this report.

At the District's request the consulting team undertook limited statistical modeling of enrollment projections and the District found no significant trend differences between this limited modeling and the District's existing projections.

For enrollment projection methodology and results please refer to the March 1, 2017 report titled *5-Year Student Population Projections By Residence – Fall 2017-2021* prepared by Davis Demographics.



4.0 CAPACITY AND UTILIZATION

The capacity of a school building is driven by four main factors: (1) the physical size of the instructional spaces, (2) the class size limits, (3) the schedule of uses, and (3) the programs that are offered by the school. Because capacity formulas often apply different “weights” to these factors, one can find a number of capacity definitions across the country. For the Kelso School District, a single method of calculating capacity was used – the instructional space model. This brings both consistency and clarity to the process of determining capacity.

Once capacity is determined, it can be compared to enrollments or projected future enrollments. This comparison produces a “utilization factor” that is discussed later in this chapter.

4.1 Capacity Analysis

Each school in the Kelso School District underwent an analysis to determine its capacity. School capacity, or the number of students a building is designed to reasonably accommodate, is largely driven by the number of students assigned to each class, the number of square feet in the classroom, the number of periods in the schedule, where teacher preparation periods occur, the ratio of required courses vs. elective courses, and the number of programs offered.

4.1.1 Methodology

Existing building capacity information was gathered through analysis of building floor plans and interviews with district personnel. The calculations required a variety of information:

- a. plans, maps, diagrams, and drawings of existing buildings
- b. information regarding the number of teaching spaces and their uses
- c. square footage information for each school
- d. interviews with staff
- e. on-site examination of each school

Many “special needs” programs require smaller class sizes with more area per student, specialized utilities and equipment, and space for specialists to serve the students’ needs. Examples of the programs requiring different spaces include the self-contained classrooms, resource room programs, speech and language therapy, occupational and physical therapy, Title I (remedial reading and mathematics), gifted education, science, physical education, and music.

Capacity is calculated by multiplying the number of teaching spaces by type (e.g. kindergarten rooms, primary grade rooms, intermediate grade rooms, special education rooms, PE teaching spaces, music rooms, secondary general classrooms, art rooms, etc.) multiplied by the class size limit (often stated in the negotiated agreement or in Board





policy). The sum of the products in each school type are then multiplied by a “scheduling factor.” Scheduling factors are used to reflect the fact that not every classroom can be scheduled to have a “perfect fit” of students in the attendance zone when compared to capacity standards. For elementary schools, a scheduling factor of 95% reflects this imperfect fit. In addition, the District must account for the practice of having each middle school and high school teacher use their classrooms without students for their preparation periods. At the middle school level, the enrollment is multiplied by 83% to reflect the planning period for each teacher in a six-period instructional day (5 teaching periods ÷ 6 total periods = an 83% scheduling factor). At the high school level, the enrollment is multiplied by 80% to reflect the planning period for each teacher in a five-period instructional day (4 teaching periods ÷ 5 total periods = an 80% scheduling factor)

4.1.2 Current Capacity Standards

The consultants used the instructional space model of calculating capacity which is based on an actual count of the different types of classrooms and their maximum enrollment. Often, general classrooms have a greater capacity than special learning classrooms (e.g., special education classrooms have lower enrollments due to the legal requirements of handicapped education laws.) Based on Kelso School District practices for classroom enrollment sizes, we have used the following values:

Kindergarten	= 17 students
Grades 1-3	= 17 students
Grades 4-5	= 24 students
Grades 6-8	= 28 students
Grades 9-12	= 28 students
Special Education (Life Skills)	= 8 students
Title I, Resource	= 16 students

**Kelso School District – Facility Master Plan**

Exhibit 4-1 details the different types of spaces and their capacity for the K-5 program. Please note that many special learning spaces (computer lab, music, PE, etc.) do not have student capacity for K-5 because the students are counted in their home rooms. These special learning spaces are used for “pull-out” programs.

EXHIBIT 4-1
K-5 SPACE STANDARDS CHART

Elementary School Instructional Space Model Standards	
K - Full Day (FTE)	17
Grade 1	17
Grade 2	17
Grade 3	17
Grade 4	24
Grade 5	24
Art	0
Music	0
PE	0
Science	0
Library	0
Computer Labs	0
Self Cont. Sp Ed	8
RR, Title I, or Other Pull Out	0

Source: Kelso School District, 2017

**Kelso School District – Facility Master Plan**

Exhibit 4-2 details the capacity standards for the middle schools. The special learning spaces for the middle school grade levels do have capacity since the schools are on a six-period schedule. Computer labs have been counted at 15 students, or roughly “half capacity,” with the assumption that half of the time these spaces will have assigned students and the other half of the time students will use the lab as a “drop in” space while they are assigned to other spaces in the building.

EXHIBIT 4-2
MIDDLE SCHOOL SPACE STANDARDS CHART

Middle School Instructional Space Model Standards	
Grade 6	28
Grades 7-8	28
Art	28
Business Labs	28
Computer Labs	15
Library	0
Music	28
PE	28
Science	28
CTE	24
Self Cont. Sp Ed	8
RR, Title I, or Other Pull Out	16

Source: Kelso School District, 2017

Exhibit 4-3 details the capacity standards for the high school. The special learning spaces for the high school grade levels do have capacity since the school is on a five-period schedule. Computer labs have been counted at 15 students, or roughly “half capacity,” with the assumption that half of the time the space will have assigned students and the other half of the time students will use the lab as a “drop in” space while they are assigned to other spaces in the building.

EXHIBIT 4-3
HIGH SCHOOL SPACE STANDARDS CHART

High School Instructional Space Model Standards	
Grades 9-12	28
Art	28
Business Labs	28
Computer Labs	15
Library	0
Music	28
PE	28
Science	28
CTE	24
Self Cont. Sp Ed	8
RR, Title I, or Other Pull Out	16

Source: Kelso School District, 2017

4.1.3 Current Capacity

In order to obtain the number of each classroom type, the consulting team analyzed a floor plan of each school and verified this information during on-site visits. Once the number of classrooms for each type of space was determined, the capacity for each school was calculated by multiplying the number of spaces (for each space type) times the capacity value from the capacity standards charts (See Exhibits 4-1, 4-2, and 4-3).

For each school, once the capacity was determined, it was multiplied by a scheduling factor. Scheduling factors are used to reflect the fact that not every classroom can be scheduled to have a “perfect fit” of the maximum enrollment standards and the District’s practice of having secondary teachers use their classrooms without students for their preparation periods. These scheduling factors have been used:

Elementary	=	95%
Middle	=	83% (5 of 6 periods)
High	=	80% (4 of 5 periods)

**Kelso School District – Facility Master Plan**

Examples of the calculations for elementary, middle and high schools are detailed in Exhibits 4-4, 4-4 and 4-6.

**EXHIBIT 4-4
SAMPLE ELEMENTARY SCHOOL CAPACITY CALCULATION**

Example			
K-2 General Classrooms	12 X	22 =	264
4-5 General Classrooms	8 X	26 =	208
Grade 6 Classrooms	4 X	30 =	120
PE, Music, and Resource Rooms	3 X	0 =	-
SLC Special Education Classrooms	2 X	8 =	16
			608 X 95% = 578

Source: Teater-Crocker, 2017

**EXHIBIT 4-5
SAMPLE MIDDLE SCHOOL CAPACITY CALCULATION**

Example:			
General Classrooms	12 X	30 =	360
Music and PE Classrooms	4 X	30 =	120
Science Classrooms	3 X	30 =	90
CTE Classrooms	2 X	30 =	60
Computer Labs	2 X	15 =	30
Resource Rooms	2 X	15 =	30
Special Education Classrooms	1 X	8 =	8
			698 X 83% = 579

Source: Teater-Crocker, 2017

**EXHIBIT 4-6
SAMPLE HIGH SCHOOL CAPACITY CALCULATION**

Example:			
General Classrooms	12 X	30 =	360
Music and PE Classrooms	4 X	30 =	120
Science Classrooms	3 X	30 =	90
CTE Classrooms	2 X	30 =	60
Computer Labs	2 X	15 =	30
Resource Rooms	2 X	15 =	30
Special Education Classrooms	1 X	8 =	8
			698 X 88% = 614

Source: Teater-Crocker, 2017

Using the capacity standards from the tables in Exhibits 4-1 through 4-3 and the methodologies demonstrated in Exhibits 4-4 through 4-6, the capacities for each school have been calculated. Exhibit 4-7 shows the results of the calculations. Detailed tables of capacity calculations for each school are included in Appendix A.

**EXHIBIT 4-7
SCHOOL CAPACITIES**

Site	Permanent Capacity
Barnes ES	315
Beacon Hill ES	308
Butler ES	198
Carrolls ES	80
Catlin ES	292
Rose Valley ES	110
Wallace ES	284
Elementary Total	1,587
Coweeman MS	491
Huntington MS	569
Middle School Total	1,060
Kelso HS	1,490
High School Total	1,490
Totals	4,136

Source: Teater-Crocker, 2017

4.2 Enrollment vs. Capacity

In order for schools to fully meet their educational goals, capacity and enrollment must be matched. When capacity exceeds enrollment (under-utilization) capital expenditures may be reduced or facilities removed from inventory. When enrollment exceeds capacity (over-utilization) capital expenditures may need to be increased. The formula for calculating utilization is “**enrollment ÷ capacity = utilization.**”

4.2.1 Elementary Enrollment and Capacity

The current K-5 enrollment exceeds capacity, or is at maximum capacity, in the elementary grades at all seven schools. The total current elementary utilization is 140%. The projected five-year enrollment increases the utilization rate to 142%. Current and anticipated future utilization rates mean that even with enrollment projected to decline at one elementary school the district will remain significantly over-capacity at the elementary level for the next five years.

**Kelso School District – Facility Master Plan****4.2.1 Middle School Enrollment and Capacity**

The current grade 6-8 enrollment exceeds the capacity at one of the middle schools and is at capacity at the other middle school. The total current middle school utilization is 108%. The projected future utilization will increase to 117%. This utilization rate indicates that both middle schools will likely need additional capacity in the future.

4.2.2 High School Enrollment and Capacity

The current 9-12 enrollment slightly exceeds the capacity of the high school which has a utilization rate of 105%. This utilization rate is projected to increase to 108% over the next five years. This increase indicates that Kelso High School will remain slightly over capacity and may need some additional space in the coming years.

Exhibit 4-8 is a table showing the current capacity, enrollment and utilization for each school as well as projected enrollment and utilization rates.

**EXHIBIT 4-8
CURRENT AND PROJECTED FACILITY UTILIZATION**

Site	Permanent Capacity	Fall 2016 Enrollment*	Capacity Surplus (Deficit)	Current Utilization	Projected Enrollment 2021-22	Projected Utilization 2021-22
Barnes ES	315	361	(46)	114%	312	99%
Beacon Hill ES	308	507	(199)	165%	477	155%
Butler ES	198	392	(194)	198%	461	233%
Carrolls ES	80	146	(66)	183%	145	182%
Catlin ES	292	301	(9)	103%	374	128%
Rose Valley ES	110	128	(18)	116%	153	139%
Wallace ES	284	379	(95)	133%	326	115%
Elementary Total	1,587	2,214	(628)	140%	2248	142%
Coweeman MS	491	587	(96)	120%	603	123%
Huntington MS	569	560	9	98%	632	111%
Middle School Total	1,060	1,147	(87)	108%	1235	117%
Kelso HS	1,490	1,563	(73)	105%	1611	108%
High School Total	1,490	1,563	(73)	105%	1611	108%
Totals	4,136	4,924	(788)	119%		

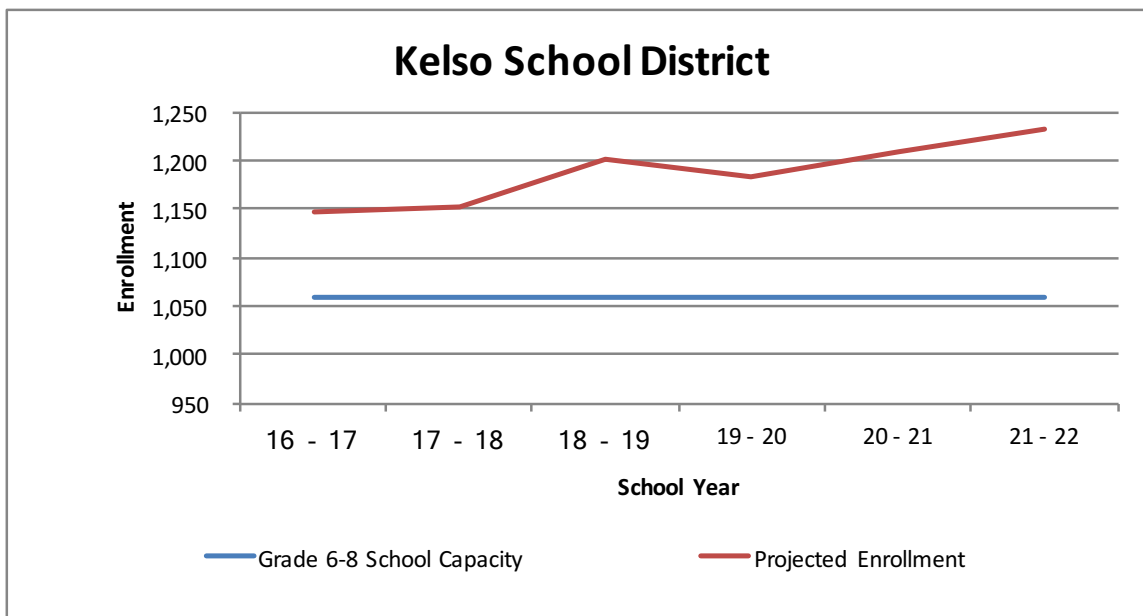
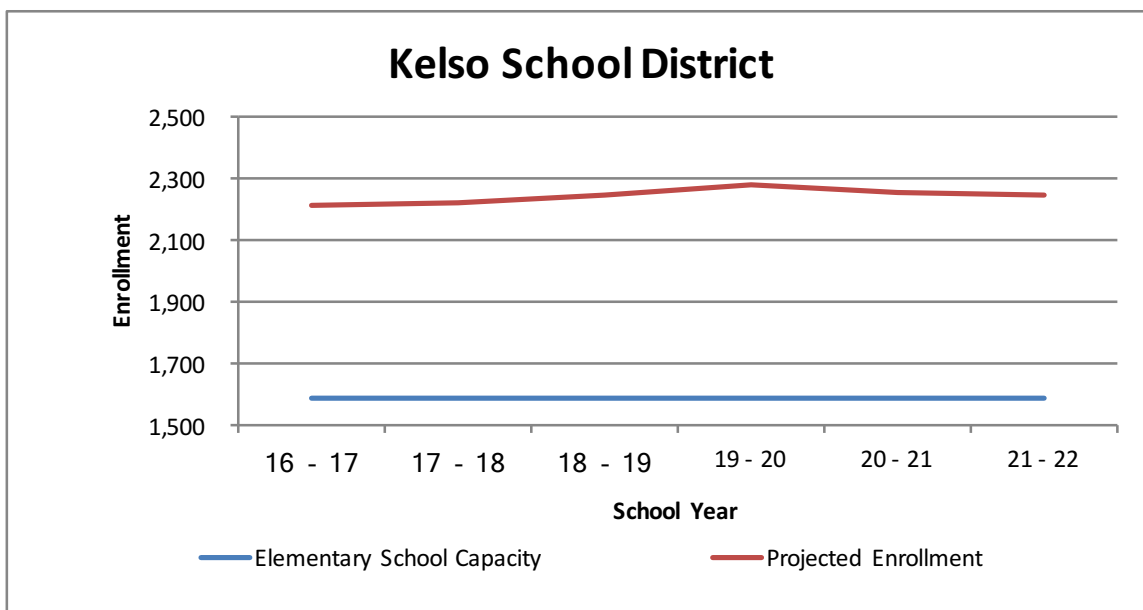
Source: Teater-Crocker, 2017

*Davis Demographics

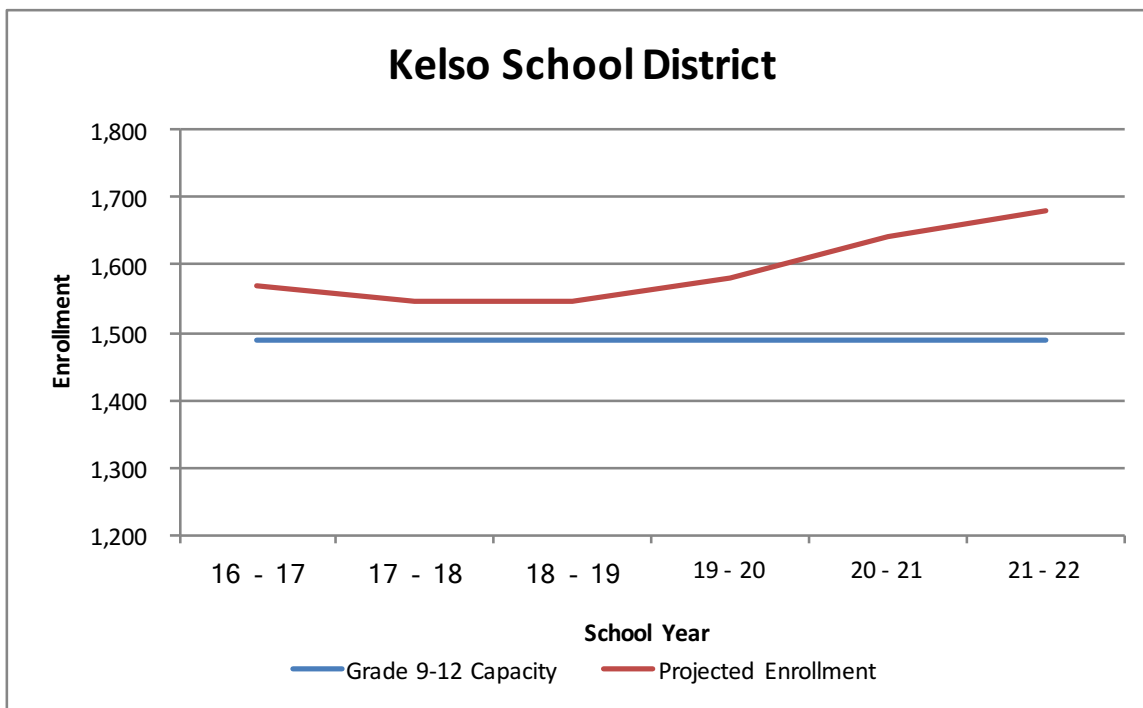


Exhibit 4-9 provides three graphical representations of the relationship between capacity and enrollment for the coming five years at each school level.

**EXHIBIT 4-9
PROJECTED FACILITY UTILIZATION GRAPHS**



**EXHIBIT 4-9 (CONTINUED)
PROJECTED FACILITY UTILIZATION GRAPHS**



Source: Teater-Crocker, 2017

Note: Grade 9-12 projected enrollment in Exhibit 4-9 includes all projected students in these grades, not solely those projected to be at Kelso High School.



5.0 CONDITION OF FACILITIES

5.1 Functional Adequacy

Each Kelso School District K-12 school facility was assessed to determine how well it supports the educational program. This functional adequacy assessment, prepared by an educational professional, examines the sizes, adjacencies, equipment, supportive utilities, and other features of each space.

The assessment describes how well the facility supports the staff as they implement the educational program in each space. School spaces are “tools” that exist for an educational function. Therefore, the design characteristics of a school can significantly impact the ability of educators to accomplish their educational mission. Analysis of functional adequacy is not a clinical, objective effort. It requires an understanding of the educational program being delivered as well as the application of professional judgment to varying pedagogical circumstances. Assessing functional adequacy always has an element of subjectivity, but certain elements are well recognized in the industry and were used in this assessment. For this project, the following areas were assessed:

- Site
- General Classrooms
- Special Learning Spaces
 - Early Childhood-Kindergarten (elementary schools only)
 - Special Needs (special education, Title I, SLP, etc.)
 - Computer labs
 - Physical Education
 - Music
 - Library
 - Visual Arts
 - Science
 - Career Technical Education (secondary schools only)
 - Performing Arts
 - Gifted Education
- Support Spaces
 - Administration
 - Student Services
 - Staff Support
 - Food Service
 - Custodial-Maintenance



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For each of the above functional spaces, the assessment professional determined the functional adequacy across several recognized categories. This assessment adopted those recognized categories and identified them as follows:

- The proper size of spaces
- Adjacencies (appropriate spatial relationships)
- Utilities, technology, fixed equipment, surfaces, and storage

Each category has one or more items assessed utilizing District criteria, national norms, and the professional judgment of trained assessors. Each space has a rating assigned to it that reflects the approximate proportion of that space to the whole. The assessor then assigns a rating and a total is calculated. If a space is not included in the educational specification or program of studies for that school, the rating is removed from the possible point total. Each assessment also includes comments that help clarify any deficiencies or cites special circumstances.

Once a total score is calculated, a rating of “good,” “fair,” “poor,” or “unsatisfactory” is assigned. The scoring and rating are designed to help compare one facility to another, or prioritize, for capital improvement planning. Exhibit 5-1 details the key for this rating.

EXHIBIT 5-1

KEY FOR FUNCTIONAL ADEQUACY RATINGS

90+	Good: The facility design supports the educational program offered. It may have minor functional adequacy problems but generally meets the needs of the educational program.
75-89	Fair: The facility has some problems meeting the needs of the educational program and may require some improvements
50-74	Poor: The facility has numerous problems meeting the needs of the educational program and needs significant improvements
Below 50	Unsatisfactory: The facility is functionally inadequate and does not support the educational program in many areas.

Source: Teater-Crocker, 2017

Two schools, Barnes Elementary and Kelso High School scored in the “Good” range. One school, Coweeman Middle School, scored in the “Fair” range. The remaining six elementary schools, Beacon Hill Elementary, Butler Elementary, Carrolls Elementary, Catlin Elementary, Rose Valley Elementary, Wallace Elementary, as well as Huntington Middle School, scored in the “Poor” range.

The ratings for the schools in the Kelso School District are summarized in Exhibit 5-2. The detailed assessment for each school can be found in Appendix B.

EXHIBIT 5-2
SUMMARY OF FUNCTIONAL ADEQUACY RATINGS

School	Functional Adequacy Score	Functional Adequacy Description
Barnes Elementary	90	Good
Beacon Hill Elementary	69	Poor
Butler Elementary	68	Poor
Carrolls Elementary	68	Poor
Catlin Elementary	65	Poor
Rose Valley Elementary	64	Poor
Wallace Elementary	63	Poor
Coweeman Middle School	81	Fair
Huntington Middle School	67	Poor
Kelso High School	90	Good

Source: Teater-Crocker, 2017

5.2 Physical Assessment

The consulting team reviewed multiple sources of physical condition information in an effort to determine relative physical condition of the District's school buildings:

The physical condition assessments consider a number of factors including the major building components (e.g. exterior building systems, interior building systems, mechanical systems, safety/building codes systems, etc.). Each of these major components is further broken down and each sub-component is scored. The key for the physical assessment is detailed in Exhibit 5-3.

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EXHIBIT 5-3 KEY FOR PHYSICAL ASSESSMENT AND SITE ASSESSMENT RATINGS

95+	Excellent: The building and/or a majority of its systems are in excellent condition and only require preventative maintenance
85-94	Good: The building and/or a majority of its systems are in good condition and only require routine maintenance.
62-84	Fair: The building and/or some of its systems are in fair condition and require minor repair.
30-61	Poor: The building and/or a significant number of its systems are in poor condition and require major repair or renovation.
Below 30	Unsatisfactory: The building and/or a majority of its systems should be considered for replacement.

Source: Teater-Crocker, 2016

Two schools, Barnes Elementary and Kelso High School scored in the “Good” range. One school, Catlin Elementary, scored in the “Poor-Fair” range. The remaining five elementary schools, Beacon Hill Elementary, Butler Elementary, Carrolls Elementary, Rose Valley Elementary, Wallace Elementary, as well as both middle schools, Coweeman Middle School and Huntington Middle School, scored in the “Fair” range.

The summary of the scores are in Exhibit 5-4.

EXHIBIT 5-4 SUMMARY OF PHYSICAL ASSESSMENT RATINGS

School	Physical Condition Score	Physical Condition Description	Years Built and/or Remodeled
Barnes Elementary	90	Good	'60, '03
Beacon Hill Elementary	66-78	Fair	'66, '78
Butler Elementary	80	Fair	'55, '63, '84
Carrolls Elementary	70	Fair	'48, '55, '03
Catlin Elementary	58-90	Poor-Fair	'47, '79, '89
Rose Valley Elementary	68	Fair	'39, '50', '54, '84
Wallace Elementary	73-79	Fair	'55, '84, '97
Coweeman Middle School	71	Fair	'60, '63, '79, '88
Huntington Middle School	67-72	Fair	'52, '80, '85
Kelso High School	89-92	Good	'70, '79, '03

Source: Kelso School District, Construction Services Group, 2017



6.0 COMMUNITY INPUT

As part of the school facility master planning process, the consulting team, under the direction of the Superintendent of the Kelso School District, sought input from the community through a facility planning committee referred to as the Facility Improvement Team (FIT).

The Superintendent established the Facility Improvement Team (FIT) to provide feedback to the administrative team throughout the planning process. This committee was comprised of a cross-section of community members and District staff. The committee conducted ten work sessions to study information, guide the planning process, and gauge the community's responses to several emerging long-range school facility planning options.

6.1 Facility Improvement Team

- a. In January 2017, The Kelso School District convened a Facilities Improvement Team (FIT) of seventeen members representing staff, community members, parents, board members and alumni. Further, members of the FIT represented local government and private sector businesses. The FIT responsibility was to identify and prioritize major facility improvement projects for the Kelso School District for the next 5-10 years and to identify specific projects from the plan for a future funding issue to put before voters, possibly as early as February 2018.

- b. The members of the FIT were:

Glenn Gelbrich
Scott Westlund
Roy Parsons
Kelli Steward
Pat Hymes
Pat Doebele
Bob Freund
Dale Hirsch
Patrick Rowland

Tim Yore
Greg Gardner
Dale Schimmel
David McDaniel
Cody Reid
Darr Kirk
Mike Haas
Dot Joslin

- c. Scott Westlund, at the request of the Superintendent, agreed to chair the Committee.
- d. The Committee met ten times between the months of January and October 2017. Most meetings were scheduled for 4:00 p.m. and lasted approximately 1½ hours.



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In the first four FIT meetings, the consulting team provided the committee information gathered by the consulting team in March and April. This information included an overview of educational programs offered in the district, enrollment projections, an analysis of capacity, facility assessments (including both physical and functional assessments), and general observations of the facilities by team members. A wealth of detailed information and data behind the information was also provided each FIT member. FIT members were asked to review the information and come to the next meeting prepared to discuss the implications of the information for the Kelso School District.

At the fifth meeting of the committee, members were divided into smaller teams to discuss the information from the prior meeting and suggest facility improvement projects that were supported by the data. Each group reported back to the entire committee. Their reports demonstrated considerable “internal consistency” between the conclusions of each smaller team. The committee identified several projects to subject to cost estimating by the consulting team.

At the sixth, seventh and eighth meetings the committee continued to refine priorities and desired improvement outcomes in light of continually refined cost estimates prepared by the consulting team.

The ninth meeting involved the committee finalizing a draft set of recommendations for the District and School Board reflecting the analysis, review and discussion of the committee as well as community input, collected via a ThoughtExchange engagement, over the previous months.

At the tenth meeting the committee revised the recommendations in light of School Board questions and input and prepared a final recommendation for the Board’s consideration.

6.2 Facility Improvement Team Recommendations

The Facility Improvement Team recognized the following Priorities and Areas of Importance for the District in considering capital facility improvements.

- Traffic Flows / Parking Improvements
 - Expand parking where possible and improve vehicle circulation
- Safety and Security Improvements
 - Door access control, video surveillance, exterior lighting, intercom / communication systems
- Physical Plant / Educational Environment Upgrades



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- Critical repairs to HVAC and Plumbing
 - Replace roofs, windows, siding / waterproofing
- Accommodate Growth / Increase Elementary Capacity
 - Eliminate Portable Classrooms
 - Accommodate growth
- Improve Athletic Facilities
 - Upgrade HS and MS play fields & stadium and multi-purpose room at Huntington
- Maximize SCAP assistance
 - Maximize new construction assistance for Lexington, Beacon Hill and Wallace
 - Assistance for modernization for Huntington Middle School and Carrolls Elementary

Considering the above, the committee recommended the following items to be Major Components of future Capital Facility Improvements.

- Upgrade safety and security measures at all schools
- New Elementary at Lexington site (repurpose Catlin Elementary)
- Replace Beacon Hill Elementary on same site
- Replace Wallace Elementary on the same site
- Classroom Additions at Butler Acres Elementary
- Make improvements to schools
- Eliminate fifteen portable classrooms
- Upgrade district and community used athletic facilities

6.3 Estimated Cost for FIT Recommendations

The FIT team reviewed cost information, provided by the consulting team and District officials, related to the above recommendations before finalizing this information for the District.

- Estimated Cost of Project: \$136.9 million
- Estimated State Assistance Eligibility: \$33.9 million
- Total Local Funding Requirement: \$98.6 million
 - The estimated changes in Current School Tax Rates from 2017-2019 will increase from \$7.42/\$1,000 of Assessed Value to \$7.76/\$1,000 of Assessed Valuation
 - This is an increase of \$0.34 per thousand dollars of assessed valuation
 - An owner of a \$200,000 home would see an increase of \$68 annually or \$5.67 per month





7.0 FACILITY MASTER PLAN

The Facility Master Plan is outlined in the previous chapter as part of the description of the work of the Facility Improvement Team (FIT). In this chapter, that outline will be further detailed and supported with cost estimates and schedules.

7.1 The Facility Master Plan

7.1.1 Upgrade Safety and Security at All Schools

- Includes improvements to security camera systems, door access control systems, intercom upgrades, fire alarm upgrades, fencing and other similar improvements.

7.1.2 New Elementary at Lexington Site

- Capacity for 600 students, 72,000 SF
- Eligible for SCAP state funding
- Repurpose Catlin Elementary for alternative non-K12 uses (early learning and preschool programs; partnerships with other community and social service agencies, etc.) or sell the property

7.1.3 Replace Beacon Hill Elementary on the Same Site

- Capacity for 450 students, 54,000 SF
- Improved vehicle and bus flow, additional parking
- Eligible for SCAP state funding

7.1.4 Replace Wallace Elementary on the Same Site

- Capacity for 450 students, 54,000 SF
- Eligible for SCAP state funding
- Purchase adjacent property to enlarge the site

7.1.5 Classroom at Butler Acres Elementary

- Add four classrooms to Butler Acres Elementary

7.1.6 Make Improvements to Schools

- Barnes Elementary
 - Provide security cameras / access control system
 - Replace phone system
- Butler Acres Elementary



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- Provide security cameras / access control system
 - Replace asphalt in parking and playground areas
 - Upgrade façade and remove sunscreens
 - Replace windows
 - Provide new addressable fire alarm system
 - Replace galvanized steel domestic water piping with copper tubing
 - Replace boiler and hydronic piping
 - Replace pneumatic controls with DDC controls
 - Improve parking / circulation
 - Repair drainage issues
 - Build four new classrooms
 - Replace phone system
- Carrolls Elementary
 - Provide security cameras / access control system
 - Replace asphalt in parking and playground areas
 - Replace roof
 - Replace windows and outside doors
 - Replace outside façade
 - Provide new standalone intercom system
 - Replace boilers and heaters
 - Reinforce / shorten tall masonry chimney
 - Replace casework in classrooms
 - Fence playground
 - Improve drainage issues
 - Install retaining wall
- Catlin Elementary
 - Repurpose school for other District and/or community activities
- Rose Valley Elementary
 - Provide security cameras / access control system
 - Replace roof on gym
 - Paint exterior
 - Replace windows
 - Provide new standalone intercom system
 - Provide new addressable fire alarm system
 - Replace electrical service
 - Replace boilers and heaters
 - Replace pneumatic controls with DDC controls
 - Enclose front covered area and convert to main office / hallway
 - Upgrade well system
 - Replace phone system
 - Improve drainage issues
 - Upgrade restrooms for ADA compliance
 - Replace kitchen casework
- Wallace Elementary
 - Replace with new 450 student school



**Kelso School District – Facility Master Plan**

- Coweeman Middle School
 - Provide security access control system
 - Provide new addressable fire alarm system
 - Replace room unit ventilators
 - Replace pneumatic controls with DDC controls
 - Replace sewage lift station pumps and control system
 - Replace boiler
 - Replace office area HVAC system
 - Repair library wall
 - Replace telephone system
 - Revise music practice room
- Huntington Middle School
 - Provide security access control system
 - Redesign main entrance and entry way
 - Replace roof
 - Paint school
 - Replace windows
 - Replace tile in shop classroom, shop corridor, and kitchen
 - Replace original glue-on ceiling tile
 - Replace gymnasium operable wall
 - Replace operable wall on stage, and replace doors, curtain and lighting
 - Replace original linoleum on 2nd floor
 - Upgrade power service in shop building
 - Replace siding on shop building
 - Replace electrical service
 - Provide new addressable fire alarm system
 - Add 4-6 additional duplex outlets in each classroom
 - Replace galvanized steel domestic water piping with copper tubing
 - Replace boiler
 - Replace library HVAC system
 - Replace office HVAC system
 - Refurbish PACE air handling unit
 - Replace kitchen exhaust fan
 - Replace pneumatic controls with DDC controls
 - Repair library area structural issue
 - Replace sidewalk along North Kelso Avenue
 - Replace carpet
 - Construct multi-purpose room / gym
- Kelso High School
 - Provide security access control system
 - Modernize Career and Technical Education area of CAD, Welding, Auto and Wood Shops
 - Upgrade CTE Culinary Arts kitchen
 - Replace main gym floor



***Kelso School District – Facility Master Plan***

- Replace phone system
- Modify interior courtyards for access
-
- District Office
 - Replace phone system and 2nd floor roof

7.1.7 Eliminate Fifteen Portable Classrooms

- Eight portable classrooms are eliminated from Beacon Hill Elementary with the construction of a new school building on the same site
- Four portable classrooms are eliminated from Butler Acres Elementary with the construction of four new classrooms
- Three portable classrooms are eliminated from Wallace Elementary with the construction of a new school building on the same site

7.1.8 Upgrade District and Community Used Athletic Facilities

- Athletic Fields
 - Resurface Schroeder Field and replace stadium lighting system
 - Provide irrigation to playing and practice fields at secondary schools
 - Replace tracks at Coweeman and Huntington Middle Schools
- Stadium
 - Replace elevator
 - Repair spalling of concrete on columns and stairs
 - Repair water intrusion through concrete seating and traffic areas
 - Replace water damaged plywood and insulation below seating area
 - Replace galvanized steel domestic water piping with copper tubing
 - Add exterior wall hydrants
 - Replace boiler
 - Replace electric unit ventilators
 - Replace pneumatic controls with DDC controls





7.4 Related Recommendations

The following recommendations from the consultants are intended to provide guidance with the implementation of the Facility Master Plan.

7.4.1 Review School Board Facility Policies

Periodic reviews of school board policies and administrative procedures will help staff and patrons more clearly understand the facility goals for the District and the processes necessary to reach those goals. These written documents will improve communications and provide guidance in the setting of priorities in the Facilities and Maintenance Department.

7.4.2 Update Enrollment Projections Annually

The enrollment projections will need to be updated annually as the Facility Master Plan is implemented. As facility conditions are improved and programs change, demographics will change and the data will need to be updated. Actual enrollments should be compared to projected enrollments. This updated information should then be used to update the enrollment projections. Using updated enrollment projections will help the District address facility needs based upon changing trends in student enrollment and addressing those trends in a timely manner.

7.4.3 Re-Draw Attendance Boundaries

A key component of the Facility Master Plan is the efficient use of existing facilities. To efficiently accomplish this objective, the District will need to regularly update boundaries in order to maximize the use of existing facilities. Care must be taken to balance the need to efficiently utilize facilities with the needs of students. Attendance boundary policies can be developed to address both concerns. Similar policies in other districts often include allowing students to remain at a particular school once enrolled, not requiring a change when safety concerns exist, overcrowding occurs, transportation changes, etc. Any policy on boundary changes should be reviewed on a regular basis.

7.4.4 Develop Educational Specifications and Other Building Standards

Current school pre-construction processes are complex and time consuming. Before school design can even begin, it often takes many months to develop educational specifications, building standards, and product specifications. The District should develop these written documents and have them in place prior to the selection of the design team. By doing so, the District could enjoy the following benefits:



***Kelso School District – Facility Master Plan***

- a. By being “in front” of the planning process and have more time for thoughtful input.
- b. By minimizing the “my school” and “my classroom” mentality by developing educational specifications and building standards early.
- c. By standardizing building components for maintenance. This will reduce the District’s inventory of different parts and allow economies of scale in the procurement process.
- d. By improving integration with maintenance and operations through the early development of standards.
- e. By saving money over time, both in fees and a shortened design time.
- f. By minimizing variance between different A/E firms during design through District ownership of educational specifications and facility standards.
- g. By having greater control of the final product.

7.4.5 Update the Facility Master Plan Every Five Years

As facility conditions are improved, enrollment changes, and programs change, this Facility Master Plan will become somewhat outdated. To ensure that a viable, data-driven plan is current, the District should update this plan every five years. By keeping the plan and its data current, the District will be better able to adjust to changing conditions and student needs.





APPENDICES



**APPENDIX A – SCHOOL CAPACITIES**

	Barnes ES		
	# Rooms	Room Capacity	Subtotal
Head Start		0	-
Pre-K		0	-
K Half Day		0	-
K Full Day	3	17	51
Grade 1	3	17	51
Grade 2	3	17	51
Grade 3	3	17	51
Grade 4	2	24	48
Grade 5	2	24	48
Grade 6		0	-
Art		0	-
Music	1	0	-
PE	1	0	-
Science		0	-
Library		0	-
Computer Labs	1	0	-
Self Cont. Sp Ed	4	8	32
RR, Title I, Pull Out	4	0	-
Other		24	-
Other		0	-
Total Room Count	27		332
Scheduling Factor =			95%
Instructional Space Model Capacity =			315

**Kelso School District – Facility Master Plan**

	Beacon Hill ES		
	# Rooms	Room Capacity	Subtotal
Head Start		0	-
Pre-K		0	-
K Half Day		0	-
K Full Day	3	17	51
Grade 1	3	17	51
Grade 2	3	17	51
Grade 3	3	17	51
Grade 4	3	24	72
Grade 5	2	24	48
Grade 6		0	-
Art		0	-
Music	1	0	-
PE	1	0	-
Science		0	-
Library		0	-
Computer Labs	1	0	-
Self Cont. Sp Ed		8	-
RR, Title I, Pull Out	2	0	-
Other		24	-
Other		0	-
Total Room Count	22		324
Scheduling Factor =			95%
Instructional Space Model Capacity =			308



**Kelso School District – Facility Master Plan**

	Butler ES		
	# Rooms	Room Capacity	Subtotal
Head Start		0	-
Pre-K		0	-
K Half Day		0	-
K Full Day	2	17	34
Grade 1	2	17	34
Grade 2	2	17	34
Grade 3	2	17	34
Grade 4	1	24	24
Grade 5	1	24	24
Grade 6		0	-
Art		0	-
Music	1	0	-
PE	1	0	-
Science		0	-
Library		0	-
Computer Labs		0	-
Self Cont. Sp Ed	3	8	24
RR, Title I, Pull Out	5	0	-
Other		24	-
Other		0	-
Total Room Count	20		208
Scheduling Factor =			95%
Instructional Space Model Capacity =			198




Kelso School District – Facility Master Plan

	Carrolls ES		
	# Rooms	Room Capacity	Subtotal
Head Start		0	-
Pre-K		0	-
K Half Day		0	-
K Full Day	1	17	17
Grade 1	1	17	17
Grade 2	1	17	17
Grade 3	1	17	17
Grade 4		24	-
Grade 5		24	-
Grade 6		0	-
Art		0	-
Music		0	-
PE	1	0	-
Science		0	-
Library		0	-
Computer Labs		0	-
Self Cont. Sp Ed	2	8	16
RR, Title I, Pull Out		0	-
Other		24	-
Other		0	-
Total Room Count	7		84
Scheduling Factor =			95%
Instructional Space Model Capacity =			80



**Kelso School District – Facility Master Plan**

	Catlin ES		
	# Rooms	Room Capacity	Subtotal
Head Start	1	0	-
Pre-K		0	-
K Half Day		0	-
K Full Day	3	17	51
Grade 1	3	17	51
Grade 2	3	17	51
Grade 3	2	17	34
Grade 4	2	24	48
Grade 5	2	24	48
Grade 6		0	-
Art		0	-
Music	1	0	-
PE	1	0	-
Science		0	-
Library		0	-
Computer Labs		0	-
Self Cont. Sp Ed	3	8	24
RR, Title I, Pull Out	5	0	-
Other		24	-
Other		0	-
Total Room Count	26		307
Scheduling Factor =			95%
Instructional Space Model Capacity =			292



Kelso School District – Facility Master Plan

	Rose Valley ES		
	# Rooms	Room Capacity	Subtotal
Head Start		0	-
Pre-K		0	-
K Half Day		0	-
K Full Day	1	17	17
Grade 1	1	17	17
Grade 2	1	17	17
Grade 3	1	17	17
Grade 4	1	24	24
Grade 5	1	24	24
Grade 6		0	-
Art		0	-
Music	1	0	-
PE	1	0	-
Science		0	-
Library		0	-
Computer Labs	1	0	-
Self Cont. Sp Ed		8	-
RR, Title I, Pull Out	1	0	-
Other		24	-
Other		0	-
Total Room Count	10		116
Scheduling Factor =			95%
Instructional Space Model Capacity =			110



**Kelso School District – Facility Master Plan**

	Wallace ES		
	# Rooms	Room Capacity	Subtotal
Head Start	1	0	-
Pre-K		0	-
K Half Day		0	-
K Full Day	3	17	51
Grade 1	3	17	51
Grade 2	3	17	51
Grade 3	2	17	34
Grade 4	2	24	48
Grade 5	2	24	48
Grade 6		0	-
Art		0	-
Music	1	0	-
PE	1	0	-
Science		0	-
Library		0	-
Computer Labs	1	0	-
Self Cont. Sp Ed	2	8	16
RR, Title I, Pull Out	2	0	-
Other		24	-
Other		0	-
Total Room Count	23		299
Scheduling Factor =			95%
Instructional Space Model Capacity =			284


Kelso School District – Facility Master Plan

Coweeman MS			
	# Rooms	Room Capacit	Subtotal
Grade 6	3	28	84
Grades 7-8	5	28	140
Art	1	28	28
Business Labs		28	-
Computer Labs	1	15	15
Library		0	-
Music	1	28	28
PE	3	28	84
Science	3	28	84
CTE	2	24	48
Self Cont. Sp Ed	2	8	16
RR/T-1 Pull Out	4	16	64
ISS	1	0	-
Other		0	-
Total Room	26		591
Scheduling Factor =			83%
Instructional Space Model Capacity =			491

Huntington MS			
	# Rooms	Room Capacit	Subtotal
Grade 6	4	28	112
Grades 7-8	8	28	224
Art	1	28	28
Business Labs		28	-
Computer Labs	2	15	30
Library		0	-
Music	1	28	28
PE	2	28	56
Science	4	28	112
CTE	2	24	48
Self Cont. Sp Ed	2	8	16
RR/T-1 Pull Out	2	16	32
Other		0	-
Other		0	-
Total Room	28		686
Scheduling Factor =			83%
Instructional Space Model Capacity =			569

**Kelso School District – Facility Master Plan**

	Kelso HS		
	# Rooms	Room Capacity	Subtotal
Grades 9-12	27	28	756
Art	3	28	84
Business Labs		28	-
Computer Labs	2	15	30
Library		0	-
Music (shared)	3	28	84
PE	6	28	168
Science	9	28	252
CTE	16	24	384
Self Cont. Sp Ed	3	8	24
RR/T-1 Pull Out	5	16	80
Drama	1	0	-
Other		0	-
Total Room Count	75		1,862
Scheduling Factor =			80%
Instructional Space Model Capacity =			1,490



APPENDIX B – FUNCTIONAL ADEQUACY ASSESSMENTS



Barnes Elementary School**Kelso School District****Kelso, WA****Total Score = 90% or "Fair"****Date Scored: Week of February 27, 2017****Scorer: Dr. Jerry Gee**

	Program Space Needed?	Assigned Rating	Comment Areas							Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other		
Exterior										
Pedestrian Circulation	Y	Good								
Vehicle Circulation (incl. service vehicles)	Y	Fair	x	x						The buses load and unload in a bus lane on the main street in front of the school.
Grounds and Fields	Y	Good								
Parking	Y	Good								
Safety-Security, Signage, Fencing, Etc.	Y	Fair				x				The school does not have adequate internal and external directional signage. The school has a direct entrance into the office. It is equipped with a buzzer system for all entry points except for the office.
Administration										
Administrators	Y	Good								
Reception-Clerical-Business	Y	Good								
Discipline (Security, Detention, ISS, etc.)	Y	Good								
Administrative Support	Y	Fair	x	x					x	The conference room is used as the counselor office. The school does not have a conference room.
Student Services										
Counselor, SW Offices	Y	Good								The counselor office was originally designed as a conference room.
Clinic and Restroom	Y	Good								
Student Services Support	N									

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Staff Support									
Staff Workrooms	Y	Good							The work room and faculty lounge are in the same space. It is large enough to accommodate both functions.
Staff Lounge	Y	Good							
Staff Restrooms	Y	Good							
Staff Support	N								
Food Services									
Food Preparation	Y	Good							
Cafeteria	Y	Good							
Dishwashing-Scullery	Y	Good							
Food Storage (Freezer, Cooler, Dry Storage)	Y	Good							
Food Services Support	Y	Good							
Custodial-Maintenance									
Custodial/Maintenance	Y	Good							
Restrooms and Corridors	Y	Good							The lower grade levels have restrooms in their classrooms.
Custodial-Maintenance Support	Y	Good							
General Classrooms	Y	Good		x					Many of the classrooms have doors between the rooms. Noise between the rooms can be a problem.
Early Childhood/Kindergarten									
Early Childhood Classrooms	Y	Good							
Early Childhood Support	Y	Good							

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Special Needs									
Special Education - Resource	Y	Good							
Special Education - Cognitive	Y	Unsatisfactory	X	X	X	X	X	X	The school houses the district program for students with severe needs. The program uses two portables buildings (4 classrooms) to house this program.
Special Education - Behavior	N								
Title I	Y	Good							
Speech Therapy	Y	Fair		x		x			The speech therapist is located in an office in the administrative area. The room is not equipped with a white board.
Psychologist	Y	Fair	x					x	The school psychologist is housed in a small area that is also used for OT/PT.
Special Needs Support	Y	Unsatisfactory	x	x	x	x	x	x	The staff is located in the portables.
Physical Education									
Gymnasium/Multipurpose	Y	Good							
Physical Education Support	Y	Good							
Music									
Music	Y	Good							
Music Support	Y	Good							
Library - Media									
Library	Y	Good					x		The lack of window blinds does not allow the projector to be easily seen at various times of the day. The library is used as an art room.
Library Support	Y	Good							
Computer Labs									
Computer Lab(s)	Y	Good							
Computer Lab Support	Y	Good							

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Visual Arts									
Art	Y	Unsatisfactory	x	x	x	x	x	x	The school does not have an art room. Art is taught in the library.
Art Support	Y	Unsatisfactory	x	x	x	x	x	x	Art is taught in the library.
Science									
Science Room	Y	Unsatisfactory	x	x	x	x	x	x	Science is taught in the classrooms using science teaching kits.
Science Room Support	Y	Unsatisfactory	x	x	x	x	x	x	Science is taught in the classrooms using science teaching kits.
Performance									
Stage	Y	Good							The cafeteria/gym has a stage at one end that is used for the music room and stage area.
Auditorium	Y	Good							
Stage-Auditorium Support	Y	Good							
Gifted Education	N								

Beacon Hill Elementary School**Kelso School District****Kelso, WA****Total Score = 69% or "Poor"****Date Scored: Week of February 27, 2017****Scorer: Dr. Jerry Gee**

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Exterior									
Pedestrian Circulation	Y	Poor		x				x	The school does not have any enclosed hallways. Access to each building is from the outside.
Vehicle Circulation (incl. service vehicles)	Y	Poor	x					x	The school has established a small parent pickup and drop off area close to the entrance of the parking lot. Due to the configuration of the building and the city streets, traffic in and out of the parking lot is a problem and requires individuals to direct the traffic. Buses load and unload in the main parking lot.
Grounds and Fields	Y	Fair						x	Due to the changes of elevation in the playground, line of sight supervision is difficult. The school has a covered play area that, when in use, creates a deafening echo effect in the structure. The covered area is dark and poorly lighted.
Parking	Y	Fair	x						The school has adequate parking for staff and normal visitors. When activities occur, the school is located on a lot which does not have any adjacent street parking;
Safety-Security, Signage, Fencing, Etc.	Y	Unsatisfactory		x				x	Due to the school being an open hallway concept, controlling access to the school grounds and the various buildings is difficult. Fencing in front of the building could channel individuals to the main office.

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Administration									
Administrators	Y	Fair	x						The administrative offices are very small.
Reception-Clerical-Business	Y	Fair	x					x	The reception area only accommodates four chairs.
Discipline (Security, Detention, ISS, etc.)	Y	Good							
Administrative Support	Y	Poor	x		x			x	The school does not have a conference room. The storage area for administrative supplies materials is very small.
Student Services									
Counselor, SW Offices	Y	Poor		x				x	The counseling area is located at the opposite end of the campus from the main office area. It does not have a reception area or conference room.
Clinic and Restroom	Y	Good							
Student Services Support	N								
Staff Support									
Staff Workrooms	Y	Fair	x					x	The school has one room that is used as the mailroom, staff lounge, and workroom. The room is small in size for all three functions.
Staff Lounge	Y	Fair							The school has one room that is used as the mailroom, staff lounge, and workroom. The room is small in size for all three functions.
Staff Restrooms	Y	Poor		x				x	The main classroom buildings are not equipped with adult restrooms. Adult restrooms are located in the administrative building.
Staff Support	N								

	Program Space Needed?	Assigned Rating	Comment Areas							Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other		
Food Services										
Food Preparation	Y	Good								
Cafeteria	Y	Good								
Dishwashing-Scullery	Y	Good								
Food Storage (Freezer, Cooler, Dry Storage)	Y	Fair	x		x					The dry storage area is small in size.
Food Services Support	Y	Good								
Custodial-Maintenance										
Custodial/Maintenance	Y	Good								
Restrooms and Corridors	Y	Good								Student restrooms are located in each of the instructional pod areas. The restrooms for the playground are located in the covered play area which is a significant distance from the main playground. Students on the playground do not have access to a water fountain.
Custodial-Maintenance Support	Y	Good								
General Classrooms	Y	Fair	x	x	x	x	x	x	x	All five of the first grade classrooms are located in portables.
Early Childhood/Kindergarten										
Early Childhood Classrooms	Y	Fair	x	x	x	x	x	x	x	One kindergarten classroom is located in a portable. Due to a lack of internal hallways, kindergarten students must go outside for all instructional support services. The kindergarten rooms do not have tiled areas by the sinks. They do not have large item storage. And they are approximately 85% of the size standard.
Early Childhood Support	N									

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Special Needs									
Special Education - Resource	Y	Fair	x	x	x	x	x	x	The reading intervention room is located in a portable. The resource room is a general classroom that accommodates numerous teaching stations and utilizes small curtains to separate the teaching spaces. The room is equipped with only one presentation projector and screen. The room does not have any specialized cabinetry for the storing of supplies and materials.
Special Education - Cognitive	N								
Special Education - Behavior	N								
Title I	N								
Speech Therapy	Y	Poor	x	x				x	The school psychologist and speech therapist share the same room. It is located immediately upon entering the administrative building. It is not in close proximity to any instructional classroom.
Psychologist	Y	Poor	x	x				x	The school psychologist and speech therapist share the same room. It is located immediately upon entering the administrative building. It is not in close proximity to any instructional classroom
Special Needs Support	Y	Good							
Physical Education									
Gymnasium/Multipurpose	Y	Good							
Physical Education Support	Y	Good							

		Comment Areas							Comments
	Program Space Needed?	Assigned Rating	Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Music									
Music	Y	Fair	x	x					The music room is located in the administration building. It is not in close proximity to any of the instructional classrooms. The room is small in size. It has normal height ceilings.
Music Support	Y	Fair	x					x	The music room does have a storage room but does not have an office area.
Library - Media									
Library	Y	Fair		x				x	The library is located in a separate building and can only be accessed by going outside.
Library Support	Y	Fair			x			x	The library is not equipped with an office and workroom.
Computer Labs									
Computer Lab(s)	Y	Unsatisfactory	x	x	x	x	x	x	The computer lab is located in a portable.
Computer Lab Support	Y	Unsatisfactory	x	x	x	x	x	x	The computer lab is located in a portable.
Visual Arts									
Art	Y	Unsatisfactory	x	x	x	x	x	x	The school does not have an art room. Art is taught in the classrooms.
Art Support	Y	Unsatisfactory	x	x	x	x	x	x	The school does not have an art room.
Science									
Science Room	Y	Unsatisfactory	x	x	x	x	x	x	The school teaches science in the classrooms using science curriculum kits.
Science Room Support	Y	Unsatisfactory	x	x	x	x	x	x	The school teaches science in the classrooms using science curriculum kits.

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Performance									
Stage	Y	Unsatisfactory	x	x	x	x	x	x	The school is not equipped with a stage. When needed, a portable stage is used.
Auditorium	Y	Poor	x						The gymnasium is used as the auditorium. It is not large enough to accommodate the crowds who want to attend the programs nor is it large enough to hold the number of student now in the school.
Stage-Auditorium Support	Y	Poor			x	x	x	x	The gymnasium is not equipped with acoustical treatments, specialized lighting, or storage for performance equipment.
Gifted Education	N								

Butler Elementary School**Kelso School District****Kelso, WA****Total Score = 68% or "Poor"****Date Scored: Week of February 27, 2017****Scorer: Dr. Jerry Gee**

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Exterior									
Pedestrian Circulation	Y	Poor		x		x		x	The main entrance to the school is located on the lower level of the building along with a music room, and OT/PT room. These areas are not easily accessible for students with mobility issues, with access only by going outside the building.
Vehicle Circulation (incl. service vehicles)	Y	Fair	x						The school has a separate bus lane and parent drop off lane. The parent drop off lane is located in the main parking lot. During pickup after school, cars back up a significant distance on the city street.
Grounds and Fields	Y	Fair	x						The school does not have a grassy play/ physical education area.
Parking	Y	Good							
Safety-Security, Signage, Fencing, Etc.	Y	Poor				x		x	The school does not have direct line of sight supervision from the office to any of the entrances to the building. Many of the entrances are equipped with video cameras, but the quality of the cameras is poor. One of the doors remains unlocked throughout the school day. The playground behind the building is not adequately fenced. The area with play equipment for special needs students in front of the school is not adequately fenced. Directly adjacent to the school are rental properties that are not fenced.

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Administration									
Administrators	Y	Fair	x		x				The principal's office isundersized and has cabinetry that extends over the conference table area.
Reception-Clerical-Business	Y	Poor	x		x			x	The reception area is two chairs adjacent to the faculty mailboxes. Supplies and materials are stored in a small room which is also used for in school suspension. The height of the front counter does not allow staff to see the younger students.
Discipline (Security, Detention, ISS, etc.)	Y	Poor	x	x				x	The school has a desk in a storage room in the main office which is used for in school suspension.
Administrative Support	Y	Fair	x	x				x	The administrative workroom also serves as the workroom for all faculty. It also houses the video production area for the student news program. It is undersized and crowded.
Student Services									
Counselor, SW Offices	Y	Poor		x	x			x	The counselor and the school psychologist share an office. It is located at the end of the hallway and is adjacent to the gymnasium. It does not have a conference room or reception area.
Clinic and Restroom	Y	Good							
Student Services Support	N								

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Staff Support									
Staff Workrooms	Y	Poor	x		x			x	The staff workroom houses the video production area for the school news program. The area is undersized, does not have adequate storage, and is congested.
Staff Lounge	Y	Poor			x	x		x	The school utilizes a general classroom as the faculty lounge. It is not equipped with a kitchenette or restrooms. A corner of the room is partitioned off for storage/service of computers.
Staff Restrooms	Y	Fair		x		x		x	The school has one set of staff restrooms which are located adjacent to the gymnasium. They are at the opposite end of the building from the classrooms. The school lacks ADA compliant restrooms.
Staff Support	N								
Food Services									
Food Preparation	Y	Fair	x						The food preparation area is undersized.
Cafeteria	Y	Poor						x	The school has a cafeteria/gymnasium that is used as a cafeteria for breakfast. Due to setting up and tearing down for physical education classes the school does not use the cafeteria at lunchtime and students eat in their classrooms.
Dishwashing-Scullery	Y	Unsatisfactory	x	x	x	x	x	x	The school does not have a dishwashing machine. The dishes/trays are rinsed and transported to another location to be washed.
Food Storage (Freezer, Cooler, Dry Storage)	Y	Good							
Food Services Support	Y	Fair	x			x			The kitchen area does not have an office or a restroom. A restroom is located across the hall from the kitchen area.

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Custodial-Maintenance									
Custodial/Maintenance	Y	Fair				x			The custodial closets are equipped with wall-mounted sinks and lack adequate ventilation.
Restrooms and Corridors	Y	Fair	x					x	None of the restrooms are ADA compliant.
Custodial-Maintenance Support	Y	Good							
General Classrooms	Y	Good				x			The design of the coat/backpack area limits access to the restrooms in the classrooms and creates an area which is difficult to supervise.
Early Childhood/Kindergarten									
Early Childhood Classrooms	Y	Good						x	Between the two kindergarten classrooms is an area that accommodates coats/backpacks and shared restrooms. This area is undersized and becomes congested.
Early Childhood Support	N								

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Special Needs									
Special Education - Resource	Y	Fair	x	x	x	x	x	x	The school has two resource rooms that are located in portables. The resource rooms in the main building are general classrooms that have multiple learning stations that are created by portable dividers.
Special Education - Cognitive	Y	Unsatisfactory	x	x	x	x	x	x	All of the self-contained special education programming is housed in portables.
Special Education - Behavior	N								
Title I	N								
Speech Therapy	Y	Fair	x	x					The speech pathologist uses a shared space. Occasionally instruction must take place on the lower level in the music office/storage area.
Psychologist	Y	Fair	x		x				The school psychologist shares a space with the school counselor. Often both of them are in the same office area together which makes instruction difficult.
Special Needs Support	Y	Good							
Physical Education									
Gymnasium/Multipurpose	Y	Fair	x						The gymnasium is approximately 2400 ft.² which is small for an elementary school.
Physical Education Support	Y	Unsatisfactory	x		x				A portion of the stage has been blocked off with the temporary wall to provide storage for physical education equipment and materials. In addition, the physical education teacher's office is located in the temporary space behind the stage. Neither of the spaces are adequate in size.

		Comment Areas							Comments
	Program Space Needed?	Assigned Rating	Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Music									
Music	Y	Unsatisfactory	x	x	x			x	The music room is approximately 550 ft. ² and is located on the lowest level of the school. Individuals with mobility issues cannot access this instructional space unless they go outside. It has no built in storage, low ceilings, and is not an adequate music instructional area. The lighting is poor.
Music Support	Y	Poor			x			x	Adjacent to the music classroom is a open area that houses the music teacher's desk and some materials. It lacks adequate storage and is often used for other purposes such as small group or speech pathologist instruction.
Library - Media									
Library	Y	Unsatisfactory	x		x		x	x	The library is approximately 1000 ft. ² . It is configured with a larger area of approximately 700 ft. ² and a smaller area of about 300 ft. ² . The spaces are divided by a workroom/office area. The library is not a stimulating educational environment.
Library Support	Y	Poor		x	x				The library has one space that is used as an office, workroom, and storage area. It is not adequate in size and becomes the focal point of the library since it sets near in the middle of the library.
Computer Labs									
Computer Lab(s)	N								The school lacks a computer lab. It is relying on portable computers for instructional and testing activities.
Computer Lab Support	Y	Poor	x	x	x	x	x	x	The school lacks a computer lab. The server is located in a screened off area of the basement.

			Comment Areas							Comments
	Program Space Needed?	Assigned Rating	Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other		
Visual Arts										
Art	Y	Unsatisfactory	x	x	x	x	x	x	The school lacks an art room. Art is taught by the teachers in the general classrooms.	
Art Support	Y	Unsatisfactory	x	x	x	x	x	x	The school lacks a common storage room for art supplies and materials. The kiln is located in the boiler room area.	
Science										
Science Room	Y	Unsatisfactory	x	x	x	x	x	x	The school lacks a science room. Science is taught utilizing curriculum kits. Science is taught in the general classrooms.	
Science Room Support	Y	Unsatisfactory	x	x	x	x	x	x	The school lacks a science room.	
Performance										
Stage	Y	Poor	x		x			x	The stage area is not ADA accessible. A portion of it is partitioned off for physical education storage and undersized office area.	
Auditorium	Y	Poor	x		x				The school utilizes the gymnasium/cafeteria as an auditorium. It does not have adequate storage for chairs and other auditorium materials. It is not large enough to accommodate the audiences for many school performances.	
Stage-Auditorium Support	Y	Good								
Gifted Education			N							

Carrolls Elementary School**Kelso School District****Kelso, WA****Total Score = 68% or "Poor"****Date Scored: Week of February 27, 2017****Scorer: Dr. Jerry Gee**

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Exterior									
Pedestrian Circulation	Y	Fair		x					The school is located on a country blacktop road. Some students walk from the other side of the road and there is not a crosswalk. The library can only be accessed by going outside.
Vehicle Circulation (incl. service vehicles)	Y	Poor	x	x				x	The school is located on a hilltop. Cars and buses exiting the school drop-off zones have limited visibility as they pull onto the main roadway. Buses, cars, and individuals parking all share the same driveway and drop-off zones.
Grounds and Fields	Y	Fair				x		x	The playground backs up to a significantly steep hillside. Water from the hillside causes drainage problems on the playground. The school does not have any ADA compliant playground equipment.
Parking	Y	Poor	x						The school does not have adequate parking for staff and parent visitors.
Safety-Security, Signage, Fencing, Etc.	Y	Poor				x		x	The main entrance is configured with a security vestibule. The doors are not locked during the day and lack the appropriate buzzer entry system for a secure entry vestibule. The back of the school grounds are not adequately fenced. The school lacks adequate internal and external directional signage.

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Administration									
Administrators	Y	Good							
Reception-Clerical-Business	Y	Good							
Discipline (Security, Detention, ISS, etc.)	Y	Good							
Administrative Support	Y	Good							
Student Services									
Counselor, SW Offices	Y	Poor	x	x	x	x	x	x	The counselor, psychologist, climate/culture and speech therapists all share the same office.
Clinic and Restroom	Y	Poor				x		x	The nurse's clinic is not equipped with a restroom or a sink.
Student Services Support	N								
Staff Support									
Staff Workrooms	Y	Poor	x		x				The staff lounge and workroom is a combined space. It is undersized for both functions. The work room lacks adequate storage for paper and other teaching supplies.
Staff Lounge	Y	Poor	x			x		x	The faculty lounge does not have a sink .
Staff Restrooms	Y	Fair						x	The school does not have any restrooms that are dedicated solely to staff use. There is one restroom in the hallway which is used by staff.
Staff Support	N								

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Food Services									
Food Preparation	Y	Poor		x				x	The school has a serve-only kitchen. It is not in close proximity to the cafeteria and utilizes a portable serving line.
Cafeteria	Y	Good							
Dishwashing-Scullery	Y	Unsatisfactory	x	x	x	x	x	x	The school lacks a dishwashing machine. Trays, utensils, and other kitchen items are washed by hand.
Food Storage (Freezer, Cooler, Dry Storage)	Y	Good							
Food Services Support	Y	Fair	x	x				x	The kitchen area does not have an office, lockers, or changing area.
Custodial-Maintenance									
Custodial/Maintenance	Y	Fair				x		x	The custodial closets are equipped with wall-mounted sinks and lack adequate ventilation.
Restrooms and Corridors	Y	Poor	x			x		x	The restrooms do have ADA compliant stalls. The doorways are not wide enough for ADA access. The restrooms are not well ventilated.
Custodial-Maintenance Support	Y	Good							
General Classrooms	Y	Good					x	x	The general classrooms have a large number of windows and controlling the resultant heat is a problem.
Early Childhood/Kindergarten									
Early Childhood Classrooms	Y	Poor	x		x	x			The kindergarten classroom is approximately 816 ft. ² or about 80% of the normal size. The kindergarten classroom lacks a restroom and lacks adequate storage for large equipment.
Early Childhood Support	N								

			Comment Areas							Comments
Program Space Needed?	Assigned Rating	Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other			
Special Needs										
Special Education - Resource	Y	Fair	x		x	x			Resource instruction occurs in a general classroom where up to four groups could meet at one time. The space has limited built-in cabinetry and presentation equipment.	
Special Education - Cognitive	N									
Special Education - Behavior	N									
Title I	Y	Fair	x		x	x			Some reading instruction is done in a small conference room which lacks adequate presentation equipment and storage.	
Speech Therapy	Y	Poor	x		x				The speech therapist, counselor, psychologist, and other support staff all utilize the same office. The office is undersized and in order to access it you must go through the small reading resource room.	
Psychologist	Y	Poor	x		x				The speech therapist, counselor, psychologist, and other support staff all utilize the same office. The office is undersized and in order to access it you must go through the small reading resource room.	
Special Needs Support	Y	Good								
Physical Education										
Gymnasium/Multipurpose	Y	Fair	x			x			The gymnasium is approximately 2750 ft. ² . It is small for an elementary school gym and lacks padding underneath basketball goals.	
Physical Education Support	Y	Poor	x	x				x	The school lacks an office for the physical education teacher (uses the staff room as an office).	
Music										
Music	Y	Unsatisfactory	x	x	x	x	x	x	Risers are set up in the library for music instruction. The school lacks a designated music room.	
Music Support	Y	Unsatisfactory	x	x	x	x	x	x	Music is taught in the library. The school lacks a designated music room.	

			Comment Areas						Comments
Program Space Needed?	Assigned Rating	Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other		
Library - Media									
Library	Y	Poor	x	x	x			x	The library is undersized. A portion of the library is taken up by music risers. The library can only be accessed by going outside of the building.
Library Support	Y	Poor	x		x			x	The library has a small circulation/workstation in a corner of the room. It lacks an adequate office, workroom, or storage for AV equipment and library materials.
Computer Labs									
Computer Lab(s)	Y	Unsatisfactory	x	x	x	x	x	x	The computer lab is housed in the hallway. Computers are set up on each side of the hallway.
Computer Lab Support	Y	Unsatisfactory	x	x	x	x	x	x	The school lacks any computer instructional facility other than in the hallway. The server is located in a small room adjacent to the office.
Visual Arts									
Art	Y	Unsatisfactory	x	x	x	x	x	x	The school lacks an art facility. Art is taught in each of the general classrooms.
Art Support	Y	Unsatisfactory	x	x	x	x	x	x	The school lacks a dedicated space for art instruction.
Science									
Science Room	Y	Unsatisfactory	x	x	x	x	x	x	The school lacks a science room. Science is taught in the general classrooms.
Science Room Support	Y	Unsatisfactory	x	x	x	x	x	x	The school lacks a science room. Science is taught in the general classrooms.

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Performance									
Stage	Y	Poor	x		x		x	x	School programs are held in the gymnasium. The gymnasium is not equipped with a permanent stage.
Auditorium	Y	Fair	x				x		School programs are held in the gymnasium. The gymnasium is undersized for the crowds who would like to attend. The gymnasium lacks adequate acoustical treatment.
Stage-Auditorium Support	Y	Poor			x	x		x	The gymnasium houses the school programs and serves as the auditorium. It does lacks special lighting, dressing rooms, or storage.
Gifted Education	N								

Catlin Elementary School**Kelso School District****Kelso, WA****Total Score = 65% or "Poor"****Date Scored: Week of February 27, 2017****Scorer: Dr. Jerry Gee**

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Exterior									
Pedestrian Circulation	Y	Good							
Vehicle Circulation (incl. service vehicles)	Y	Poor	x	x				x	Parents drop-off students in the front of the building. The drop off lane is inadequately sized and causes traffic to back up a significant distance on a very busy street. The buses pickup and unload on the back of the playground.
Grounds and Fields	Y	Fair		x					The playground area for preschool and special needs students can only be accessed by going through a paved area that is used for deliveries and unloading and loading of buses.
Parking	Y	Unsatisfactory	x	x					In order to accommodate all of the staff parking needs, staff park on the back portion of the asphalt that is not separated from the playground.
Safety-Security, Signage, Fencing, Etc.	Y	Poor				x		x	The front door is equipped with a buzzer system. Since the buzzer is not placed at the receptionist desk, it is used infrequently. There is inadequate fencing between the playground, the bus drop off, and parking area on the back of the playground.

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Administration									
Administrators	Y	Poor	x		x			x	The principal's office is undersized and lacks adequate cabinetry. The office has a large window which opens directly into the reception area and clerical staff area making privacy difficult.
Reception-Clerical-Business	Y	Poor	x					x	The school has a direct entrance door into the reception area in the office, however, due to a wall which divides the reception area, individuals must go through the staff work area to access the main building or go back outside and enter through the main entrance doors.
Discipline (Security, Detention, ISS, etc.)	Y	Fair				x			The intervention room is a small space that was originally used as a computer room with computer counters around the perimeter of the room.
Administrative Support	Y	Poor	x			x		x	The conference room is undersized. The mailboxes and the copier for the school are located in a very small room adjacent to the main office area. It becomes quite congested.
Student Services									
Counselor, SW Offices	Y	Fair	x	x					The counselor's office is located in the main office area and lacks a separate conference room.
Clinic and Restroom	Y	Good							
Student Services Support	N								
Staff Support									
Staff Workrooms	Y	Unsatisfactory	x	x	x	x	x	x	The school has one copier that is located in the main office area in the mailroom. The school does not have a workroom.
Staff Lounge	Y	Good							
Staff Restrooms	Y	Good							
Staff Support	N								

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Food Services									
Food Preparation	Y	Good							
Cafeteria	Y	Good							
Dishwashing-Scullery	Y	Unsatisfactory	x	x	x	x	x	x	The school is not equipped with a dishwasher. Trays and other cooking equipment are washed by hand.
Food Storage (Freezer, Cooler, Dry Storage)	Y	Fair	x						The dry storage room is undersized.
Food Services Support	Y	Fair		x					The restroom that kitchen staff utilize is located off the hallway.
Custodial-Maintenance									
Custodial/Maintenance	Y	Good							
Restrooms and Corridors	Y	Fair				x		x	The boys restrooms are not equipped with urinal privacy partitions. The restrooms are not well ventilated
Custodial-Maintenance Support	Y	Good							
General Classrooms	Y	Fair			x			x	The classrooms do not have an area to store bookbags. Often they are hung on student chairs or placed on the floor. Most of the rooms have only two small windows which do not provide adequate natural light.
Early Childhood/Kindergarten									
Early Childhood Classrooms	Y	Fair			x	x			The kindergarten classrooms have limited storage for equipment, supplies and materials. The rooms are not equipped with restrooms.
Early Childhood Support	N								

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Special Needs									
Special Education - Resource	Y	Good							The resource room is a general classroom that is used for resource instruction.
Special Education - Cognitive	Y	Poor		x	x	x		x	Two general classrooms are used for preschool self-contained special education classes. They are not equipped with restrooms. They are not in close proximity to any type of playground equipment. The restroom they utilize is also a shared restroom with the normal student population. There is a table for changing which does have a curtain which can be drawn when in use.
Special Education - Behavior	Y	Unsatisfactory	x	x	x			x	In April, the school will be providing a classroom for behavioral impaired students. The room is approximately 500 ft. ² in size, and lacks a restroom. It is not equipped with individualized workspaces, and does not have adequate built in cabinetry for the storage of supplies and materials. It is located directly across the hall from the special education preschool students and close to the Head Start room.
Title I	Y	Fair		x		x	x	x	One of the Title I rooms was originally designed as a stage, is not ADA accessible, and lacks natural light.
Speech Therapy	Y	Fair		x	x				The speech therapy room is located directly across from the cafeteria. It is a shared space with two speech therapists. It has limited built in cabinetry for the storage of supplies and materials. Noise from the cafeteria interferes with therapy.
Psychologist	Y	Fair		x				x	The school psychologist office is located adjacent to the cafeteria and at the opposite end of the building from the main office area. It lacks access to a conference room.
Special Needs Support	Y	Unsatisfactory	x	x	x	x	x	x	The school is not equipped with spaces dedicated to support staff for students with special needs.

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Physical Education									
Gymnasium/Multipurpose	Y	Poor						x	The gymnasium was originally a covered outside play area. It has been totally enclosed, but it has three large poles in the middle of the gymnasium and the lights are in the way of the basketball hoops.
Physical Education Support	Y	Fair			x	x			The gymnasium does not have a water fountain. Chairs and mats are stored in one corner of the gym.
Music									
Music	Y	Fair			x		x	x	The music room is a general classroom that does not have any acoustical treatments. The room lacks adequate built in cabinetry for the storage of guitars and other instruments.
Music Support	Y	Unsatisfactory	x	x	x	x	x		The music room lacks an office area and storage of music supplies and materials
Library - Media									
Library	Y	Fair	x						The library is approximately 80% the size standard for an elementary school library.
Library Support	Y	Fair			x	x		x	There is a walled off in the library to provide an office/workroom. The library has a very small area for computers. The library lacks an audiovisual storage room or storage for additional supplies and materials.
Computer Labs									
Computer Lab(s)	N								The school does not have a computer lab. The school is relying upon laptop/chrome books with a wireless system to meet their computing/testing needs.
Computer Lab Support	Y	Poor				x		x	The server is located in a storage room and lacks cooling.

			Comment Areas							Comments
	Program Space Needed?	Assigned Rating	Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other		
Visual Arts										
Art	Y	Unsatisfactory	x	x	x	x	x	x	The school lacks an art room. Art is taught in the general classrooms.	
Art Support	Y	Unsatisfactory	x	x	x	x	x	x	The lacks an art room. Art supplies are stored in a storage room off the staff lounge. The kiln is located in the custodial room.	
Science										
Science Room	Y	Unsatisfactory	x	x	x	x	x	x	The school utilizes science kits for their curriculum. Science is taught in the classroom. The school lacks a science room	
Science Room Support	Y	Unsatisfactory	x	x	x	x	x	x	The school lacks a science room area	
Performance										
Stage	Y	Unsatisfactory	x	x	x	x	x	x	The stage has been rennovated for Title I instruction and is not used as a stage. For school performances a portable stage can be located in the gym.	
Auditorium	Y	Good							School programs are conducted in the gymnasium.	
Stage-Auditorium Support	Y	Poor			x	x	x		Chairs are stored in the corner of the gymnasium. The public address system is hard to hear due to the poor acoustics in the gymnasium. The gymnasium is not equipped with any special lighting for school programs.	
Gifted Education			N							

Rose Valley Elementary School**Kelso School District****Kelso, WA****Total Score = 64% or "Poor"****Date Scored: Week of February 27, 2017****Scorer: Dr. Jerry Gee**

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Exterior									
Pedestrian Circulation	Y	Poor		x		x			Often parents and other individuals park on the opposite side of the county road. There is only one crosswalk for people to access the school. The school has two floors. The school does not have an elevator. Access to each floor can be accomplished by going outside of the building and utilizing the various sidewalks.
Vehicle Circulation (incl. service vehicles)	Y	Poor		x				x	The parking lot and loading zones for parents and buses intermingle.
Grounds and Fields	Y	Fair				x		x	The covered area for student play is undersized. The playground has a significant slope which can be slick and hazardous. The school lacks ADA compliant playground equipment.
Parking	Y	Good							
Safety-Security, Signage, Fencing, Etc.	Y	Poor		x		x		x	The main office is located a significant distance from the main entrance and does not have any visual supervision of the main entrance. The school lacks internal and external directional signage.

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Administration									
Administrators	Y	Unsatisfactory	x	x	x			x	The principal's office is very small and can only seat one additional person comfortably.
Reception-Clerical-Business	Y	Poor	x		x				The school does not have a reception area. The clerical area is small in size and houses a cot for sick children
Discipline (Security, Detention, ISS, etc.)	Y	Unsatisfactory	x	x	x	x	x	x	The school lacks space for detention or ISS. There is not direct line of sight supervision of the front entrance from the main office. The school does not have adequate internal and external directional signage.
Administrative Support	Y	Unsatisfactory	X	x	x	x	x	x	The facility does not have a conference room, staff workroom, adult restrooms, and adequate storage for administrative supplies and materials
Student Services									
Counselor, SW Offices	Y	Poor	x	x	x			x	The school has one office located adjacent to the cafeteria which is used by the school counselor, speech pathologist, psychologist, and other support staff.
Clinic and Restroom	Y	Unsatisfactory	x	x	x			x	The school does not have a clinic. A cot is located adjacent to the administrative assistant to the principal. There are no restrooms adjacent to the cot area or administrative offices.
Student Services Support	N								

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Staff Support									
Staff Workrooms	Y	Poor	X			X		X	The school has a very small faculty workroom that is located on the lower level of the building. It lacks adequate storage. The space also houses the building server. The copier is located in the custodial room down the hall.
Staff Lounge	Y	Fair	x						The staff lounge is undersized and very narrow. When individuals are seated around the table it's difficult to get to the opposite end of the room.
Staff Restrooms	Y	Poor	x	x				x	The school has one restroom that is designated for adult use. It is located in the kitchen.
Staff Support	N								
Food Services									
Food Preparation	Y	Good							The school has a serve-only kitchen facility.
Cafeteria	Y	Good							The acoustics in the cafeteria are poor and the space can become quite noisy.
Dishwashing-Scullery	Y	Unsatisfactory	X	x	x	x	x	x	The school lacks a dishwashing machine. The trays, utensils, and other cooking equipment are washed by hand.
Food Storage (Freezer, Cooler, Dry Storage)	Y	Fair		x					The refrigerator is located in the custodial room across the hallway from the kitchen.
Food Services Support	Y	Poor	x					x	The kitchen staff does not have an office or lockers. The restroom in the kitchen is the only adult restroom in the entire building.

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Custodial-Maintenance									
Custodial/Maintenance	Y	Fair				x			The custodial room is equipped with a floor mounted sink on the upper level. The custodial rooms are not adequately ventilated.
Restrooms and Corridors	Y	Fair					x		The restrooms are not adequately ventilated. The boys restrooms do not have urinal partitions.
Custodial-Maintenance Support	Y	Good							
General Classrooms									
General Classrooms	Y	Fair	x		x	x	x	x	Three of the general classrooms were approximately 770 ft. ² . The cubby areas are quite small. Not all of the classrooms are equipped with a sink with a tiled wet area. Two of the classrooms have a large amount of exposed ductwork. Some of the rooms are equipped with old chalkboards. Hardwood floors in the upper level affect the acoustical integrity of three classrooms on that level.
Early Childhood/Kindergarten									
Early Childhood Classrooms	Y	Fair	x		x	x		x	The kindergarten classroom is adequate in size. It is equipped with a sink but the sink is not at the appropriate height for kindergarten students. There is not a tiled area adjacent to the sink. The room does not have restrooms. The room has a lot of exposed ductwork.
Early Childhood Support	N								

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Special Needs									
Special Education - Resource	Y	Fair		x		x			The resource room is a large classroom that accommodates four small group instruction areas. The room is equipped with only one presentation projector and screen. Noise between the instructional areas can be an issue. There is not adequate built in storage for supplies and materials. Students access the resource room by going outside.
Special Education - Cognitive	N								
Special Education - Behavior	N								
Title I	N								
Speech Therapy	Y	Poor	x		x		x		The speech pathologist, psychologist, reading instructor, counselor, and other staff share a small office adjacent to the lunch room. The room does not have adequate storage for supplies materials. It is painted a dark color and lacks adequate windows.
Psychologist	Y	Poor	x		x		x		The speech pathologist, psychologist, reading instructor, counselor, and other staff share a small office adjacent to the lunch room. The room does not have adequate storage for supplies materials. It is painted a dark color and lacks adequate windows.
Special Needs Support	Y	Poor	x		x		x		The speech pathologist, psychologist, reading instructor, counselor, and other staff share a small office adjacent to the lunch room. The room does not have adequate storage for supplies materials. It is painted a dark color and lacks adequate windows.

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Physical Education									
Gymnasium/Multipurpose	Y	Fair	x		x		x		The gymnasium is approximately 2500 ft. ² which is small for an elementary gymnasium. The HVAC system is quite noisy. The gym does not have adequate storage for all the physical education equipment
Physical Education Support	Y	Fair	x		x				The gymnasium has a very small office for the PE teacher. The office has a small area for storage and a low ceiling.
Music									
Music	Y	Good		x		x			The music room is a general classroom used for music instruction. It has been equipped with some acoustical treatments on the walls. It is accessed by students walking outside. It does not have adequate built in cabinetry for instruments and other music related supplies and equipment.
Music Support	Y	Unsatisfactory	x	x	x	x	x	x	The music room does not have an adjacent office for the teacher. It lacks additional workrooms or support spaces.
Library - Media									
Library	Y	Poor	x	x	x			x	The library is approximately 1050 ft. ² which is approximately half the size of an typical elementary library. It is equipped with tall shelves which make line of sight supervision difficult. It has one very small presentation area. It is located on the top floor the school which is not ADA accessible.
Library Support	Y	Unsatisfactory	x	x	x	x	x	x	The library does not have a circulation desk, office for library staff, workroom, or adequate storage for materials and audiovisual equipment.

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Computer Labs									
Computer Lab(s)	Y	Good							The computer lab is located in a general classroom.
Computer Lab Support	Y	Fair		x					The server is located in the staff workroom.
Visual Arts									
Art	Y	Unsatisfactory	X	x	x	x	x	x	The school lacks an art room. Art is taught in the general classrooms and is incorporated into the general instruction curriculum.
Art Support	Y	Unsatisfactory	x	x	x	x	x	x	The school lacks an art room. Art supplies are stored in a small workroom adjacent to the library.
Science									
Science Room	Y	Unsatisfactory	x	x	x	x	x	x	The school lacks a science room. Science is taught in the classrooms.
Science Room Support	Y	Unsatisfactory	x	x	x	x	x	x	The school lacks a science room. Science is taught in the classrooms.
Performance									
Stage	Y	Poor	x	x	x	x	x	x	School programs are held in the gymnasium. The school does not have a permanent stage.
Auditorium	Y	Fair	x						The school utilizes the gymnasium for school performances. It is small for the number of parents who want to attend.
Stage-Auditorium Support	Y	Poor	x		x	x		x	The gymnasium does not have storage for sound systems, and chairs. The gymnasium is not equipped with any special lighting.
Gifted Education	N								

Wallace Elementary School**Kelso School District****Kelso, WA****Total Score = 63% or "Poor"****Date Scored: Week of February 27, 2017****Scorer: Dr. Jerry Gee**

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Exterior									
Pedestrian Circulation	Y	Poor				x		x	The front door entrance has steps and is not ADA compatible. Individuals with mobility problems can only access the building from the back door.
Vehicle Circulation (incl. service vehicles)	Y	Poor	x	x				x	The school lacks an offstreet drop off lane for either parents or buses. There are turnouts on the side of the building which are used by both parents and buses for loading and unloading.
Grounds and Fields	Y	Good							
Parking	Y	Poor	x	x			x		The school has limited diagonal parking in front of the building on the street. There is a small-street parking lot behind the building. Most of the parking is done on the street.
Safety-Security, Signage, Fencing, Etc.	Y	Poor							The school has a buzzer system at the front door. The video camera is poor quality and it's hard to determine who is trying to gain access. Therefore, the front door remains unlocked during the day. The school lacks adequate internal and external directional signage. Lighting on the exterior of the building is not adequate.

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Administration									
Administrators	Y	Poor	x		x				The principal's office is approximately 100 ft. ² . It lacks adequate built in storage cabinetry.
Reception-Clerical-Business	Y	Poor	x		x				The reception area is one chair in a very small area. The clerical area is small in size. File cabinets with student records are housed in the nurse's clinic.
Discipline (Security, Detention, ISS, etc.)	Y	Fair		x			x		The intervention room is located upstairs in a small area which does not have any natural lighting.
Administrative Support	Y	Poor							The school lacks a workroom for administrative staff. Storage for administrative supplies is located in a small room adjacent to the cafeteria. Paper storage is underneath the stairs by the main entrance.
Student Services									
Counselor, SW Offices	Y	Poor	x	x	x		x		The counseling office is in an area that was originally a storage room. It lacks natural lighting. It is not equipped with a conference room or reception area.
Clinic and Restroom	Y	Fair	x			x		x	The nurse's clinic is undersized. It is not equipped with a sink or restroom. The closest restroom is across the hall. The clinic is also used to store student records.
Student Services Support	N								

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Staff Support									
Staff Workrooms	Y	Poor	x		x	x			The faculty workroom and lounge are a shared space. It does not contain a copier. It does not have adequate storage for supplies and materials, and is not equipped with adult restrooms. The copier for the building is located in the main office area.
Staff Lounge		Poor	x		x			x	The faculty workroom and lounge are a shared space. It does not contain a copier. It does not have adequate storage for supplies and materials, and is not equipped with adult restrooms. The copier for the building is located in the main office area.
Staff Restrooms	Y	Fair	x						The school has one staff restroom on each floor.
Staff Support	N								
Food Services									
Food Preparation	Y	Fair	x						The food preparation area is small in size. The kitchen is a warm-and-serve facility.
Cafeteria	Y	Good							
Dishwashing-Scullery	Y	Unsatisfactory	x	x	x	x	x	x	The school lacks a dishwasher machine. Trays and other cooking equipment are washed by hand.
Food Storage (Freezer, Cooler, Dry Storage)	Y	Fair	x		x				The dry storage area is undersized.
Food Services Support	Y	Poor		x		x		x	The kitchen area does not have a restroom, changing lockers, or office area.

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Custodial-Maintenance									
Custodial/Maintenance	Y	Fair				x	x		Most of the custodial closets are equipped with wall-mounted mop sinks. Custodial closets are not adequately ventilated.
Restrooms and Corridors	Y	Fair				x	x		The boys restrooms do not have urinal partitions. The restrooms are not well ventilated.
Custodial-Maintenance Support	Y	Good							
General Classrooms									
General Classrooms	Y	Fair			x			x	The school has three different configurations for classrooms. The rooms range in size from approximately 830 ft. ² to 900 ft. ² . All but two classrooms have sinks and either a large storage/book bag area, or storage room. The bookbag areas are small and become very congested. They are also difficult to supervise.
Early Childhood/Kindergarten									
Early Childhood Classrooms	Y	Fair	x		x	x			The kindergarten classrooms are undersized. They are not equipped with restrooms and do not have adequate storage for large equipment.
Early Childhood Support	N								

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Special Needs									
Special Education - Resource	Y	Unsatisfactory	x	x	x	x	x	x	The resource room is located in a portable.
Special Education - Cognitive	N								
Special Education - Behavior	Y	Unsatisfactory	x	x	x	x	x	x	The school utilizes two portable classrooms for behavioral self-contained programming.
Title I	Y	Poor	x		x			x	Small group instruction in reading, ELL, Title I, and LAP are all housed in a large room that also is utilized as a book room. It is not a stimulating educational environment.
Speech Therapy	Y	Fair		x	x				The speech pathologist is located adjacent to the music room on the second floor. The room lacks adequate storage and there is acoustical interference from the music room.
Psychologist	Y	Poor	x		x			x	The psychologist and the culture/climate specialist share a small office that used to be a storage room. The office lacks natural lighting and can only be accessed by climbing stairs.
Special Needs Support	Y	Poor	x		x			x	Occupational therapy and physical therapy are provided in a small area behind the music room. It is approximately 150 ft. ² in size. It lacks the equipment and storage for the program.
Physical Education									
Gymnasium/Multipurpose	Y	Fair	x			x		x	The gymnasium/cafeteria is approximately 80% of the size standard for an elementary school. It does not contain a water fountain or protective mats on the wall beneath the basketball goals.
Physical Education Support	Y	Good							

		Comment Areas							Comments
	Program Space Needed?	Assigned Rating	Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Music									
Music	Y	Unsatisfactory	x	x	x			x	Music is taught in an undersized room of approximately 500 ft. ² . It lacks storage for instruments, supplies, and materials. It has a low ceiling and is located on the second floor at the end of a narrow hallway.
Music Support	Y	Unsatisfactory	x	x	x	x	x	x	The school does not have a music office.
Library - Media									
Library	Y	Fair		x			x		The library is comprised of two different levels. The upper level can only be accessed by stairs. Originally the upper level was the stage and the lower level was part of the school auditorium.
Library Support	Y	Fair	x		x				In the corner of the library is an office/workroom. The library lacks adequate storage for audiovisual equipment, computer carts, and supplies and materials.
Computer Labs									
Computer Lab(s)	Y	Fair	x		x	x			The computer lab is a general classroom that is located on the second floor at the far end of the building. The room is small and is equipped with chalkboards.
Computer Lab Support	Y	Fair				x			The server is located in a storage room across the hall from the main office. The room does not have additional air-conditioning.
Visual Arts									
Art	Y	Unsatisfactory	x	x	x	x	x	x	The school does not have an art room.
Art Support	Y	Unsatisfactory	x	x	x	x	x	x	The school does not have an art room.

			Comment Areas							Comments
	Program Space Needed?	Assigned Rating	Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other		
Science										
Science Room	Y	Unsatisfactory	x	x	x	x	x	x	The school does not have a science room. Science is taught in the classrooms utilizing science curriculum kits.	
Science Room Support	Y	Unsatisfactory	x	x	x	x	x	x	The school does not have a science room	
Performance										
Stage	Y	Unsatisfactory	x	x	x	x	x	x	The school does not have a stage. Risers, or a temporary stage, are set up in the gymnasium for school programs	
Auditorium	Y	Good								
Stage-Auditorium Support	Y	Fair				x	x		The public address system in the cafeteria is inadequate. The cafeteria is not equipped with any specialized lighting for school programs.	
Gifted Education										
	N									

Coweeman Middle School**Kelso School District****Kelso, WA**

Total Score = 81% or "Fair"

Date Scored: Week of February 27, 2017

Scorer: Dr. Jerry Gee

	Program Space Needed?	Assigned Rating	Comment Areas							Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other		
Exterior										
Pedestrian Circulation	Y	Good								
Vehicle Circulation (incl. service vehicles)	Y	Fair		x					x	The school is located on a busy street. The stoplight is close to the parking lot exits, making the exit areas congested.
Grounds and Fields	Y	Good								
Parking	Y	Good								
Safety-Security, Signage, Fencing, Etc.	Y	Fair					x		x	The school building is equipped with an entrance door that leads directly into the main office. However, the front doors remain unlocked so students can easily access the music room. None of the doors are equipped with a buzzer entry system. The school grounds lack adequate fencing adjacent to the main road which runs in near the school.
Administration										
Administrators	Y	Good								
Reception-Clerical-Business	Y	Good								
Discipline (Security, Detention, ISS, etc.	Y	Good								
Administrative Support	Y	Good								
Student Services										
Counselor, SW Offices	Y	Good								
Clinic and Restroom	Y	Good								
Student Services Support	Y	Good								

	Program Space Needed?	Assigned Rating	Comment Areas							Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other		
Staff Support										
Staff Workrooms	Y	Good								
Staff Break Room	Y	Good								
Staff Support and Restrooms	Y	Good								
Food Services										
Food Preparation	Y	Fair	x						The food preparation area is undersized for the number of staff and students served.	
Cafeteria	Y	Good								
Dishwashing-Scullery	Y	Unsatisfactory	x	x	x	x	x	x	The school lacks a dishwashing machine. Trays and other cooking utensils are rinsed off in a very small area and transported to the high school to be washed.	
Food Storage (Freezer, Cooler, Dry Storage)	Y	Fair	x		x				The dry storage area is undersized.	
Food Services Support (office, lockers, etc.)	Y	Fair	x					x	The kitchen lacks a staff locker area for changing clothes. The kitchen area has no office.	
Custodial-Maintenance										
Custodial - Maintenance	Y	Good								
Restrooms and Corridors	Y	Fair				x		x	The restrooms are not well vented. The urinals do not have privacy partitions.	
General Classrooms	Y	Fair						x	Inadequate HVAC systems and poor ventilation are a common issue throughout the building. The school uses four portables as general classrooms.	
Science										
Science Labs	Y	Good								
Science Support	Y	Good								

	Program Space Needed?	Assigned Rating	Comment Areas							Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other		
Special Needs										
Special Education - Resource	Y	Fair	x	x	x	x	x	x		The school utilizes portables for two of the resource rooms.
Special Education - Cognitive	Y	Poor	x		x	x		x		The self-contained special education classrooms are not equipped with a restroom and the changing room lacks a sink and toilet. They lack adequate storage for large equipment. The special education room does not have a washer and dryer or life skills kitchenette.
Special Education - Behavior	N									
Title I	N									
Psychologist/SLP	Y	Fair		x			x			The school psychologist is in a room that was originally designed as a storage room. Its location is hard to find.
Special Needs Support	Y	Unsatisfactory	x	x	x	x	x	x		The school does not have an office area for staff who teach and supervise students with special needs.
Physical Education										
Gymnasium/Multipurpose	Y	Good								
Weight Room	Y	Poor	x		x		x	x		The weight room is an undersized facility that is not well ventilated. It does not have adequate storage for equipment and materials.
Lockers	Y	Fair				x				Students are required to dress for physical education. The locker rooms do not have enough lockers for all students.
Physical Education Support	Y	Good								

	Program Space Needed?	Assigned Rating	Comment Areas							Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other		
Performing Arts										
Music - Instrumental	Y	Good	x	x	x					The school has one music room that is used for both vocal an instrumental. The music area has two small practice rooms but does not have a practice room for small group ensembles. Storage for instruments is not adequate. The music room is accessed by going outside via the front door. Students leave their bookbags lined up outside on the covered sidewalk.
Music - Vocal	Y	Unsatisfactory	x	x	x	x	x		x	The school does not have a vocal music room. Vocal music is taught in the band room.
Music Support	Y	Good								
Drama - Stage	Y	Unsatisfactory	x	x	x	x	x		x	The school does not have a stage. Musical performances and other activities are held in the high school auditorium.
Auditorium	Y	Unsatisfactory	x	x	x	x	x		x	Activities that require an auditorium utilize the high school auditorium. The school does have a presentation area at the end the cafeteria.
Drama Support	N									
Library - Media										
Library	Y	Good								
Library - Meeting, Conference	Y	Good								
Library Support	Y	Good								
Computer Labs										
Computer Labs	Y	Fair				x	x			The HVAC system is not adequate for the number of computers in one of the computer labs.
Computer Lab Support (MDF, IDF, etc.)	Y	Good								

	Program Space Needed?	Assigned Rating	Comment Areas							Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other		
Visual Arts										
Art-2D/3D	Y	Good								
Art - Computer Graphic	Y	Fair	x						An area of the art room is equipped with computers that can be used for graphic design. These computers are located in an area that is adjacent to a welding/soldering area.	
Art Support	Y	Good						x		
Career Technical Education										
Introduction to Technology	Y	Fair				x	x	x	The woodshop area does not have an adequate dust collection system. The space lacks an overhead door. The introduction of a plasma cutter and other welding equipment will need to be properly ventilated. The space does not have an adequate computer lab.	
Introduction to Technology Support	Y	Good								
Family Consumer Science	Y	Good							The school has a well-designed and appropriate family consumer science instructional space. However, it is currently being used for science instruction.	
Family Consumer Science Support	Y	Good								
Business	N									
Business Support	N									
Woods and Crafts	N									
Woods and Crafts Support	N									
Other	N									
Gifted Education	N									

Huntington Middle School**Kelso School District****Kelso, WA****Total Score = 67% or "Poor"****Date Scored: Week of February 27, 2017****Scorer: Dr. Jerry Gee**

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Exterior									
Pedestrian Circulation	Y	Fair		x					Students accessing the parent drop off lane must walk directly through the bus pickup and drop off lane.
Vehicle Circulation (incl. service vehicles)	Y	Fair		x					Parents utilize the main parking lot for picking up and dropping off students.
Grounds and Fields	Y	Good							
Parking	Y	Good							
Safety-Security, Signage, Fencing, Etc.	Y	Poor				x		x	The office does not have line-of-sight supervision of the main entrance. The doors remain open throughout the school day. The school does not have any perimeter fencing on the back side of the grounds. The school lacks adequate internal and external directional signage.

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Administration									
Administrators	Y	Fair	x						The principal and assistant principal's offices are undersized.
Reception-Clerical-Business	Y	Fair	x						The reception area can only seat four people. It is undersized.
Discipline (Security, Detention, ISS, etc.	Y	Good							
Administrative Support	Y	Fair	x		x				The school has one workroom which is undersized. The administrative area lacks adequate built in storage for supplies and materials. The conference room is located across the hallway from the main administrative offices. Conversations can be heard between the conference room and the adjacent classroom.
Student Services									
Counselor, SW Offices	Y	Good							
Clinic and Restroom	Y	Good							
Student Services Support	Y	Fair	x			x			The counseling office utilizes a table in the counseling reception area for conferences. Often this arrangement prevents confidentiality.
Staff Support									
Staff Workrooms	Y	Poor	x	x	x				The school has one staff workroom which is located in the administrative office area. It is undersized and houses the only copier in the entire building.
Staff Break Room	Y	Poor	x					x	This staff breakroom is small for the number of staff who utilize this facility.
Staff Support and Restrooms	Y	Poor	x	x					The staff restrooms are poorly ventilated, difficult to find, and undersized.

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Food Services									
Food Preparation	Y	Good							
Cafeteria	Y	Poor		x				x	The cafeteria is located directly below the gymnasium with significant noise interference. The cafeteria does not have any table storage. The cafeteria is located on the lowest level of the building and has one toilet each for both boys and girls.
Dishwashing-Scullery	Y	Unsatisfactory	x	x	x	x	x	x	The school lacks a dishwashing machine. Eating trays are transported to Barnes Elementary School to be washed.
Food Storage (Freezer, Cooler, Dry Storage)	Y	Good							
Food Services Support (office, lockers, etc.)	Y	Good							
Custodial-Maintenance									
Custodial - Maintenance	Y	Poor				x	x		The custodial closets are equipped with wall-mounted mop sinks. They are not well ventilated.
Restrooms and Corridors	Y	Fair	x				x	x	The school does not have any ADA compliant restrooms. The entries to the restrooms are too narrow for a wheelchair. The restrooms are not well ventilated and have dim lighting.
General Classrooms	Y	Fair				x	x		Classrooms lack sufficient electrical outlets. Control of the HVAC system is a significant issue.
Science									
Science Labs	Y	Poor	x		x	x			The school is equipped with one science lab. Other science instruction occurs in general classrooms which are equipped with a sink. One of the science classrooms does not have a sink. Some of the science classrooms have carpeted floors.
Science Support	Y	Fair		x					The science area does have a nice preparation room and storage room. However it is not proximate to all of the science instructional areas.

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Special Needs									
Special Education - Resource	Y	Good							
Special Education - Cognitive	Y	Poor		x		x		x	The special education classes are held in general classrooms. None of the rooms are equipped with a restroom, changing table, or shower. The life skills classroom does not have any life skills equipment such as a kitchenette, or other household items.
Special Education - Behavior	N								
Title I	N								
Psychologist/SLP	Y	Poor	x	x	x			x	The speech pathologist office is located in a book storage room. The psychologist is located in a small office that can only be accessed by either going through the library or the ISS room.
Special Needs Support	Y	Unsatisfactory	x	x	x	x	x	x	The school has a significant special education emphasis. It does not have any support spaces for special education staff.
Physical Education									
Gymnasium/Multipurpose	Y	Fair	x					x	The school does not have an auxiliary gymnasium.
Weight Room	Y	Unsatisfactory	x	x	x	x		x	The weight room is located in the Fieldhous Building, an undersized space with a roll up door with access only from the outside or through the football locker room. It can accommodate approximately 10 pieces of weight equipment.
Lockers	Y	Fair		x					The boys and girls locker rooms are located on the level directly below the gymnasium, making supervision of students more difficult.
Physical Education Support	Y	Poor	x		x				The school does not have adequate storage for physical education and athletic equipment. The physical education instructors/coaches offices are located in the locker rooms which is on the floor below the gymnasium. Therefore, adults are unable to supervise the gym while in their offices.

	Program Space Needed?	Assigned Rating	Comment Areas							Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other		
Performing Arts										
Music - Instrumental	Y	Fair	x		x				x	Due to the configuration of the music area, the practice rooms are difficult to supervise. Storage for instruments line the hallway entering into the music room which becomes quite congested. The music room lacks adequate storage for orchestra equipment.
Music - Vocal	Y	Unsatisfactory	x	x	x	x	x	x		There is not vocal music room in the school. Currently the school is utilizing the instrumental room for chorus.
Music Support	Y	Fair	x		x				x	The music room lacks a sink. The practice rooms are undersized for small group ensembles.
Drama - Stage	Y	Fair								The school has a large stage located at the end of the gymnasium. It is used for many purposes including a wrestling practice room.
Auditorium	Y	Fair					x		x	The gymnasium is used for school programs and serves as the school auditorium. The facility can seat the entire student body using the bleachers on both sides of the gymnasium.
Drama Support	Y	Fair			x				x	The stage is equipped with storage rooms, but does not have dressing rooms.
Library - Media										
Library	Y	Fair						x	x	The library has large windows which do not have blinds making it difficult to read items that are projected.
Library - Meeting, Conference	Y	Good								
Library Support	Y	Poor	x		x					The library lacks a workroom and has only limited storage for AV equipment and other library materials.
Computer Labs										
Computer Labs	Y	Unsatisfactory	x	x	x	x	x	x	x	The computer labs are housed in portables.
Computer Lab Support (MDF, IDF, etc.)	Y	Unsatisfactory	x	x	x	x	x	x	x	The computer labs are housed in portables.

	Program Space Needed?	Assigned Rating	Comment Areas							Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other		
Visual Arts										
Art-2D/3D	Y	Fair	x			x				The art room is approximately 900 ft. ² and is the size of a general classroom. The art room is equipped with only one sink which does not have a clay trap.
Art - Computer Graphic	Y	Unsatisfactory	x	x	x	x	x	x		There is no dedicated space for computer graphics.
Art Support	Y	Fair			x	x				The art room lacks a kiln and adequate storage for supplies and materials.
Career Technical Education										
Introduction to Technology	Y	Fair		x		x				The Introduction to Technology shop does not have an overhead door. The computers are located in the shop area where they are subjected to wood dust. Some of the equipment such as the foundry area is obsolete. The classroom has a very small 3' x 4' whiteboard.
Introduction to Technology Support	Y	Fair			x					Students leave their backpacks in the hallway by the entry. There is no space to store backpacks..
Family Consumer Science	Y	Good								
Family Consumer Science Support	Y	Good								
Business	N									
Business Support	N									
Woods and Crafts	N									
Woods and Crafts Support	N									
Other	N									
Gifted Education										
	N									

Kelso High School
Kelso School District
Kelso, WA

Total Score = 90% or "Fair"

Date Scored: Week of February 27, 2017

Scorer: Dr. Jerry Gee

		Comment Areas							Comments
Program Space Needed?	Assigned Rating	Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other		
Exterior									
Pedestrian Circulation	Y	Good							
Vehicle Circulation (incl. service vehicles)	Y	Fair		x				x	The exit from the main parking lot becomes congested as individuals try to make a left-hand turn. The exit is in proximity to a stoplight which compounds the issue.
Grounds and Fields	Y	Good							
Parking	Y	Good							
Safety-Security, Signage, Fencing, Etc.	Y	Fair				x		x	The school has a security vestibule, but the wiring of the entry system prevents functionality as it was designed.
Administration									
Administrators	Y	Good							None of the principal's offices have a second exit.
Reception-Clerical-Business	Y	Poor	x	x				x	The reception area is small and is in close proximity to the service counter.
Discipline (Security, Detention, ISS, etc.)	Y	Good							
Administrative Support	Y	Poor			x	x		x	The school lacks a workroom where materials can be assembled and supplies and materials are stored.

	Program Space Needed?	Assigned Rating	Comment Areas							Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other		
Student Services										
Counselor, SW Offices	Y	Good								
Clinic and Restroom	Y	Fair	x			x			The clinic is undersized and equipped with only one cot.	
Student Services Support	Y	Fair		x		x			The counseling area has two conference rooms that can be divided with a folding vinyl door. The vinyl door prevents confidential conversations between the two rooms.	
Staff Support										
Staff Workrooms	Y	Unsatisfactory	x	x	x	x	x	x	The school does not have a staff workroom.	
Staff Lounge	Y	Fair					x		The lighting in the staff lounge is inadequate.	
Staff Support and Restrooms	Y	Good								
Food Services										
Food Preparation	Y	Good								
Cafeteria	Y	Fair			x				The cafeteria does not have adequate storage for tables and chairs. These items are stored in hallways against the wall.	
Dishwashing-Scullery	Y	Good								
Food Storage (Freezer, Cooler, Dry Storage)	Y	Good								
Food Services Support (office, lockers, etc.)	Y	Fair				x		x	The kitchen area does not have a restroom or staff lockers.	
Custodial-Maintenance										
Custodial - Maintenance	Y	Good								
Restrooms and Corridors	Y	Fair	x			x			The school is not equipped with enough student restrooms. The restrooms are poorly ventilated.	
Custodial-Maintenance Support	Y	Good								
General Classrooms	Y	Good					x		Some of the classrooms lack natural light.	

	Program Space Needed?	Assigned Rating	Comment Areas							Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other		
Science										
Science Labs	Y	Fair	x		x	x			Two of the science rooms that are designed as a lab lecture combinations do not have adequate lab space, a prep room, and equipment such as sinks.	
Science Support	Y	Fair	x		x				Not all of the science classrooms are in close proximity to a prep room.	
Special Needs										
Special Education - Resource	Y	Fair	x	x	x	x	x	x	Two of the resource rooms are located in portables.	
Special Education - Cognitive	Y	Fair	x	x	x	x	x	x	The self-contained special education classroom for 18 to 21-year-old students is located in a portable.	
Special Education - Behavior	Y	Fair	x		x				The self-contained special education classrooms located in the main building are undersized and do not have adequate storage for large equipment and mobility devices. The restrooms are not equipped with a shower.	
Title I	N									
Psychologist/SLP	Y	Good								
Special Needs Support	Y	Good								
Physical Education										
Gymnasium/Multipurpose	Y	Good								
Weight Room	Y	Good								
Lockers	Y	Good								
Physical Education Support	Y	Good								

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Performing Arts									
Music - Instrumental	Y	Poor	x					x	The instrumental music program does not have adequate individual and small ensemble practice rooms. The main instructional space is undersized, does not contain a sink, and does not have adequate storage for large instruments. The school was designed with an orchestra room which is currently being used to teach yoga.
Music - Vocal	Y	Fair	x		x				The choral room is undersized for the number of students who participate in choral music.
Music Support	Y	Fair			x				The music rooms lack adequate storage for sheet music and other materials and supplies.
Drama - Stage Auditorium	Y	Fair	x		x		x		The stage area does not have a green room, scene shop, costume storage, and prop storage area.
Drama Support	Y	Fair			x				The dressing rooms are being used for costume storage and storage of other drama related materials.
Library - Media									
Library	Y	Good							
Library - Meeting, Conference	Y	Good							
Library Support	Y	Good							
Computer Labs									
Computer Labs	Y	Good							
Computer Lab Support (MDF, IDF, etc.)	Y	Good							
Visual Arts									
Art - 2D/3D	Y	Good							
Art - Computer Graphic	Y	Good							
Art Support	Y	Good							

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Career Technical Education									
Ag., Natural Resources, etc.	Y	Fair	x		x		x	x	The welding lab is a self-contained area which is undersized. It lacks adequate storage for metal and other welding supplies and materials. It is in significant need of renovation. The instructional area originally designed for floriculture is now being used for a different purpose and floriculture is being taught in a general agricultural classroom.
Ag., Natural Resources, etc. Support	Y	Good							
Business, Finance	Y	Good							
Business, Finance Support	Y	Good							
Construction, Architecture	Y	Fair		x					Construction projects are done outside on a portion of the parking lot.
Construction, Architecture Support	Y	Good							
Engineering	N								
Engineering Support	N								
Health Science	Y	Fair	x			x			The athletic training program is taught in a science lab. It is not equipped with training tables, and other medical equipment.
Health Science Support	Y	Unsatisfactory	x	x	x	x	x	x	The athletic training program does not have an office or any support facilities.
Hospitality, Toursim	N								
Hospitality, Toursim Support	N								

	Program Space Needed?	Assigned Rating	Comment Areas						Comments
			Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics	Other	
Career Technical Education (continued)									
Human Services, Family Consumer Sci.	Y	Fair			x	x			Family consumer science is taught in general classrooms. They are not equipped with a kitchenette or any specialized equipment. The culinary arts program is housed in a small space. It is not equipped with an industrial kitchen. Storage is in a room adjacent to the kitchens but can only be accessed from the hallway.
Human Services, Family Consumer Sci. Support	Y	Unsatisfactory	x	x	x	x	x	x	The faculty do not have offices or any other support facilities.
Information Technology, Networkiing	N								
Information Technology, Networking Support	N								
Manufacturing, Metals, etc.	N								
Manufacturing, Metals, etc. Support	N								
Marketing	Y	Good							
Marketing Support	Y	Good							
Other	Y	Poor			x		x	x	The auto body and woodshop areas are showing significant wear and tear. They are in need of renovation. The woodshop classroom is undersized for the number of students served.



APPENDIX C – DETAILED SITE COSTS





Kelso School District – Facility Master Plan

BARNES ELEMENTARY SCHOOL

BARNES ELEMENTARY SCHOOL				
Short Term M&O Projects				Remarks
1	X	See Detailed list	\$ 95,000	
Modernizations/Upgrades/Replacements				Remarks
1	X	Add Security Camera/Access Control Upgrade	\$ 116,000	
2		Interior Lighting: Replace with LED lighting. Provide WSEC lighting controls	\$ -	
3		Exterior Lighting: Replace with LED lighting. Provide WSEC lighting controls, new heads	\$ -	
4		Portable upgrades	\$ -	
5	X	Cutting/patching allowance	\$ 11,600	
New Construction (Additions/New buildings/Land)				
		Replace (New in lieu of modernization)	\$ -	
		New Building on new Site	\$ -	
		New classrooms on same site	\$ -	
		New support/core spaces on same site	\$ -	
		Land Purchase (Increase site area)	\$ -	
Project Development/Soft Costs (WSST, arch/eng, permits, escalation, contingency, etc.)			\$ 145,000	
Total Project Cost			\$ 368,000	



Kelso School District – Facility Master Plan

BEACON HILL ELEMENTARY SCHOOL

BEACON HILL ELEMENTARY SCHOOL				Remarks
Modernizations/Upgrades/Replacements				
1		Major Modernization. Increase capacity to 450 students with ability to expand in future	\$ -	
2		Replace roof over office and Rooms 5-12 wing	\$ -	
3		Allow for hazmat in roofing	\$ -	
4		Fix playground drainage	\$ -	
5		Replace domestic water piping	\$ -	
6		Replace ventilator in poor condition (8 if repurposed, 25 if school use)	\$ -	
7		New HVAC DDC controls	\$ -	
8		Remove portables	\$ -	
9		Portable upgrades	\$ -	
10	X	Cutting/patching allowance	\$ -	
			\$ -	
New Construction [Additions/New buildings/Land]				
	X	Replace (New in lieu of modernization)	\$ 17,130,000	450 students @ 120Sf/EA = 54,000SF
		New Building on new Site	\$ -	
		New classrooms (13), new gym, enclose walkways	\$ -	
		New support/core spaces on same site	\$ -	
		Land Purchase (increase site area)	\$ -	
			\$ 17,130,000	
Project Development/Soft Costs (WSST, arch/eng, permits, escalation, contingency, etc.)			\$ 11,725,000	
Total Project Cost			\$ 28,855,000	





Kelso School District – Facility Master Plan

BUTLER ACRES ELEMENTARY SCHOOL

BUTLER ACRES ELEMENTARY SCHOOL					
Short Term M&O Projects					Remarks
1	X	See Detailed list	\$	222,000	
Modernizations/Upgrades/Replacements					Remarks
1	X	Add Security Camera/Access Controls	\$	73,000	
2		Relocate office area to control access to main entrance (no new space)	\$	-	
3	X	Replace asphalt in parking and playground areas	\$	246,000	
4	X	Upgrade façade, remove suncreens	\$	160,000	
5	X	Replace windows, AL frame 1" insulated units 50% of skin	\$	498,000	
6		Replace ceiling tiles, glu-on	\$	-	
7		Power Distribution: Replace old branch panel boards	\$	-	
8		Interior Lighting: Replace with LED lighting. Provide WSEC lighting controls	\$	-	
9		Exterior Lighting: Replace with LED lighting. Provide WSEC lighting controls	\$	-	
10	X	Fire Alarm Systems: Replace with new addressable system	\$	122,000	
11	X	Replace galvanized steel domestic water piping with copper tubing	\$	243,000	
12	X	Replace boiler and hydronic piping	\$	485,000	
13	X	Replace pneumatic controls with DDC controls	\$	170,000	
14		Consider seismic reinforcement to gym	\$	-	
15		Add elevator for ADA access (new shaft)	\$	-	
16		Portable upgrades	\$	-	
17	X	Site development: new parking/circulation and play areas (6 parcels)	\$	280,000	
17	X	Cutting/patching allowance	\$	175,100	
New Construction (Additions/New buildings/Land)					
		Replace (New in lieu of modernization)	\$	-	
		New Building on new Site	\$	-	
	X	New classrooms on same site	\$	1,780,000	
		New support/core spaces on same site	\$	-	
	X	Land Purchase (increase site area)	\$	300,000	
Project Development/Soft Costs (WSST, arch/eng, permits, escalation, contingency, etc.)			\$	2,938,000	
Total Project Cost			\$	7,692,000	





Kelso School District – Facility Master Plan

CARROLLS ELEMENTARY SCHOOL

CARROLLS ELEMENTARY SCHOOL					
Short Term M&O Projects					Remarks
1	X	See Detailed list	\$	373,000	
Modernizations/Upgrades/Replacements					Remarks
1	X	Add Security Cameras/Access Controls	\$	35,000	
2	X	Replace asphalt at playground and parking	\$	202,000	
3	X	Replace roof	\$	391,000	
4	X	Allow for hazmat in roofing	\$	92,000	confirm
5	X	Replace windows and outside doors, 13'H	\$	100,000	
6	X	Replace outside façade, hardie panel	\$	342,000	
7		Interior Lighting: Replace with LED lighting. Provide WSEC lighting controls	\$	-	
8		Exterior Lighting: Replace with LED lighting. Provide WSEC lighting controls	\$	-	
9	X	Provide new standalone intercom per district standards	\$	29,000	
10		Provide new addressable fire alarm system. Connect to existing EST 3 Security control panel	\$	-	
11	X	Reinforce/shorten tall masonry chimney as needed	\$	34,000	
12	X	Replace casework in classrooms	\$	80,000	
13		Portable upgrades	\$	-	
14	X	Cutting/patching allowance	\$	62,000	
New Construction (Additions/New buildings/Land)					
	X	Replace (New in lieu of modernization)	\$	-	
	X	New Building on new Site	\$	-	
	X	New classrooms on same site	\$	-	
	X	New support/core spaces on same site	\$	-	
	X	Land Purchase (increase site area)	\$	-	
Project Development/Soft Costs (WSST, arch/eng, permits, escalation, contingency, etc.)			\$	1,130,000	
Total Project Cost			\$	2,870,000	





Kelso School District – Facility Master Plan

CATLIN ELEMENTARY SCHOOL

CATLIN ELEMENTARY SCHOOL				Remarks
Short Term M&O Projects				
1	X	See Detailed list	\$ -	
Modernizations/Upgrades/Replacements				Remarks
1		Replace ceiling tile throughout E-W wing	\$ -	
2		Add security Cameras/Access Control	\$ -	
3		Replace roof	\$ -	
4		Allow for hazmat in roofing	\$ -	confirm
5		New exterior siding & trim and paint old building	\$ -	
6		Replace all windows	\$ -	
7		Replace galvanized steel domestic water piping with cooper tubing	\$ -	
8		Replace HVAC equipment, heat pumps and replace controls with DDC controls	\$ -	
9		Re-level cafeteria floor (slab jacking)	\$ -	
10		Interior Lighting: Replace with LED lighting. Provide WSEC lighting controls.	\$ -	
11		Exterior Lighting: Replace with LED lighting. Provide WSEC lighting controls.	\$ -	
12		Power Distribution: Most branch panels newer, some very old, replace 10%	\$ -	
13		Replace kitchen exhaust fan	\$ -	
14		Site development: new parking/circulation and play areas (7 parcels)	\$ -	
15		Cutting/patching allowance	\$ -	
New Construction (Additions/New buildings/Land)				
	X	Replace (New in lieu of modernization)	\$ -	
	X	New Building on new Site	\$ -	
	X	New classrooms on same site	\$ -	4 classrooms
	X	New support/core spaces on same site	\$ -	
	X	Land Purchase (increase site area)	\$ -	
Project Development/Soft Costs (WSST, arch/eng, permits, escalation, contingency, etc.)			\$ -	
Total Project Cost			\$ -	



**Kelso School District – Facility Master Plan****ROSE VALLEY ELEMENTARY SCHOOL**

ROSE VALLEY ELEMENTARY SCHOOL				Remarks
Short Term M&O Projects				
1	X	See Detailed list	\$ 462,000	
Modernizations/Upgrades/Replacements				
1		Add covered play area over basketball court	\$ -	
2	X	Add Security Cameras/Access Control	\$ 44,000	
3		Add elevator for ADA access	\$ -	
4	X	Replace roof on gym	\$ 62,000	
5		Allow for hazmat in roofing	\$ -	
6	X	Paint exterior	\$ 61,000	
7	X	Replace windows	\$ 102,000	
8	X	Provide new standalone intercom per district standards.	\$ 37,000	
9	X	Provide new addressable fire alarm system. Connect to existing EST 3 Security control panel	\$ 103,000	
10		Interior Lighting: Replace with LED lighting. Provide WSEC lighting controls	\$ -	
11		Exterior Lighting: Replace with LED lighting. Provide WSEC lighting controls	\$ -	
12	X	Replace pneumatic controls with DDC controls	\$ 103,000	
13	X	Enclose front covered area. Convert to main office/hallway	\$ 798,000	
14		Reinforce/shorten tall masonry chimney as needed	\$ -	
15	X	Cutting/patching allowance	\$ 118,700	
New Construction (Additions/New buildings/Land)				
	X	Replace (New in lieu of modernization)	\$ -	
	X	New Building on new Site	\$ -	
	X	New classrooms on same site	\$ -	
	X	New support/core spaces on same site	\$ -	
	X	Land Purchase (increase site area)	\$ -	
Project Development/Soft Costs (WSST, arch/eng, permits, escalation, contingency, etc.)			\$ 1,229,000	
Total Project Cost			\$ 3,120,000	



**Kelso School District – Facility Master Plan****WALLACE ELEMENTARY SCHOOL**

WALLACE ELEMENTARY SCHOOL				
Short Term M&O Projects				Remarks
1	X	See Detailed list	\$ -	
Modernizations/Upgrades/Replacements				Remarks
1	X			
New Construction (Additions/New buildings/Land)				
	X	Replace (New in lieu of modernization)	\$ 17,120,000	450 students @120Sf/EA = 54,000SF
	X	New Building on new Site	\$ -	
	X	New classrooms on same site	\$ -	
	X	New support/core spaces on same site	\$ -	
	X	Land Purchase (increase site area)	\$ 770,000	
Project Development/Soft Costs (WSST, arch/eng, permits, escalation, contingency, etc.)			\$ 10,665,000	
Total Project Cost			\$ 28,555,000	



Kelso School District – Facility Master Plan

COWEEMAN MIDDLE SCHOOL

COWEEMAN MIDDLE SCHOOL				Remarks
Short Term M&O Projects				
1	X	See Detailed list	\$ 136,000	
Modernizations/Upgrades/Replacements				
1	X	Security Access Controls	\$ 154,000	
2		Interior Lighting: Replace with LED lighting and WSEC lighting controls	\$ -	
3		Exterior Lighting: Replace with LED lighting and WSEC lighting controls	\$ -	
4	X	Fire Alarm Systems: Replace fire alarm devices and wiring with addressable upgrade. Connect to existing EST 3 security controller (use a fire alarm control panel)	\$ 205,000	
5		Intercom: Replace existing I/C system	\$ -	
6	X	Replace room unit ventilators. Revise controls from stand-alone to DDC system, 20% of ventilators/100% controls	\$ 461,000	
7	X	Replace sewage lift station pumps and control system	\$ 47,000	
8	X	Replace 2878 MBH gas-fired hot water boiler with two gas-fired condensing boilers	\$ 256,000	
9	X	Replace office area HVAC system to improve ventilation and temperature control	\$ 160,000	
10		Replace two gymnasium rooftop air handling units	\$ -	
11		Replace flooring in 10 classrooms, main office area, and library	\$ -	
12	x	The north non-bearing wall of the library appears to bow outward. Stiffening wall is recommended. Reframe wall, replace windows.	\$ 39,000	
13		Repair settlement of floor slab in cafeteria room and floor slabs in hallways, slab jacking	\$ -	
14		Portable upgrades	\$ -	
15	X	Cutting/patching allowance	\$ 132,200	
New Construction (Additions/New buildings/Land)				
	X	Replace (New in lieu of modernization)	\$ -	
	X	New Building on new Site	\$ -	
	X	New classrooms on same site	\$ -	
	X	New support/core spaces on same site	\$ -	
	X	Land Purchase (increase site area)	\$ -	
Project Development/Soft Costs (WSST, arch/eng, permits, escalation, contingency, etc.)			\$ 1,034,000	
Total Project Cost			\$ 2,624,000	

Kelso School District – Facility Master Plan

HUNTINGTON MIDDLE SCHOOL

HUNTINGTON MIDDLE SCHOOL				Remarks	
Short Term M&O Projects					
1	X	See Detailed List	\$	324,000	
Modernizations/Upgrades/Replacements					
1	X	Add Security Access Controls	\$	181,000	
2	X	Covered entry-way to main entrance	\$	30,000	
3	X	Install handrails at front exterior steps, replace guardrail	\$	54,000	
4	X	Reconfigure or move office space to control entry to school. Either modify current main entrance or build new office space outside of main entrance and attached to new covered entry way.	\$	1,080,000	
5	X	Reroof full school except gymnasium	\$	894,000	
6	X	Allow for hazmat in roofing	\$	211,000	
7	X	Address curb appeal from main street (paint and ???)	\$	133,000	
8	X	Replace all windows, REDUCED TO JUST INSULATED UNITS	\$	187,000	
9	X	Remove VAT in shop classroom, shop corridor, kitchen of main school	\$	110,000	
10	X	Replace original glue-on ceiling tile. These are constantly falling off (asbestos mastic)	\$	40,000	
11	X	Replace gymnasium operable wall at ½ court with a mesh-type divider	\$	28,000	
12	X	Replace operable wall at stage	\$	79,000	
13	X	Replace doors below stage	\$	28,000	
14	X	Replace stage curtain	\$	20,000	
15	X	Replace theatre lighting in stage area	\$	99,000	
16	X	Replace original linoleum on 2 nd floor	\$	82,000	
17		Interior Lighting: Replace with LED lighting. Provide WSEC lighting controls	\$	-	
18		Exterior Lighting: Replace with LED lighting. Provide WSEC lighting controls	\$	-	
19	X	Power Service (Shop Building). Upgrade existing service (400 AMPS), i.e increase service capacity to cover upgraded shop equipment (add approximately 400-600 amps)	\$	160,000	
20	X	Power Distribution: Replace branch panels, most very old, obsolete (from transformer to Dist Pnl incl feeders)	\$	718,000	
21	X	Fire Alarm Systems: Replace with addressable system. Connect to existing EST 3 Security system	\$	301,000	
22	X	Add 4-6 additional duplex convenience outlets in each classroom	\$	70,000	
23	X	Replace galvanized steel domestic water piping with copper tubing	\$	601,000	
24	X	Replace gas-fired steam boiler with two gas-fired condensing hot water boilers. Replace steam condensate return piping tunnel with heating water return piping. Retain steam supply piping for heating water.	\$	1,026,000	
25	X	Replace library HVAC system, MUA units	\$	36,000	
26	X	Replace Office HVAC system, MUA units	\$	14,000	
27	X	Refurbish PACE air handling unit. Replace steam coil with hot water coil. Replace belts, sheaves, motors, and motor starters	\$	14,000	
28	X	Replace kitchen exhaust fan	\$	34,000	
29	X	Replace pneumatic controls with DDC controls	\$	421,000	



Kelso School District – Facility Master Plan

HUNTINGTON MIDDLE SCHOOL (CONT.)

30	X	Repair Library area structural issue	\$	34,000	
31	X	Replace sidewalk along North Kelso Avenue	\$	40,000	
32	X	Replace carpet in 7 classroom	\$	78,000	
33		Other critical deficiencies listed under structural as needed	\$	-	
34		Chimney repairs	\$	-	
35		Lateral upgrades	\$	-	
36		Shop building roof diaphragm	\$	-	
37		Portable upgrades	\$	-	
38	X	Cutting/patching allowance	\$	545,500	
New Construction (Additions/New buildings/Land)					
		Replace (New in lieu of modernization)	\$	-	
		New Building on new Site	\$	-	
		New classrooms on same site	\$	-	
	X	New support/core spaces on same site	\$	2,420,000	new aux gym 5,000SF
		Land Purchase (increase site area)	\$	-	
Project Development/Soft Costs (WSST, arch/eng, permits, escalation, contingency, etc.)			\$	6,557,000	
Total Project Cost			\$	16,650,000	





Kelso School District – Facility Master Plan

KELSO HIGH SCHOOL

KELSO HIGH SCHOOL				
Short Term M&O Projects				Remarks
1	X	See Detailed list	\$ 289,000	
Modernizations/Upgrades/Replacements				
1		Resurface swimming pools	\$ -	
2	X	Modernize CTE area of CAD, Welding, Auto, and Wood Shops	\$ 1,130,000	
3	X	Replace main gym basketball court floor	\$ 252,000	
4	X	Access Control System	\$ 259,000	
5		Interior Lighting: Replace with LED lighting. Provide WSEC lighting controls	\$ -	
6		Exterior Lighting: Replace with LED lighting. Provide WSEC lighting controls	\$ -	
7	X	Reconfigure/Upgrade kitchen at Culinary Arts	\$ 266,000	
8		Portable upgrades	\$ -	
9		Construct new covered area for Construction Trade Classes	\$ -	
10	X	Cutting/patching allowance	\$ 165,500	
New Construction (Additions/New buildings/Land)				
		Replace (New in lieu of modernization)	\$ -	
		New Building on new Site	\$ -	
		New classrooms on same site	\$ -	
		New support/core spaces on same site	\$ -	
		Land Purchase (increase site area)	\$ -	
Project Development/Soft Costs (WSST, arch/eng, permits, escalation, contingency, etc.)			\$ 1,534,000	
Total Project Cost			\$ 3,896,000	





Kelso School District – Facility Master Plan

STADIUM / OUTDOOR ATHLETIC FACILITIES

STADIUM/OUTDOOR ATHLETIC FACILITIES				
Short Term M&O Projects				Remarks
1	X	See Detailed list	\$ -	
Modernizations/Upgrades/Replacements				Remarks
FIELDS			\$ 2,382,000	
1	X	Resurface Schroeder Field with Field Turf. Address drainage as needed	\$ 1,073,000	
2	X	KHS Main soccer field. Add irrigation	\$ 130,000	
3	X	KHS auxiliary soccer field. Add irrigation	\$ 180,000	
4	X	KHS main practice field. Add irrigation	\$ 359,000	
5	X	Coweeman Middle School main playing field. Add irrigation and drainage	\$ 266,000	
6	X	Huntington Middle School main playing field. Add irrigation	\$ 108,000	
7	X	Replace stadium field lighting with new Musco system	\$ 266,000	
TRACKS			\$ 765,000	
1	X	Replace tracks at CMS (new asphalt, rubber and conc. curbs)	\$ 333,000	
2	X	Replace tracks at HMS (new asphalt, rubber and conc. curbs)	\$ 432,000	
STADIUM GRANDSTAND BUILDING			\$ 985,300	
1	X	Add new elevator in stadium	\$ 100,000	
2	X	Repair spalling of concrete on columns & stairs at stadium	\$ 14,000	
3	X	Fix water intrusion through concrete seating areas, traffic coating	\$ 288,000	
4	X	Replace plywood and insulation below seating area	\$ 108,000	
5		Interior Lighting: Replace with LED lighting and WSEC lighting controls	\$ -	
6		Exterior Lighting: Replace with LED lighting and WSEC lighting Controls	\$ -	
7		Replace Stadium sound system	\$ -	
8	X	Replace galvanized steel domestic water piping with copper tubing	\$ 142,000	
9	X	Add eight exterior wall hydrants	\$ 22,000	
10	X	Replace 600 KW electric domestic hot water boiler with two 500 MBH gas-fired condensing water heaters. Provide natural gas piping from valved and capped piping at building's west exterior	\$ 67,000	
11	X	Replace electric unit ventilators	\$ 71,000	
12	X	Replace pneumatic controls with DDC controls	\$ 85,000	
13		Add classroom/meeting space in old weight room	\$ -	



**Kelso School District – Facility Master Plan****STADIUM / OUTDOOR ATHLETIC FACILITIES (CONT.)**

14		Construct storage space for track equipment, pre-engineered bldg	\$	-
15		Replace field bleachers at HMS and CMS	\$	-
16		Construct Press Box at HMS	\$	-
17		Add handrails at stadium walkway steps	\$	-
18	X	Cutting/patching allowance	\$	88,300
New Construction (Additions/New buildings/Land)				
		Replace (New in lieu of modernization)	\$	-
		New Building on new Site	\$	-
		New classrooms on same site	\$	-
		New support/core spaces on same site	\$	-
		Land Purchase (increase site area)	\$	-
Project Development/Soft Costs (WSST, arch/eng, permits, escalation, contingency, etc.)			\$	2,685,000
Total Project Cost			\$	6,817,000





Kelso School District – Facility Master Plan

MAINTENANCE AND TRANSPORTATION

MAINTENANCE/TRANSPORTATION FACILITY			
Short Term M&O Projects			Remarks
1	X	See Detailed list	\$ -
Modernizations/Upgrades/Replacements			
1		Replace roof	\$ -
2		Allow for hazmat in roofing	\$ -
3		Asphalt existing parking lot	\$ -
4		Asphalt new parking lot on west side of main building	\$ -
5		Interior Lighting: Replace with LED lighting. Provide WSEC lighting controls	\$ -
6		Exterior Lighting: Replace with LED lighting. Provide WSEC lighting controls	\$ -
7		Fire Alarm Systems: Provide new addressable fire alarm system	\$ -
8		Replace office area split-system heat pump and associated ductwork	\$ -
9		Add gas heating and ventilating unit exhaust for shop in which welding is done. Add general area exhaust.	\$ -
10		Paint façade	\$ -
11	X	Cutting/patching allowance	\$ -
New Construction (Additions/New buildings/Land)			
		Replace (New in lieu of modernization)	\$ -
		New Building on new Site	\$ -
		New classrooms on same site	\$ -
		New support/core spaces on same site	\$ -
		Land Purchase (increase site area)	\$ -
Project Development/Soft Costs (WSST, arch/eng, permits, escalation, contingency, etc.)			\$ -
Total Project Cost			\$ -



Kelso School District – Facility Master Plan

DISTRICT ADMINISTRATION OFFICES

DISTRICT ADMINISTRATION OFFICES				Remarks
Short Term M&O Projects				
1	X	See Detailed list	\$ 56,000	
Modernizations/Upgrades/Replacements				
1		Rework ductwork to properly zone heat pumps , 50% in attic space	\$ -	
2		Replace heat pumps in business office area, print center area, and split units for upstairs/downstairs	\$ -	
3		Add security access control and CCTV	\$ -	
4		Add additional external lighting, wall pack or pole light	\$ -	
5		Interior Lighting: Replace with LED lighting. Provide WSEC lighting controls, re-use existing conduit and wiring	\$ -	
6		Exterior Lighting: Replace with LED lighting. Provide WSEC lighting controls	included in interior	
7	X	Cutting/patching allowance	\$ -	
New Construction (Additions/New buildings/Land)				
	X	Replace (New in lieu of modernization)	\$ -	
	X	New Building on new Site	\$ -	
	X	New classrooms on same site	\$ -	
	X	New support/core spaces on same site	\$ -	
	X	Land Purchase (increase site area)	\$ -	
Project Development/Soft Costs (WSST, arch/eng, permits, escalation, contingency, etc.)			\$ 37,000	
Total Project Cost			\$ 93,000	

**Kelso School District – Facility Master Plan****NEW ELEMENTARY AT LEXINGTON SITE**

LEXINGTON ELEMENTARY				Remarks
Modernizations/Upgrades/Replacements				
1	X	New-in-Lieu replacment for Beacon Hill elementary		
New Construction (Additions/New buildings/Land)				
	X	Replace (New in lieu of modernization)	\$ -	600 students @120SF/EA = 72,000SF
	X	New Building on new Site	\$ 21,940,000	
	X	New classrooms on same site	\$ -	
	X	New support/core spaces on same site	\$ -	
	X	Land Purchase (Increase site area)	\$ -	
Project Development/Soft Costs (WSST, arch/eng, permits, escalation, contingency, etc.)			\$ 13,520,000	
Total Project Cost			\$ 35,460,000	

**Kelso School District – Facility Master Plan****SHORT TERM REPAIR – ALL SITES**

Short Term Repair/Maintenance (2 to 4 years)		Construction Cost Only
		\$ 1,957,000
BARNES ELEMENTARY SCHOOL		\$ 95,000
1	Repair upper gym CMU walls leak	\$ 41,000
2	Repair water infiltration damage in two courtyard doors. Install canopy above doors	\$ 14,000
3	Telephone/Data Distribution: Replace with District Standard, "Tadiran", VOIP	\$ 40,000
BEACON HILL ELEMENTARY SCHOOL		\$ -
1	Replacement at Lexington - No work under Short Term M&O	\$ -
BUTLER ACRES ELEMENTARY SCHOOL		\$ 222,000
1	Repair playground rain water sheet flow with intercept trench drain	\$ 80,000
2	Repair drainage issue behind the portables on west side	\$ 39,000
3	Replace lift in kitchen (Dumbwaiter)	\$ 14,000
4	Telephone/Data Distribution: Replace with District Standard, "Tadiran", VOIP	\$ 40,000
5	Asbestos abatement at Butler Acres (pipe)	\$ 49,000
CARROLLS ELEMENTARY SCHOOL		\$ 373,000
1	Fence playground	\$ 24,000
3	Asbestos abatement at Carrolls (pipe)	\$ 16,000
4	Replace two electric water heaters 50-60gal ea	\$ 6,000
5	Replace oil-fired boiler with two oil-fired boilers???	\$ 193,000
7	Improve drainage west of Office	\$ 67,000
8	Install retaining wall west of office, 6'H avg	\$ 67,000



**Kelso School District – Facility Master Plan****SHORT TERM REPAIR – ALL SITES (CONT.)**

Short Term Repair/Maintenance (2 to 4 years)		Construction Cost Only
		\$ 1,957,000
CATLIN ELEMENTARY SCHOOL		\$ -
1	Major modernization - no M&O work	\$ -
ROSE VALLEY ELEMENTARY SCHOOL		\$ 462,000
1	Repair drainage issue on east side	\$ 40,000
2	Update kitchen casework	\$ 16,000
3	Upgrade restrooms for ADA compliance	\$ 40,000
4	Telephone/Data Distribution Upgrade	\$ 27,000
5	Replace old single phase service with new three phase	\$ 103,000
6	Power Distribution: Old and Obsolete. Replace with new. Feeders need replacing.	\$ 100,000
7	Replace two electric water heaters	\$ 6,000
8	Replace 754 MBH input oil-fired hot water boiler with two hot water boilers	\$ 54,000
9	Upgrade district owned well	\$ 14,000
10	Asbestos abatement at Rose Valley (pipe, tile in kitchen/kitchen storage)	\$ 62,000
WALLACE ELEMENTARY SCHOOL		\$ -
1	Replacement - no M&O work	\$ -
COWEEMAN MIDDLE SCHOOL		\$ 136,000
1	Repair soil creep adjacent to building	\$ 54,000
2	Revise music practice room	\$ 14,000
3	Replace one gas-fired water heater	\$ 14,000
4	Telephone/Data Distribution: Replace with District Standard ("Tadiran", VOIP)	\$ 54,000
HUNTINGTON MIDDLE SCHOOL		\$ 324,000





Kelso School District – Facility Master Plan

SHORT TERM REPAIR – ALL SITES (CONT.)

Short Term Repair/Maintenance (2 to 4 years)		Construction Cost Only
		\$ 1,957,000
1	Replace siding on shop building, hardie panel	\$ 178,000
4	Telephone/Data Distribution: Replace with District Standard ("Tadiran", VOIP)	\$ 54,000
5	Asbestos abatement at Huntington (pipe)	\$ 92,000
KELSO HIGH SCHOOL		\$ 289,000
1	Raise fence at back of shop area	\$ 7,000
2	Add doors, stairs, and landings to access 4 interior courtyards	\$ 54,000
3	Replace suspended ceiling tile (20%)	\$ 138,000
4	Telephone/Data Distribution: Replace with District Standard, "Tadiran", VOIP	\$ 90,000
KHS STADIUM/FIELDS		\$ -
	No work under Short Term M&O	
MAINTENANCE/TRANSPORTATION		\$ -
	No work under Short Term M&O	
DISTRICT ADMINISTRATION		\$ 56,000
1	Telephone/Data Distribution: Replace with District Standard, "Tadiran", VOIP	\$ 48,000
2	Replace 2nd floor roof (asphalt comp shingle)	\$ 8,000

Project Cost Summary - Worksheet - Pre Bond Planning Concept Level
FIT Presentation October 4th, 2017 - Kelso School District



TOTAL PROJECT COSTS	
SITE/BUILDING	Scenario C2 REVISED
Barnes Elementary	\$ 368,000
Beacon Hill Elementary (NIL On-Site)	\$ 28,855,000
Butler Acres Elementary School	\$ 7,690,000
Carrolls Elementary School	\$ 2,870,000
Catlin Elementary School (Repurposed)	\$ -
Rose Valley Elementary School	\$ 3,120,000
Wallace Elementary School	\$ 28,555,000
Coweeman Middle School	\$ 2,624,000
Huntington Middle School	\$ 16,650,000
Kelso High School	\$ 3,896,000
KHS Stadium/Fields	\$ 6,817,000
District Administration Offices	\$ 93,000
Maintenance/Transportation	\$ -
New Lexington Elementary (Catlin NIL)	\$ 35,460,000
<hr/>	
Total Cost	\$ 136,998,000
Potential SCAP Eligibility	\$ 39,950,889
Current Bond Interest Capitalization (estimated)	\$ 1,500,000
<hr/>	
Total Local Funding	\$ 98,547,111

SCAP Eligibility Estimate - Worksheet - Pre Bond Planning Concept Level

FIT Presentation October 4th, 2017 - Kelso School District



SCAP Eligibility Estimate				
Note: This is an estimate only based on the anticipated Project. Final scope and OSPI will determine final SCAP eligibility and amounts.		Scenario C2 REVISED		Remarks
SITE/BUILDING	SCAP Assistance \$	CONST. \$/SF (up to max eligibility)	Eligible Area (SF)	SCAP 2018 ACC estimated at \$225/SF + estimated 15% soft = \$259/SF Kelso 2017 Assistance Percentage = 77.15%
Grades K-8				
Barnes Elementary	\$ -	5	-	Not eligible, does not reach ACC 40% threshold
Beacon Hill Elementary (NIL)	\$ 9,043,041	259	45,300	New-in-lieu replacement on same site
Butler Acres Elementary School	\$ -	89	-	Not eligible, does not reach ACC 40% threshold
Carrolls Elementary School	\$ 2,041,638	133	17,276	
Catlin Elementary School (NIL)	\$ 11,072,143	259	55,411	New-in-lieu replacement - eligibility used for new school at Lexington site
Rose Valley Elementary School	\$ -	86	-	Not eligible, does not reach ACC 40% threshold
Wallace Elementary School (NIL)	\$ 8,790,914	259	44,037	
Coweeman Middle School	\$ -	27	-	Not eligible, does not reach ACC 40% threshold
Huntington Middle School	\$ 9,003,153	112	90,433	
Total	\$ 39,950,889		252,457	
	SCAP Eligible area (SF)		263,301	
		Balance (SF)	10,844	
Grades 9-12				
Kelso High School	-	12	-	Not age eligible - 2002 Modernization
KHS Stadium/Fields	-			
Total	\$ -		-	
	SCAP Eligible area (SF)		-	
		Balance (SF)	-	

Project Cost Detail Summary by Site

Worksheet - Pre Bond Planning Concept Level

FIT Presentation October 4th, 2017 - Kelso School District



Building/Campus	1 Barnes Elementary	2 Beacon Hill Elementary	3 Butler Acres Elementary	4 Carrolls Elementary
Main Building Area	58,061 SF	45,300 SF	36,436 SF	17,276 SF
Portables (SF)	3,752 SF	7,168 SF	5,270 SF	1,790 SF
Site area	8 Acres	10 Acres	8 Acres	6 Acres
Enrollment	368	553	384	148
M&O Short Term Repair/Maintenance (4 to 6 years)*	X \$ 95,000	X \$ -	X \$ 222,000	X \$ 373,000
Routine maintenance/Repairs				
Modernization/Upgrades	X \$ 128,000	X \$ -	\$ -	\$ -
Minor				
Repair/replace systems, no reconfigurations.				
Moderate	\$ -	\$ -	X \$ 2,450,000	X \$ 1,367,000
Replace/upgrade major systems, moderate interior remodel, some reconfiguration.				
Major	\$ -	x \$ -	\$ -	\$ -
Replace/upgrade all major systems, major reconfiguration.				
Replace (New in lieu of modernization)	\$ -	X \$ 17,130,000	\$ -	\$ -
Replace with new construction on existing site or new site		replace on site		
New Construction				
New Building on new Site				
New classrooms on same site	\$ -	\$ -	X \$ 1,780,000	\$ -
New support/core spaces on same site	\$ -	\$ -	\$ -	\$ -
	0 SF	0 SF	4,680 SF 4 new classrooms	0 SF
Construction Escalation - assume spring 2018 Bond months	30 \$ 23,000	36 \$ 2,171,000	30 \$ 461,000	30 \$ 180,000
Estimated Construction Cost Sub Total	\$ 246,000	\$ 19,301,000	\$ 4,913,000	\$ 1,920,000
Land Purchase (increase site area)	\$ -	\$ -	\$ 300,000 6 parcels	\$ -
Temporary Student Classroom Space	\$ -	\$ -	\$ -	\$ -
Project Development/Soft Costs	\$ 74,000	\$ 5,790,000	\$ 1,474,000	\$ 576,000
Project/Construction Contingency	\$ 48,000	\$ 3,764,000	\$ 1,003,000	\$ 374,000
Estimated Project Cost Total	\$ 368,000	\$ 28,855,000	\$ 7,690,000	\$ 2,870,000
Eligible area only	\$5/SF	\$259/SF	\$89/SF	\$133/SF
Min. SCAP expenditure level - 40% of ACA	\$225/SF	\$90/SF	\$90/SF	\$90/SF
over (under)	(\$85/SF)	\$169/SF	(\$1/SF)	\$43/SF

KEY METRICS	
Building & Site Construction Costs/SF	
Elementary	\$ 305
Middle	\$ 323
High	\$ 344
Project Development/Soft Costs	30%
Escalation Pre annum- estimate	3.75%
Project/Construction Contingency	15%

Project Cost Detail Summary by Site

Worksheet - Pre Bond Planning Concept Level

FIT Presentation October 4th, 2017 - Kelso School District



Building/Campus	5 Catlin Elementary	6 Rose Valley Elementary	7 Wallace Elementary	8 Coweeman Middle School
Main Building Area	55,411 SF	21,937 SF	44,037 SF	76,925 SF
Portables (SF)	0 SF	0 SF	2,912 SF	3,584 SF
Site area	4 Acres	8 Acres	2 Acres	10 Acres
Enrollment	303	132	378	555
M&O Short Term Repair/Maintenance (4 to 6 years)*	\$ -	X \$ 462,000	X \$ -	X \$ 136,000
Routine maintenance/Repairs				
Modernization/Upgrades				
Minor	\$ -	X \$ 1,429,000	\$ -	X \$ 1,454,000
Repair/replace systems, no reconfigurations.				
Moderate	\$ -	\$ -	\$ -	\$ -
Replace/upgrade major systems, moderate interior remodel, some reconfiguration.				
Major	\$ -	\$ -	\$ -	\$ -
Replace/upgrade all major systems, major reconfiguration.				
Replace (New in lieu of modernization)	\$ -	\$ -	X \$ 17,120,000	\$ -
Replace with new construction on existing site or new site			replace on site	
New Construction				
New Building on new Site				
New classrooms on same site	\$ -	\$ -	\$ -	\$ -
New support/core spaces on same site	\$ -	\$ -	\$ -	\$ -
	4,680 SF 4 new classrooms	0 SF	0 SF	0 SF
Construction Escalation - assume spring 2018 Bond months	30 \$ -	30 \$ 196,000	24 \$ 1,388,000	30 \$ 165,000
Estimated Construction Cost Sub Total	\$ -	\$ 2,087,000	\$ 18,508,000	\$ 1,755,000
Land Purchase (increase site area)	\$ -	\$ -	\$ 770,000 8 parcels	\$ -
Temporary Student Classroom Space	\$ -	\$ -	\$ -	\$ -
Project Development/Soft Costs	\$ -	\$ 626,000	\$ 5,552,000	\$ 527,000
Project/Construction Contingency	\$ -	\$ 407,000	\$ 3,725,000	\$ 342,000
Estimated Project Cost Total	\$ -	\$ 3,120,000	\$ 28,555,000	\$ 2,624,000
Eligible area only	\$0/SF	\$86/SF	\$259/SF	\$27/SF
Min. SCAP expenditure level - 40% of ACA	\$225/SF	\$90/SF	\$90/SF	\$90/SF
over (under)	(\$90/SF)	(\$4/SF)	\$169/SF	(\$63/SF)

Project Cost Detail Summary by Site

Worksheet - Pre Bond Planning Concept Level

FIT Presentation October 4th, 2017 - Kelso School District



Building/Campus	<div> <div>9</div> <div>Huntington Middle School</div> <div>90,433 SF</div> <div>1,792 SF</div> <div>7 Acres</div> <div>548</div> </div> <div> <div>10</div> <div>Kelso High School</div> <div>259,337 SF</div> <div>3,584 SF</div> <div>33 Acres</div> <div>1319</div> </div> <div> <div>11</div> <div>KHS Stadium/Fields</div> <div>21,279 SF</div> <div>0 Acres</div> </div> <div> <div>12</div> <div>Maint./Transp.</div> <div>14,446 SF</div> <div>2 Acres</div> </div>			
	Main Building Area			
	Portables (SF)			
	Site area			
	Enrollment			
M&O Short Term Repair/Maintenance (4 to 6 years)*	X \$ 324,000	X \$ 289,000	X \$ -	X \$ -
Routine maintenance/Repairs				
Modernization/Upgrades				
Minor	\$ -	X \$ 2,073,000	\$ -	X \$ -
Repair/replace systems, no reconfigurations.				
Moderate	X \$ 7,349,000	\$ -	\$ -	\$ -
Replace/upgrade major systems, moderate interior remodel, some reconfiguration.				
Major	\$ -	\$ -	X \$ 4,132,000	\$ -
Replace/upgrade all major systems, major reconfiguration.				
Replace (New in lieu of modernization)	\$ -	\$ -	\$ -	\$ -
Replace with new construction on existing site or new site				
New Construction				
New Building on new Site				
New classrooms on same site	\$ -	\$ -	\$ -	\$ -
New support/core spaces on same site	X \$ 2,420,000	\$ -	\$ -	\$ -
	5,000 SF new gym	10,000 SF Alt programs: SMART, Loowit, KVA, CR	0 SF	0 SF
Construction Escalation - assume spring 2018 Bond months	30 \$ 1,044,000	30 \$ 244,000	30 \$ 428,000	30 \$ -
Estimated Construction Cost Sub Total	\$ 11,137,000	\$ 2,606,000	\$ 4,560,000	\$ -
Land Purchase (increase site area)	\$ -	\$ -	\$ -	\$ -
Temporary Student Classroom Space	\$ -	\$ -	\$ -	\$ -
Project Development/Soft Costs	\$ 3,341,000	\$ 782,000	\$ 1,368,000	\$ -
Project/Construction Contingency	\$ 2,172,000	\$ 508,000	\$ 889,000	\$ -
Estimated Project Cost Total	\$ 16,650,000	\$ 3,896,000	\$ 6,817,000	\$ -
Eligible area only		\$112/SF	\$12/SF	
Min. SCAP expenditure level - 40% of ACA	\$225/SF	\$90/SF	\$90/SF	
over (under)		\$22/SF	(\$78/SF)	

Project Cost Detail Summary by Site

Worksheet - Pre Bond Planning Concept Level

FIT Presentation October 4th, 2017 - Kelso School District



Building/Campus	13		14		TOTALS
	District Offices		Lexington Property		
Main Building Area Portables (SF) Site area Enrollment	9,026 SF		72,000 SF		821,904 SF
	2 Acres		10 Acres		29,852 SF 110 Acres 4,688
M&O Short Term Repair/Maintenance (4 to 6 years)*	X	\$ 56,000			\$ 1,957,000
Routine maintenance/Repairs					
Modernization/Upgrades					
Minor	X	\$ -			\$ 5,084,000
Repair/replace systems, no reconfigurations.					
Moderate		\$ -			\$ 11,166,000
Replace/upgrade major systems, moderate interior remodel, some reconfiguration.					
Major		\$ -			\$ 4,132,000
Replace/upgrade all major systems, major reconfiguration.					
Replace (New in lieu of modernization)		\$ -			\$ 34,250,000
Replace with new construction on existing site or new site					
New Construction					
New Building on new Site			X	\$ 21,940,000	\$ 21,940,000
New classrooms on same site					\$ 1,780,000
New support/core spaces on same site		\$ -			\$ 2,420,000
		0 SF			
Construction Escalation - assume spring 2018 Bond months	30	\$ 6,000	24	\$ 1,779,000	\$ 8,085,000
Estimated Construction Cost Sub Total		\$ 62,000		\$ 23,719,000	\$ 90,814,000
Land Purchase (increase site area)		\$ -		\$ -	\$ 1,070,000
Temporary Student Classroom Space		\$ -		\$ -	\$ -
Project Development/Soft Costs		\$ 19,000		\$ 7,116,000	\$ 27,245,000
Project/Construction Contingency		\$ 12,000		\$ 4,625,000	\$ 17,869,000
Estimated Project Cost Total		\$ 93,000		\$ 35,460,000	\$ 136,998,000

Eligible area only		\$259/SF
Min. SCAP expenditure level - 40% of ACA	\$225/SF	\$90/SF
over (under)		\$169/SF

Chapter 3

Demographic Data



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

Cowlitz/Kelso(08458)

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2011	2012	2013	2014	2015	2016		2017	2018	2019	2020	2021	2022
Kindergarten	353	336	364	365	369	350		365	367	370	372	374	377
Grade 1	380	387	336	357	388	372	102.96%	360	376	378	381	383	385
Grade 2	345	384	365	340	354	387	99.08%	369	357	373	375	377	379
Grade 3	373	358	382	380	364	358	103.10%	399	380	368	385	387	389
Grade 4	368	375	338	379	373	366	98.56%	353	393	375	363	379	381
Grade 5	357	366	362	345	405	375	101.08%	370	357	397	379	367	383
K-5 Sub-Total	2,176	2,206	2,147	2,166	2,253	2,208		2,216	2,230	2,261	2,255	2,267	2,294
Grade 6	395	365	364	388	352	418	102.81%	386	380	367	408	390	377
Grade 7	349	402	372	371	387	345	100.67%	421	389	383	369	411	393
Grade 8	352	368	401	386	366	385	101.41%	350	427	394	388	374	417
6-8 Sub-Total	1,096	1,135	1,137	1,145	1,105	1,148		1,157	1,196	1,144	1,165	1,175	1,187
Grade 9	372	361	368	411	404	368	102.04%	393	357	436	402	396	382
Grade 10	378	375	351	369	432	387	99.83%	367	392	356	435	401	395
Grade 11	417	398	400	386	403	423	105.80%	409	388	415	377	460	424
Grade 12	482	474	459	450	440	475	114.66%	485	469	445	476	432	527
9-12 Sub-Total	1,649	1,608	1,578	1,616	1,679	1,653		1,654	1,606	1,652	1,690	1,689	1,728
DISTRICT K-12 TOTAL	4,921	4,949	4,862	4,927	5,037	5,009		5,027	5,032	5,057	5,110	5,131	5,209

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



Presentation to the Facility Improvement Team
of the

Fall 2016-17 Demographic Study

Using 5-Year Resident Student Projections
Based on Fall 2016 Student Data

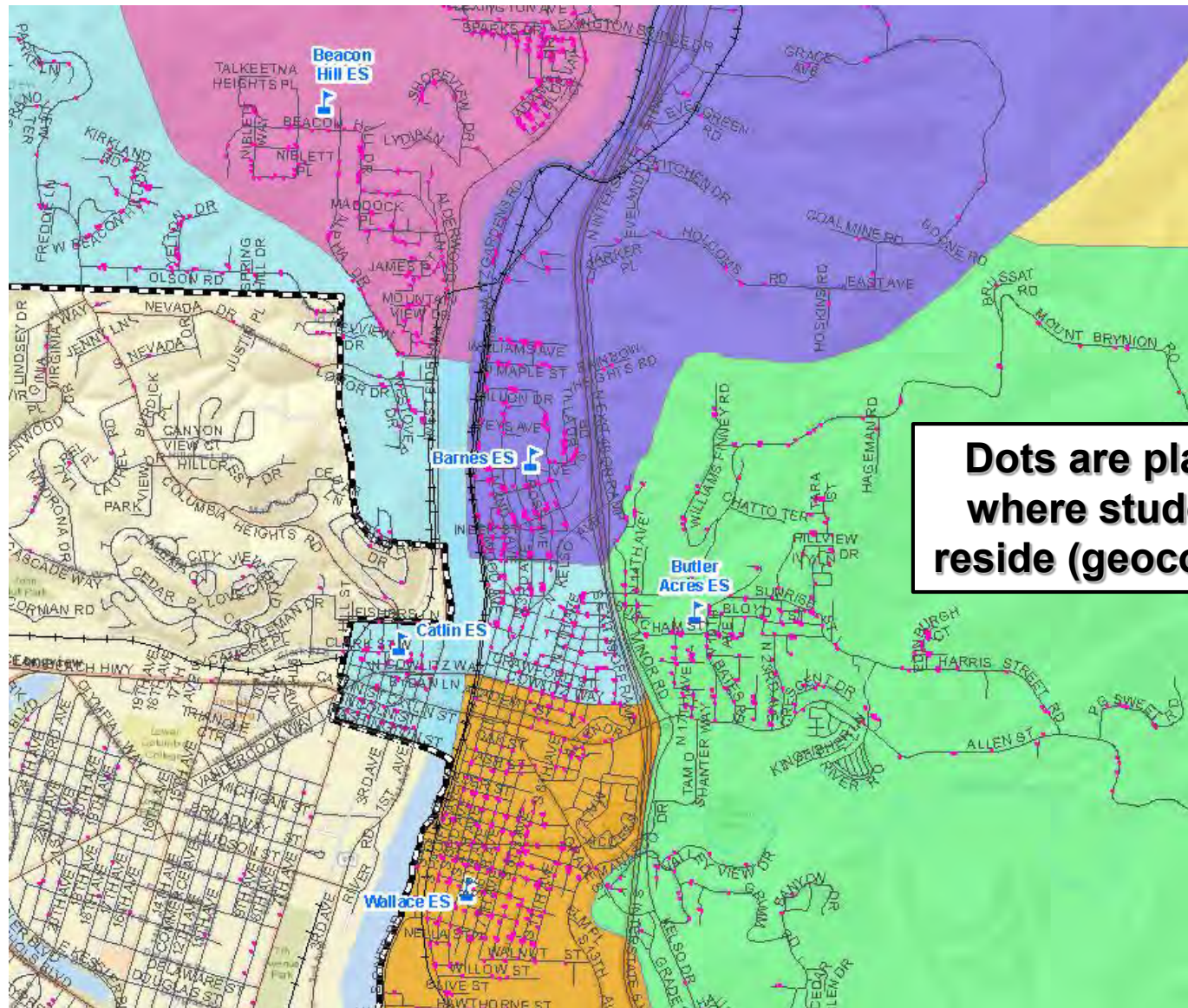
By Davis Demographics & Planning, Inc.
March 6, 2017

Work Accomplished by DDP PAGE 314 for Kelso SD

- Set-up GIS Data layers
- Researched any new housing projects/plans
- Incorporated new residential development
- Analyzed relevant area demographic data
- Developed 5-year student forecast
- Provided a Demographic Study with a variety of maps, charts, findings and analysis

Mapping the District's Student Data

PAGE 315



**Dots are placed
where students
reside (geocoding)**

2016/17 Elementary School Attendance Matrix

PAGE 316

Helps track the inter- and intra-District transfer patterns.

Page 14
of the
Report

SCHOOL OF ATTENDANCE

SCHOOL OF RESIDENCE (BASED ON CURRENT ATTENDANCE AREAS)	Attendance Area	K-5 Students	SCHOOL OF ATTENDANCE							Transfer Out Rates
			Barnes Elementary	Beacon Hill Elementary	Butler Acres Elementary	Carrolls Elementary	Catlin Elementary	Rose Valley Elementary	Wallace Elementary	
	Barnes Elementary	303	262	14	14	1	3	0	9	13.5%
	Beacon Hill Elementary	480	7	445	10	6	4	2	6	7.3%
	Butler Acres Elementary	339	4	2	329	1	0	0	3	2.9%
	Carrolls Elementary	124	1	0	3	117	2	1	0	5.6%
	Catlin Elementary	319	32	31	10	3	239	0	4	25.1%
	Rose Valley Elementary	133	2	0	2	7	0	121	1	9.0%
	Wallace Elementary	420	26	4	10	0	35	0	345	17.9%
	K-5 Sub-Totals:	2,118	334	496	378	135	283	124	368	

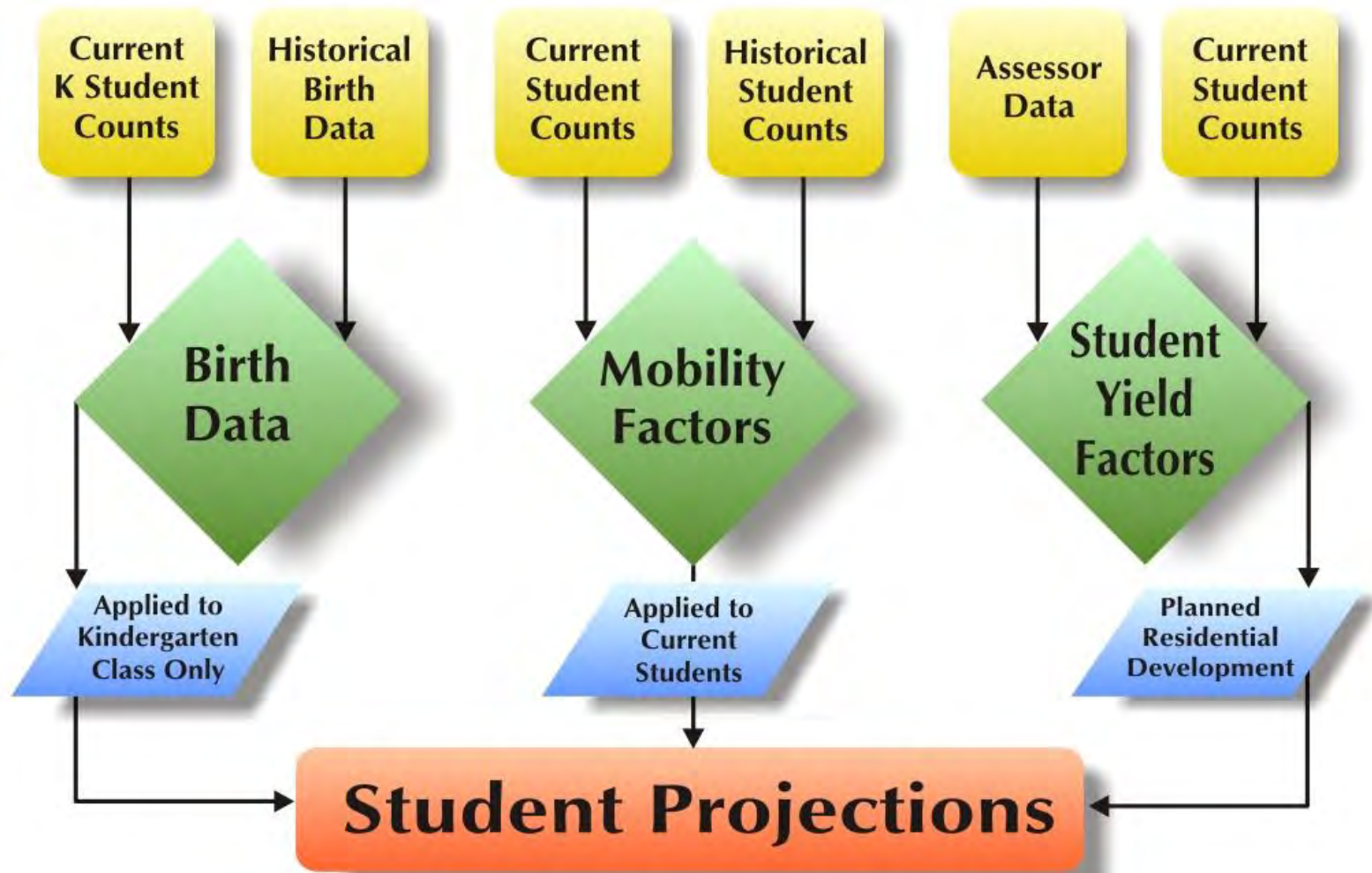
Middle School
Matrix on page 15
of the Report

Out of District:	91	27	11	14	11	14	4	10
Unmatched:	5	0	0	0	0	4	0	1
K-5 Totals:	2,214	361	507	392	146	301	128	379

# Enrolled, But Not Living in Attendance Area:	351	99	62	63	29	58	7	33
Open Enrollment %:	16.6%	29.6%	12.5%	16.7%	21.5%	20.5%	5.6%	9.0%
District-wide								

DDP Projection Methodology

PAGE 317




Kelso Birth Data – By Community

PAGE 318

Y E A R	City of Longview		Change		
	2001	553	94.4%	Birthrates Used by DDP	Year of Projection
	2002	574	98.0%		
	2003	528	90.1%		
	2004	554	94.5%		
	2005	576	98.3%		
	2006	570	97.3%		
	2007	620	105.8%		
	2008	600	102.4%		
	2009	576	98.3%		
	2010	526	89.8%		
	2011	586	BASE		
	2012	501	85.5%		
	2013	511	87.2%		
	2014	489	83.4%		
	2015	524	89.4%		
			86.7%		

Page 5 of the
Report

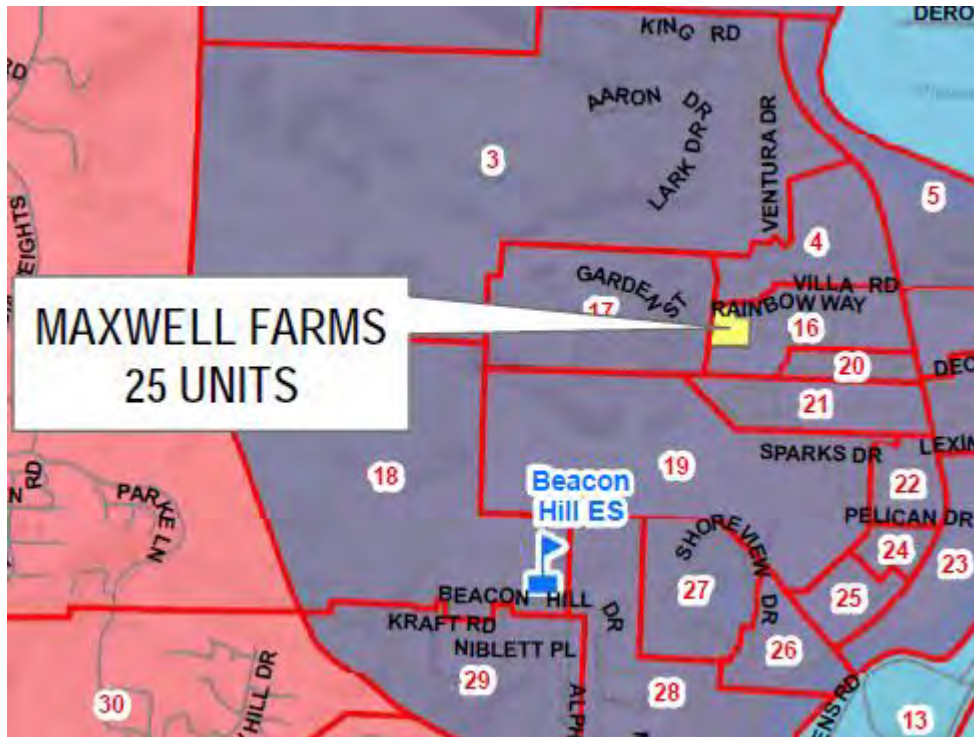
 = Highest Yearly Total

Source: State of Washington State Department of Health

Planned Major Residential Development

PAGE 319

One major project (10+ units) to be built and occupied over the next 5 years.



25 Single-Family Units to be built and occupied over the next few years.

Page 11 of the Report

Student Yield Factors

To be used for Single-Family Detached (SFD) Units				
Grade Ranges	K-5	6-8	9-12	K-12
Student Yield Factor	0.218	0.108	0.138	0.464

Student Yield Factors are used to determine how many students may possibly arrive from the new housing.

Page 7 of the
Report

*The Student Yield Factors that DDP used were from Kent School District
(Kelso's sample size deemed too low)

Mobility Factors

Using Fall 2013 through 2016 Student Data (3 Years of Change) by Elementary Attendance Area

Kelso SD Mobility (Using Fall 2013 through Fall 2016 Student Data)

(Excluding Study Areas that Have Had Development and Ones that Contain Low Student Counts)

	K to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12
Barnes ES	1.040	1.040	1.010	0.980	1.010	1.130	0.970	1.000	1.030	0.950	1.080	1.050
Beacon Hill ES	1.020	1.030	1.030	1.020	1.020	1.070	0.970	1.020	1.060	0.970	1.010	1.080
Butler Acres ES	1.050	1.070	1.140	1.010	1.050	1.070	1.030	1.010	1.010	1.040	1.040	1.070
Carrolls ES	1.020	1.070	1.000	1.130	1.020	1.000	1.030	1.030	1.110	1.010	0.980	1.080
Catlin ES	1.030	1.050	1.030	1.010	1.070	1.020	0.990	0.990	0.980	1.020	1.080	1.040
Rose Valley ES	1.060	0.960	1.120	0.970	1.040	1.090	1.040	1.000	1.000	1.040	0.990	1.010
Wallace ES	0.990	0.960	1.110	0.940	1.050	1.060	1.030	1.010	1.010	1.070	0.980	1.080

3 Years of
Change

GREEN = net increase from one grade to another

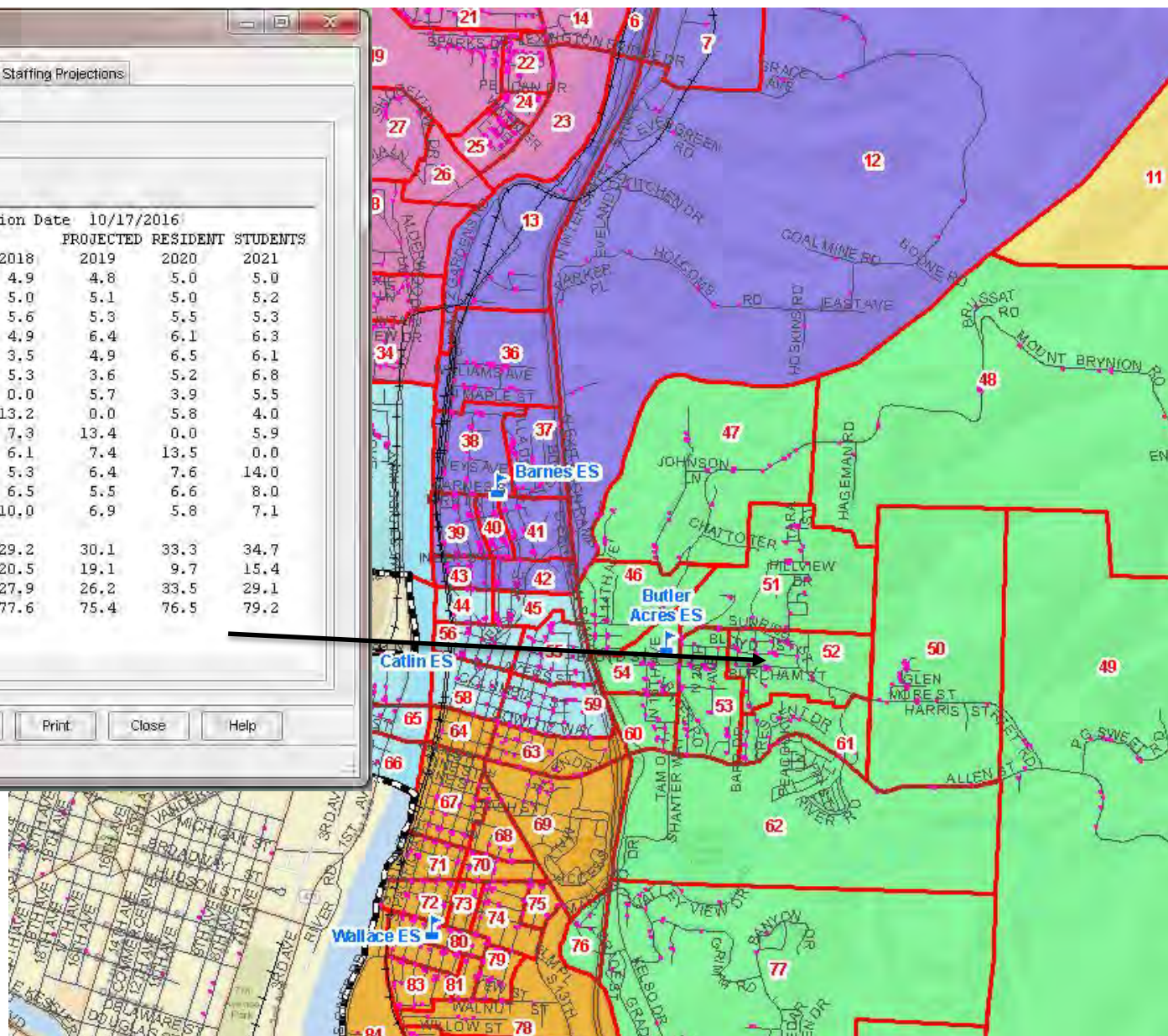
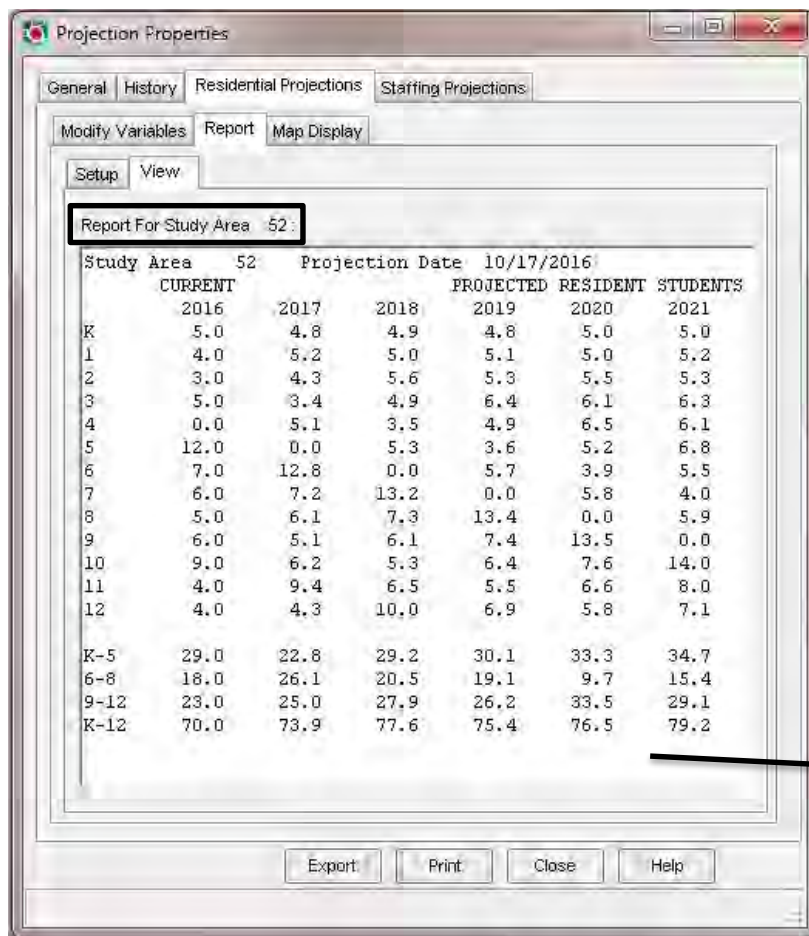
RED = net decrease from one grade to another

BLUE = no change / straight pass through

- DDP conducts historical student data comparisons for Study Areas where there are no new residential development over the past five years.
- DDP used 4 years of mapped student data (Fall 2013-16) and conducts annual grade transition analysis using an average (instead of weighted method) – (3 years of change).
- This factor helps to account for housing resales, foreclosures, apartment migration and HS dropouts.

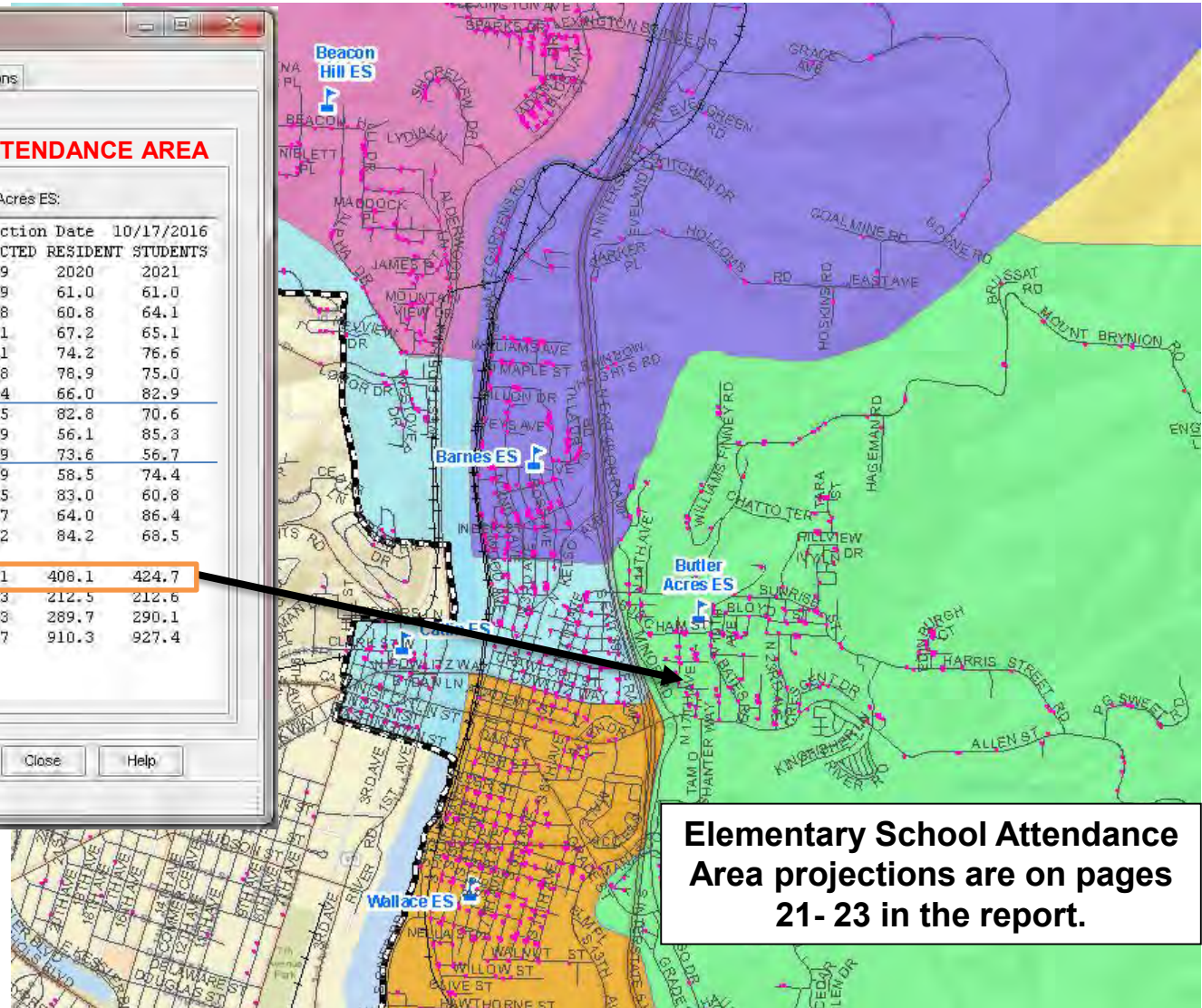
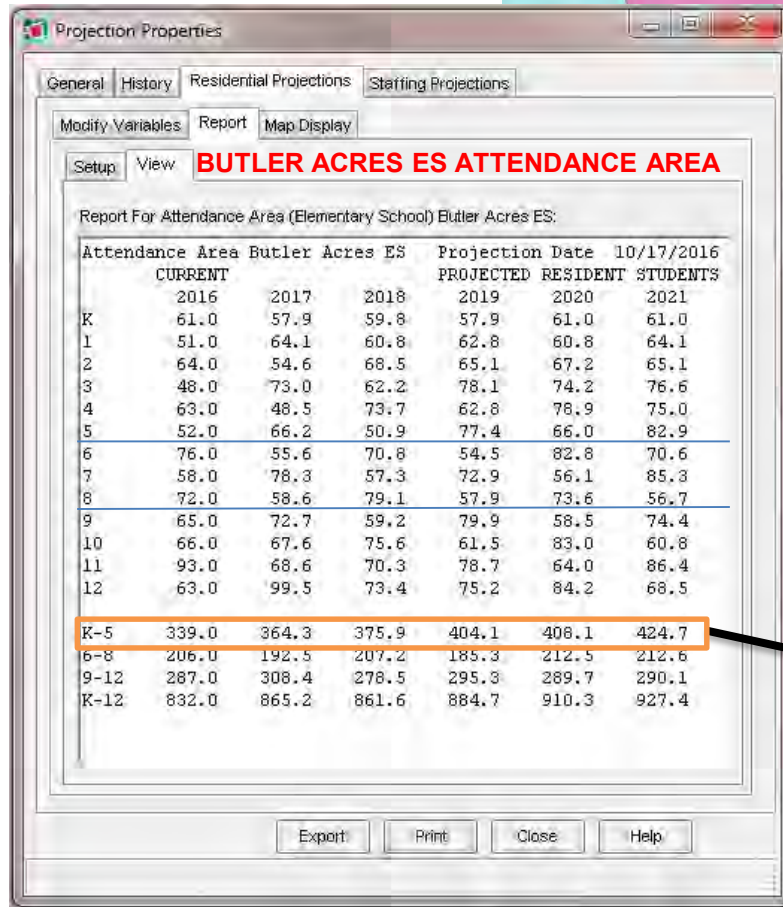
Projections for Each Study Area

PAGE 322



Projections for Each Attendance Area

PAGE 323



Elementary School Attendance Area projections are on pages 21- 23 in the report.

Individual projections were generated for each of the District's 7 elementary school attendance areas, as well as its 2 middle school areas and 1 high school (District-wide totals).

These are simply the addition of the individual Study Area projections that make up each attendance area.

District-wide 5-Year Forecast

Projection Date 10/17/2016

	Actual	Actual	Actual	"Current"	Projected Resident Student Counts				
	Fall 2013	Fall 2014	Fall 2015	Fall 2016	Fall 2017	Fall 2018	Fall 2019	Fall 2020	Fall 2021
K	340	338	335	339	322.1	332.2	322.5	339.7	339.5
1	306	327	359	353	348.1	330.7	341.6	331.6	348.8
2	339	315	328	373	361.9	357.4	339.9	351.2	340.5
3	356	354	344	344	397.1	384.1	381.6	363.0	374.5
4	316	351	351	347	343.9	396.8	384.6	382.0	363.0
5	344	317	375	362	360.2	357.0	412.1	399.8	397.4
6	341	370	331	402	386.6	384.7	380.0	439.9	425.3
7	341	348	368	328	402.4	387.1	386.2	381.0	441.4
8	355	353	344	369	330.8	405.7	390.7	389.8	384.4
9	324	365	367	344	379.1	339.3	415.9	401.2	398.9
10	306	325	387	356	347.9	384.3	344.3	421.0	405.6
11	339	317	351	378	364.8	357.9	392.5	352.4	432.0
12	361	364	353	353	402.6	387.6	380.6	419.1	374.5

Larger grades now moving through late elementary grades, middle schools and entering high school grades

Impact from Mobility

District-wide projections are the summary of all 100 Study Areas (neighborhoods).

Projected Growth



Change from 2016-2021	
#	%
45.7	2.1%
152.1	13.2%
180.0	11.5%
377.8	7.7%

District-wide 5-Year Forecast

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Projection Date 10/17/2016

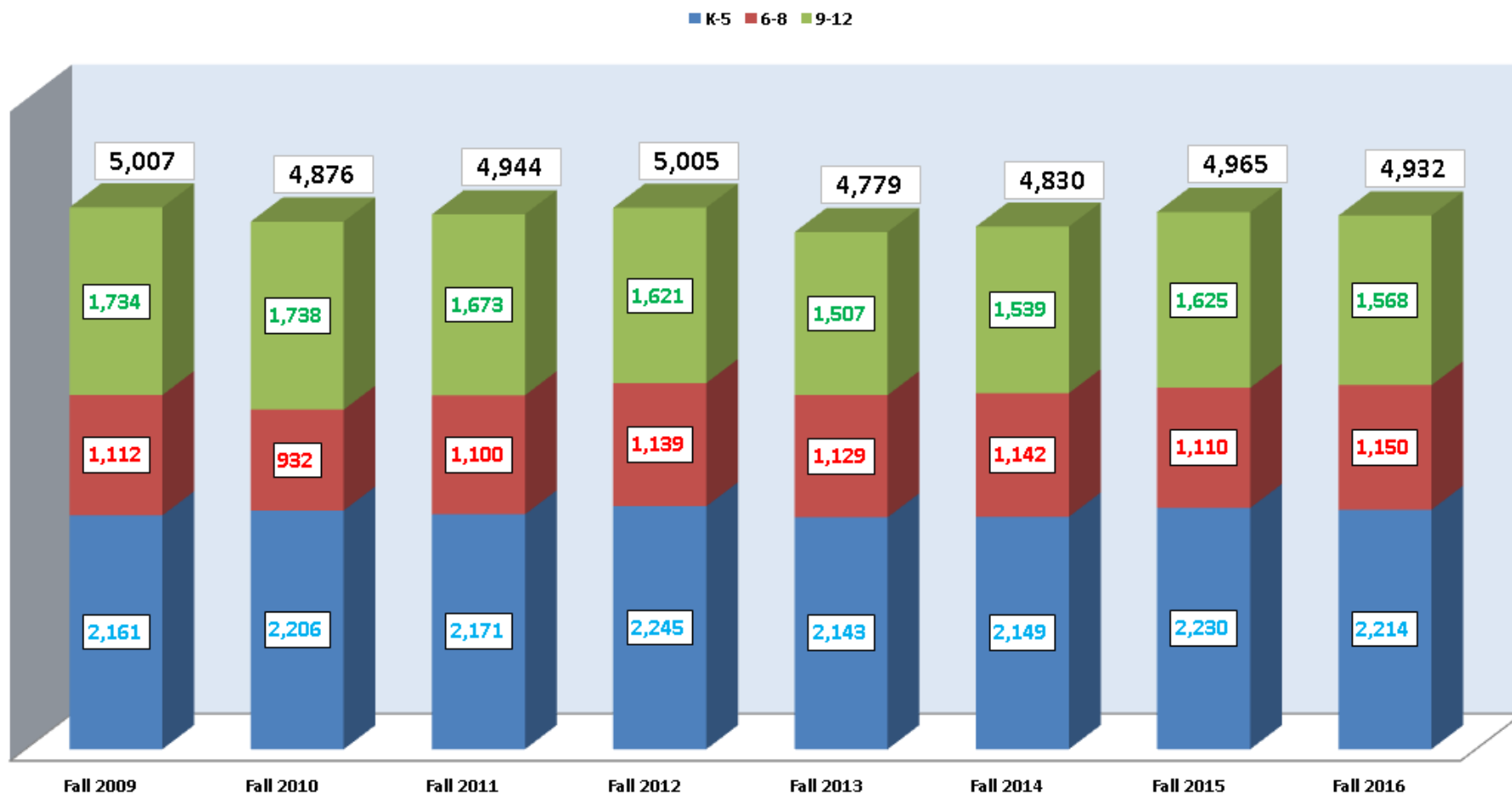
	Actual					
	Fall 2016	Fall 2017	Fall 2018	Fall 2019	Fall 2020	Fall 2021
K-5	2,118	2,133.3	2,158.2	2,182.3	2,167.3	2,163.7
6-8	1,099	1,119.8	1,177.5	1,156.9	1,210.7	1,251.1
9-12	1,431	1,494.4	1,469.1	1,533.3	1,593.7	1,611.0
OD K-12:	276	276.0	276.0	276.0	276.0	276.0
Unmapped	8	8.0	8.0	8.0	8.0	8.0
K-12 Totals	4,932	5,031.5	5,088.8	5,156.5	5,255.7	5,309.8
Annual K-12 Change:		99.5	57.3	67.7	99.2	54.1

Net K-5:	45.7	2.1%
Net 6-8:	152.1	13.2%
Net 9-12:	180.0	11.5%
Net K-12:	377.8	7.7%

GREEN = Peak or Highest Count

Kelso SD Historical Counts by Grade Ranges (2009-10 through 2016-17)

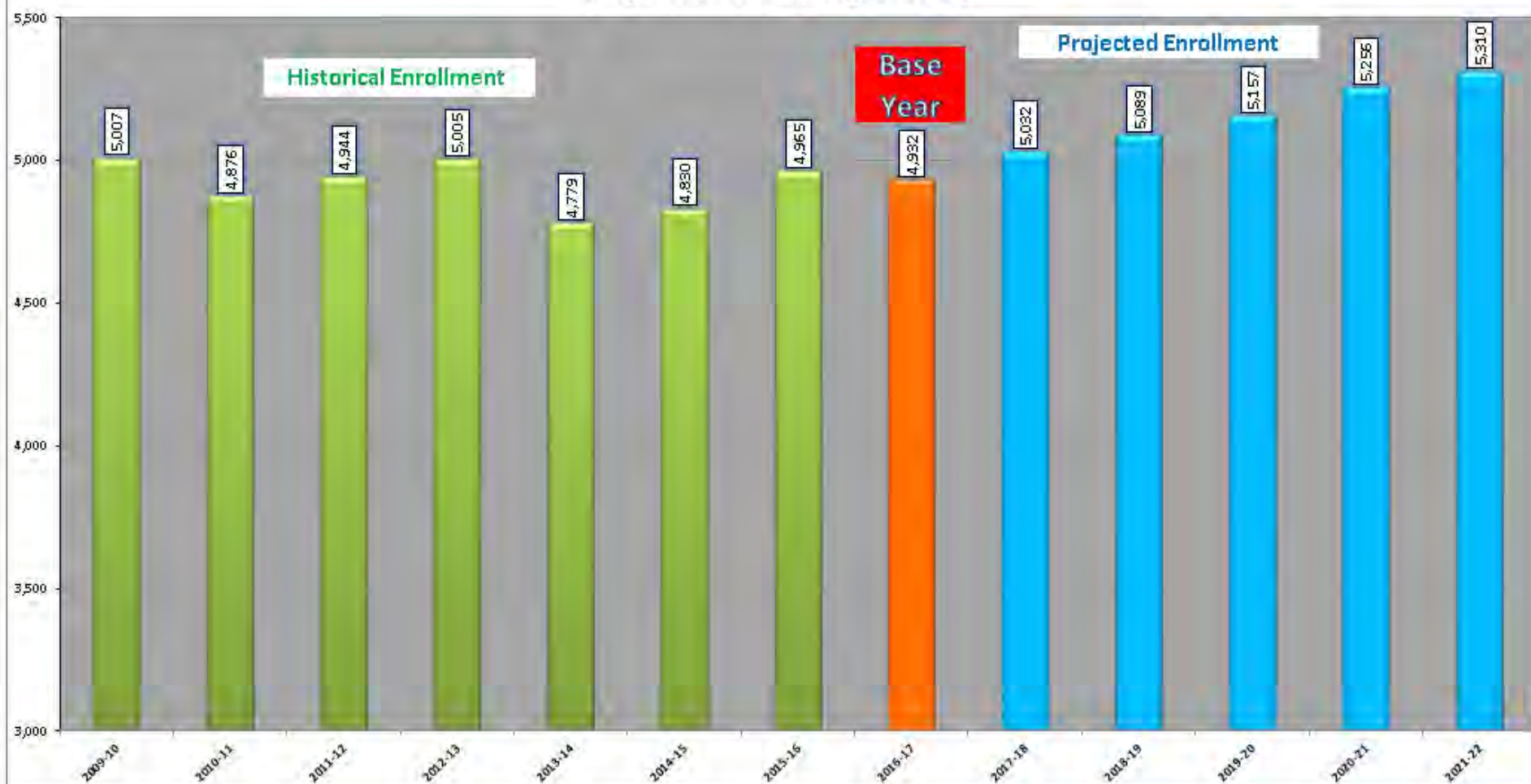
PAGE 326



Sources: Kelso School District and the State of Washington Office of Superintendent of Public Instruction (OSPI)

This chart has been prepared by Davis Demographics and Planning Inc.

Kelso SD Historical Counts and Projected K-12 Enrollment (Projected 2016-17 through 2023-24)

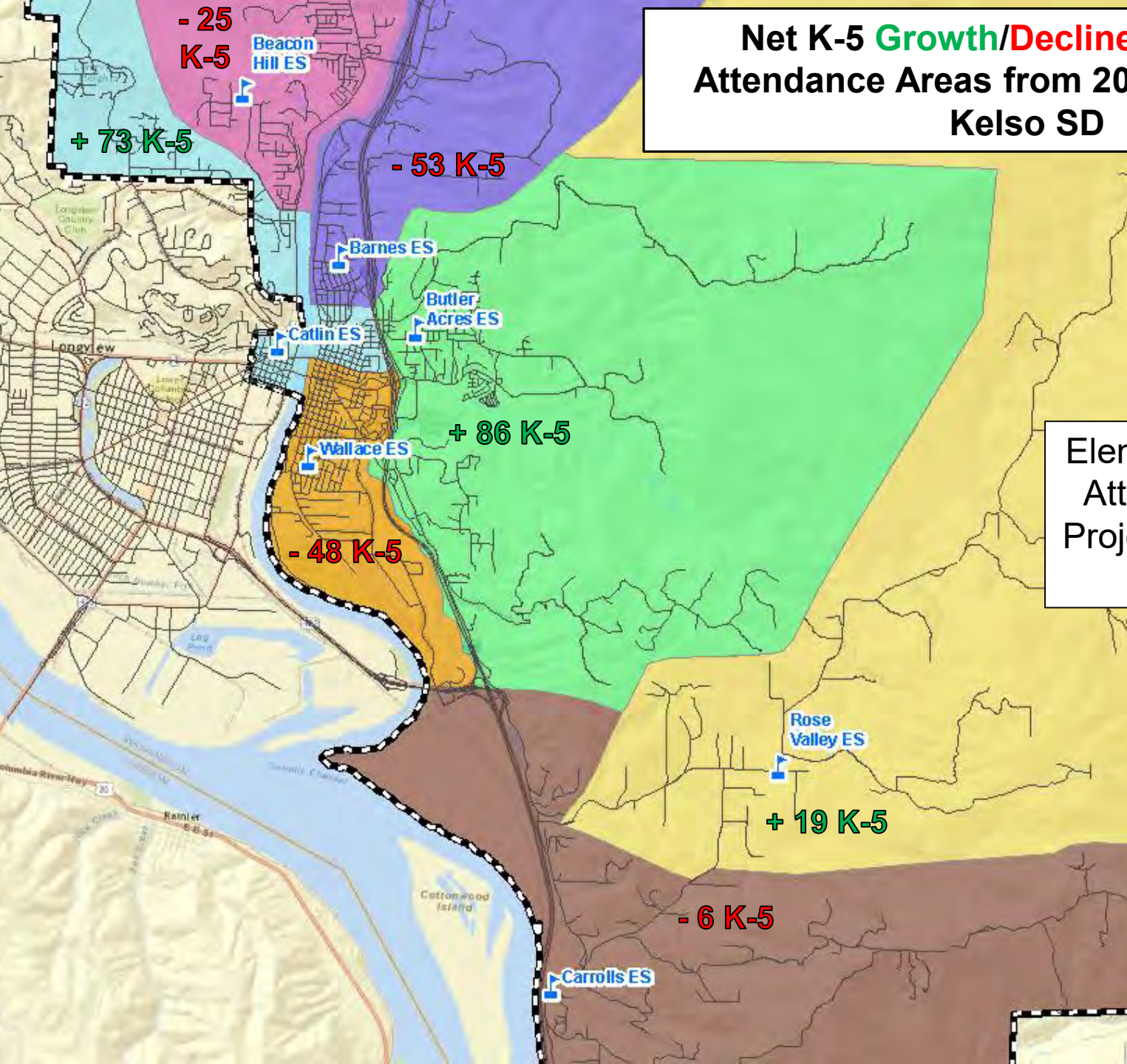


Sources: Kelso School District and the State of Washington Office of Superintendent of Public Instruction (OSPI)

The projected student counts from Fall 2016-2017 through Fall 2021-22 were prepared by Davis Demographics and Planning, Inc.

Net K-5 **Growth/Decline** in Current Attendance Areas from 2016 to 2021 for Kelso SD

PAGE 328



Elementary School Attendance Area Projections Map on Page 19

Net 6-8 ~~Decline~~ **Growth in the
Current Attendance Areas
from 2016 to 2021 for
Kelso SD**

+ 91 6-8

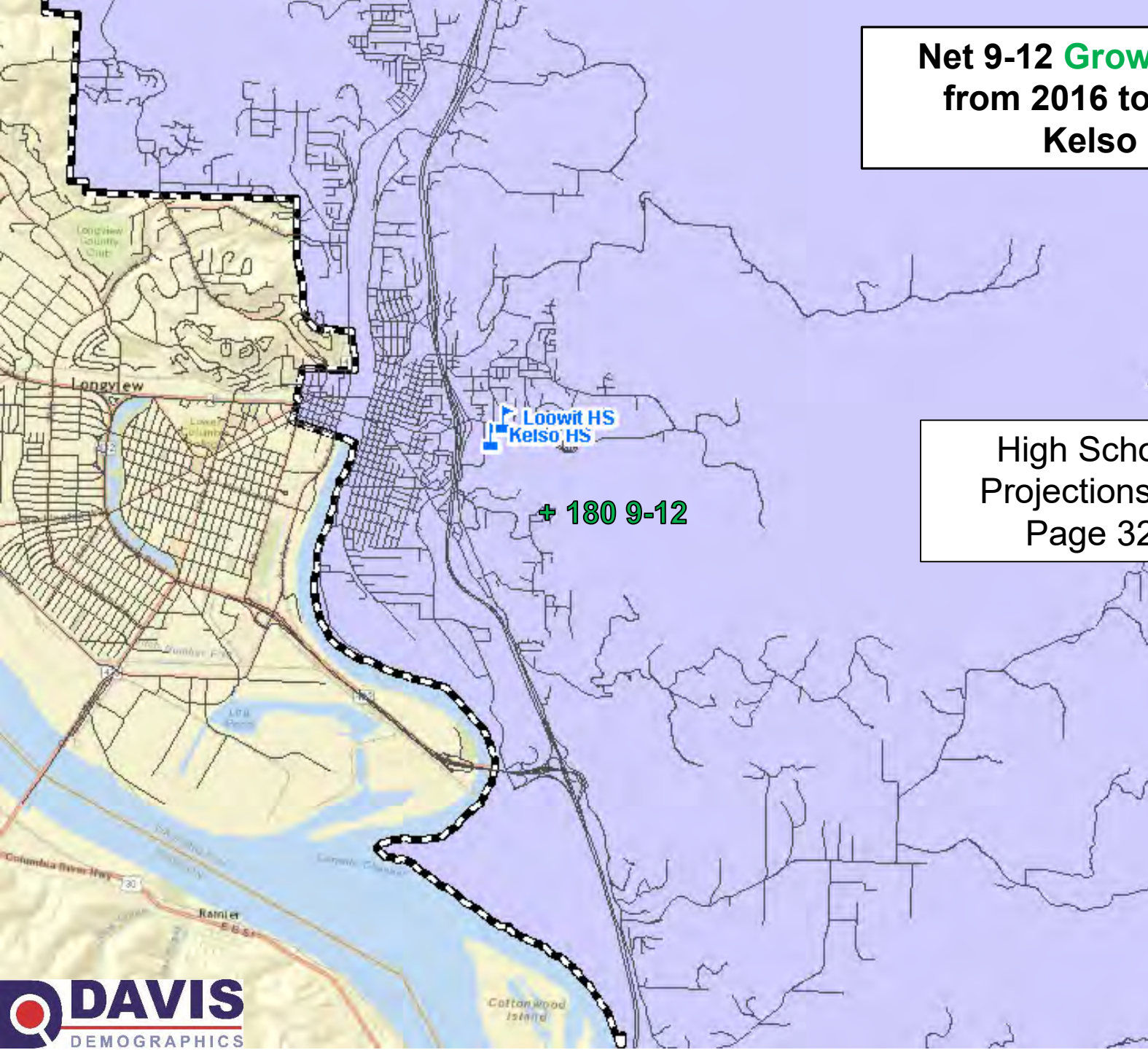
Huntington MS

Coweman MS

+ 62 6-8

Middle School
Attendance Area
Projections Map on
Page 27

Net 9-12 ~~Growth~~ Decline
from 2016 to 2021 for
Kelso SD



High School
Projections on
Page 32

Summary (Main Issues)

PAGE 331

- Overall, the District is expected to see growth at all levels over the next five years: +46 K-5 (+2.1%), +152 6-8 (+13.2%) and +180 9-12 (+11.5%)
- Two of the District's seven elementary school areas should see the most growth over the next five years: Butler Acres (+86 K-5) and Catlin ES (+73). Beacon Hill, Carrolls and Rose Valley ES areas show +/- classroom over the next five years, while the Barnes (-53 K-5) and Wallace ES (-48 K-5) areas should see the most decline.
- Both middle school areas show growth over next five years. The Coweeman MS area +63 6-8 students and Huntington MS's area could grow +91 6-8.
- By 2021, the District could have 1,611 resident 9-12 students + Out-of-Districts (135 9-12 OD in 2016).

Chapter 4

District's Ability to Provide Capital Funds

Current and Projected Debt Capacity

Actual and projected debt capacity of the Kelso School District is shown in the tables below. Additional bond information such as tax rates and payback back periods can be found in Appendix E.

Kelso School District Actual and Projected Voted Debt Capacity

Calculation Factors	2017	2018
Change in Assessed Value	5.89%	7.62% (1)
Bond Assessed Value	\$2,009,609,919	\$2,162,824,879
Statutory Capacity Rate	5.000%	5.000%
Total Statutory Capacity	\$100,480,496	\$108,141,244
Less: Outstanding Voted Debt	(12,420,000)	(10,095,000)
Less: Outstanding Non-Voted Debt	\$0	\$0
Plus: Debt Service Fund Balance	\$0	\$0
Remaining Capacity	\$88,060,496	\$98,046,244

(1) Preliminary

Kelso School District Projected Debt Capacity

(\$ in 1,000's)

Date	Assessed Valuation	Change in A.V.	Debt Capacity (5% of A.V.)	Outstanding debt				Available Capacity	
				Prior Debt	2018 Bonds	2019 Bonds	Total Debt	Amount	Percent
1/1/2017	\$ 2,009,610	5.89%	\$ 100,480	\$ 12,420	\$ -	\$ -	\$ 12,420	2017 \$ 88,060	87.64%
1/1/2018	2,162,825	7.62%	108,141	10,095	49,345	-	59,440	2018 48,701	45.03%
1/1/2019	2,206,081	2.00%	110,304	7,720	49,345	41,150	98,215	2019 12,089	10.96%
1/1/2020	2,250,203	2.00%	112,510	5,345	49,345	41,150	95,840	2020 16,670	14.82%
1/1/2021	2,295,207	2.00%	114,760	2,835	49,345	41,150	93,330	2021 21,430	18.67%
1/1/2022	2,341,111	2.00%	117,056	-	49,345	41,150	90,495	2022 26,561	22.69%

Budget



Kelso School District

Capital Facilities Funding

September 29, 2017

Provided by:

Financial Advisory
Services

MARK PRUSSING, CPA

360.713.3355 | mark.prussing@esd112.org

A program of Educational Service District 112
2500 NE 65th Ave, Vancouver, WA 98661



Key Inputs

- Bond Election Date – Spring 2018
- Assessed value increases at:
 - 2018: 7.6%
 - 2019 and later: 2.00%
- Current approved M&O Levy remains in place for 2018
- New Enrichment Levy of \$1.50 / \$1,000 begins in 2019
- Capitalized interest is used to manage increase in bond rates while existing bonds are outstanding
- New bond authorization amount
 - \$98.6 Million
- Bonds are sold in multiple series to meet construction cash flow
- Interest rates:
 - 2018 Issue Current rates +.75%
 - 2019 Issue Current rates +1.25%
- 21 year maximum bond term

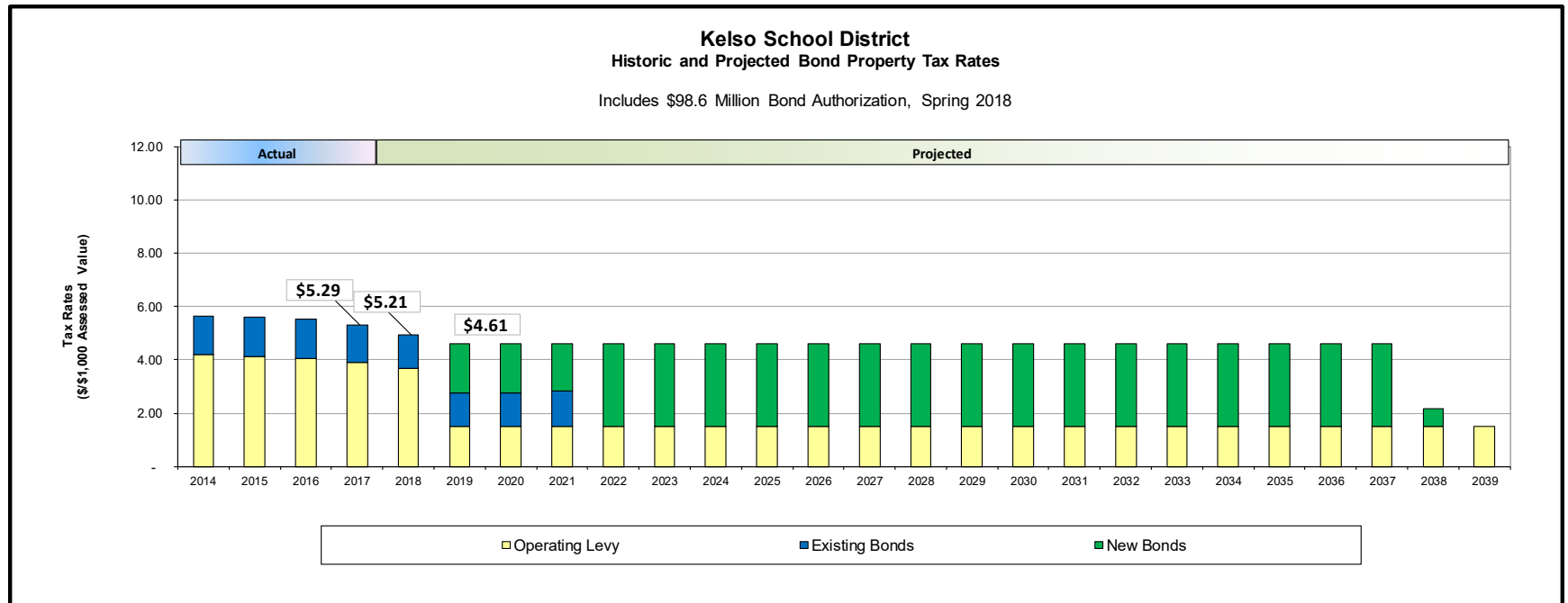


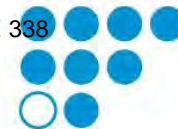
Summary of Analysis

Bond Authorization	
Election Date	Spring 2018
Bond Authorization Amount	\$ 98,600,000
Bond Sale Amounts	
6/1/2018	\$ 55,000,000
12/1/2019	43,600,000
	\$ 98,600,000
Maximum Bond Term	
2017 Total Tax Rate	\$ 5.29
Projected 2018 Total Tax Rate	\$ 4.93
Projected 2019 Total Tax Rate	\$ 4.61
Projected Change in Total Tax Rate	\$ (0.32)
Example Home Value	\$150,000
Projected Change in Tax Per Year	(\$48.00)
Projected Change in Tax Per Month	(\$4.00)



Projected Tax Rates - \$98.6 Million





Projected Tax Rates - \$98.6 Million

Projected Tax Rates						
Calendar Year	Bond Tax Rates				Operating Levy	Total Tax Rate
	AV Growth Rate	Existing Bonds	New Bonds	Total Bonds		
2014	2.22%	1.45	-	1.45	4.20	5.65
2015	3.02%	1.47	-	1.47	4.14	5.61
2016	3.37%	1.45	-	1.45	4.07	5.52
2017	5.89%	1.39	-	1.39	3.90	5.29
2018	7.62%	1.26	-	1.26	3.67	4.93
2019	2.00%	1.27	1.84	3.11	1.50	4.61
2020	2.00%	1.27	1.84	3.11	1.50	4.61
2021	2.00%	1.35	1.76	3.11	1.50	4.61
2022	2.00%	-	3.11	3.11	1.50	4.61
2023	2.00%	-	3.11	3.11	1.50	4.61
2024	2.00%	-	3.11	3.11	1.50	4.61
2025	2.00%	-	3.11	3.11	1.50	4.61
2026	2.00%	-	3.11	3.11	1.50	4.61
2027	2.00%	-	3.11	3.11	1.50	4.61
2028	2.00%	-	3.11	3.11	1.50	4.61
2029	2.00%	-	3.11	3.11	1.50	4.61
2030	2.00%	-	3.11	3.11	1.50	4.61
2031	2.00%	-	3.11	3.11	1.50	4.61
2032	2.00%	-	3.11	3.11	1.50	4.61
2033	2.00%	-	3.11	3.11	1.50	4.61
2034	2.00%	-	3.11	3.11	1.50	4.61
2035	2.00%	-	3.11	3.11	1.50	4.61
2036	2.00%	-	3.11	3.11	1.50	4.61
2037	2.00%	-	3.11	3.11	1.50	4.61
2038	2.00%	-	0.65	0.65	1.50	2.15
2039	2.00%	-	-	-	1.50	1.50

Bond Sales	
Sale Date	Amount
6/1/2018	\$55,000,000
12/1/2019	43,600,000
Total	\$98,600,000

Tax Change	
2018 Home Value	\$150,000
2019 Change in Total Tax Rate	(\$0.32)
2019 Change in Total Tax	(\$48.00)



Taxpayer Cost Analysis - \$98.6 Million

Kelso School District		
TAXPAYER COST ANALYSIS		
Local Bond Funding:	\$ 98,600,000	
Projected Change in Tax Rate (per \$1,000 assessed value):	(0.32)	
Property Value	Change in Total Tax	Monthly Change
\$125,000	(\$40.00)	(\$3.33)
150,000	(48.00)	(4.00)
200,000	(64.00)	(5.33)
250,000	(80.00)	(6.67)
300,000	(96.00)	(8.00)
350,000	(112.00)	(9.33)



Next Steps

- Finalize project list and scope
- Refine project costs
- Evaluate construction cash flow
- Determine bond sale dates and amounts
- Refine project funding options and taxpayer costs
- Community outreach
- Work with Bond Counsel to draft Election Resolution
- File the Election Resolution with the County by December 15, 2017 for a February 2018 election



Contact Information

Mark Prussing

Executive Director, Financial Advisory Services

Educational Service District 112

2500 NE 65th Avenue, Vancouver, WA 98661

Direct Line (360) 713-3355

mark.prussing@esd112.org

Chapter 5

School Housing Emergency



A housing emergency does not exist in the Kelso School District. The district has adequate space per OSPI guidelines to house all students.

Chapter 6

Maintain Racial Balance


The projects intended to be constructed under their long range facility plan will not create a racial imbalance at any of its schools.

Office of Superintendent of Public Instruction

 Superintendent Chris Reykdal
 3607256000 ([more info](#))

[OSPI Web Site](#)

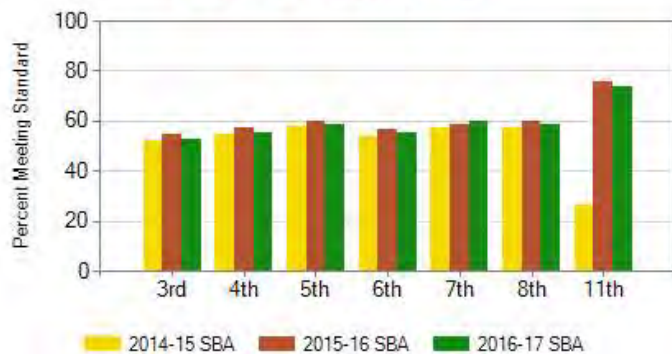
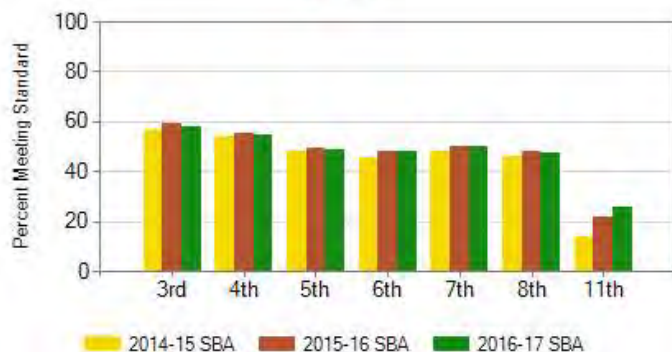
Old Capitol Building 600 Washington St. S.E. Olympia 98504-7200

 Select a year: 2016-17 
2016-17 Results (Administration Info)

Grade Level	SBA ELA	SBA Math
3rd Grade	52.6%	57.8%
4th Grade	55.2%	54.3%
5th Grade	58.6%	48.6%
6th Grade	55.5%	48.2%
7th Grade	60.1%	49.9%
8th Grade	58.5%	47.6%
11th Grade	73.6%	25.9%

Grade Level	MSP Science
5th Grade	63.4%
8th Grade	65.9%

Grade Level *	EOC Biology
10th Grade	71.6%

English Language Arts

Math

Student Demographics
Enrollment

October 2016 Student Count	1,102,282
May 2017 Student Count	1,102,579

Gender (October 2016)

Male	568,709	51.6%
Female	533,573	48.4%

Race/Ethnicity (October 2016)

Hispanic / Latino of any race(s)	251,334	22.8%
American Indian / Alaskan Native	15,406	1.4%
Asian	82,428	7.5%
Black / African American	48,192	4.4%
Native Hawaiian / Other Pacific Islander	11,713	1.1%
White	607,910	55.2%
Two or More Races	85,222	7.7%

Special Programs

Free or Reduced-Price Meals (May 2017)	473,309	42.9%
Special Education (May 2017)	151,649	13.8%
Transitional Bilingual (May 2017)	124,663	11.3%
Migrant (May 2017)	20,102	1.8%
Section 504 (May 2017)	35,619	3.2%
Foster Care (May 2017)	9,495	0.9%

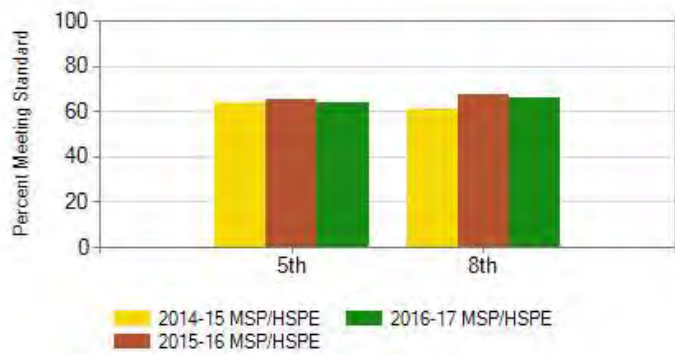
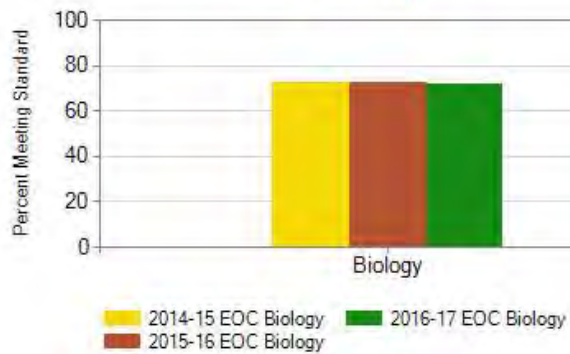
Other Information ([more info](#))

Unexcused Absence Rate (2016-17)	812,610	0.7%
Adjusted 4-Year Cohort Graduation Rate (Class of 2016)	81,041	79.1%
Adjusted 5-year Cohort Graduation Rate (Class of 2015)	80,564	81.9%

[College/University enrollment rates of graduates](#)

 Information on Homeless Students may be found [here](#)
Teacher Information (2016-17) ([more info](#))

Classroom Teachers	63,541
Hispanic / Latino of any race(s)	2,685
American Indian / Alaskan Native	445
Asian	1,711
Black / African American	822
Native Hawaiian / Other Pacific Islander	157
White	56,734
Two or More Races	952
Not Specified	35
Average Years of Teacher Experience	13.1
Hispanic / Latino of any race(s)	9.8
American Indian / Alaskan Native	13
Asian	10.9
Black / African American	12.1
Native Hawaiian / Other Pacific Islander	9.8
White	13.4
Two or More Races	10.6
Not Specified	2.5
Teachers with at least a Master's Degree	66.9%
% of teachers teaching with an emergency certificate	0.2%
% of teachers teaching with a conditional certificate	< 1 min to Spread

Science**EOC Biology**

* End of Course (EOC) Biology is administered in any grade in which the course is offered. Prior to 2015, EOC Math exams were given in any grade in which the course is offered and served as the state's accountability test in mathematics. As of 2015, EOC Math tests are taken only for the purpose of meeting assessment graduation requirements by students in the classes of 2018 and prior.

** The "Makeup" exam was given to students who had already completed the Year 1 or Year 2 coursework. It was not a "retake".

Chapter 7

New School Buildings or Additions

Proposed New Construction to Existing Facilities

As part of the Long Range Facility Plan the Kelso School District intends to add the follow new area:

1. A four classroom addition to Butler Acres Elementary School of approximately 4,680 SF.
2. A gymnasium addition at Huntington Middle School of approximately 5,000 SF.
3. Additional square feet will be constructed beyond the SCAP eligible area for three new-in-lieu (NIL) projects. See chapter 8 for additional information

Chapter 8

Modernization and/or Replacement of Existing Buildings

Proposed Modernizations and New-in-lieu Replacements

As part of the Long Range Facility Plan the Kelso School District intends to **modernize** the following facilities. It is anticipated SCAP funds will be available for these projects.

1. **Carrols Elementary School Modernization.** The building will receive approximately \$2,000,000 (\$133/SF) in upgrades including new parking and playground asphalt improvements, safety and security improvements, window and siding replacement, replace roof, new intercom system and new classroom casework.
2. **Huntington Middle School Modernization.** The building will receive approximately \$16,650,000 (\$112/SF) upgrades to major infrastructure systems (mechanical and electrical), safety and security improvements, reconfigure office and entry / improve curb appeal, upgrade windows, replace interior finishes, upgrade fire alarm, improve and expand electrical system, heating and ventilation upgrades and new auxiliary gym / multi-purpose room.

As part of the Long Range Facility Plan the Kelso School District intends to replace the following facilities rather than modernize them (New-In-Lieu of Modernization – NIL). It is anticipated SCAP funds will be available for these projects.

1. **Wallace Elementary School NIL Replacement.** Constructed in 1942 is a 2 story unreinforced masonry building. As part of a needed comprehensive modernization the building would require an extensive seismic upgrade. Because the building has a poor floor plan (small classrooms, inadequate support spaces, inadequate number of classrooms for growth, i.e., 2 portables on site) and the site very small and has poor vehicle circulation (no onsite parking, no on site bus drop, lack of room for portable placement) the district would prefer to replace the school. The new building will be approximately 54,000 SF (450 students capacity) which will provide an additional 9,963 SF beyond its existing 44,037 SF. Because of

the small site (+/- 2 acres) the district is in the process of purchasing residential parcels around the site to expand vehicle and pedestrian circulation and play ground area.

- a. Full project cost to replace approximately \$28,555,000
- b. Cost to Modernize could be slightly less but would not result in a good long term solution for the district.

2. **Catlin Elementary School NIL replacement.** This building has two major components: the original wing built in 1947 and the north wing built in 1979. The north classroom wing is modular construction on permanent foundation. The building had the lowest condition rating in the district. It is located in a commercial zone, which is not conducive to a neighborhood school. In addition the site is very small and additional property would needed for adequate expansion in the future. Because student growth in this area is nearer the district's Lexington Property (open green field 10 acre parcel) the district believes the best long term solution is to take Catlin off-line (non-educational K-12 use) and replace Catlin's SCAP eligible area on the Lexington site. The new building will be approximately 72,000 SF (600 students) and will provide an additional 16,589 SF beyond Catlin's existing 55,411 SF.

- a. Full project cost for the new elementary school will be approximately \$35,460,000
- b. The district determined it would not be a good investment to modernize this building for the reasons listed above. Essential improvements were estimated at \$11,045,000.

3. **Beacon Hill Elementary School NIL replacement.** This building is an open concept building with 5 separate buildings with exterior covered walkways. These walk ways and courtyards are wide and the buildings are different elevations with grade changes. In addition the building has 8 classrooms housed in portables. The district considered modernizing this school but the building placement did not allow enclosing the hallways and resulted in an inefficient and oversized building. The cost to enclose and add

classrooms space was in excess of the cost to replace the facility. The new building will be approximately 54,000 SF (450 students) and will provide an additional 10,500 SF beyond Beacon Hill's existing 45,300 SF.

- a. Full project cost for the new elementary school will be approximately \$28,855,000
- b. The cost to modernize would be approximately \$38,326,000 due to inefficient plan and excessive area needed to enclose the walkways.

Chapter 9

Deferred Maintenance

Deferred Maintenance of Major Facility Systems

Kelso School District has performed timely maintenance with the funds that have been available and has not deferred any significant maintenance of its school facilities. The major systems of the building are in working order and the systems identified to be replaced are at the end of their useful life.

Chapter 10

Timeline for Capital Projects



Keslo School District Preliminary Bond Project Schedule



12/6/17

ID	Task Name	Scheduled Duration	2017	2018	2019	2020	2021	2022	2023	2024
			MAMJJJASON	JFMAMJJJASON	JFMAMJJJASON	JFMAMJJJASON	JFMAMJJJASON	JFMAMJJJASON	JFMAMJJJASON	JFMAMJJJASON
1	Bond Date	0 wks		★ 2/13/18						
2										
3	Develop District Facility Design Standards	10 wks		Develop District Facility Design Standards						
4										
5	New Lexington Elementary School (SCAP)	150.4 wks								
6	SCAP Funding Eligible	0 days			◆ 7/16/19					
7	Pre-Design/Design Phase	65 wks								
8	Regulatory Review/Permits	20 wks								
9	Target Bid Date (Front Funded)	0 days			◆ 9/1/19					
10	Construction Phase	72 wks								
11										
12	Wallace Elementary School NIL Replacement (SCAP)	138.2 wks								
13	SCAP Funding Eligible	0 days			◆ 1/21/19					
14	Pre-Design/Design Phase	57 wks								
15	Regulatory Review/Permits	20 wks								
16	Target Bid (Front Funded)	0 days			◆ 9/3/19					
17	Construction Phase	65 wks								
18										
19	Beacon Hill Elementary School NIL Replacement (SCAP)	138 wks								
20	SCAP Funding Eligible	0 days				◆ 7/20/20				
21	Pre-Design/Design Phase	56 wks								
22	Regulatory Review/Permits	20 wks								
23	Target Bid (Front Funded)	0 days					◆ 3/2/21			
24	Construction Phase	65 wks								
25										
26	Huntington Middle School Modernization (SCAP)	131.2 wks								
27	SCAP Funding Eligible	0 days							◆ 7/17/22	
28	Pre-Design/Design Phase	58 wks								
29	Regulatory Review/Permits	16 wks								
30	Target Bid	0 days							◆ 8/9/22	
31	Construction Phase	56 wks								
32										
33	Carrolls Elementary School Modernization (SCAP)	48 wks								
34	SCAP Funding Eligible	0 days				◆ 6/21/20				
35	Pre-Design/Design Phase	20 wks								
36	Regulatory Review/Permits	8 wks								
37	Target Bid	0 days				◆ 6/22/20				
38	Construction Phase	20 wks								



Keslo School District Preliminary Bond Project Schedule



12/6/17

ID	Task Name	Scheduled Duration	2017	2018	2019	2020	2021	2022	2023	2024
			MAMJJJASON	DJFMAMJJJASON	DJFMAMJJJASON	DJFMAMJJJASON	DJFMAMJJJASON	DJFMAMJJJASON	DJFMAMJJJASON	DJFMAMJJJ
39										
40	Barnes Elementary School Modernization	14 wks								
41	Design Phase	6 wks								
42	Building Permits	2 wks								
43	Target Bid	0 days								
44	Construction Phase	6 wks								
45										
46	Butler Acres Elementary School Modernization	68 wks								
47	Pre-Design/Design Phase	30 wks								
48	Building Permits	6 wks								
49	Target Bid	0 days								
50	Construction Phase	32 wks								
51										
52	Rose Valley Elementary School Projects	50 wks								
53	Pre-Design/Design Phase	20 wks								
54	Building Permits	6 wks								
55	Target Bid	0 days								
56	Construction Phase	24 wks								
57										
58	Coweeman Middle School Projects	50 wks								
59	Pre-Design/Design Phase	20 wks								
60	Building Permits	6 wks								
61	Target Bid	0 days								
62	Construction Phase	24 wks								
63										
64	Kelso High School Projects	78 wks								
65	Pre-Design/Design Phase	30 wks								
66	Building Permits	8 wks								
67	Target Bid	0 days								
68	Construction Phase	40 wks								
69										
70	Athletic Fields Projects	79 wks								
71	Pre-Design/Design Phase	16 wks								
72	Building Permits	6 wks								
73	Target Bid	0 days								
74	Construction Phase	57 wks								

Chapter 11

Survey of Adjacent Districts

KELSO SCHOOL DISTRICT NO. 458**RESOLUTION 2017/18--06****A Resolution of the Board of Directors certifying survey of space availability in contiguous districts.**

WHEREAS, WAC 392-341-080(2) requires a documented survey of contiguous districts to identify existence and location of any available suitable school plant facilities meeting the district's needs, and which are currently vacant or are scheduled to be vacant within six years; and

WHEREAS, the Kelso School District has surveyed Longview, Castle Rock, Kalama, and Toutle Lake School Districts, which are contiguous with Kelso School District; and

WHEREAS, those contiguous districts have formally advised that no suitable space is either available or scheduled to become available within six years;

THEREFORE, BE IT RESOLVED that the Kelso School District Board of Directors does hereby certify the aforementioned findings to the Office of Superintendent of Public Instruction.

Dated this 13th day of November, 2017, at a regular meeting of the Board of Directors, Kelso School District No. 458.

KELSO SCHOOL DISTRICT NO. 458
Board of Directors

Bob Lunn
Jefferson
Howard E. Stapples
Karen Hapton
Leah Moore

Attest:

Glen Gillis
Secretary to the Board



October 17, 2017

Jim Mabbott, Superintendent
Castle Rock School District
Castle Rock, WA 98611

**RE: Available and Suitable School Facilities
OSPI Study and Survey**

Dear Superintendent Mabbott:

The Kelso School District No. 458 is embarking upon a capital improvement program and will be seeking state funding from the Office of Superintendent of Public Instruction. Washington Administrative Code Section 392-341-080(10) requires a documented survey of adjacent school districts to identify the existence and location of any available, suitable school plant facilities meeting the district's needs and which are currently vacant or are schedule to be vacant within six years.

Does your district current have or expect to have suitable facilities available? Please check the appropriate box below.



No, this district does not have available facilities.



Yes, this district has suitable facilities available. Please attach a list with pertinent data such as size, condition, and location.



Superintendent Signature

Please sign and return this letter to:

Glenn Gelbrich, Superintendent
Kelso School District
601 Crawford Street
Kelso, WA 98626



October 17, 2017

Eric Nerison, Superintendent
Kalama School District
Kalama, WA 98625

**RE: Available and Suitable School Facilities
OSPI Study and Survey**

Dear Superintendent Nerison:

The Kelso School District No. 458 is embarking upon a capital improvement program and will be seeking state funding from the Office of Superintendent of Public Instruction. Washington Administrative Code Section 392-341-080(10) requires a documented survey of adjacent school districts to identify the existence and location of any available, suitable school plant facilities meeting the district's needs and which are currently vacant or are schedule to be vacant within six years.

Does your district current have or expect to have suitable facilities available? Please check the appropriate box below.



No, this district does not have available facilities.



Yes, this district has suitable facilities available. Please attach a list with pertinent data such as size, condition, and location.



Superintendent Signature

Please sign and return this letter to:

Glenn Gelbrich, Superintendent
Kelso School District
601 Crawford Street
Kelso, WA 98626



October 17, 2017

Dan Zorn, Superintendent
Longview School District
Longview, WA 98632

**RE: Available and Suitable School Facilities
OSPI Study and Survey**

Dear Superintendent Zorn:

The Kelso School District No. 458 is embarking upon a capital improvement program and will be seeking state funding from the Office of Superintendent of Public Instruction. Washington Administrative Code Section 392-341-080(10) requires a documented survey of adjacent school districts to identify the existence and location of any available, suitable school plant facilities meeting the district's needs and which are currently vacant or are schedule to be vacant within six years.

Does your district current have or expect to have suitable facilities available? Please check the appropriate box below.



No, this district does not have
available facilities.



Yes, this district has suitable
facilities available. Please
attach a list with pertinent
data such as size, condition,
and location.



Superintendent Signature

Please sign and return this letter to:

Glenn Gelbrich, Superintendent
Kelso School District
601 Crawford Street
Kelso, WA 98626



October 17, 2017

Scott Grabenhorst, Superintendent
Toutle Lake School District
Toutle Lake, WA 98649

**RE: Available and Suitable School Facilities
OSPI Study and Survey**

Dear Superintendent Grabenhorst:

The Kelso School District No. 458 is embarking upon a capital improvement program and will be seeking state funding from the Office of Superintendent of Public Instruction. Washington Administrative Code Section 392-341-080(10) requires a documented survey of adjacent school districts to identify the existence and location of any available, suitable school plant facilities meeting the district's needs and which are currently vacant or are schedule to be vacant within six years.

Does your district current have or expect to have suitable facilities available? Please check the appropriate box below.

☒ No, this district does not have
available facilities.

☐ Yes, this district has suitable
facilities available. Please
attach a list with pertinent
data such as size, condition,
and location.

Superintendent Signature

Please sign and return this letter to:

Glenn Gelbrich, Superintendent
Kelso School District
601 Crawford Street
Kelso, WA 98626



Chapter 12

Attendance Boundary Adjustments

Adjustments to Attendance Boundaries

It is anticipated that boundaries between elementary schools in the north attendance areas of the district will need to be adjusted to accommodate the new the Lexington elementary school and the taking of Catlin off-line.

The district does not intend to seek adjustment of attendance areas with adjacent school districts.

Chapter 13

Appendix - Additional information

BARNES ELEMENTARY SCHOOL**Short Term M&O Projects****Remarks**

1	X	See Detailed list	\$	95,000	
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Modernizations/Upgrades/Replacements**Remarks**

1	X	Add Security Camera/Access Control Upgrade	\$	116,000	
2		Interior Lighting: Replace with LED lighting. Provide WSEC lighting controls	\$	-	
3		Exterior Lighting: Replace with LED lighting. Provide WSEC lighting controls, new heads	\$	-	
4		Portable upgrades	\$	-	
5	X	Cutting/patching allowance	\$	11,600	

New Construction (Additions/New buildings/Land)

		Replace (New in lieu of modernization)	\$	-	
		New Building on new Site	\$	-	
		New classrooms on same site	\$	-	
		New support/core spaces on same site	\$	-	
		Land Purchase (increase site area)	\$	-	

Project Development/Soft Costs (WSST, arch/eng, permits, escalation, contingency, etc.) \$ 145,000

Total Project Cost \$ 368,000

BEACON HILL ELEMENTARY SCHOOL				Remarks
Modernizations/Upgrades/Replacements				
1		Major Modernization. Increase capacity to 450 students with ability to expand in future	\$ -	
2		Replace roof over office and Rooms 5-12 wing	\$ -	
3		Allow for hazmat in roofing	\$ -	
4		Fix playground drainage	\$ -	
5		Replace domestic water piping	\$ -	
6		Replace ventilator in poor condition (8 if repurposed, 25 if school use)	\$ -	
7		New HVAC DDC controls	\$ -	
8		Remove portables	\$ -	
9		Portable upgrades	\$ -	
10	X	Cutting/patching allowance	\$ -	
			\$ -	
New Construction (Additions/New buildings/Land)				
	X	Replace (New in lieu of modernization)	\$ 17,130,000	450 students @120Sf/EA = 54,000SF
		New Building on new Site	\$ -	
		New classrooms (13), new gym, enclose walkways	\$ -	
		New support/core spaces on same site	\$ -	
		Land Purchase (increase site area)	\$ -	
			\$ 17,130,000	
Project Development/Soft Costs (WSST, arch/eng, permits, escalation, contingency, etc.)			\$ 11,725,000	
Total Project Cost			\$ 28,855,000	

BUTLER ACRES ELEMENTARY SCHOOL**Short Term M&O Projects**

				Remarks
1	X	See Detailed list	\$ 222,000	

Modernizations/Upgrades/Replacements

				Remarks
1	X	Add Security Camera/Access Controls	\$ 73,000	
2		Relocate office area to control access to main entrance (no new space)	\$ -	
3	X	Replace asphalt in parking and playground areas	\$ 246,000	
4	X	Upgrade façade, remove sunscreens	\$ 160,000	
5	X	Replace windows, AL frame 1" insulated units 50% of skin	\$ 498,000	
6		Replace ceiling tiles, glu-on	\$ -	
7		Power Distribution: Replace old branch panel boards	\$ -	
8		Interior Lighting: Replace with LED lighting. Provide WSEC lighting controls	\$ -	
9		Exterior Lighting: Replace with LED lighting. Provide WSEC lighting controls	\$ -	
10	X	Fire Alarm Systems: Replace with new addressable system	\$ 122,000	
11	X	Replace galvanized steel domestic water piping with copper tubing	\$ 243,000	
12	X	Replace boiler and hydronic piping	\$ 485,000	
13	X	Replace pneumatic controls with DDC controls	\$ 170,000	
14		Consider seismic reinforcement to gym	\$ -	
15		Add elevator for ADA access (new shaft)	\$ -	
16		Portable upgrades	\$ -	
17	X	Site development: new parking/circulation and play areas (6 parcels)	\$ 280,000	
17	X	Cutting/patching allowance	\$ 175,100	

New Construction (Additions/New buildings/Land)

		Replace (New in lieu of modernization)	\$ -	
		New Building on new Site	\$ -	
	X	New classrooms on same site	\$ 1,780,000	
		New support/core spaces on same site	\$ -	
	X	Land Purchase (increase site area)	\$ 300,000	

Project Development/Soft Costs (WSST, arch/eng, permits, escalation, contingency, etc.) \$ 2,938,000

Total Project Cost \$ 7,692,000

PROJECT LIST BY SITE

KELSO LRFP

CARROLLS ELEMENTARY SCHOOL

Short Term M&O Projects

				Remarks
1	X	See Detailed list	\$ 373,000	

Modernizations/Upgrades/Replacements

				Remarks
1	X	Add Security Cameras/Access Controls	\$ 35,000	
2	X	Replace asphalt at playground and parking	\$ 202,000	
3	X	Replace roof	\$ 391,000	
4	X	Allow for hazmat in roofing	\$ 92,000	confirm
5	X	Replace windows and outside doors, 13'H	\$ 100,000	
6	X	Replace outside façade, hardie panel	\$ 342,000	
7		Interior Lighting: Replace with LED lighting. Provide WSEC lighting controls	\$ -	
8		Exterior Lighting: Replace with LED lighting. Provide WSEC lighting controls	\$ -	
9	X	Provide new standalone intercom per district standards	\$ 29,000	
10		Provide new addressable fire alarm system. Connect to existing EST 3 Security control panel	\$ -	
11	X	Reinforce/shorten tall masonry chimney as needed	\$ 34,000	
12	X	Replace casework in classrooms	\$ 80,000	
13		Portable upgrades	\$ -	
14	X	Cutting/patching allowance	\$ 62,000	

New Construction (Additions/New buildings/Land)

	X	Replace (New in lieu of modernization)	\$ -	
	X	New Building on new Site	\$ -	
	X	New classrooms on same site	\$ -	
	X	New support/core spaces on same site	\$ -	
	X	Land Purchase (increase site area)	\$ -	

Project Development/Soft Costs (WSST, arch/eng, permits, escalation, contingency, etc.) \$ 1,130,000

Total Project Cost \$ 2,870,000

PROJECT LIST BY SITE

KELSO LRFP

CATLIN ELEMENTARY SCHOOL				Remarks
Short Term M&O Projects				
1	X	See Detailed list	\$ -	
Modernizations/Upgrades/Replacements				Remarks
1		Replace ceiling tile throughout E-W wing	\$ -	
2		Add security Cameras/Access Control	\$ -	
3		Replace roof	\$ -	
4		Allow for hazmat in roofing	\$ -	confirm
5		New exterior siding & trim and paint old building	\$ -	
6		Replace all windows	\$ -	
7		Replace galvanized steel domestic water piping with cooper tubing	\$ -	
8		Replace HVAC equipment, heat pumps and replace controls with DDC controls	\$ -	
9		Re-level cafeteria floor (slab jacking)	\$ -	
10		Interior Lighting: Replace with LED lighting. Provide WSEC lighting controls.	\$ -	
11		Exterior Lighting: Replace with LED lighting. Provide WSEC lighting controls.	\$ -	
12		Power Distribution: Most branch panels newer, some very old, replace 10%	\$ -	
13		Replace kitchen exhaust fan	\$ -	
14		Site development: new parking/cirrculation and play areas (7 parcels)	\$ -	
15		Cutting/patching allowance	\$ -	
New Construction (Additions/New buildings/Land)				
	X	Replace (New in lieu of modernization)	\$ -	
	X	New Building on new Site	\$ -	
	X	New classrooms on same site	\$ -	4 classrooms
	X	New support/core spaces on same site	\$ -	
	X	Land Purchase (increase site area)	\$ -	
Project Development/Soft Costs (WSST, arch/eng, permits, escalation, contingency, etc.)			\$ -	
Total Project Cost			\$ -	

PROJECT LIST BY SITE

KELSO LRFP

ROSE VALLEY ELEMENTARY SCHOOL

Short Term M&O Projects

				Remarks
1	X	See Detailed list	\$ 462,000	

Modernizations/Upgrades/Replacements

1		Add covered play area over basketball court	\$ -	
2	X	Add Security Cameras/Access Control	\$ 44,000	
3		Add elevator for ADA access	\$ -	
4	X	Replace roof on gym	\$ 62,000	
5		Allow for hazmat in roofing	\$ -	
6	X	Paint exterior	\$ 61,000	
7	X	Replace windows	\$ 102,000	
8	X	Provide new standalone intercom per district standards.	\$ 37,000	
9	X	Provide new addressable fire alarm system. Connect to existing EST 3 Security control panel	\$ 103,000	
10		Interior Lighting: Replace with LED lighting. Provide WSEC lighting controls	\$ -	
11		Exterior Lighting: Replace with LED lighting. Provide WSEC lighting controls	\$ -	
12	X	Replace pneumatic controls with DDC controls	\$ 103,000	
13	X	Enclose front covered area. Convert to main office/hallway	\$ 798,000	
14		Reinforce/shorten tall masonry chimney as needed	\$ -	
15	X	Cutting/patching allowance	\$ 118,700	

New Construction (Additions/New buildings/Land)

	X	Replace (New in lieu of modernization)	\$ -	
	X	New Building on new Site	\$ -	
	X	New classrooms on same site	\$ -	
	X	New support/core spaces on same site	\$ -	
	X	Land Purchase (increase site area)	\$ -	

Project Development/Soft Costs (WSST, arch/eng, permits, escalation, contingency, etc.) \$ 1,229,000

Total Project Cost \$ 3,120,000

WALLACE ELEMENTARY SCHOOL					
Short Term M&O Projects				Remarks	
1	X	See Detailed list		\$ -	
Modernizations/Upgrades/Replacements				Remarks	
1	X				
New Construction (Additions/New buildings/Land)					
	X	Replace (New in lieu of modernization)		\$ 17,120,000	450 students @120Sf/EA = 54,000SF
	X	New Building on new Site		\$ -	
	X	New classrooms on same site		\$ -	
	X	New support/core spaces on same site		\$ -	
	X	Land Purchase (increase site area)		\$ 770,000	
Project Development/Soft Costs (WSST, arch/eng, permits, escalation, contingency, etc.)				\$ 10,665,000	
Total Project Cost				\$ 28,555,000	

COWEEMAN MIDDLE SCHOOL				Remarks
Short Term M&O Projects				
1	X	See Detailed list	\$ 136,000	
Modernizations/Upgrades/Replacements				
1	X	Security Access Controls	\$ 154,000	
2		Interior Lighting: Replace with LED lighting and WSEC lighting controls	\$ -	
3		Exterior Lighting: Replace with LED lighting and WSEC lighting controls	\$ -	
4	x	Fire Alarm Systems: Replace fire alarm devices and wiring with addressable upgrade. Connect to existing EST 3 security controller (use a fire alarm control panel)	\$ 205,000	
5		Intercom: Replace existing I/C system	\$ -	
6	X	Replace room unit ventilators. Revise controls from stand-alone to DDC system, 20% of ventilators/100% controls	\$ 461,000	
7	X	Replace sewage lift station pumps and control system	\$ 47,000	
8	X	Replace 2878 MBH gas-fired hot water boiler with two gas-fired condensing boilers	\$ 256,000	
9	X	Replace office area HVAC system to improve ventilation and temperature control	\$ 160,000	
10		Replace two gymnasium rooftop air handling units	\$ -	
11		Replace flooring in 10 classrooms, main office area, and library	\$ -	
12	x	The north non-bearing wall of the library appears to bow outward. Stiffening wall is recommended. Reframe wall, replace windows.	\$ 39,000	
13		Repair settlement of floor slab in cafeteria room and floor slabs in hallways, slab jacking	\$ -	
14		Portable upgrades	\$ -	
15	X	Cutting/patching allowance	\$ 132,200	
New Construction (Additions/New buildings/Land)				
	X	Replace (New in lieu of modernization)	\$ -	
	X	New Building on new Site	\$ -	
	X	New classrooms on same site	\$ -	
	X	New support/core spaces on same site	\$ -	
	X	Land Purchase (increase site area)	\$ -	
Project Development/Soft Costs (WSST, arch/eng, permits, escalation, contingency, etc.)			\$ 1,034,000	
Total Project Cost			\$ 2,624,000	

HUNTINGTON MIDDLE SCHOOL				Remarks	
Short Term M&O Projects					
1	X	See Detailed list	\$	324,000	
Modernizations/Upgrades/Replacements					
1	X	Add Security Access Controls	\$	181,000	
2	X	Covered entry-way to main entrance	\$	30,000	
3	X	Install handrails at front exterior steps, replace guardrail	\$	54,000	
4	X	Reconfigure or move office space to control entry to school. Either modify current main entrance or build new office space outside of main entrance and attached to new coverend entry way.	\$	1,080,000	
5	X	Reroof full school except gymnasium	\$	894,000	
6	X	Allow for hazmat in roofing	\$	211,000	
7	X	Address curb appeal from main street (paint and ???)	\$	133,000	
8	X	Replace all windows, REDUCED TO JUST INSULATED UNITS	\$	187,000	
9	X	Remove VAT in shop classroom, shop corridor, kitchen of main school	\$	110,000	
10	X	Replace original glue-on ceiling tile. These are constantly falling off (asbestos mastic)	\$	40,000	
11	X	Replace gymnasium operable wall at ½ court with a mesh-type divider	\$	28,000	
12	X	Replace operable wall at stage	\$	79,000	
13	X	Replace doors below stage	\$	28,000	
14	X	Replace stage curtain	\$	20,000	
15	X	Replace theatre lighting in stage area	\$	99,000	
16	X	Replace original linoleum on 2 nd floor	\$	82,000	
17		Interior Lighting: Replace with LED lighting. Provide WSEC lighting controls	\$	-	
18		Exterior Lighting: Replace with LED lighting. Provide WSEC lighting controls	\$	-	
19	X	Power Service (Shop Building). Upgrade existing service (400 AMPS), i.e increase service capacity to cover upgraded shop equipment (add approximately 400-600 amps)	\$	160,000	
20	X	Power Distribution: Replace branch panels, most very old, obsolete (from transformer to Dist Pnl incl feeders)	\$	718,000	
21	X	Fire Alarm Systems: Replace with addressable system. Connect to existing EST 3 Security system	\$	301,000	
22	X	Add 4-6 additional duplex convenience outlets in each classroom	\$	70,000	
23	X	Replace galvanized steel domestic water piping with copper tubing	\$	601,000	
24	X	Replace gas-fired steam boiler with two gas-fired condensing hot water boilers. Replace steam condensate return piping tunnel with heating water return piping. Retain steam supply piping for heating water.	\$	1,026,000	
25	X	Replace library HVAC system, MUA units	\$	36,000	
26	X	Replace Office HVAC system, MUA units	\$	14,000	
27	X	Refurbish PACE air handling unit. Replace steam coil with hot water coil. Replace belts, sheaves, motors, and motor starters	\$	14,000	
28	X	Replace kitchen exhaust fan	\$	34,000	
29	X	Replace pneumatic controls with DDC controls	\$	421,000	

30	X	Repair Library area structural issue	\$	34,000	
31	X	Replace sidewalk along North Kelso Avenue	\$	40,000	
32	X	Replace carpet in 7 classroom	\$	78,000	
33		Other critical deficiencies listed under structural as needed	\$	-	
34		Chimney repairs	\$	-	
35		Lateral upgrades	\$	-	
36		Shop building roof diaphragm	\$	-	
37		Portable upgrades	\$	-	
38	X	Cutting/patching allowance	\$	545,500	
New Construction (Additions/New buildings/Land)					
		Replace (New in lieu of modernization)	\$	-	
		New Building on new Site	\$	-	
		New classrooms on same site	\$	-	
	X	New support/core spaces on same site	\$	2,420,000	new aux gym 5,000SF
		Land Purchase (increase site area)	\$	-	
Project Development/Soft Costs (WSST, arch/eng, permits, escalation, contingency, etc.)			\$	6,557,000	
Total Project Cost			\$	16,650,000	

PROJECT LIST BY SITE

KELSO LRFP

KELSO HIGH SCHOOL				Remarks
Short Term M&O Projects				
1	X	See Detailed list	\$ 289,000	
Modernizations/Upgrades/Replacements				
1		Resurface swimming pools	\$ -	
2	X	Modernize CTE area of CAD, Welding, Auto, and Wood Shops	\$ 1,130,000	
3	X	Replace main gym basketball court floor	\$ 252,000	
4	X	Access Control System	\$ 259,000	
5		Interior Lighting: Replace with LED lighting. Provide WSEC lighting controls	\$ -	
6		Exterior Lighting: Replace with LED lighting. Provide WSEC lighting controls	\$ -	
7	X	Reconfigure/Upgrade kitchen at Culinary Arts	\$ 266,000	
8		Portable upgrades	\$ -	
9		Construct new covered area for Construction Trade Classes	\$ -	
10	X	Cutting/patching allowance	\$ 165,500	
New Construction (Additions/New buildings/Land)				
		Replace (New in lieu of modernization)	\$ -	
		New Building on new Site	\$ -	
		New classrooms on same site	\$ -	
		New support/core spaces on same site	\$ -	
		Land Purchase (increase site area)	\$ -	
Project Development/Soft Costs (WSST, arch/eng, permits, escalation, contingency, etc.)			\$ 1,534,000	
Total Project Cost			\$ 3,896,000	

STADIUM/OUTDOOR ATHLETIC FACILITIES**Short Term M&O Projects****Remarks**

1	X	See Detailed list	\$	-	
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Modernizations/Upgrades/Replacements**Remarks****FIELDS****\$ 2,382,000**

1	X	Resurface Schroeder Field with Field Turf. Address drainage as needed	\$	1,073,000	
2	X	KHS Main soccer field. Add irrigation	\$	130,000	
3	X	KHS auxiliary soccer field. Add irrigation	\$	180,000	
4	X	KHS main practice field. Add irrigation	\$	359,000	
5	X	Coweeman Middle School main playing field. Add irrigation and drainage	\$	266,000	
6	X	Huntington Middle School main playing field. Add irrigation	\$	108,000	
7	X	Replace stadium field lighting with new Musco system	\$	266,000	

TRACKS**\$ 765,000**

1	X	Replace tracks at CMS (new asphalt, rubber and conc. curbs)	\$	333,000	
2	X	Replace tracks at HMS (new asphalt, rubber and conc. curbs)	\$	432,000	

STADIUM GRANDSTAND BUILDING**\$ 985,300**

1	X	Add new elevator in stadium	\$	100,000	
2	X	Repair spalling of concrete on columns & stairs at stadium	\$	14,000	
3	X	Fix water intrusion through concrete seating areas, traffic coating	\$	288,000	
4	X	Replace plywood and insulation below seating area	\$	108,000	
5		Interior Lighting: Replace with LED lighting and WSEC lighting controls	\$	-	
6		Exterior Lighting: Replace with LED lighting and WSEC lighting Controls	\$	-	
7		Replace Stadium sound system	\$	-	
8	X	Replace galvanized steel domestic water piping with copper tubing	\$	142,000	
9	X	Add eight exterior wall hydrants	\$	22,000	
10	X	Replace 600 KW electric domestic hot water boiler with two 500 MBH gas-fired condensing water heaters. Provide natural gas piping from valved and capped piping at building's west exterior	\$	67,000	
11	X	Replace electric unit ventilators	\$	71,000	
12	X	Replace pneumatic controls with DDC controls	\$	85,000	
13		Add classroom/meeting space in old weight room	\$	-	

PROJECT LIST BY SITE

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14		Construct storage space for track equipment, pre-engineered bldg	\$	-	
15		Replace field bleachers at HMS and CMS	\$	-	
16		Construct Press Box at HMS	\$	-	
17		Add handrails at stadium walkway steps	\$	-	
18	X	Cutting/patching allowance	\$	88,300	
New Construction (Additions/New buildings/Land)					
		Replace (New in lieu of modernization)	\$	-	
		New Building on new Site	\$	-	
		New classrooms on same site	\$	-	
		New support/core spaces on same site	\$	-	
		Land Purchase (increase site area)	\$	-	
Project Development/Soft Costs (WSST, arch/eng, permits, escalation, contingency, etc.)			\$	2,685,000	
Total Project Cost			\$	6,817,000	

MAINTENANCE/TRANSPORTATION FACILITY**Short Term M&O Projects****Remarks**

1	X	See Detailed list	\$	-	
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Modernizations/Upgrades/Replacements

1		Replace roof	\$	-	
2		Allow for hazmat in roofing	\$	-	
3		Asphalt existing parking lot	\$	-	
4		Asphalt new parking lot on west side of main building	\$	-	
5		Interior Lighting: Replace with LED lighting. Provide WSEC lighting controls	\$	-	
6		Exterior Lighting: Replace with LED lighting. Provide WSEC lighting controls	\$	-	
7		Fire Alarm Systems: Provide new addressable fire alarm system	\$	-	
8		Replace office area split-system heat pump and associated ductwork	\$	-	
9		Add gas heating and ventilating unit exhaust for shop in which welding is done. Add general area exhaust.	\$	-	
10		Paint façade	\$	-	
11	X	Cutting/patching allowance	\$	-	

New Construction (Additions/New buildings/Land)

		Replace (New in lieu of modernization)	\$	-	
		New Building on new Site	\$	-	
		New classrooms on same site	\$	-	
		New support/core spaces on same site	\$	-	
		Land Purchase (increase site area)	\$	-	

Project Development/Soft Costs (WSST, arch/eng, permits, escalation, contingency, etc.) \$ -

Total Project Cost \$ -

DISTRICT ADMINISTRATION OFFICES**Short Term M&O Projects**

				Remarks
1	X	See Detailed list	\$ 56,000	

Modernizations/Upgrades/Replacements

1		Rework ductwork to properly zone heat pumps , 50% in attic space	\$ -	
2		Replace heat pumps in business office area, print center area, and split units for upstairs/downstairs	\$ -	
3		Add security access control and CCTV	\$ -	
4		Add additional external lighting, wall pack or pole light	\$ -	
5		Interior Lighting: Replace with LED lighting. Provide WSEC lighting controls, re-use existing conduit and wiring	\$ -	
6		Exterior Lighting: Replace with LED lighting. Provide WSEC lighting controls	included in interior	
7	X	Cutting/patching allowance	\$ -	

New Construction (Additions/New buildings/Land)

	X	Replace (New in lieu of modernization)	\$ -	
	X	New Building on new Site	\$ -	
	X	New classrooms on same site	\$ -	
	X	New support/core spaces on same site	\$ -	
	X	Land Purchase (increase site area)	\$ -	

Project Development/Soft Costs (WSST, arch/eng, permits, escalation, contingency, etc.) \$ 37,000

Total Project Cost \$ 93,000

LEXINGTON ELEMENTARY				Remarks
Modernizations/Upgrades/Replacements				
1	X	New-in-Lieu replacment for Beacon Hill elementary		
New Construction (Additions/New buildings/Land)				
	X	Replace (New in lieu of modernization)	\$ -	600 students @120SF/EA = 72,000SF
	X	New Building on new Site	\$ 21,940,000	
	X	New classrooms on same site	\$ -	
	X	New support/core spaces on same site	\$ -	
	X	Land Purchase (increase site area)	\$ -	
Project Development/Soft Costs (WSST, arch/eng, permits, escalation, contingency, etc.)			\$ 13,520,000	
Total Project Cost			\$ 35,460,000	

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Short Term Repair/Maintenance (2 to 4 years)		Construction Cost Only
		\$ 1,957,000

BARNES ELEMENTARY SCHOOL		\$ 95,000
1	Repair upper gym CMU walls leak	\$ 41,000
2	Repair water infiltration damage in two courtyard doors. Install canopy above doors	\$ 14,000
3	Telephone/Data Distribution: Replace with District Standard, "Tadiran", VOIP	\$ 40,000
BEACON HILL ELEMENTARY SCHOOL		\$ -
1	Replacement at Lexington - No work under Short Term M&O	\$ -
BUTLER ACRES ELEMENTARY SCHOOL		\$ 222,000
1	Repair playground rain water sheet flow with intercept trench drain	\$ 80,000
2	Repair drainage issue behind the portables on west side	\$ 39,000
3	Replace lift in kitchen (Dumbwaiter)	\$ 14,000
4	Telephone/Data Distribution: Replace with District Standard, "Tadiran", VOIP	\$ 40,000
5	Asbestos abatement at Butler Acres (pipe)	\$ 49,000
CARROLLS ELEMENTARY SCHOOL		\$ 373,000
1	Fence playground	\$ 24,000
3	Asbestos abatement at Carrolls (pipe)	\$ 16,000
4	Replace two electric water heaters 50-60gal ea	\$ 6,000
5	Replace oil-fired boiler with two oil-fired boilers???	\$ 193,000
7	Improve drainage west of Office	\$ 67,000
8	Install retaining wall west of office, 6'H avg	\$ 67,000

PROJECT LIST BY SITE

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Short Term Repair/Maintenance (2 to 4 years)		Construction Cost Only
		\$ 1,957,000
CATLIN ELEMENTARY SCHOOL		\$ -
1	Major modernization - no M&O work	\$ -
ROSE VALLEY ELEMENTARY SCHOOL		\$ 462,000
1	Repair drainage issue on east side	\$ 40,000
2	Update kitchen casework	\$ 16,000
3	Upgrade restrooms for ADA compliance	\$ 40,000
4	Telephone/Data Distribution Upgrade	\$ 27,000
5	Replace old single phase service with new three phase	\$ 103,000
6	Power Distribution: Old and Obsolete. Replace with new. Feeders need replacing.	\$ 100,000
7	Replace two electric water heaters	\$ 6,000
8	Replace 754 MBH input oil-fired hot water boiler with two hot water boilers	\$ 54,000
9	Upgrade district owned well	\$ 14,000
10	Asbestos abatement at Rose Valley (pipe, tile in kitchen/kitchen storage)	\$ 62,000
WALLACE ELEMENTARY SCHOOL		\$ -
1	Replacement - no M&O work	\$ -
COWEEMAN MIDDLE SCHOOL		\$ 136,000
1	Repair soil creep adjacent to building	\$ 54,000
2	Revise music practice room	\$ 14,000
3	Replace one gas-fired water heater	\$ 14,000
4	Telephone/Data Distribution: Replace with District Standard ("Tadiran", VOIP)	\$ 54,000
HUNTINGTON MIDDLE SCHOOL		\$ 324,000

PROJECT LIST BY SITE

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Short Term Repair/Maintenance (2 to 4 years)		Construction Cost Only
		\$ 1,957,000
1	Replace siding on shop building, hardie panel	\$ 178,000
4	Telephone/Data Distribution: Replace with District Standard ("Tadiran", VOIP)	\$ 54,000
5	Asbestos abatement at Huntington (pipe)	\$ 92,000
KELSO HIGH SCHOOL		\$ 289,000
1	Raise fence at back of shop area	\$ 7,000
2	Add doors, stairs, and landings to access 4 interior courtyards	\$ 54,000
3	Replace suspended ceiling tile (20%)	\$ 138,000
4	Telephone/Data Distribution: Replace with District Standard, "Tadiran", VOIP	\$ 90,000
KHS STADIUM/FIELDS		\$ -
	No work under Short Term M&O	
MAINTENANCE/TRANSPORTATION		\$ -
	No work under Short Term M&O	
DISTRICT ADMINISTRATION		\$ 56,000
1	Telephone/Data Distribution: Replace with District Standard, "Tadiran", VOIP	\$ 48,000
2	Replace 2nd floor roof (asphalt comp shingle)	\$ 8,000

Kelso School District**CTE Program Space Needs
May 1, 2017****MEETING NOTES**

Attendees: Scott Westlund, Phil Crocker, Melissa Boudreau

Background: There is strong demand from local community and local trades to continue and grow CTE programs in areas such as:

- Plumbers/Pipefitters (Welding)
- Construction Tech
- Cabinet Making
- Ironworking
- Heavy Equipment Operations

The District has excellent relationships with these trades and they often donate time and materials to support these programs. In addition, the District is working with local unions to get students into pre-apprenticeship programs.

Education Program Needs: There are specific needs relative to each type of CTE program.

Automotive

- The school currently only has one automotive bay. This restricts the number of students that can work in a bay. Ideally the school would have two bays.
- The school needs additional storage to accommodate a tool set for each student, training equipment, lifts and donated engines.
- There is currently no paint booth and the program would support training students in one if it was available.
- There is currently no sand blaster and the program would support training students if it was available.

Construction Tech (Including Woodshop)

- This program has the equipment necessary to deliver effective instruction in construction and woods.
- The space is too tight for effective use of the equipment and creates safety hazards.
- The school has been using the chain link secured area outside as classroom for storage space, but it would be safer and more ideal to have covered, enclosed storage and work space.

- A covered outdoor space for large construction projects would also support this program. Ideally this space would be adjacent to the woods and metals program so it could be shared by both.
- The CAD space should be next to the woodshop to allow ease of integrated use by students.
 - Currently, the Auto Shop divides the Woodshop and the CAD lab.

Metals / Welding

- The metals and woods areas should be rearranged to allow for improved supervision of both spaces by teachers.
- The metals shop requires improved ventilation for safety.

Culinary Program

- The appropriate space is already in place.
- There is only one gas cook station and five electric, residential cook stations all in one room. This program could use commercial grade equipment for all students at each station.

Health Sciences Lab

This program requires a direct-instruction classroom adjacent to the lab.

Agricultural Sciences

This program requires dedicated lab space. This lab space should be adjacent to outdoor space, greenhouses with space for coolers, and storage.

Student Store

Electrical upgrades are potentially needed in the student store