ARLINGTON
Public Schools

ARLINGTON PUBLIC SCHOOLS

Study and Survey

24 JULY 2017

McGRANAHAN architects

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CHAPTER 1
Inventory and Area Analysis

Eagle Creek Elementary

Address

1216 E. 5th Street
Arlington, WA 98223
Snohomish County

School Capacity

Current Enrollment: (January, 2017)

606 Head Count

There are an additional 80 students who attend ECEAP/Apple preschool in this facility, 40 in the AM and 40 in the PM.

Site Information

Tax Parcel No.: 31051200200300

Approximate Acreage: 23.7

Building Information

Current Sq. Footage: 58,094 S.F.

Original Construction: 1989

Description	Number of Rooms	Students per Room	Capacity	Capacity at 83%
Teaching Stations				
Grades K-3	18	20	360	
Grades 4-6	10	24	240	
Special Ed Rooms	3	10	30	
Total	**31**		**630**	**N/A**

**See Chapter 3 for explanation of classroom capacity calculations*

Note: two classrooms in this facility are currently being used to house the ECEAP/Apple preschool

Construction History

The single-story elementary school building was completed in 1989. The building is of Type 11-N (2001 Uniform Building Code) construction, with one-hour construction in the Multi-purpose Room I Stage areas. There are currently 2 portable classrooms serving this school. The roof was replaced in 2016 and was changed from metal roof to shingles.

Surrounding Site Description and Utilization

The site consists of 23.7 acres, and contains grass playfields, paved play areas, off-street parking for staff and visitors and is designed to separate bus traffic from auto traffic. The site area includes an undeveloped 7 acres of land. The Post Middle School and Stillaguamish Valley School are adjacent to the site.

Water mains are looped around the building and include 4 fire hydrants. Domestic water and sewer service is provided by the City of Arlington. Storm water is contained on site with an underground retention system.

Brief Building Component Description

Exterior Walls
The building exterior is reinforced ribbed-face concrete masonry, with insulated metal stud walls on the interior.

Interior Walls
The interior walls are concrete masonry and gypsum board with vinyl wall covering on metal studs.

Roof
Residential asphalt shingle roofing at a 3.5/12 pitch over plywood and rigid insulation panels on 1 ½" deep steel deck spanning over open web steel joists, trusses and beams.

HVAC
The heating and ventilating system consists of floor-mounted hot water fan coil units located in a closet in each room. An exhaust fan is used when the units go into economizer cooling mode. Hot water is generated by two, condensing gas fired boiler and pumped to the various areas of the building. Cooling is provided in the main office, library and hallways by DX cooling and hot water terminal reheat for zone control. Ventilation in the school building is minimal, but not uncomfortable. Classrooms with south and southwest exposure get very hot in warm sunny weather. There is plenum return in the mechanical room of the cooling unit. Return filter grilles are used as well as filters at the cooling air handler.

Plumbing
Copper domestic water piping appears to be in good condition. China fixtures, flush valves and faucets are adequate considering the age of the facility. Accessibility for many fixtures and spaces does not comply with current requirements. Proper backflow prevention is only provided for the hydronic system. It is not provided for the main water service, fire sprinkler system, or dishwasher.

Fire Sprinklers
Sprinklers are provided only for the stage area.

Energy Controls
The old controls system has been replaced with electronic DDC.

Electrical
Primary service is extended underground from the transformer at the Post Middle School building, then extended to Eagle Creek Elementary. There is only primary meter for both schools.

Security
A complete Sonitrol security system is installed throughout the facility.

Lighting
Interior lighting generally consists of 2-lamp recessed coffered fixtures with T-8 fluorescent lamps for most of the building, with linear T5-HO fixtures in the Multi-purpose Room. Parking lot lighting is inadequate. Occupancy and daylight sensors are not installed.

Intercom/Communications
A Bogen Multicom 2000 intercom/clock system with integrated telephones exists throughout the entire facility. Clocks should be replaced.

Fire Alarm
The Sonitrol-monitored Simplex fire alarm system consists of smoke detection and pull stations in the main core of the building, but not in classrooms. Heat detectors are used in the hallways in lieu of smoke detectors. Heights of devices do not comply with current requirements.

Asbestos Containing Materials

The building does not have any known asbestos containing materials.

Facility/Site Deficiencies

Site

- Sidewalks near the entrance are cracking and spalling.
- Parking lot lighting is inadequate.

Building

- Concrete masonry has spalled at the base of some exterior walls.
- Hairline cracks noted at interior bearing walls.
- Slab on grade cracks in several locations were noted.
- Flooring is showing signs of aging and should be replaced in the coming years.
- Ventilation does not meet current requirements. Cooling should be considered.
- Backflow prevention should be added for the main service and dishwasher in the next modernization.
- Domestic water heaters appear to be inadequate during kitchen use.
- Since fire sprinklers are not present throughout the building, the addition of a fire suppression system will be necessary for a modernization project.
- The District pays premium electrical rates due to the combined electrical demand of both the Post MS and Eagle Creek ES on the utility service. Lighting fixtures could be replaced with LED variants to be more energy efficient.
- Fire alarm system is an older zoned Simplex 4002 system and should be updated and expanded.
- Clocks need replacement.
- Gymnasium floor needs replacement.
- Receptacles in Kindergarten areas should be replaced with tamper-proof types.
- Occupancy/vacancy sensors should be installed for energy savings. Daylight harvesting systems should be considered for Energy Code compliance and some energy savings.

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Reporting Year 2016-2017

ARLINGTON
87.17% Good

EAGLE CREEK ELEMENTARY SCHOOL - COVERED PLAY

Building Details

PROFILE TYPE	Covered Play
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1989	Covered Play	2,400	2,400	1,200	9/1/1989	
	Building Totals	**2,400**	**2,400**	**1,200**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking		
	Causes:	Other		
	Comments:	Deficiency: Wood and steel needs repainting Corrective Actions: Repaint exterior		
Exterior Horizontal Enclosures	Roofing	B3010		100.00% Excellent
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Roof was replaced in 2015.		
	Roof Appurtenances	B3020		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good

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ARLINGTON
87.17% Good

EAGLE CREEK ELEMENTARY SCHOOL - COVERED PLAY

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Ceiling Finishes	C2050		90.00% Good
Electrical	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Equipment	Entertainment and Recreational Equipment	E1070		90.00% Good

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ARLINGTON
80.04% Fair

EAGLE CREEK 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
1989	Main Building	56,162	56,162	56,162	9/1/1989	
	Building Totals	**56,162**	**56,162**	**56,162**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
	Deficiencies:	Minor Cracking		
	Comments:	Deficiency: Cracks in gym floor and entry		
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
	Deficiencies:	Deficient Hardware/Operating Parts		
	Causes:	Screens		
	Comments:	Deficiency: Internal window blinds are showing wear		
	Exterior Doors and Grilles	B2050		90.00% Good
	Deficiencies:	Peeling Paint or Delamination		

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ARLINGTON
80.04% Fair

EAGLE CREEK ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	*Comments:*	Deficiency: Paint fading on doors Corrective Actions: Repaint doors		
	Exterior Louvers and Vents	B2070		90.00% Good
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	Deficiency: Some grills are damaged from vandals Corrective Actions: Replace grills		
Exterior Horizontal Enclosures	Roofing	B3010		100.00% Excellent
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Roof was replaced in 2015.		
	Roof Appurtenances	B3020		0.00% Unsatisfactory
	Deficiencies:	Faulty Material, Gutters/Downspouts Not Draining		
	Causes:	Cracks, Tears, Holes, and Breaks		
	Comments:	Deficiency: Gutters are leaking significantly and downspouts need repainting Corrective Actions: Replace gutters and paint downspouts		
	Horizontal Openings	B3060		90.00% Good
Interior Construction	Interior Partitions	C1010		30.00% Poor
	Deficiencies:	Cracks, Tears, Holes, Looseness		
	Causes:	Other		
	Comments:	Deficiency: Stage divider damaged and major cracks in gym wall at divider		
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good

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ARLINGTON
80.04% Fair

EAGLE CREEK ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Interior Grilles and Gates	C1040		90.00% Good
	Raised Floor Construction	C1060		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
	Deficiencies:	Broken or Loose Tiles, Holes, Tears, Stains, Discoloration		
	Causes:	Settlement		
	Comments:	Deficiency: Cracks in gym floor and entry tile, carpet indicating wear Corrective Actions: Repair cracks in slab and replace damaged floor material		
	Ceiling Finishes	C2050		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	Cooling Systems	D3030		62.00% Fair
	Deficiencies:	System Inefficient		
	Causes:	Other		
	Comments:	Cooling capacity may be reduced by the return filter grilles in series with the filters on the cooling air hander.		

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ARLINGTON
80.04% Fair

EAGLE CREEK ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Incomplete Coverage		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Ventilation is minimal (2009 study and survey)		
Fire Protection	Fire Suppression	D4010		30.00% Poor
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Fire sprinkler system only covers the stage. The rest of the building is not covered.		
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Electrical equipment is past its expected lifespan and is more difficult to maintain.		
	General Purpose Electrical Power	D5030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Panels are past their expected lifespan and difficult to maintain.		
	Lighting	D5040		62.00% Fair
	Deficiencies:	Other		

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80.04% Fair

EAGLE CREEK ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	*Causes:*	Other		
	Comments:	Lighting controls do not meet current codes.		
Communications	Data Communications	D6010		62.00% Fair
	Deficiencies:	System Runs Slow		
	Causes:	Equipment Obsolescence, Wireless Insufficient		
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		30.00% Poor
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Many clocks do not correct Corrective Actions: Replace clocks		
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging zoned system.		
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

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ARLINGTON
80.04% Fair

EAGLE CREEK ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good

Kent Prairie Elementary

Address

8110 207th Street NE
Arlington, WA 98223
Snohomish County

School Capacity

Current Enrollment: (January, 2017)

625 Head Count

Site Information

Tax Parcel No.: 31051100400600

Approximate Acreage: 10

Building Information

Current Sq. Footage: 58,376 S.F.

Original Construction:1993

Description	Number of Rooms	Students per Room	Capacity	Capacity at 83%
Teaching Stations				
Grades K-3	18	20	360	
Grades 4-6	10	24	240	
Special Ed Rooms	3	10	30	
Total	**31**		**630**	**N/A**

**See Chapter 3 for explanation of classroom capacity calculations*

Construction History

The single-story elementary school building was completed in 1993. The building is of Type 11-N (2001 Uniform Building Code) construction, with one-hour construction in the Multi-purpose Room I Stage areas. The building was constructed using the Eagle Creek design documents, adapted for this site. The building had a new roof installed in 2015.

Surrounding Site Description and Utilization

The site consists of 10 acres, and contains grass playfields, paved play areas, off-street parking for staff and visitors and is designed to separate bus traffic from auto traffic.

Water mains are looped around the building and include 4 fire hydrants. Domestic water and sewer service is provided by the City of Arlington. Storm water is contained off site under an agreement with the property owner.

Brief Building Component Description

Exterior Walls
The building exterior is reinforced ribbed-face concrete masonry, with insulated metal stud walls on the interior.

Interior Walls
The interior walls are concrete masonry and gypsum board with vinyl wall covering on metal studs.

Roof
Composition shingle roofing at a 3.5/12 pitch over plywood and rigid insulation panels on 1 Y." deep steel deck spanning over open web steel joists, trusses and beams. Roofing was replaced in 2015.

HVAC
The heating and ventilating system consists of floor-mounted hot water fan coil units located in a closet in each room. An exhaust fan is used when the units go into economizer cooling mode. Hot water is generated in a gas fired boiler and pumped to the various areas of the building. Cooling is provided in the Main Office, Library, and Hallways by DX cooling and hot water terminal reheat for zone control. Ventilation in the school building is minimal, but not uncomfortable. Classrooms with south and southwest exposure get very hot in warm sunny weather. There is plenum return in the mechanical room of the cooling unit. Return filters are used at the main return duct as well as filters at the cooling air handler.

Plumbing
Copper domestic water piping appears to be in good condition. China fixtures, flush valves and faucets are adequate considering the age of the facility. Accessibility for many fixtures and spaces does not comply with current requirements. Proper backflow prevention is only provided for the hydronic system. It is not provided for the main water service, fire sprinkler system, or the dishwasher.

Fire Sprinklers
Automatic fire sprinklers are provided throughout.

Energy Controls
Electric thermostats control the individual units with the central boiler system being controlled by time clocks.

Electrical
Power consists of a 1000 Amp 277/480V 3 phase system. Primary service is fed underground from the service transformer.

Security
A complete Sonitrol security system is installed throughout the facility.

Lighting
Interior lighting consists of T-8 fluorescent lamps for most of the building, with high bay fluorescent fixtures in the Multi-purpose Room. Parking lot lighting is inadequate. Existing metal halide lamps have been replaced with LED lamps in most exterior fixtures. Most rooms contain occupancy sensors.

Intercom/Communications
An Multicom integrated intercom/telephone system exists throughout the entire facility. Clocks should be replaced.

Fire Alarm
The Sonitrol-monitored system provides smoke detection and pull stations in the main core of the building, but not in classrooms. Heights of devices do not comply with current requirements.

Asbestos Containing Materials

The building does not have any known asbestos containing materials.

Facility/Site Deficiencies

Site

- The playfield area has considerable slope, and improvements are needed.
- Poor student drop-off/pick-up lane and parking configuration.

Building

- Concrete masonry have spalled at the base of some exterior walls.
- Hairline cracks noted at interior bearing walls and exterior masonry walls.
- Slab on grade cracks in several locations were noted.
- Ventilation does not meet current requirements. Cooling should be considered.
- A Direct Digital Control System would provide better control for the HVAC system.
- Backflow prevention should be added for the main service and dishwasher in the next modernization.
- Domestic water heaters appear to be inadequate during kitchen use.
- Electrical use sometimes exceeds the service capacity.
- Lighting fixtures and associated controls could be more energy efficient.
- Fire alarm system should be updated and expanded.
- Clocks need replacement.
- Gymnasium floor needs replacement.

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ARLINGTON
83.83% Fair

KENT PRAIRIE ELEMENTARY SCHOOL - COVERED PLAY

Building Details

PROFILE TYPE	Covered Play
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	6/27/1994
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Consultant

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2016-2017	22	83.83	Consultant	Not Reported
2015-2016	21	87.28	District	3/28/2016
2014-2015	20	87.28	Consultant	2/23/2015
2013-2014	19	87.28	District	3/24/2014
2012-2013	18	87.20	District	3/25/2013

The next certified BCA is due: 2023

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1993	Area 1	2,400	2,400	1,200	9/1/1993	6/27/1994
	Building Totals	**2,400**	**2,400**	**1,200**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking, Rusted Metal Finishes/Components		
	Causes:	Other		
	Comments:	Deficiency: Repainting needed on wood and steel Corrective Actions: Repaint surfaces		
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good

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ARLINGTON
83.83% Fair

KENT PRAIRIE ELEMENTARY SCHOOL - COVERED PLAY

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Roof Appurtenances	B3020		90.00% Good
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Repainting needed Corrective Actions: Repaint		
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Repainting needed Corrective Actions: Repaint		
Electrical	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Communications	Distributed Communications and Monitoring	D6060		90.00% Good
Equipment	Entertainment and Recreational Equipment	E1070		90.00% Good

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ARLINGTON
77.28% Fair

KENT PRAIRIE ELEMENTARY SCHOOL - MAIN BUILDING

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	6/27/1994
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Consultant

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2016-2017	22	77.28	Consultant	Not Reported
2015-2016	21	83.59	District	3/28/2016
2014-2015	20	83.47	Consultant	2/23/2015
2013-2014	19	83.47	District	3/24/2014
2012-2013	18	74.75	District	3/25/2013
2011-2012	17	Not Reviewed	Incomplete	Not Reported

The next certified BCA is due: 2023

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1993	Area 1	56,162	56,162	56,162	9/1/1993	6/27/1994
	Building Totals	**56,162**	**56,162**	**56,162**		

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, Other, Settlement		
	Causes:	Other		
	Comments:	Location: Multi-pourpose room Deficiency: Shrinkage Cracks Corrective Actions: Caulk shrinkage cracks		
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good

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ARLINGTON
77.28% Fair

KENT PRAIRIE ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Damaged Masonry		
	Causes:	Surface Damage		
	Comments:	Minor cracking in the masonry walls.		
	Exterior Windows	B2020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Some windows are experiencing water leakage Corrective Actions: Repair or replace window assembly		
	Exterior Doors and Grilles	B2050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	Deficiency: Grills are rusting Corrective Actions: Refinish grills		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	Deficiency: Grills are rusting Corrective Actions: Refinish grills		
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Deficiencies:	Other		
	Causes:	Surface Weathering		

School Facilities and Organization
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Detailed Condition Assessment by Building
Reporting Year 2016-2017

ARLINGTON
77.28% Fair

KENT PRAIRIE ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	*Comments:*	Deficiency: Faded and weathered finish Corrective Actions: Various downspouts need repainting		
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		62.00% Fair
	Deficiencies:	Cracks, Tears, Holes, Looseness, Damaged or Missing Materials		
	Causes:	Settlement		
	Comments:	Deficiency: Minor cracking of masonry bearing walls Damaged multi-purpose room folding wall Corrective Actions: Route and caulk cracks Repair folding wall (if used)		
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		90.00% Good
	Raised Floor Construction	C1060		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
	Deficiencies:	Holes, Tears, Other		
	Causes:	Deterioration, Settlement		

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SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	*Comments:*	Location: Multi-purpose room, hallways Deficiency: Cracks and tears Worn carpet Corrective Actions: Replace multi-purpose room flooring after cracks are caulked.		
	Ceiling Finishes	C2050		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Equipment worn but reliable. Only one boiler for the school.		
	Cooling Systems	D3030		62.00% Fair
	Deficiencies:	Insufficient Cooling, Uneven Zone Coverage		
	Causes:	Other		
	Comments:	Deficiency: Equipment worn but reliable. Cooling capacity may be reduced by filters at the return duct in series with filters at the air handler return. No cooling in classrooms		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	Deficiencies:	Other		

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SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	*Causes:*	Other		
	Comments:	Deficiency: Equipment worn but reliable		
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Ventilation is minimal, but not uncomfortable (2009 Facility Study and Survey)		
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Functional but marginal capacity		
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		30.00% Poor
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Functional but marginal capacity		
	Distributed Communications and Monitoring	D6060		30.00% Poor

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KENT PRAIRIE ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	*Deficiencies:*	Other		
	Causes:	Other		
	Comments:	Deficiency: Various clocks missing. Various clocks do not correct. Exterior speakers constantly transmit white noise.		
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	Commercial Equipment	E1030		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

Pioneer Elementary School

Address

8213 Eaglefield Drive
Arlington, WA 98223
Snohomish County

School Capacity

Current Enrollment: (January 2017)

578 Head Count

Site Information

Tax Parcel No.: 00857400002100

Approximate Acreage: 20.60 Acres

Building Information

Current Sq. Footage: 59, 011 S.F

Original Construction: 2002

Description	Number of Rooms	Students per Room	Capacity	Capacity at 83%
Teaching Stations				
Grades K-3	17	20	340	
Grades 4-6	8	24	192	
Special Ed Rooms	3	10	30	
Total	**28**		**562**	**N/A**

**See Chapter 3 for explanation of classroom capacity calculations*

Construction History

The two-story elementary school building was completed in 2002. The building is of Type 11-N (2001 Uniform Building Code) construction, with one-hour construction in the Multi-purpose Room I Stage areas.

Surrounding Site Description and Utilization

The site consists of 20.6 acres, of which over 11 acres is a Native Growth Protection Area. The site is bordered by State Highway 9 on the east, Eaglefield Drive on the south, Gleneagle Golf Course on the west and undeveloped wooded residentially zoned property on the north. The developed portion of the site contains grass playfields, paved play areas, off-street parking for staff and visitors and is designed to separate bus traffic from auto traffic.

Brief Building Component Description

Exterior Walls
The building exterior is concrete masonry veneer and painted fiber-cement board siding.

Interior Walls
The interior walls are gypsum board with vinyl wall covering on metal studs. The wall separating the main circulation path and the Multi-purpose Room is concrete masonry.

Roof
Composition shingle roofing at a 3/12 pitch over plywood and vented rigid insulation panels on 1 ½" deep steel deck spanning over open web steel joists, trusses and beams.

HVAC
A variable volume heating, ventilating and air conditioning system is provided to condition the air. A total of 6 separate air handling units are provided for each of the 2-story classroom wings, the library/media center, the multi purpose room, the kitchen and the administrative offices area. Both supply and return air is fully ducted in each zone. Inline exhaust fans are provided to serve the areas requiring special ventilation.

Air conditioning is provided in the classrooms, library, and office areas by a series of variable air volume boxes installed in the attic above or adjoining each zone or classroom space. Cooling is provided by a means of a chilled water system piped to the coils in the air handling units with a packaged air cooled chiller located at the rear of the building.

The multi-purpose room, kitchen, stage and adjoining spaces and the corridors are heated and ventilated with economizer units to utilize 100% outside air for ventilating when atmospheric conditions permit. The food service kitchen is served by an indirect gas-fired make-up air unit interlocked with the range hood exhaust fan.

Heating for the building is provided by a pair of gas-fired heating water boilers located in the boiler room at the rear of the building. A pair of base-mounted pumps, service and standby, are provided to circulate hot water through the building. Individual duct-mounted zone heating coils are provided for each classroom or zone.

Plumbing
Hot water is provided by a gas-fired water heater located in the building mechanical/boiler room. A domestic hot water recirculation system is provided for the building. A separate hot water booster is provided for the kitchen by the kitchen equipment supplier. Natural gas service is provided to the building by the local utility company. Gas is routed to the gas fired equipment in the kitchen and boiler room

Fire Sprinklers
The building is equipped with a full wet pipe fire sprinkler system. The covered play area and covered entry are protected by a dry-pipe sprinkler system.

Energy Controls
A direct digital temperature control system is provided to monitor and control all components of the building mechanical system. Every classroom is on a separate zone of control.

Electrical
Primary service is provided in an underground vault on the frontage at Eaglefield Drive. The utility transformer vault is located at the northeast corner of the site. A pull vault provided for the local PUD is located near the northwest corner of the site, to accommodate future expansion of private residential properties to the north. A 480V, 3-phase, 1600A Main Distribution Board serves the facility.

Security
A complete security system is installed throughout the facility.

Lighting
Interior lighting consists of parabolic type fluorescent fixtures with T-8 lamps and electronic ballasts. High Bay fluorescent fixtures light the Multi-purpose Room. Metal halide fixtures light the covered play area. The “Main Street” corridor fixtures have had their HID lamps retrofitted with LED lamps. Some existing downlights still contain Compact Fluorescent lamps.

Intercom/Communications
An integrated intercom/telephone system exists throughout the entire facility. Includes category 5e cabling for telephone and data outlets. Fiber optic cabling provides distribution from the MDF and IDF’s. Each classroom has 4 data and phone outlets. A wireless network is provided for the facility.

Fire Alarm
A monitored addressable Notifier fire alarm system is present. Each device has a discrete address. When in alarm, the specific device indicates its location.

Asbestos Containing Materials

The building does not have any known asbestos containing materials.

Facility/Site Deficiencies Site

Baseball field drainage issues need to be addressed to provide best use of the community facility. It was reported that the upper field drain down to the lower play area and cause some use issues in heavy rains.

Building

- There continues to be a slab moisture problem in portions of the building, which affects the flooring.
- Maintaining proper water temperature due to faulty plumbing mixing valves has been an ongoing problem.
- Lighting fixtures and controls could be updated for energy efficiency.
- Smoke detectors need cleaning more often than other schools.
- Louvers are framed with wood such that they cannot drain (or the drains clog to easily). This is causing the water to drain into the building causing wall damage on the interior and exterior. Some repairs have been made but this should be monitored.
- Some plumbing fixtures are failing and are being replaced as budget allows.
- It was reported that the ridge vent on the roof is not continuous, but does not appear to be causing any issues. This should be monitored.

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ARLINGTON
84.32% Fair

PIONEER 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
2002	Main	62,948	62,948	61,530	9/1/2002	
	Building Totals	**62,948**	**62,948**	**61,530**		

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:	Other		
	Causes:	Other, Water Table Changes		
	Comments:	Deficiency: Slab may have high moisture content, causing floor tiles to become loose Corrective Actions: Test slab for moisture content		
	Pits and Bases	A4040		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		

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PIONEER ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Water and Gas Mitigation	*Comments:*	Deficiency: Possible problem with drainage system that is causing interior floor tiles to become loose Corrective Actions: Determine if drainage system if functional		
Superstructure	Floor Construction	B1010		90.00% Good
	Roof Construction	B1020		90.00% Good
	Stairs	B1080		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Stair treads becomming detached from steel structure Corrective Actions: Mechanically attach treads to structure		
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		30.00% Poor
	Deficiencies:	Leaking		
	Causes:	Flashing Failure		
	Comments:	There are several areas around the building where the wood trim located at the bottom of large louvers is in fact keeping the water from leaving the louver frames. This is causing water intrusion into the exterior walls and the widnows below to begin leaking.		
Exterior Horizontal Enclosures	Roofing	B3010		30.00% Poor
	Deficiencies:	Other		

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PIONEER ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	*Causes:*	Other		
	Comments:	There appear to be missing tabs of roofing around the building and the ridge vent is reported by staff to not be continious in some locations.		
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		62.00% Fair
	Deficiencies:	Peeling Paint		
	Causes:	Other		
	Comments:	Deficiency: Play shed ceiling paint is peeling Corrective Actions: Prepare surface and 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
	Raised Floor Construction	C1060		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
	Deficiencies:	Broken or Loose Tiles		
	Causes:	Excessive Water, Moisture, Settlement		

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84.32% Fair

PIONEER ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	*Comments:*	Deficiency: Floor tiles are loose in many areas, and gym floor has exhibited movement Corrective Actions: Determine if high moisture content is present or other issue causing tile and gym floor issues		
	Stair Finishes	C2040		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
Conveying	Vertical Conveying Systems	D1010		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Deficiencies:	Other		
	Causes:	Defective Valves		
	Comments:	Deficiency: Metering valves are unreliable Corrective Actions: Replace valves as budget allows		
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	Cooling Systems	D3030		90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good

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PIONEER ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	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

Presidents Elementary

Address

505 E 3rd Street
Arlington, WA
Snohomish County

School Capacity

Current Enrollment: (January, 2017)

510 Head Count

There are an additional 43 students attending DD preschool in this facility, half in the AM and half in the PM.

Site Information

Tax Parcel No.: 31050200401500

Approximate Acreage: 12.40 Acres

Building Information

Current Sq. Footage: 64,241 S.F

Original Construction: 2004

Description	Number of Rooms	Students per Room	Capacity	Capacity at 83%
Teaching Stations				
Grades K-3	21	20	420	
Grades 4-6	10	24	240	
Special Ed Rooms	2	10	20	
Total	33		**680**	**N/A**

See Chapter 3 for explanation of classroom capacity calculations

Note: two classrooms in this facility are currently being used to house DD preschool

Construction History

The two-story elementary school building was completed in 2004. The building is of Type 11-N (2001 Uniform Building Code) construction, with one-hour construction in the Multi-purpose Room I Stage areas.

Surrounding Site Description and Utilization

The site consists of 12.4 acres, and is in the Old Town zone in Arlington. The site is bordered by East 3rd Street on the south, North French Avenue on the west, East 5th Street on the north and North Stillaguamish Avenue on the east. The developed portion of the site contains the District Administration Building, grass playfields, paved play areas, off-street parking for staff and visitors and is designed to separate bus traffic from auto traffic.

Brief Building Component Description

Exterior Walls
The building exterior is concrete masonry veneer and painted fiber-cement board siding.

Interior Walls
The interior walls are gypsum board with vinyl wall covering on metal studs. The wall separating the main circulation path and the Multi-purpose Room is concrete masonry.

Roof
Composition shingle roofing at a 3/12 pitch over plywood and vented rigid insulation panels on 1 ½" deep steel deck spanning over open web steel joists, trusses and beams.

HVAC
A variable volume heating, ventilating and air conditioning system is provided to condition the air. A total of 6 separate air handling units are provided for each of the 2-story classroom wings, the library/media center, the multi purpose room, the kitchen and the administrative offices area. Both supply and return air is fully ducted in each zone. Inline exhaust fans are provided to serve the areas requiring special ventilation.

Air conditioning is provided in the classrooms, library, and office areas by a series of variable air volume boxes installed in the attic above or adjoining each zone or classroom space. Cooling is provided by a means of a chilled water system piped to the coils in the air handling units with a packaged air cooled chiller located at the rear of the building.

The multi-purpose room, kitchen, stage and adjoining spaces and the corridors are heated and ventilated with economizer units to utilize 100% outside air for ventilating when atmospheric conditions permit. The food service kitchen is served by an indirect gas-fired make-up air unit interlocked with the range hood exhaust fan.

Heating for the building is provided by a pair of gas-fired heating water boilers located in the boiler room at the rear of the building. A pair of base-mounted pumps, service and standby, are provided to circulate hot water through the building. Individual duct-mounted zone heating coils are provided for each classroom or zone.

The one data room is not cooled or exhausted (IDF). The main data room is cooled. The elevator machine room is exhausted only, no cooling.

Plumbing
Hot water is provided by a gas-fired water heater located in the building.

Mechanical/Boiler Room
A domestic hot water recirculation system is provided for the building. A separate hot water booster is provided for the kitchen by the kitchen equipment supplier. Natural gas service is provided to the building by the local utility company. Gas is routed to the gas fired equipment in the kitchen and boiler room. Proper backflow prevention is provided for the domestic water, hydronic system, fire sprinklers, and dishwasher.

Fire Sprinklers
The building is equipped with a full wet pipe fire sprinkler system. The covered play area and covered entry are protected by a dry-pipe sprinkler system.

Energy Controls A direct digital temperature control system is provided to monitor and control all components of the building mechanical system. Every classroom is on a separate zone of control.

Electrical
Primary service is provided in an underground vault. The building contains a generator and (2) transfer switches (presumably emergency and standby). Service size is 1600A at 480V. Surge protective devices exist on some electrical panels.

Security
A complete Sonitrol security system is installed throughout the facility.

Lighting
Interior lighting consists of fluorescent fixtures with T-8 lamps and electronic ballasts. Metal Halide fixtures light the Multi-purpose Room and covered play area. Some MH fixtures have been retrofitted with LED bulbs. Occupancy Sensors are located in classrooms, but not in smaller rooms.

Intercom/Communications
An Bogen Multicom 2000 intercom/ clock system that is integrated with the telephone system exists throughout the entire facility. Includes category 5e cabling for telephone and data outlets. Fiber optic cabling provides distribution from the MDF and IDF's. Each classroom has 4 data and phone outlets. A wireless network is provided for the facility.

Fire Alarm
A Sonitrol-monitored Simplex addressable system. Each device has a discrete address. When in alarm, the specific device indicates its location.

Asbestos Containing Materials

The building does not have any known asbestos containing materials.

Facility/Site Deficiencies Building

- Maintaining proper water temperature due to faulty plumbing mixing valves has been an ongoing problem.
- Kitchen dishwasher ventilation system is inadequate for the use as a central kitchen.
- Coiling fire door operation has been inconsistent, and replacement or another solution to closing the multi-purpose room should be considered.
- Metal Halide fixtures should be replaced with LEDs for energy savings, maintainability and controllability.
- Recommend retrofitting small spaces with wall-switch occupancy sensors for energy savings.
- Daylight harvesting and receptacle switching would need to be added to bring the building up to energy code compliance (if desired).
- Exterior paint is peeling in several locations and needs to be repaired.
- Interior finishes are showing typical wear and tear and will require replacement in the coming years.

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PRESIDENTS ELEMENTARY SCHOOL - MAIN BUILDING

Building Details

PROFILE TYPE	Elementary School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	2/13/2006
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Consultant

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2016-2017	11	82.77	Consultant	Not Reported
2015-2016	10	95.54	District	3/28/2016
2014-2015	9	95.54	Consultant	2/23/2015
2013-2014	8	95.54	District	3/24/2014
2012-2013	7	95.23	District	3/25/2013
2011-2012	6	Not Reviewed	Incomplete	Not Reported

The next certified BCA is due: 2023

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	Area 1	62,215	62,215	60,977	9/1/2004	2/13/2006
	Building Totals	**62,215**	**62,215**	**60,977**		

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

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PRESIDENTS ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking		
	Causes:	Loose, Cracked, Warped or Broken Boards/Panels, Moisture Penetration		
	Comments:	Deficiency: Small amount of paint peeling at several locations around the building. May be caused by water damage from gutters and flashing Corrective Actions: Modify gutters and flashing, repaint wall area, repair walls and repaint		
	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		62.00% Fair
	Deficiencies:	Cracks, Tears, Holes, Looseness, Other		
	Causes:	Other, Settlement		
	Comments:	Deficiency: Gym partition does not function Corrective Actions: Repair mechanism		
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		90.00% Good

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82.77% Fair

PRESIDENTS ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Raised Floor Construction	C1060		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
	Deficiencies:	Broken or Loose Tiles, Stains, Discoloration		
	Causes:	Other		
	Comments:	Deficiency: Gym floor line color bleeding into main body, chipping floor tile in the main corridor		
	Stair Finishes	C2040		90.00% Good
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking		
	Causes:	Settlement		
	Comments:	Some areas of water damage and settlement cracking in ceilings.		
Conveying	Vertical Conveying Systems	D1010		90.00% Good
Plumbing	Domestic Water Distribution	D2010		62.00% Fair
	Deficiencies:	Other, Water Leaking		
	Causes:	Defective Valves		
	Comments:	Deficiency: Metering valves at sinks are unreliable. Leaks in the solder joints of both the hot and cold water piping system. Corrective Actions: Replace valves as budget allows. Fix leaks as they occur.		
	Sanitary Drainage	D2020		90.00% Good

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ARLINGTON
82.77% Fair

PRESIDENTS ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Definciency: The heating and cooling control valves leak at the stems. The brand is typically reliable. Could be bad manufacturing or water treatment. Corrective Action: Check treatment system. Replace valves as budget allows.		
	Cooling Systems	D3030		90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good

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ARLINGTON
82.77% Fair

PRESIDENTS ELEMENTARY SCHOOL - MAIN BUILDING

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
	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		62.00% Fair
	Deficiencies:	Cracks, Tears, Holes, Sagging		
	Causes:	Physical Damage		
	Comments:	Deficiency: Dumpsters leak liquids Corrective Actions: Repair or replace dumpsters		
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good

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Trafton Elementary School

School: Trafton Elementary School

Address: 12616 Jim Creek Road
City: Arlington, WA 98223
County: Snohomish

Site Information

This facility was declared as surplus by the Board as of May 23, 2016.

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Haller Middle School

Address

600 E. 1st Street
Arlington, WA 98223
Snohomish County

School Capacity

Current Enrollment: (January, 2017)

673 Head Count

Site Information

Tax Parcel No.: 00455401101702

Approximate Acreage: 25.5

Building Information

Current Sq. Footage: 88,206 S.F

Original Construction:

1936 (“A” Building is not part of the school)

Music Building: 1968

Gymnasium Addition: 1978

New Classroom Addition: 2006

Description	Number of Rooms	Students per Room	Capacity	Capacity at 83%
Teaching Stations				
Grades 4-6	9	24	216	179
Grades 7-8	17	28	476	396
Special Ed Rooms	3	15	45	37
Total	**29**		**737**	**612**

**See Chapter 3 for explanation of classroom capacity calculations*

Construction History

The music building was built in 1968 with renovations in 2006. The Gymnasium Building was constructed in 1978 with renovations in 2006. The two-story classroom wings and Commons/Library addition was completed in 2006. The building is of Type V-B (2003 International Building Code) construction, with a two-hour fire wall separating the classroom wings from the remainder of the building.

In 2016, the building was re-roofed and the gym floor was replaced.

Surrounding Site Description and Utilization

The site consists of 25.5 acres, and is bounded by city streets on 3 sides, and residential properties on the south. The 1936 former high school, known as the "A" Building is partially leased out by the school district, and is partially used by the district for their support services. There is also a small residence used as an office by the school district south of the "A" Building. The site has a cinder running track and grass football field with home and visitor stands. There are two baseball fields and a greenhouse.

Brief Building Component Description

Exterior Walls
1968 Music Building - Concrete masonry bearing walls.

1978 Gymnasium - Concrete masonry units with concrete pilasters supporting the roof structure.

2006 Classroom Addition - Concrete masonry veneer and fiber-cement board siding over steel studs.

Interior Walls
The interior walls are gypsum board with vinyl wall covering on metal studs. Some walls are constructed of wood studs, where existing conditions were matched. Some interior walls are concrete masonry.

Roof
Composition shingle roofing at a 3/12 pitch over plywood and vented rigid insulation panels on 1" deep steel deck spanning over open web steel joists, trusses and beams. The 1978 building has a single-ply roofing membrane. This roof was covered with a new roof in 2015. The 1968 building has a built-up roof.

HVAC
1968 Music Building - One centrally located multi-zone heating and ventilation unit with reheat coils and a recirculating exhaust fan. Air is delivered through a ducted supply and return system. Heated water arrives via underground recirculating pipes from the boiler room in the Gymnasium Building.

1978 Gymnasium Building- Gas-fired central boiler has an oil standby feature. The boiler shows signs of condensing even though it is a non-condensing boiler. Since there is only one boiler, if it fails, heat is lost to the Music Building and Gymnasium Building. Consists of two (2) central heating and ventilating units, with sidewall grilles and large relief vents through the roof.

2006 Classroom Addition - Gas-fired air handling units are located above classroom wing corridors. Air is delivered through a ducted supply and return system.

All of the ductwork systems appear to be steel and in good condition. Select spaces are cooled with an air-cooled chiller producing chilled water. Most of the spaces in the building are heat only spaces.

Plumbing
Copper domestic water piping in the older buildings appears to be in good condition. Some of the solder joints are reported to be failing. China fixtures, flush valves, faucets, and stainless steel sinks are adequate considering the age of the facility. The staff water closets are pulling away from the wall. It appears that they are wall hung carriers and are not rated to the correct weight or were not installed properly. The science room sinks are stained and have point of use glass acid neutralizers. The ADA station acid neutralizer gets in the way of someone in a wheelchair using the sink. The water heaters are gas-fired. There is one instantaneous gas-fired water heater. Proper backflow preventers appear to be in place for the domestic water, hydronic system, fire protection system, and dishwasher.

The waste and vent system is cast iron. The Gym has some reports of periodic sewer backup.

Fire Sprinklers
The facility is fully sprinklered.

Energy Controls
With the 2006 addition, a complete DDC system was installed throughout the facility.

Electrical
Power consists of a 2000 Amp 277/480V 3 phase service, extended from the north side of the site.

Security
A complete Sonitrol security system is installed throughout the facility.

Lighting
Interior lighting consists largely of fluorescent lighting fixtures. Fixtures in the 1968 and 1978 buildings were upgraded in the 2006 modernization. Entrance Lobby and Commons have HID fixtures. The Gymnasium was updated to high-bay fluorescent fixtures.

Intercom/Communications
A Bogen Multicom 2000 intercom/clock system that is integrated with the telephone system exists throughout the entire facility.

Fire Alarm
The Sonitrol-monitored addressable Notifier system provides smoke detection and pull stations, and the system in the older buildings was upgraded with the 2006 addition.

Asbestos Containing Materials

The building does not have any known asbestos containing materials.

Facility/Site Deficiencies Site

- Running track, playfields and grandstands are in poor condition.

1968 Music Building

- Heat pumps installed in 2006 are not very efficient for the use.

1978 Gymnasium Building

- Wood gymnasium floor has exceeded its useful life.
- Needs reroofing and roof drain repair.

General Comments

- Interior finishes are showing standard wear and tear for their age.

- Lighting could be updated to LED throughout for energy savings.
- Lighting in the Lobby and Commons could be updated to LED from HID.
- Energy code items such as daylight harvesting and switched receptacles could be considered for energy savings.
- Some light fixtures (over stairwells) are relatively inaccessible to staff for lamp replacement. These fixtures could be switched out for wall mounted fixtures that are more accessible.

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ARLINGTON
89.13% Good

HALLER MIDDLE SCHOOL - MAIN BUILDING

Building Details

PROFILE TYPE	Middle/Junior 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
2006	Main Building	48,845	48,845	48,845	9/1/2006	8/13/2007
	Building Totals	**48,845**	**48,845**	**48,845**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
	Pits and Bases	A4040		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Floor Construction	B1010		90.00% Good
	Roof Construction	B1020		90.00% Good
	Stairs	B1080		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		100.00% Excellent
	Comments:	Roof has been recently replaced		

School Facilities and Organization
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ARLINGTON
89.13% Good

HALLER MIDDLE SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	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
	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:	Discolored Fixtures, Water Leaking		
	Causes:	Other		
	Comments:	There are reported solder joint failure. The science sinks are stainless steel and have some staining.		
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good

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ARLINGTON
89.13% Good

HALLER MIDDLE SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	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	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
	Other Equipment	E1090		90.00% Good

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ARLINGTON
89.13% Good

HALLER MIDDLE SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good

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ARLINGTON
80.50% Fair

HALLER MIDDLE SCHOOL - GYMNASIUM 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
1978	Gym	30,768	30,768	30,768	9/1/1978	
	Building Totals	**30,768**	**30,768**	**30,768**		

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	Medium	30.00% Poor
	Deficiencies:	Other		
	Causes:	Inadequate Capacity		
	Comments:	Deficiency: High moisture content under gym floor Corrective Actions: Investigate and improve drainage system		
Superstructure	Roof Construction	B1020	Medium	30.00% Poor
	Deficiencies:	Other		
	Causes:	Moisture Intrusion		

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ARLINGTON
80.50% Fair

HALLER MIDDLE SCHOOL - GYMNASIUM BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	*Comments:*	Deficiency: Mansard roof and soffit framing has rotting material and soffits are damaged Corrective Actions: Repair flashing that is causing water leaks and replace damaged framing and finish materials		
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	Medium	62.00% Fair
	Deficiencies:	Other		
	Causes:	Protective Coating		
	Comments:	Deficiency: Coating on single ply membrane is showing wear Corrective Actions: Recoat membrane		
	Roof Appurtenances	B3020	Medium	30.00% Poor
	Deficiencies:	Gutters/Downspouts Not Draining, Roof Drains Not Draining		
	Causes:	Flashing Failure		
	Comments:	Deficiency: Flashing on mansard roof allows water to enter structure. Mansard roof is not connected to drains and runs to the ground. May be causing gym floor issues		
	Horizontal Openings	B3060	Medium	30.00% Poor
	Deficiencies:	Fastening Failure, Leaking		
	Causes:	Other		

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ARLINGTON
80.50% Fair

HALLER MIDDLE SCHOOL - GYMNASIUM BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	*Comments:*	Deficiency: Internal drains are leaking, resulting in gym floor damage Corrective Actions: Replace drain system		
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
	Comments:	Floor was recently replaced.		
	Ceiling Finishes	C2050		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	There is one boiler that serves both the gym and music buildings. Boiler is non-condensing type which is showing signs of condensing.		

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ARLINGTON
80.50% Fair

HALLER MIDDLE SCHOOL - GYMNASIUM BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	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	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Physical Damage		
	Comments:	Deficiency: Some exterior building lights missing Corrective Actions: Replace lights		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good

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ARLINGTON
80.50% Fair

HALLER MIDDLE SCHOOL - GYMNASIUM BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Equipment	Entertainment and Recreational Equipment	E1070		30.00% Poor
	Deficiencies:	Faulty Materials		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Scoreboard needs replacement		
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good

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ARLINGTON
89.97% Good

HALLER MIDDLE SCHOOL - MUSIC 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
1968	Music/Art	6,390	6,390	6,390	9/1/1968	
	Building Totals	**6,390**	**6,390**	**6,390**		

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		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good

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ARLINGTON
89.97% Good

HALLER MIDDLE SCHOOL - MUSIC BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	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
	Ceiling Finishes	C2050		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	Cooling Systems	D3030		90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Sawdust collector has been relocated to the exterior of the building. The equipment needs to be covered to protect it from the weather.		
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good

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ARLINGTON
89.97% Good

HALLER MIDDLE SCHOOL - MUSIC BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good

Post Middle School

Address

1220 E 5th Street
Arlington, WA 98223
Snohomish County

School Capacity

Current Enrollment (January, 2017)

587 Head Count

Site Information

Tax Parcel No.: 31050100300400

Approximate Acreage: 24.6

Building Information

Current Sq. Footage: 76,256 S.F

Original Construction: 1981

Classroom Addition: 1993

Description	Number of Rooms	Students per Room	Capacity	Capacity at 83%
Teaching Stations				
Grades 4-6	11	24	264	219
Grades 7-8	21	28	588	488
Special Ed Rooms	4	15	60	50
Total	**36**		**912**	**757**

**See Chapter 3 for explanation of classroom capacity calculations*

Construction History

The first 3 buildings of the single-story campus-style middle school building were completed in 1981. The Main (100) Building houses the administrative offices, classrooms, library, multi-purpose room, stage and warming kitchen. The Gymnasium Building (200) consists of the main gym, an auxiliary gym, locker/shower facilities and storage space. The 300 Building houses a technology shop, 2 shop classrooms, office space and storage. In 1993 a classroom addition (400) was constructed at the southeast corner of the campus, with a covered walkway connecting it to the rest of the campus. The buildings are of Type V One-Hour (1979 and 1991 Uniform Building Code) construction. There are currently 6 portable classrooms serving this school.

Surrounding Site Description and Utilization

The site consists of 24.6 acres on the northeast side of Arlington. The property shares a common boundary with Eagle Creek Elementary School. The bus load/unload zone is located at the front of the school and is separated from the parking lot by a planter strip. The parent/visitor parking is located at the north parking lot, away from the buses. The main playfield is to the west of the gymnasium with an all-weather track. At the southwest corner of the property there is a smaller grass playfield.

Brief Building Component Description

Exterior Walls
With the exception of the gymnasium, all buildings are constructed of wood bearing walls and concrete masonry veneer. The gymnasium is constructed of reinforced concrete masonry bearing walls.

Interior Walls
The interior walls are wood frame with gypsum board with vinyl wall covering for tackable surface areas.

Roof
Composition shingle roofing on mansard roofs of varying slopes, and built up roofing on the minimally sloped flat roof areas, all on plywood decking. Roof structure is tapered wood trusses supported by glue-laminated wood beams.

HVAC
The heating and ventilating system consists of closet-mounted heat pump units. These units generally serve two classrooms with controls in just one of the rooms. In some cases, there is no return path from one classroom to the unit. The supply ductwork is fiberglass ductboard that appears to be in fair condition. The outside air through these units does not meet the current ventilation standards. The heat pump units are noisy, but most noise goes outside through the louvers. The louvers and some grilles are rusting. The condensate system (underground portion) has clogged and flows across the walkways. All of the HVAC system are past their serviceable life.

Plumbing
Copper domestic water piping appears to be in good condition. China fixtures, flush valves and faucets are adequate considering the age of the facility. Accessibility for many fixtures and spaces does not comply with current requirements. Proper backflow preventors are provided only for the hydronic system. Backflow prevention is not provided for the fire sprinkler system or dishwasher.

Fire Sprinklers
In the original buildings, fire sprinklers are provided only for the stage area. The 1993 addition is fully sprinklered.

Energy Controls
Barber-Colman electric thermostats control the individual units. There is limited control over electrical demand.

Electrical
Power to the facility is provided by two separate pad-mount transformers. The main building service is 1200 Amp 480V, and the 1993 wing addition service is 400 Amp 208V, and 800 Amp 480V for the Gym. The primary power for Eagle Creek Elementary School is extended from the Post primary service, and there is only (1) primary meter for both facilities.

Security
A complete Sonitrol security system is installed throughout the facility.

Lighting
Interior lighting consists of 3-lamp parabolic fluorescent fixtures for most of the building, with T5 or T8 high bay linear fluorescent fixtures in the Gymnasium and Wrestling Room.

Intercom/Communications
Integrated Bogen Multicom 2000 intercom system that is integrated with the telephone system exists throughout the entire facility, and has recently been upgraded. The intercom system is separate from the clock/bell system.

Fire Alarm
The Sonitrol-monitored Edwards system provides smoke detection and pull stations in the main core of the building, but not in classrooms. Strobes are not evident throughout the facility. Heights of devices do not comply with current requirements. The system is an extremely dated zone-style system.

Telecommunications
Telecommunications cabling is routed to “IDFs” that are distributed throughout the campus. The IDFs are not typically in dedicated rooms and are often set on top of cabinets.

Asbestos Containing Materials

- Asbestos has been identified to be present in science classroom table tops and flooring tile mastic throughout the building. Refer to the District’s Asbestos Management Plan for additional details.

Facility/Site Deficiencies Site

- Parking area is inadequate.
- Parking lot lighting is inadequate.
- The play fields do not drain properly and frequently have standing water in them.
- Irrigation system has several leaks and is currently shut off.

Building

- Some questions about the adequacy of connections between masonry bearing walls and roof structure.
- Exterior masonry walls have minor stress cracks in several locations.
- Most interior and exterior finishes/materials are at the end of their useful life and require refinishing/repair.
- There are ongoing maintenance issues with exit doors and hardware.
- Ventilation does not meet current requirements. Cooling should be considered.
- Two classrooms served by one unit with poor control over both.
- Condensation system draining on walkways.
- R-22 refrigerant is no longer produced making replacement refrigerant expensive.

- A Direct Digital Control System would provide better control for the HVAC system.
- Since fire sprinklers are not present throughout the building, the addition of a fire suppression system will be necessary for a modernization project.
- Sawdust collection system is outdated and failing.
- The District pays premium electrical rates due to the combined electrical demand of both Post MS and Eagle Creek ES on the utility service.
- Lighting fixtures could upgraded to more energy efficient LEDs.
- Fire alarm system should be updated to an addressable system and expanded.
- The telecommunications system should be consolidated and upgraded.
- Electrical panels are aging and showing their wear. Replacement parts are difficult/expensive to find.
- A/V and theatrical systems in the Commons are dated and should be upgraded.

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ARLINGTON
83.51% Fair

POST MIDDLE SCHOOL - D BUILDING CLASSROOMS

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
1993	Classrooms	8,023	8,023	8,023	9/1/1993	
	Building Totals	**8,023**	**8,023**	**8,023**		

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		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Moss on north end, soffits and trim needs paint		
	Roof Appurtenances	B3020		30.00% Poor

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ARLINGTON
83.51% Fair

POST MIDDLE SCHOOL - D BUILDING CLASSROOMS

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	*Deficiencies:*	Fastening Failure, Gutters/Downspouts Not Draining		
	Causes:	Cracks, Tears, Holes, and Breaks		
	Comments:	Deficiency: Gutters leaking at seams and downspout connections		
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Comments:	Deficiency: Exterior piping needs painting		
	Heating Systems	D3020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Rusting occuring on outdoor units		
	Cooling Systems	D3030		62.00% Fair
	Deficiencies:	Other		

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83.51% Fair

POST MIDDLE SCHOOL - D BUILDING CLASSROOMS

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	*Causes:*	Corrosion, Mineral Deposits, Electrolysis, Equipment Obsolescence		
	Comments:	Deficiency: Outdoor units showing signs of wear and rust. R-22 is no longer in production. Replacement of units will require replacement of piping also.		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		0.00% Unsatisfactory
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: No sprinkler system		
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		62.00% Fair
	Deficiencies:	Other		
	Causes:	A/C Deficient		
	Comments:	Network switches and patch panels are not centrally located or in conditioned spaces.		
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		30.00% Poor

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POST MIDDLE SCHOOL - D BUILDING CLASSROOMS

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	*Deficiencies:*	Weak or Intermittent Com		
	Causes:	Other		
	Comments:	Deficiency: Office staff cannot hear classrooms when using the intercom		
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Connected to the aging central system.		
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good

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ARLINGTON
56.58% Poor

POST MIDDLE SCHOOL - C BUILDING - ART/HOME LIVING/WOODS

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
1981	Art/Woods/Home	6,640	6,640	6,640	9/1/1981	
	Building Totals	**6,640**	**6,640**	**6,640**		

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		30.00% Poor
	Deficiencies:	Cracks, Tears, Holes, Sagging		
	Causes:	Inadequate Drainage		
	Comments:	Deficiency: Roof is ponding water and drains are leaking at the roof connection		
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		30.00% Poor
	Deficiencies:	Other		
	Causes:	U-Value		
	Comments:	Deficiency: Single pane windows		
	Exterior Doors and Grilles	B2050		30.00% Poor

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56.58% Poor

POST MIDDLE SCHOOL - C BUILDING - ART/HOME LIVING/WOODS

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	*Deficiencies:*	Deficient Hardware/Operating Parts, Not ADA Compliant		
	Causes:	Material Condition		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Fastening Failure, Leaking		
	Causes:	Material Condition		
Exterior Horizontal Enclosures	Roofing	B3010		30.00% Poor
	Deficiencies:	Fastening Failure, Leaking, Sagging		
	Causes:	Cracks, Tears, Holes, and Breaks, Flashing Failure		
	Comments:	Deficiency: Membrane is intact but ponding water and drains are leaking to interior		
	Roof Appurtenances	B3020		30.00% Poor
	Deficiencies:	Gutters/Downspouts Not Draining, Roof Drains Not Draining		
	Causes:	Cracks, Tears, Holes, and Breaks, Flashing Failure, Standing Water		
	Horizontal Openings	B3060		30.00% Poor
	Deficiencies:	Faulty Material		
	Causes:	Surface Weathering		
	Comments:	Deficiency: Rusting equipment		
	Overhead Exterior Enclosures	B3080		62.00% Fair
	Deficiencies:	Peeling Paint, Rusted Metal Finishes/Components		
	Causes:	Surface Damage		
Interior Construction	Interior Partitions	C1010		30.00% Poor
	Deficiencies:	Cracks, Tears, Holes, Looseness, Damaged or Missing Materials		
	Causes:	Other		
	Comments:	Deficiency: Wall damage in shop		
	Suspended Ceiling Construction	C1070		90.00% Good

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56.58% Poor

POST MIDDLE SCHOOL - C BUILDING - ART/HOME LIVING/WOODS

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Wall Finishes	C2010		30.00% Poor
	Deficiencies:	Surface Appearance		
	Causes:	Surface Damage		
	Interior Fabrications	C2020		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Settlement		
	Flooring	C2030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Age of systems		
	Ceiling Finishes	C2050		90.00% Good
Plumbing	Domestic Water Distribution	D2010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Age of system		
	Sanitary Drainage	D2020		30.00% Poor
	Deficiencies:	Clogged Drains		
	Causes:	Other		
	Comments:	Deficiency: Sink drain floor piping clogged in home living		
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		30.00% Poor
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		

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ARLINGTON
56.58% Poor

POST MIDDLE SCHOOL - C BUILDING - ART/HOME LIVING/WOODS

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	Cooling Systems	D3030		30.00% Poor
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: System Age		
	Facility HVAC Distribution Systems	D3050		30.00% Poor
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Ventilation	D3060		0.00% Unsatisfactory
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Supply and exhaust systems too close together Sawdust collector rusting		
Fire Protection	Fire Suppression	D4010		0.00% Unsatisfactory
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: No sprinkler system		
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		30.00% Poor
	Deficiencies:	System Runs Slow		
	Causes:	Equipment Obsolescence, Wireless Insufficient		
	Voice Communications	D6020		90.00% Good

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POST MIDDLE SCHOOL - C BUILDING - ART/HOME LIVING/WOODS

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	Audio-Video Communications	D6030		62.00% Fair
	Deficiencies:	Weak or Intermittent Signal		
	Causes:	Equipment Obsolescence		
	Distributed Communications and Monitoring	D6060		30.00% Poor
	Deficiencies:	Weak or Intermittent Com		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Office staff cannot hear classroom when using intercom		
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		30.00% Poor
	Deficiencies:	Zones Not Working		
	Causes:	Equipment Obsolescence		
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good

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ARLINGTON
49.95% Poor

POST MIDDLE SCHOOL - BUILDING A MAIN

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
1981	Main	44,921	44,921	44,921	9/1/1981	
	Building Totals	**44,921**	**44,921**	**44,921**		

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		30.00% Poor
	Deficiencies:	Cracks, Tears, Holes, Sagging		
	Causes:	Other		
	Comments:	Deficiency: Roof deck does not allow water to flow to drains resulting in ponding and leaks		
Exterior Vertical Enclosures	Exterior Walls	B2010	High	30.00% Poor
	Deficiencies:	Damaged Masonry		
	Causes:	Surface Damage		
	Comments:	Stress cracks in masonry. The corner by the shop has extremely loose brick veneer and in danger of coming off the building.		

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ARLINGTON
49.95% Poor

POST MIDDLE SCHOOL - BUILDING A MAIN

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Windows	B2020		30.00% Poor
	Deficiencies:	Other		
	Causes:	U-Value		
	Comments:	Deficiency: Single pane windows		
	Exterior Doors and Grilles	B2050		30.00% Poor
	Deficiencies:	Deficient Hardware/Operating Parts, Frame/Molding Warped, Not ADA Compliant, Peeling Paint or Delamination		
	Causes:	Frame/Molding Condition, Material Condition		
	Comments:	Deficiency: Doors and trim need paint		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Inadequate Air Flow		
	Causes:	Material Condition		
Exterior Horizontal Enclosures	Roofing	B3010		30.00% Poor
	Deficiencies:	Fastening Failure, Leaking, Sagging		
	Causes:	Cracks, Tears, Holes, and Breaks, Flashing Failure, Standing Water		
	Comments:	Deficiency: Membrane is intact but worn but leaks occur at drains and water ponds on roof. soffit needs paint		
	Roof Appurtenances	B3020		30.00% Poor
	Deficiencies:	Gutters/Downspouts Not Draining, Roof Drains Not Draining		
	Causes:	Cracks, Tears, Holes, and Breaks, Flashing Failure, Standing Water		
	Horizontal Openings	B3060		30.00% Poor
	Deficiencies:	Faulty Material		
	Causes:	Flashing Failure, Surface Weathering		
	Comments:	Deficiency: A number of components are rusting		
	Overhead Exterior Enclosures	B3080		62.00% Fair

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POST MIDDLE SCHOOL - BUILDING A MAIN

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	*Deficiencies:*	Peeling Paint, Rusted Metal Finishes/Components		
	Causes:	Loose, Cracked, Warped or Broken Boards/Panels, Surface Damage		
Interior Construction	Interior Partitions	C1010		30.00% Poor
	Deficiencies:	Cracks, Tears, Holes, Looseness, Damaged or Missing Materials		
	Causes:	Settlement		
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		30.00% Poor
	Deficiencies:	Deficient Hardware/Operating Parts, Not ADA Compliant		
	Causes:	Material Condition		
	Interior Grilles and Gates	C1040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Material Condition		
	Comments:	Deficiency: Some of the grills are damaged (restrooms)		
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Maintenance		
	Interior Fabrications	C2020		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Settlement		
	Flooring	C2030		30.00% Poor
	Deficiencies:	Broken or Loose Tiles, Stains, Discoloration		
	Causes:	Other		

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POST MIDDLE SCHOOL - BUILDING A MAIN

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	*Comments:*	The tile likely contains asbestos as well as the mastic. There are several locations with missing tiles or replaced tiles.		
	Ceiling Finishes	C2050		30.00% Poor
	Deficiencies:	Surface Appearance		
	Causes:	Maintenance, Surface Damage		
Plumbing	Domestic Water Distribution	D2010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: System age		
	Sanitary Drainage	D2020		62.00% Fair
	Deficiencies:	Clogged Drains		
	Causes:	Other		
	Comments:	Deficiency: Age of system		
	Building Support Plumbing Systems	D2030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Underground Leaks		
	Comments:	There has been some recent major repairs required to the waste pipe system.		
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		30.00% Poor
	Deficiencies:	Excessive Heat Fluctuation, Other, System Inefficient		
	Causes:	Equipment Obsolescence		

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49.95% Poor

POST MIDDLE SCHOOL - BUILDING A MAIN

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	*Comments:*	Deficiency: system age. One HVAC unit serves 2 classrooms. Several do not have return path to unit.		
	Cooling Systems	D3030		30.00% Poor
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: System age		
	Facility HVAC Distribution Systems	D3050		0.00% Unsatisfactory
	Deficiencies:	Insufficient Air Flow, System Inefficient		
	Causes:	Equipment Obsolescence, Other		
	Comments:	Deficiency: Supply and return air systems are too close together. Condensate drains do not function		
	Ventilation	D3060		0.00% Unsatisfactory
	Deficiencies:	Stuffy Areas		
	Causes:	Equipment Obsolescence, Other		
	Comments:	Deficiency: Supply and exhaust air systems are too close together. Science room ventilation not adequate		
Fire Protection	Fire Suppression	D4010		0.00% Unsatisfactory
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: No sprinkler system		
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		

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POST MIDDLE SCHOOL - BUILDING A MAIN

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	*Comments:*	Aging components throughout.		
	General Purpose Electrical Power	D5030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging components throughout.		
	Lighting	D5040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Lighting controls are no longer energy code compliant.		
Communications	Data Communications	D6010		62.00% Fair
	Deficiencies:	Other		
	Causes:	A/C Deficient, Source Too Small		
	Comments:	Patch panels and switches are located in random locations (ie. on top of cabinets, on high shelves), not in dedicated racks or in conditioned spaces.		
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		62.00% Fair
	Deficiencies:	Weak or Intermittent Signal		
	Causes:	Equipment Obsolescence		
	Distributed Communications and Monitoring	D6060		0.00% Unsatisfactory
	Deficiencies:	Weak or Intermittent Com		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Office staff cannot hear classroom when using intercom		

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ARLINGTON
49.95% Poor

POST MIDDLE SCHOOL - BUILDING A MAIN

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		62.00% Fair
	Deficiencies:	Blind Zones		
	Causes:	Insufficient Equipment		
	Detection and Alarm	D7050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Obsolete zone system.		
Integrated Automation	Integrated Automation Facility Controls	D8010		30.00% Poor
	Deficiencies:	Zones Not Working		
	Causes:	Equipment Obsolescence		
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

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ARLINGTON
61.06% Poor

POST MIDDLE SCHOOL - B BUILDING - GYM

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
1981	Gym	16,740	16,740	16,740	9/1/1981	
	Building Totals	**16,740**	**16,740**	**16,740**		

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		30.00% Poor
	Deficiencies:	Cracks, Tears, Holes, Sagging, Leaking		
	Causes:	Inadequate Drainage, Moisture Intrusion		
	Comments:	Deficiency: Roof is sagging, water is ponding, internal drains are leaking to interior		
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		30.00% Poor
	Deficiencies:	Other		
	Causes:	U-Value		
	Comments:	Deficiency: Single pane windows		
	Exterior Doors and Grilles	B2050		30.00% Poor

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ARLINGTON
61.06% Poor

POST MIDDLE SCHOOL - B BUILDING - GYM

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	*Deficiencies:*	Deficient Hardware/Operating Parts, Not ADA Compliant		
	Causes:	Material Condition		
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		30.00% Poor
	Deficiencies:	Leaking, Sagging		
	Causes:	Cracks, Tears, Holes, and Breaks, Flashing Failure, Standing Water		
	Roof Appurtenances	B3020		30.00% Poor
	Deficiencies:	Roof Drains Not Draining		
	Causes:	Cracks, Tears, Holes, and Breaks, Flashing Failure		
	Comments:	Deficiency: Drain connections at roof are leaking		
	Horizontal Openings	B3060		30.00% Poor
	Deficiencies:	Faulty Material		
	Causes:	Surface Weathering		
	Comments:	Deficiency: Rusting		
	Overhead Exterior Enclosures	B3080		62.00% Fair
	Deficiencies:	Peeling Paint, Rusted Metal Finishes/Components		
	Causes:	Surface Damage		
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Doors	C1030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: System age		
	Interior Grilles and Gates	C1040		90.00% Good
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Surface Appearance		

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ARLINGTON
61.06% Poor

POST MIDDLE SCHOOL - B BUILDING - GYM

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	*Causes:*	Surface Damage		
	Interior Fabrications	C2020		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Settlement		
	Flooring	C2030		90.00% Good
	Deficiencies:	Broken or Loose Tiles		
	Causes:	Deterioration		
	Comments:	Deficiency: Aux gym tiles defective		
	Ceiling Finishes	C2050		30.00% Poor
	Deficiencies:	Cracking, Peeling, Flaking		
	Causes:	Surface Damage		
Plumbing	Domestic Water Distribution	D2010		62.00% Fair
	Deficiencies:	Discolored Fixtures, Other		
	Causes:	Other		
	Comments:	Deficiency: Age of system. Exterior hose bibbs leaking.		
	Sanitary Drainage	D2020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Age of system		
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	Deficiencies:	System Inefficient, Uneven Zone Coverage		
	Causes:	Equipment Obsolescence		

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ARLINGTON
61.06% Poor

POST MIDDLE SCHOOL - B BUILDING - GYM

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 Suppression	D4010		0.00% Unsatisfactory
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Fire sprinkler system only for stage.		
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Equipment is past its expected life and difficult to maintain.		
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		62.00% Fair
	Deficiencies:	Uneven or Low light Levels		
	Causes:	Other		
	Comments:	Controls do not meet current energy code.		
Communications	Voice Communications	D6020		90.00% Good
	Distributed Communications and Monitoring	D6060		0.00% Unsatisfactory
	Deficiencies:	Weak or Intermittent Com		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Office staff cannot hear spaces when using the intercom		

School Facilities and Organization
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ARLINGTON
61.06% Poor

POST MIDDLE SCHOOL - B BUILDING - GYM

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging zoned system- difficult to maintain.		
Integrated Automation	Integrated Automation Facility Controls	D8010		30.00% Poor
	Deficiencies:	Zones Not Working		
	Causes:	Equipment Obsolescence		
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

Arlington High School

Address

18821 Crown Ridge Blvd.
Arlington, WA 98223
Snohomish County

Site Information

Tax Parcel No.:31052400200800

Approximate Acreage: 54

School Capacity

Current Enrollment: (January, 2017)

1,585 Head Count

Building Information

Current Sq. Footage: 243,406 S.F

Original Construction: 2003

Description	Number of Rooms	Students per Room	Capacity	Capacity at 83%
Teaching Stations	68	30	2,040	1,692
Special Ed Rooms	7	15	105	88
Total	**75**		**2,145**	**1,780**

**See Chapter 3 for explanation of classroom capacity calculations*

Construction History

The High School construction was completed in 2003. The two-story building is of Type II-One Hour (2001 Uniform Building Code) construction. Two-hour area separation walls divide the facility into five (5) separate building areas. The facility was designed with utility services and space to allow classroom wings to be added in the future. The performing arts center shell was constructed at that time, but the interior was finished as a separate project 2005.

Surrounding Site Description and Utilization

Site improvements on the 54-acre site include separate entry driveways for students and visitors, parking for 1500 cars, bus loading and a parent drop-off zone. A gated service drive circles the building to allow access for service and fire department vehicles. Bus loading is at east side of the school.

Athletic improvements include a natural turf football/soccer field with synthetic running track, two natural grass baseball fields, one grass softball field, and eight tennis courts. A 2000 seat covered grandstand and press booth is located to the west of the football/soccer field and a 500 seat visitor's bleacher is located to the east.

All storm water from the building roof and parking lots are retained in two separate filtration and detention ponds before leaving the site to maintain the current flow rate off the site.

Brief Building Component Description

Exterior Walls
The building exterior is reinforced concrete masonry, with a combination of split faced and smooth faced block. The building has a steel frame and insulated metal stud walls on the interior.

Interior Walls
The interior walls are concrete masonry and painted gypsum board on metal studs. Metal siding panels are installed over stud walls in heavy traffic areas.

Roof
Composition shingle roofing at a 3/12 pitch over vented plywood and rigid insulation panels on 1" deep steel deck spanning over open web steel joists and beams. The technology shop building has a metal panel roofing at a 3/12 pitch over a similar roof structure.

HVAC
Heating, cooling, and ventilation is provided to each zone in the facility by hydronic 4-pipe air handlers. Air handlers are located in isolated mechanical rooms above the second floor classroom pods and in general attic spaces. Air conditioning is provided as part of the heat pump system. Primary heat is provided by gas fired boilers located in the Boiler Room and chilled water is provided by an air-cooled chiller.

Administration areas are conditioned by fan powered VAV boxes installed above the ceiling in each room served.

Plumbing
Domestic water piping is all copper. Toilet room and janitorial plumbing fixtures are white vitreous china. Water closets and urinals are furnished with heavy duty manually operated flush valves with water conserving flow rates. Domestic water pressure is boosted by a packaged water booster pump with variable drives.

Fire Sprinklers
The building is sprinklered throughout. Fire pumps are provided in each building to boost pressure and flow.

Energy Controls
DDC temperature control systems are provided.

Electrical
The electrical distribution is 277/480V. Step down transformers are used to supply branch panels at 208V/120V. Surge suppression is provided at all 120 volt panels. Each computer lab has a branch panel to facilitate future changes. The main building and industrial arts have separate services. The industrial arts is served at 208V-3 phase.

Security
A complete security system is installed throughout the facility.

Lighting
Interior lighting systems are fluorescent with T8 lamps and electronic ballasts. Parabolic fixtures are used in most areas. Exterior lighting is adequate. Much of the existing Metal Halide fixtures have been replaced with LED retrofit lamps.

Intercom/Communications An integrated intercom/telephone system exists throughout the entire facility.

Fire Alarm
An addressable fire alarm system meeting current code is provided.

Asbestos Containing Materials

The building does not have any known asbestos containing materials.

Facility/Site Deficiencies

Site

- With the expanding population, additional classrooms will be needed soon.
- A covered waiting area would be desirable for students getting a ride to school or waiting to get picked up.

Building

- Maintenance issues with entrance doors and hardware.
- Maintaining proper water temperature due to faulty plumbing mixing valves has been an ongoing problem.
- Gymnasium gym divider operation has been erratic.
- There are several large floor cracks in the Main Kitchen and the Commons. These have been repaired but should be monitored for potential future maintenance.
- There are minor masonry cracks in the “B” Wing that should be repaired to prevent future water intrusion.
- The mechanical system for the Drama classroom should have low-wall return to properly temper the space.
- The boilers are non-condensing, but one boiler shows signs of condensing. Return water was noted at 130 degrees F. which is right at condensing level.
- Sawdust collector is starting to leak, making the collection of the sawdust difficult.
- The greenhouse trench drains drain back into the building waste system. Debris can cause a backup into the greenhouse. Sediment protection at the trench drains may be implemented to protect the building waste system.
- Much of the lighting is aging and could be replaced with LED for energy savings.
- Lighting controls do not currently meet energy code

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ARLINGTON
90.00% Good

ARLINGTON HIGH SCHOOL - GREENHOUSE

Building Details

PROFILE TYPE	Greenhouse
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	10/11/2004
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Consultant
COMMENTS	Year built date is assumed

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2016-2017	12	90.00	Consultant	Not Reported
2015-2016	11	99.50	Consultant	3/28/2016
2014-2015	10	Not Reviewed	Incomplete	2/23/2015
2013-2014	9	Not Reviewed	Incomplete	3/24/2014
2012-2013	8	Not Reviewed	Incomplete	3/25/2013

The next certified BCA is due: 2023

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2003	Area 1	2,905	2,905	2,905		10/11/2004
	Building Totals	**2,905**	**2,905**	**2,905**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good

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ARLINGTON
90.00% Good

ARLINGTON HIGH SCHOOL - GREENHOUSE

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	*Comments:*	Trench drains drain back into the building waste system. The debris sometimes causes backups into the greenhouse. Sediment collection may need to be implemented at the trench drains to protect the waste system.		
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Protection Specialties	D4030		90.00% Good
Electrical	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good

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ARLINGTON
88.28% Good

ARLINGTON HIGH SCHOOL - INDUSTRIAL ARTS BUILDING

Building Details

PROFILE TYPE	High School - Single Story
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	10/11/2004
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Consultant

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2016-2017	12	88.28	Consultant	Not Reported
2015-2016	11	98.64	District	3/28/2016
2014-2015	10	98.64	Consultant	2/23/2015
2013-2014	9	98.64	District	3/24/2014
2012-2013	8	94.40	District	3/25/2013

The next certified BCA is due: 2023

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2003	Area 1	11,750	11,750	11,750	9/1/2003	10/11/2004
	Building Totals	**11,750**	**11,750**	**11,750**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		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

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ARLINGTON
88.28% Good

ARLINGTON HIGH SCHOOL - INDUSTRIAL ARTS BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
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		62.00% Fair
	Deficiencies:	Damaged or Missing Materials		
	Causes:	Other		
	Comments:	Deficiency: Wall insulation damaged in D-120 Shop		
	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
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking		
	Causes:	Surface Damage		
	Comments:	Deficiency: Missing ceiling tiles in D-123		
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good

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ARLINGTON
88.28% Good

ARLINGTON HIGH SCHOOL - INDUSTRIAL ARTS BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	General Service Compressed-Air	D2050		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	Cooling Systems	D3030		90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Sawdust collector rusting		
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Requires upgrade to system		
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good

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ARLINGTON
88.28% Good

ARLINGTON HIGH SCHOOL - INDUSTRIAL ARTS BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electronic Safety and Security	Electronic Surveillance	D7030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Requires upgrade to system		
	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
	Other Equipment	E1090		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good

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ARLINGTON
81.23% Fair

ARLINGTON HIGH SCHOOL - MAIN BUILDING

Building Details

PROFILE TYPE	High School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	10/11/2004
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Consultant

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2016-2017	12	81.23	Consultant	Not Reported
2015-2016	11	94.02	District	3/28/2016
2014-2015	10	92.50	Consultant	2/23/2015
2013-2014	9	92.50	District	3/24/2014
2012-2013	8	91.40	District	3/25/2013

The next certified BCA is due: 2023

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2003	Area 1	241,526	241,526	241,526	9/1/2003	10/11/2004
	Building Totals	**241,526**	**241,526**	**241,526**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	Deficiencies:	Minor Cracking		
	Causes:	Other		
	Comments:	Location: Commons and lower hallways Deficiency: Minor settling cracks Corrective Actions: Caulk as needed		
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Floor Construction	B1010		62.00% Fair

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ARLINGTON
81.23% Fair

ARLINGTON HIGH SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	*Deficiencies:*	Cracking		
	Causes:	Shrinkage		
	Roof Construction	B1020		90.00% Good
	Stairs	B1080		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking, Rusted Metal Finishes/Components		
	Causes:	Surface Damage		
	Comments:	Deficiency: Exterior steel needs repainting. B Wing has cracks in exterior masonry that need to be repaired.		
	Exterior Windows	B2020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Wood window trim needs refinishing		
	Exterior Doors and Grilles	B2050		62.00% Fair
	Deficiencies:	Peeling Paint or Delamination		
	Causes:	Material Condition		
	Comments:	Deficiency: Doors showing wear and paint is fading.		
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Faulty Material, Leaking		
	Causes:	Surface Weathering		
	Comments:	Deficiency: Blue paint peeling on soffits. Staff reported some roof leaks in the PAC.		

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ARLINGTON
81.23% Fair

ARLINGTON HIGH SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Downspouts need repainting		
	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
	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:	Defective Valves		
	Comments:	Deficiency: Metering and check valves at sinks are unreliable		
	Sanitary Drainage	D2020		90.00% Good

School Facilities and Organization
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ARLINGTON
81.23% Fair

ARLINGTON HIGH SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	Building Support Plumbing Systems	D2030		90.00% Good
	General Service Compressed-Air	D2050		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	Comments:	One boiler out of 4 is showing signs of condensing even though they are non-condensing boilers. Return water was noted at 130 which is on the edge of forcing boilers to condense. Provide higher supply water temperature.		
	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	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		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Requires upgrade to system		

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ARLINGTON
81.23% Fair

ARLINGTON HIGH SCHOOL - MAIN BUILDING

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		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Requires upgrade to system		
	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

Weston High School

Address

4407 172nd Street
Arlington, WA 98223
Snohomish County

Site Information

Tax Parcel No.: 31052100400101

Approximate Acreage: 7.01 Acres

School Capacity

Current Enrollment (January, 2017)

Head Count 117

Building Information

Current Sq. Footage: 33, 323 S.F.

Original Construction: 1978

Description	Number of Rooms	Students per Room	Capacity	Capacity at 83%
Teaching Stations	9	30	270	224
Special Ed Rooms	1	15	15	13
Total	**10**		**285**	**237**

**See Chapter 3 for explanation of classroom capacity calculations*

Construction History

Weston High School is housed in a single-story tilt-up concrete structure constructed in 1978. The building was originally constructed to house a light industrial company, with a large open space and enclosed offices. The building was adapted to the current uses in two phases. Phase 1 was completed in 2006 and included modernizing some of the building systems and providing classroom spaces to meet program needs. Phase 2 was completed in 2007 and turned some unused open space to storage space. Doors were added at hallways to help the district utilize portions of the facility better.

Surrounding Site Description and Utilization

The school is located on a 7 acre portion of a level 10 acre site that is shared with and leased form the City of Arlington. The site has a wooded northern boundary, sepearating it from surrounding business park properties. As of January, the facility houses the following programs:

- Weston High School, a 9-12 high school of choice program;
- Everett Community College aerospace technology program and adult continuing education programs;
- Northwest Discovery, a secondary program operated by Educational Service District 189 for students from regional schools.

There is a large parking lot to accommodate these programs and the many evening activities that occur int he building's large central Commons space.

Brief Building Component Description

Exterior Walls
Painted smooth-faced tilt-up concrete. The exterior walls have been recently painted and cracks filled in.

Interior Walls
The interior walls are a combination of wood studs, metal studs and gypsum board with vinyl wallcovering in many areas.

Roof
Shallow slope built-up roofing on rigid insulation over steel roof deck.

HVAC
The heating system consists of natural gas-fired rooftop air-conditioning units, with ductwork concealed in the ceiling spaces. Variable air volume terminal units serve several locations in the building. Some of the rooftop units have been replaced; many are passed their service life. The building has had many tenant improvements that did not change the HVAC zoning some comfort is not optimum.

Plumbing
Piping appears to be in good condition with no reported failures. Fixtures are generally acceptable. Accessibility for fixtures and spaces was improved in the 2006 renovation. There is one WC that is attached to a pump to avoid cutting the slab.

Fire Sprinklers
Automatic wet sprinkler system throughout.

Energy Controls
A complete direct digital controls system regulates the HVAC system.

Electrical
The electrical service is 2000 Amp 480/277V 3P. Some electrical panels have been replaced and/or upgraded in the 2-phase remodel project.

Security
A complete security system is installed throughout the facility.

Lighting
Interior lighting consists of T-8 fluorescent and some incandescent accent lighting. Exterior parking lot lighting is inefficient and the lighting standards do not meet current code regulations for lighting height.

Intercom/Communications
There is a complete updated intercom, clock and data communications network.

Fire Alarm
The fire alarm system conforms to current regulations.

Asbestos Containing Materials

The building does not have any known asbestos containing materials.

Facility/Site Deficiencies

Site

- Parking lot lighting is inefficient and out-of-date.

Building

- Some of the HVAC equipment remains from the existing building, and should be replaced.
- Exterior windows show signs of water intrusion.
- The entry column covers are rotting at the bottom and are coming off their supports.

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INFORMATION AND CONDITION OF SCHOOLS
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ARLINGTON
80.22% Fair

WESTON HIGH SCHOOL - MAIN BUILDING

Building Details

PROFILE TYPE	High School - Single Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Leased From Others, Occupied
COMMENTS	Leased from the City of Arlington Airport. Need to confirm is this is long term lease. Not a long-term lease per consultant Fred Owyen in phone conv today. Building therefore not recognized. Current S&S underway now needs to make this clear.

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	Area 1	33,323	33,323	0		
	Building Totals	**33,323**	**33,323**	**0**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		30.00% Poor
	Deficiencies:	Other		
	Causes:	Other		

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ARLINGTON
80.22% Fair

WESTON HIGH SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	*Comments:*	The exterior was recently repainted and existing cracks in cocnrete sttructure were repaired. Column covers at the main entry are rotting at the base and in some cases are starting to pull away from their supports.		
	Exterior Windows	B2020		30.00% Poor
	Deficiencies:	Other		
	Causes:	Caulking/Weather Stripping, U-Value		
	Comments:	Deficiency: Single pane windows some signs of water intrusion.		
	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		62.00% Fair
	Deficiencies:	Peeling Paint		
	Causes:	Loose, Cracked, Warped or Broken Boards/Panels		
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

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ARLINGTON
80.22% Fair

WESTON HIGH SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Deficiencies:	Other		
	Causes:	Deterioration		
	Comments:	Deficiency: Small amount of carpet damage		
	Ceiling Finishes	C2050		90.00% Good
	Comments:	Deficiency: Minor damage		
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	Deficiencies:	Other, Uneven Zone Coverage		
	Causes:	Equipment Obsolescence, Other		
	Comments:	Some of the equipment is passed its service life. Many tenant improvements have been done without adjusting the HVAC zoning causing comfort issues.		
	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

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ARLINGTON
80.22% Fair

WESTON HIGH SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	Electrical Services and Distribution	D5020		62.00% Fair
	Deficiencies:	Breakers Tripping		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: Distribution system not configured for current use		
	General Purpose Electrical Power	D5030		62.00% Fair
	Deficiencies:	Breakers Tripping		
	Causes:	Equipment Obsolescence		
	Comments:	Deficiency: System not configured for current use		
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Need updating.		
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	Vehicle and Pedestrian Equipment	E1010		90.00% Good
	Commercial Equipment	E1030		90.00% Good

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ARLINGTON
80.22% Fair

WESTON HIGH SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Equipment	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good

Stillaguamish Valley Learning Center

Address

1215 East 5th Street
Arlington, WA 98223
Snohomish County

School Capacity

Current Enrollment (January, 2017)

Head Count 125

Site Information

Tax Parcel No.: 31051200200300

Approximate Acreage: 23.7 Acres

Building Information

Current Sq. Footage: 8,960 S.F

Original Construction: 11 Portables

Description	Number of Rooms	Students per Room	Capacity	Capacity at 83%
Teaching Stations	N/A	N/A	N/A	N/A
Special Ed Rooms	N/A	N/A	N/A	N/A
Total	**N/A**		**N/A**	**N/A**

**This facility consists of portables which are not counted as capacity by OSPI*

Construction History

The Stillaguamish Valley Learning Center (SVLC) provides space for the Alternative Learning Experience (ALE). ALE provides support for the homeschool programs and interaction with students range from a daily student presence to none at all. Since this is a non-traditional education delivery the District has determined that it should not be used to determine building capacity. The campus is comprised of 11 portables that house resources for the ALE program. The site is adjacent to Eagle Creek Elementary School.

CHAPTER 2
Long Range Educational & Facilities Plan

Arlington Public Schools completed a Long Range Facilities Master Plan in 2014. It was adopted by the School Board on November 24, 2014. A copy of that plan is included as an Appendix to this report. The Master Plan began with a review of the District's Educational Mission and Vision and explored the long term capital facility implications of that mission.

Included in the Master Plan was a recommendation to convene a Facilities Advisory Committee in 2016 to revisit and confirm the findings and conclusions of the report, and to begin the process of planning for a 2018 capital bond. A committee was convened in 2016, it did revisit the recommendations of the report, and found them to still be valid. The committee also identified some additional facility improvements that would help with long term capacity.

The major projects identified in the Master Plan and confirmed by the Facilities Advisory Committee include:

Replacement of Post Middle School

Post was originally built in 1980 and has not had any significant improvements since 1993. The entire facility is reaching the end of its useful life. A replacement would provide the District with a facility that was more cost effective to operate and more closely reflects today's curriculum delivery practices. It would also offer the opportunity to increase the school's capacity to meet future demands. The District's other middle school, Haller, was renovated in 2006 and does not require any major improvements.

Classroom Addition at Arlington High School

Arlington High School is operating at capacity. An eight classroom addition, which was anticipated in the original construction, would provide an increased capacity of 240 students meeting the projected need through 2025.

Security Upgrades to all Buildings

The District has identified a need to provide security improvements to all of their existing facilities. This would include minor projects such as adding entry vestibules, adding/expanding/replacing security cameras,

These projects alone will not meet all of the District's future capacity needs based on their current demographic projections (see Chapter 3). However, these projects were identified by the Facilities Committee as the highest priority for the District, and they do meet the largest need in the 2025 projections. Any additional growth will be addressed through temporary facilities and adjustments to class sized until such a time as another new school or major addition is warranted.

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CHAPTER 3
Demographic Data

Student Enrollment Projections

Arlington Public Schools is anticipating moderate growth over the next 20 years. The District's January 1, 2017 FTE enrollment was 5,406. That is just under the total capacity of their existing facilities.

The District most recently updated their demographic projections in January of 2017. Their projections were based on two enrollment forecasts:

- An estimate by OSPI based on the cohort survival method; and
- An estimate based upon County population as provided by OFM ("ratio method").

Based on the cohort survival methodology, a total of 5,660 FTE students are expected to be enrolled in the District by 2022, an increase of 254 from the January 1, 2017 FTE head count of 5,406. For the purposes of this study the increases were extrapolated out at linear rate until 2025 and 2035.

OFM population-based enrollment projections were estimated by the District using OFM population forecasts for the County and the City of Arlington Urban Growth Area. That data provided the District with the estimated total population in the District by year as well as a projection of the percentage of that population that is school age. In 2012, the District's average student enrollment constituted approximately 28.73% of the total population in the District. That same percentage was applied to the population projected by OFM to arrive at student counts for 2025 and 2035.

The two approaches generate very disparate projections so the District also considered a third option which is based on 50% of the population projected by the OFM methodology. All three approaches and their impact on student capacity are shown in the following table.

2025 CAPACITY VS. NEED PROJECTIONS

GRADE LEVEL	CURRENT CAPACITY	COHORT SURVIVAL		OFM 50%		OFM 100%	
		COUNT	INCREASE	COUNT	INCREASE	COUNT	INCREASE
K-5	2,502	2,732	230	2,765	263	3,196	694
6-8	1,369	1,419	50	1,537	168	1,780	411
9-12	2,017	1,978	(39)	2,097	80	2,425	408
Total	**5,888**	**6,129**	**241**	**6,399**	**511**	**7,401**	**1,513**

2035 CAPACITY VS. NEED PROJECTIONS

GRADE LEVEL	CURRENT CAPACITY	COHORT SURVIVAL COUNT	COHORT SURVIVAL INCREASE	OFM 50% COUNT	OFM 50% INCREASE	OFM 100% COUNT	OFM 100% INCREASE
K-5	2,438	3,104	666	3,323	885	4,313	1,875
6-8	1,380	1,534	154	1,852	472	2,410	1,030
9-12	1,788	2,172	384	2,523	735	3,278	1,490
Total	**5,606**	**6,810**	**1,204**	**7,698**	**2,092**	**10,001**	**4,395**

Calculating Building Capacity

The current student capacity for each school was calculated using the following assumptions:

Number of Classrooms

- At the elementary level students leave their main classroom to go to specialty programs like music and PE. While they are in those programs their classroom is not backfilled with other students. They are either empty or used for a teacher's planning time. Therefore, the specialty spaces are not adding to the capacity of the school and have not been included in the capacity calculation.
- At Middle School and High School students move from room to room each period for all subjects. The specialty program spaces and general classrooms are occupied simultaneously so both add capacity and both have been included in the capacity count.

Number of Students Per Classroom

- K-3: 20 students per class
- 4-6: 24 students per class
- 7-8: 28 students per class
- 9-12: 30 students per class
- Special Education rooms at Elementary: 10 students
- Special Education rooms at Middle and High School: 15 students
- Resource Rooms were counted as Special Ed Rooms

Efficiency

- The general classrooms at Elementary schools are used for the entire school day so they are considered to be 100% efficient. As noted above the specialty spaces are not included in the capacity calculation.
- At Middle and High School the general classrooms are typically utilized 5 out of 6 periods for student instruction. The one period a classroom is not in use for instruction it is typically being used for teacher planning. Therefore, general classrooms are typically considered to be 83% efficient.
- The specialty spaces at middle and high schools are typically less efficient than general classrooms. Depending on the school size, number of specialty spaces, and diversity of curriculum each of the specialty spaces may not be in demand for as many as 5 periods a day and their class sizes may not always be as large as a general classroom. This is even more the case at the high school level. However, for the purposes of this report the high school capacity was assumed to be 83%.

See Chapter 1 for calculations for each individual school.

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Enrollment Projections (Report 1049)

Snohomish/Arlington(31016)

	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE %	--- PROJECTED ENROLLMENTS ---					
Grade	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**SURVIVAL**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**
Kindergarten	320	393	340	353	362	355		363	366	369	371	374	377
Grade 1	352	354	426	365	385	383	108.24%	384	393	396	399	402	405
Grade 2	371	356	382	423	375	396	102.78%	394	395	404	407	410	413
Grade 3	368	399	369	392	433	381	103.55%	410	408	409	418	421	425
Grade 4	395	385	423	389	387	429	102.76%	392	421	419	420	430	433
Grade 5	415	415	392	423	401	382	101.73%	436	399	428	426	427	437
Grade 6	408	446	441	407	439	428	105.61%	403	460	421	452	450	451
K-6 Sub-Total	2,629	2,748	2,773	2,752	2,782	2,754		2,782	2,842	2,846	2,893	2,914	2,941
Grade 7	398	407	431	434	414	448	99.71%	427	402	459	420	451	449
Grade 8	449	411	432	433	429	416	101.83%	456	435	409	467	428	459
7-8 Sub-Total	847	818	863	867	843	864		883	837	868	887	879	908
Grade 9	439	463	444	434	450	453	104.22%	434	475	453	426	487	446
Grade 10	418	440	475	440	445	455	101.10%	458	439	480	458	431	492
Grade 11	408	406	426	463	427	408	96.02%	437	440	422	461	440	414
Grade 12	461	435	418	450	473	444	104.26%	425	456	459	440	481	459
9-12 Sub-Total	1,726	1,744	1,763	1,787	1,795	1,760		1,754	1,810	1,814	1,785	1,839	1,811
DISTRICT K-12 TOTAL	5,202	5,310	5,399	5,406	5,420	5,378		5,419	5,489	5,528	5,565	5,632	5,660

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

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CHAPTER 4
Capital Funding Assessment

As a part of the state funding process, the District must demonstrate its capacity to fund anticipated future projects. Toward that end the District's Debt Capacity Analysis is as follows:

Voted Debt Capacity*

2017 Bond Assessed Value	$3,777,619,715
Statutory Capacity Rate	5.000%
Total Statutory Capacity	$188,880,986
Less: Outstanding Voted Debt	($21,230,000)
Less: Outstanding Non-Voted Debt	$2,200,000
Plus: Debt Service Fund Balance	$0
Remaining Capacity	**$165,450,986**
	87.60%

Non -Voted Debt Capacity*

2017 Bond Assessed Value	$3,777,619,715
Statutory Capacity Rate	0.375%
Total Statutory Capacity	$4,166,074
Less: Outstanding Non-Voted Debt	$2,200,000
Remaining Capacity	**$11,966,074**
	84.47%

*Debt capacity is based on information prepared by DA Davidson & Co., 2/13/17

Anticipated Projects to Be Funded Via Bond Indebtedness

As indicated in Chapter 7, Arlington Public Schools is planning two major projects and a number of small projects to provide security upgrades at several schools, all of which would be funded through a voter approved capital bond. Those projects and their estimated costs are as follows:

Replacement of Post Middle School:	$56 Million (from 2014 Master Plan)
Classroom Addition at Arlington High School:	$6 Million (from 2014 Master Plan)
District Wide Security Upgrades:	TBD

Those projects fit within the District's overall debt capacity. However, the District's currently has an outstanding bond that will be paid off in 2020. Waiting until after that bond is paid off to begin the design and construction process will significantly increase the cost of the projects and mean the major projects would not come on line until 2023 or later. To avoid that delay and cost increase the District intends to ask the voters in 2018 to approve the sale of bonds beginning in 2020. The new bond would replace the current bond when it is retired. With that voter approval the District will then secure Bond Anticipated Notes, which allow the District to borrow against the future bond sales and begin the design work in 2018.

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CHAPTER 5
School Housing Emergency

There is currently no school housing emergency in the Arlington School District.

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CHAPTER 6
Racial Balance

The Arlington Public Schools building program will not aggravate the racial balance nor create a racial imbalance within the District.

The current total percentage of ethnic enrollment of the School District is:

12.7% Hispanic or Latino,

1.1% American Indian or Alaska Native,

1.6% Asian,

1.0% Black or African American,

0.4% Hawaiian or Pacific Islander,

77.6% Caucasian or White and

5.6% Multiracial

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CHAPTER 7
Type and Extent of New Facilities and/or Additions to Existing Facilities

Arlington Public Schools, as part of this State Study and Survey update and the Long Range Capital Master Plan, has evaluated all of its school facilities with regard to the physical condition of its structures and their ability to meet the current and anticipated educational needs of the District's students. Two projects that involve new facilities or additions were identified in the Long Range Master Plan. They include:

- Replacement of Post Middle School
- A classroom addition at Arlington High School

The two projects are not dependent on one another. Both would be completed as a single, individual project, in one phase.

All other projects identified as priorities in the Master Plan are minor works for maintenance and upgrade to existing facilities. Many of the high priority maintenance projects have already been completed.

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CHAPTER 8
Cost Benefit Analysis - Need to Modernize and/or Replace School Facilities

Through the development of their Long Range Master Plan, Arlington Public Schools has reviewed the condition and capacity of its existing facilities, as well as the ability of those facilities to support the District's Educational Plan. That effort identified two major projects; replacement of Post Middle School and an addition to Arlington High School.

Post Middle School

Post Middle School was originally constructed in 1980 and has had one addition in 1993. The existing facilities do not meet current code in terms of life safety, seismic, energy use, or accessibility. The building could be brought into compliance through a major renovation but it would require a replacement of every major system, an upgrade of the structural frame (including a new roof diaphragm), and the reconfiguration of hallways, toilet rooms, and other building elements for accessibility. Based on the condition of the current systems those upgrades are projected to cost 65-80% of new construction.

However, even with those improvements the facility would not serve the District's current educational model. Primary limitations include: Classrooms that are undersized; inadequate science facilities for a STEM curriculum; and no opportunities for collaboration or shared learning. The District has identified a need for increased capacity which would not be supported by the current core facilities (food service, gym, library, music, etc.).

Of greater concern is the fact that the school has outdoor circulation and all the classrooms open directly to outside of the building, which makes the facility very difficult to secure in a lockdown situation.

Remedying these deficiencies through a remodel would be more costly than constructing new, particularly when phasing and temporary facilities to keep the school operating through a remodel are taken into account.

Another key consideration is the location of the current building. It sits very close to the top of a steep slope, which has been identified by OSPI as "moderate to high risk" for landslide. Constructing a new school would allow the District to relocate the building away from the slope.

For these reasons constructing a new facility is the most cost effective approach for this project.

Arlington High School Addition

The project at Arlington High School, an 8 classroom addition, is entirely for the purpose of adding capacity which cannot be addressed through a modernization.

Miscellaneous Projects

The other projects the district is contemplating at this time are miscellaneous security upgrades to all of their facilities. All of those projects will be modernization projects, but all of minor scope.

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CHAPTER 9
Deferred Maintenance

There are no proposed projects, nor portions of a project, identified in this Study and Survey that are caused by or impacted by deferred maintenance. Facility reviews indicated that all deficiencies noted were the result of age and normal wear.

Arlington Public Schools has a facility maintenance program that has been followed and has resulted in well maintained buildings and grounds.

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CHAPTER 10
Timeline for Project Completion

Arlington Public Schools is anticipating two major projects and a number of minor projects that would be funded from a capital facilities bond in 2020. That timing is based upon when the District is eligible to take on more bond debt. However, the District intends to ask voters in 2018 for approval to sell bonds in 2020 and to use Bond Anticipatory Notes to fund project design ahead of the bond sale. See the discussion in Chapter 4. The construction of the projects would not occur until after the bond sale in 2020. Based on those assumptions the District's timeline for the projects are as follows:

Bond Election: February, 2018

Post Middle School:

- Programming: February – May, 2018
- Design / Permitting: June 2018 – January 2020
- Bidding: February – March 2020
- Construction: April 2020 – June 2022

Arlington High School Addition:

- Programming: February – May, 2018
- Design: October 2018 – July 2019
- Permitting: August 2019 – January 2020
- Bidding: February – March 2020
- Construction: June 2020 – July 2021

Miscellaneous Projects:

- Programming/Scoping: February – May, 2018
- Design / Permitting: October 2018 – July 2019
- Permitting: TBD
- Bidding: TBD
- Construction: Summer of 2020 and Summer of 2021

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CHAPTER 11
Neighboring School District Facilities

Arlington Public Schools has polled neighboring school districts regarding their inventory of unused or underutilized school facilities that are accessible and may be available to Arlington Public Schools. Seven of the eight neighboring districts (Stanwood-Camano, Sedro Wolley, Concrete, Marysville, Lakewood, Granite Falls, and Conway) have indicated that no such facilities are available. Letters certifying the lack of availability of qualifying facilities are attached. One District, Darrington, indicated that they do have some portable classrooms that are not currently in use but no permanent facilities.

A copy of the signed board resolution acknowledging the lack of suitable facilities in the neighboring districts is attached.

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mailed out on Jan. 19 2017
Received back on Jan. 27, 31st,

REQUEST FOR INFORMATION FROM ADJACENT SCHOOL DISTRICTS
REGARDING AVAILABLE AND SUITABLE FACILITIES

Date: January 12, 2017

From: Dr. Chrys Sweeting, Superintendent
Arlington Public Schools

To: Dr. Becky Berg, Superintendent
Marysville School District

RE: Survey to determine if your school district h available and suitable school facilities for lease by our school district

Arlington Public Schools is completing a Study and S y to develop a long range plan for providing adequate school facilities for our district. State Board of Educat NAC 180-25, Sections 060 through 090, requires that we survey districts sharing a common boundary with our determine if they have any available and suitable school facilities which could be leased by our school district. se take a moment to complete and return the following information to me so I can move forward on this.

1. **Our school district needs the following e(s) of facilities:**

   Middle School

2. **Does your school district have any school facilities of the above type(s) vacant now or scheduled for vacation within the next (5) years?**

   Please check: Yes No
   If YES, please complete section 3.
   If NO, please continue to section 4.

3. **School facilities of the above type(s) that your school district has vacant now or scheduled for vacation within the next (5) years.**

   School Facility Name:

   Type:

   Street Address:

   General condition of the facility:

   Does the facility meet reasonable health & safety codes:

   Does the facility meet ADA requirements:

   Does the facility include sufficient parking and bus access:

   Does the facility have playfields adjacent to it:

   Assuming that we could negotiate a satisfactory lease, would your district be willing to lease the facility to our district for an extended period of time:

4. **Person completing this form:**

   Title: Mike A. Sullivan Date: 1/24/17
   Executive Director of Business & Operations

REQUEST FOR INFORMATION FROM ADJACENT SCHOOL DISTRICTS
REGARDING AVAILABLE AND SUITABLE FACILITIES

Date: January 12, 2017

From: Dr. Chrys Sweeting, Superintendent
Arlington Public Schools

To: Phil Brockman, Superintendent
Sedro-Woolley School District

RE: Survey to determine if your school district has available and suitable school facilities for lease by our school district

Arlington Public Schools is completing a Study and Survey to develop a long range plan for providing adequate school facilities for our district. State Board of Education WAC 180-25, Sections 060 through 090, requires that we survey districts sharing a common boundary with ours to determine if they have any available and suitable school facilities which could be leased by our school district. Please take a moment to complete and return the following information to me so I can move forward on this.

1. **Our school district needs the following type(s) of facilities:**

   Middle School

2. **Does your school district have any school facilities of the above type(s) vacant now or scheduled for vacation within the next (5) years?**

   Please check: Yes No
   If YES, please complete section 3.
   If NO, please continue to section 4.

3. **School facilities of the above type(s) that your school district has vacant now or scheduled for vacation within the next (5) years.**

   School Facility Name:

   Type:

   Street Address:

   General condition of the facility:

   Does the facility meet reasonable health & safety codes:

   Does the facility meet ADA requirements:

   Does the facility include sufficient parking and bus access:

   Does the facility have playfields adjacent to it:

   Assuming that we could negotiate a satisfactory lease, would your district be willing to lease the facility to our district for an extended period of time:

4. **Person completing this form:** Brett Greenwood

   Title: Executive Director of Business & Operations Date: 1/31/17

REQUEST FOR INFORMATION FROM ADJACENT SCHOOL DISTRICTS
REGARDING AVAILABLE AND SUITABLE FACILITIES

Date: January 12, 2017

From: Dr. Chrys Sweeting, Superintendent
Arlington Public Schools

To: Dr. Michael P. Mack, PhD, Superintendent
Lakewood School District

RE: Survey to determine if your school district has available and suitable school facilities for lease by our school district

Arlington Public Schools is completing a Study and Survey to develop a long range plan for providing adequate school facilities for our district. State Board of Education WAC 180-25, Sections 060 through 090, requires that we survey districts sharing a common boundary with ours to determine if they have any available and suitable school facilities which could be leased by our school district. Please take a moment to complete and return the following information to me so I can move forward on this.

1. **Our school district needs the following type(s) of facilities:**

   Middle School

2. **Does your school district have any school facilities of the above type(s) vacant now or scheduled for vacation within the next (5) years?**

   Please check: Yes No
   If YES, please complete section 3.
   If NO, please continue to section 4.

3. **School facilities of the above type(s) that your school district has vacant now or scheduled for vacation within the next (5) years.**

   School Facility Name:

   Type:

   Street Address:

   General condition of the facility:

   Does the facility meet reasonable health & safety codes:

   Does the facility meet ADA requirements:

   Does the facility include sufficient parking and bus access:

   Does the facility have playfields adjacent to it:

   Assuming that we could negotiate a satisfactory lease, would your district be willing to lease the facility to our district for an extended period of time:

4. **Person completing this form:** DALE A. LEACH

   Title: DIRECTOR OF LEARNING SUPPORT FACILITIES SUPERVISOR

   Date: 1/30/17

REQUEST FOR INFORMATION FROM ADJACENT SCHOOL DISTRICTS
REGARDING AVAILABLE AND SUITABLE FACILITIES

Date: January 13, 2017

From: Dr. Chrys Sweeting, Superintendent
Arlington Public Schools

To: Dr. Jean Shumate, Ed. D., Superintendent
Stanwood-Camano School District

RE: Survey to determine if your school district has available and suitable school facilities for lease by our school district

Arlington Public Schools is completing a Study and Survey to develop a long range plan for providing adequate school facilities for our district. State Board of Education WAC 180-25, Sections 060 through 090, requires that we survey districts sharing a common boundary with ours to determine if they have any available and suitable school facilities which could be leased by our school district. Please take a moment to complete and return the following information to me so I can move forward on this.

1. **Our school district needs the following type(s) of facilities:**

   Middle School

2. **Does your school district have any school facilities of the above type(s) vacant now or scheduled for vacation within the next (5) years?**

   Please check: Yes (**No**)
   If YES, please complete section 3.
   If NO, please continue to section 4.

3. **School facilities of the above type(s) that your school district has vacant now or scheduled for vacation within the next (5) years.**

   School Facility Name:

   Type:

   Street Address:

   General condition of the facility:

   Does the facility meet reasonable health & safety codes:

   Does the facility meet ADA requirements:

   Does the facility include sufficient parking and bus access:

   Does the facility have playfields adjacent to it:

   Assuming that we could negotiate a satisfactory lease, would your district be willing to lease the facility to our district for an extended period of time:

4. **Person completing this form:** Gary Platt

   Title: Exec. Director - Business

   Date: 1-23-17

REQUEST FOR INFORMATION FROM ADJACENT SCHOOL DISTRICTS
REGARDING AVAILABLE AND SUITABLE FACILITIES

Date: January 12, 2017

From: Dr. Chrys Sweeting, Superintendent
Arlington Public Schools

To: Barbara Hawkings, Superintendent
Concrete School District

RE: Survey to determine if your school district has available and suitable school facilities for lease by our school district

Arlington Public Schools is completing a Study and Survey to develop a long range plan for providing adequate school facilities for our district. State Board of Education WAC 180-25, Sections 060 through 090, requires that we survey districts sharing a common boundary with ours to determine if they have any available and suitable school facilities which could be leased by our school district. Please take a moment to complete and return the following information to me so I can move forward on this.

1. **Our school district needs the following type(s) of facilities:**

   Middle School

2. **Does your school district have any school facilities of the above type(s) vacant now or scheduled for vacation within the next (5) years?**

   Please check: Yes No
   If YES, please complete section 3.
   If NO, please continue to section 4.

3. **School facilities of the above type(s) that your school district has vacant now or scheduled for vacation within the next (5) years.**

   School Facility Name:

   Type:

   Street Address:

   General condition of the facility:

   Does the facility meet reasonable health & safety codes:

   Does the facility meet ADA requirements:

   Does the facility include sufficient parking and bus access:

   Does the facility have playfields adjacent to it:

   Assuming that we could negotiate a satisfactory lease, would your district be willing to lease the facility to our district for an extended period of time:

4. **Person completing this form:**

   Title: Barbara Hawkings Superintendent Date: 1/23/2017

Date: January 12, 2017

From: Dr. Chrys Sweeting, Superintendent
Arlington Public Schools

To: Amy Beth Cook, Ed.D., Superintendent
Lake Stevens School District

RE: Survey to determine if your school district has available and suitable school facilities for lease by our school district

Arlington Public Schools is completing a Study and Survey to develop a long range plan for providing adequate school facilities for our district. State Board of Education WAC 180-25, Sections 060 through 090, requires that we survey districts sharing a common boundary with ours to determine if they have any available and suitable school facilities which could be leased by our school district. Please take a moment to complete and return the following information to me so I can move forward on this.

1. **Our school district needs the following type(s) of facilities:**

   Middle School

2. **Does your school district have any school facilities of the above type(s) vacant now or scheduled for vacation within the next (5) years?**

   Please check: Yes No
   If YES, please complete section 3.
   If NO, please continue to section 4.

3. **School facilities of the above type(s) that your school district has vacant now or scheduled for vacation within the next (5) years.**

   School Facility Name:

   Type:

   Street Address:

   General condition of the facility:

   Does the facility meet reasonable health & safety codes:

   Does the facility meet ADA requirements:

   Does the facility include sufficient parking and bus access:

   Does the facility have playfields adjacent to it:

   Assuming that we could negotiate a satisfactory lease, would your district be willing to lease the facility to our district for an extended period of time:

4. **Person completing this form:**

   Title: Amy Beth Cook Superintendent

   Date: 1/24/2017

REQUEST FOR INFORMATION FROM ADJACENT SCHOOL DISTRICTS
REGARDING AVAILABLE AND SUITABLE FACILITIES

Date: January 12, 2017

From: Dr. Chrys Sweeting, Superintendent
Arlington Public Schools

To: Dr. Buck Marsh, Superintendent
Darrington School District

RE: Survey to determine if your school district has available and suitable school facilities for lease by our school district

Arlington Public Schools is completing a Study and Survey to develop a long range plan for providing adequate school facilities for our district. State Board of Education WAC 180-25, Sections 060 through 090, requires that we survey districts sharing a common boundary with ours to determine if they have any available and suitable school facilities which could be leased by our school district. Please take a moment to complete and return the following information to me so I can move forward on this.

1. **Our school district needs the following type(s) of facilities:**

   Middle School

2. **Does your school district have any school facilities of the above type(s) vacant now or scheduled for vacation within the next (5) years?**

   Please check: **Yes** **No**
   If YES, please complete section 3.
   If NO, please continue to section 4.

3. **School facilities of the above type(s) that your school district has vacant now or scheduled for vacation within the next (5) years.**

   School Facility Name: DARRINGTON MS (FORMER)

   Type: PORTABLE (3 BUILDINGS VACANT)

   Street Address: 1065 FIR ST DARRINGTON WA 98241

   General condition of the facility: GOOD

   Does the facility meet reasonable health & safety codes: YES

   Does the facility meet ADA requirements: YES

   Does the facility include sufficient parking and bus access: NO

   Does the facility have playfields adjacent to it: YES

   Assuming that we could negotiate a satisfactory lease, would your district be willing to lease the facility to our district for an extended period of time: NO

4. **Person completing this form:**

   Title: DR. BUCK MARSH, SUPERINTENDENT Date: 1/24/17

REQUEST FOR INFORMATION FROM ADJACENT SCHOOL DISTRICTS
REGARDING AVAILABLE AND SUITABLE FACILITIES

Date: January 12, 2017

From: Dr. Chrys Sweeting, Superintendent
Arlington Public Schools

To: Linda R. Hall, Superintendent
Granite Falls School District

RE: Survey to determine if your school district has available and suitable school facilities for lease by our school district

Arlington Public Schools is completing a Study and Survey to develop a long range plan for providing adequate school facilities for our district. State Board of Education WAC 180-25, Sections 060 through 090, requires that we survey districts sharing a common boundary with ours to determine if they have any available and suitable school facilities which could be leased by our school district. Please take a moment to complete and return the following information to me so I can move forward on this.

1. **Our school district needs the following type(s) of facilities:**

   Middle School

2. **Does your school district have any school facilities of the above type(s) vacant now or scheduled for vacation within the next (5) years?**

   Please check: Yes No
   If YES, please complete section 3.
   If NO, please continue to section 4.

3. **School facilities of the above type(s) that your school district has vacant now or scheduled for vacation within the next (5) years.**

   School Facility Name:

   Type:

   Street Address:

   General condition of the facility:

   Does the facility meet reasonable health & safety codes:

   Does the facility meet ADA requirements:

   Does the facility include sufficient parking and bus access:

   Does the facility have playfields adjacent to it:

   Assuming that we could negotiate a satisfactory lease, would your district be willing to lease the facility to our district for an extended period of time:

4. **Person completing this form:** Linda R Hall

   Title: Superintendent Date: 1/24/17

REQUEST FOR INFORMATION FROM ADJACENT SCHOOL DISTRICTS
REGARDING AVAILABLE AND SUITABLE FACILITIES

Date: January 12, 2017

From: Dr. Chrys Sweeting, Superintendent
Arlington Public Schools

To: Dr. Chris Pearson, Ed.D, Superintendent
Conway School District

RE: Survey to determine if your school district has available and suitable school facilities for lease by our school district

Arlington Public Schools is completing a Study and Survey to develop a long range plan for providing adequate school facilities for our district. State Board of Education WAC 180-25, Sections 060 through 090, requires that we survey districts sharing a common boundary with ours to determine if they have any available and suitable school facilities which could be leased by our school district. Please take a moment to complete and return the following information to me so I can move forward on this.

1. **Our school district needs the following type(s) of facilities:**

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2. **Does your school district have any school facilities of the above type(s) vacant now or scheduled for vacation within the next (5) years?**

   Please check: Yes No
   If YES, please complete section 3.
   If NO, please continue to section 4.

3. **School facilities of the above type(s) that your school district has vacant now or scheduled for vacation within the next (5) years.**

   School Facility Name:

   Type:

   Street Address:

   General condition of the facility:

   Does the facility meet reasonable health & safety codes:

   Does the facility meet ADA requirements:

   Does the facility include sufficient parking and bus access:

   Does the facility have playfields adjacent to it:

   Assuming that we could negotiate a satisfactory lease, would your district be willing to lease the facility to our district for an extended period of time:

4. **Person completing this form:** Chris Pearson

   Title: Superintendent Date: 1/24/17

ARLINGTON
Public Schools

RESOLUTION NO. 17-04

Confirming No Unused or Underutilized Educational Facilities in Adjacent School Districts

A RESOLUTION of the Board of Directors of Arlington School District No. 16, Snohomish County, State of Washington, confirming that no suitable unused or underutilized educational facilities exist in contiguously adjacent school districts.

WHEREAS the Office of the Superintendent of Public Instruction School Facilities and Organization of the State of Washington (OSPI) has established procedures to prove eligibility for State Funding Assistance in School Construction; and

WHEREAS the OSPI procedures require that a school district which applies for state funding assistance in school construction shall survey contiguously adjacent school districts to determine whether such school districts have unused or underutilized educational facilities suited for use by the applicant school district, and if such facilities are available, the condition of such facilities; and

WHEREAS the Arlington School District has surveyed contiguously adjacent school districts to determine whether such school districts have unused or underutilized educational facilities suited for use by the Arlington School District and has found none;

NOW THEREFORE BE IT RESOLVED by the Board of Directors that no unused or underutilized educational facilities exist in adjacent school districts suited for use by Arlington School District.

ADOPTED at a regular meeting of the Board of Directors of the District where notice was given in the manner provided by law, on the 13th day of March 2017.

ARLINGTON PUBLIC SCHOOLS BOARD OF DIRECTORS:

Jeff Hulcatt
President

Vice President

Member

Member

Member

ATTEST:

Secretary to the Board

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CHAPTER 12
Need for Changes in Attendance Areas or District Boundaries

Using current definitions by the Office of the Superintendent of Public Instruction, Arlington Public Schools does not currently have a need to consolidate with any adjacent school districts.

Changes in attendance areas or district boundaries within or among neighboring districts will not result in adequate available space to house school children. All adjacent school districts have been polled and confirmed that they do not have space to meet the needs of Arlington Public Schools students. Therefore, it is not feasible to adjust attendance areas or district boundaries to solve the facility needs of Arlington Public Schools.

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