



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
 Reporting Year 2015-2016

ISSAQUAH

89.52% Good

BEAVER LAKE MIDDLE SCHOOL - MAIN BUILDING

Building Details

PROFILE TYPE	Middle/Junior High School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	9/25/1996
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Incomplete

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2015-2016	19	Not Reviewed	Incomplete	Not Reported
2014-2015	18	Not Reviewed	Incomplete	3/25/2015
2013-2014	17	Not Reviewed	Incomplete	Not Reported
2012-2013	16	99.45	District	Not Reported
2011-2012	15	Not Reviewed	Incomplete	Not Reported

The next certified BCA is due: This Year

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
1994	School	104,120	104,120	0	9/1/1994	9/25/1996
Building Totals		104,120	104,120	0		

Building Components

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



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Water and Gas Mitigation	Corrective Actions:	Downspouts need to be cleaned.		
Superstructure	Floor Construction	B1010		100.00% Excellent
	Roof Construction	B1020		90.00% Good
	Stairs	B1080		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Location Comments:	Exterior EIF's/Stucco		
	Deficiency Comments:	Holes in exterior due to birds		
	Corrective Actions:	Repair as necessary		
	Exterior Windows	B2020		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Deficiency Comments:	(2) Exterior windows have screw through frames		
Corrective Actions:	Repair as required.			
Exterior Doors and Grilles	B2050		90.00% Good	
Exterior Louvers and Vents	B2070		90.00% Good	
Deficiencies:	Other			
Causes:	Other			
Location Comments:	Exterior vent screens at soffit			
Corrective Actions:	Remove paper & tape over screen			
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good



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SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Deficiencies:	Other		
	Causes:	Other		
	Deficiency Comments:	Moss on roof		
	Corrective Actions:	Remove moss, preventative maintenance.		
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Location Comments:	Roof gutters & downspouts		
	Deficiency Comments:	(1) gutter at main entry pulled down slightly. (1) elbow on downspout disconnected		
	Corrective Actions:	Repair		
Overhead Exterior Enclosures		B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Deficiencies:	Other		
	Causes:	Acoustical Transference, Cracks, Tears, Holes, Looseness		
	Location Comments:	Classroom		
	Deficiency Comments:	Ineffective for noise reduction. Older partitions are not fitting as well as new ones.		
	Corrective Actions:	Replacement/Removal		
	Interior Windows		C1020	
Interior Doors		C1030		90.00% Good
	Deficiencies:	Material Condition		



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SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Causes:	Deficient Hardware/Operating Parts		
	Additional Comments:	Normal amount of maintenance/repairs.		
	Deficiency Comments:	Mis-adjusted hardware. Minor failures due to age.		
	Corrective Actions:	Maintain and correct as required.		
	Interior Grilles and Gates	C1040		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Location Comments:	Gymnasium		
	Deficiency Comments:	Wood rail missing in (1) location approx. 6"+ long piece. Needs acoustical wall treatments. Vinyl wall covering at library window sills coming loose.		
	Interior Fabrications	C2020		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Location Comments:	Commons		
	Deficiency Comments:	Columns showing wear due to age. Rubber base at columns tearing/broken.		
Corrective Actions:	Repair as needed.			
	Flooring	C2030		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		



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SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Deficiency Comments:	Interior vinyl floor is newer. outlet cover in art room missing clay dust clogging outlet		
	Corrective Actions:	Provide cover.		
	Stair Finishes	C2040		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Location Comments:	Art RoomEntry/Commons		
	Deficiency Comments:	Stained ACTstained ACT		
	Corrective Actions:	ReplaceReplace		
Conveying	Vertical Conveying Systems	D1010		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		90.00% Good
	HVAC	Heating Systems	D3020	
	Deficiencies:	Other		
	Causes:	Other		
	Additional Comments:	Heat unit to be replaced in 2017. New heat pump and chiller.		
	Cooling Systems	D3030		90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		



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SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	Additional Comments:	Staff stated that there is a lady bug issue and seasonal bugs that are in classrooms.		
	Location Comments:	Mechanical Access		
	Deficiency Comments:	Blocked in gym storage		
	Corrective Actions:	Move gym equipment		
	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
	Deficiencies:	Other		
Causes:	Other			
	Location Comments:	Soffit lights in hallway & library lights		
	Deficiency Comments:	Warm/Cold lights		
	Corrective Actions:	Change to one color.		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Visual 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



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electronic Safety and Security	Electronic Surveillance	D7030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Additional Comments:	Should be installed during Summer.		
	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
	Deficiencies:	Other		
	Causes:	Other		
	Additional Comments:	Library furniture is dated. Half of the chairs are new.		
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Location Comments:	Casework in hallwaysCasework in art room		
	Deficiency Comments:	Countertop laminate chipping at single level lockersOne handle broken		
	Corrective Actions:	None Repair		
	Movable Furnishings	E2050		90.00% Good



CREEKSIDE ELEMENTARY SCHOOL - MAIN BUILDING

Building Details

PROFILE TYPE	Elementary School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	12/14/2011
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Incomplete

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2015-2016	4	Not Reviewed	Incomplete	Not Reported
2014-2015	3	100.00	District	3/25/2015
2013-2014	2	Not Reviewed	Incomplete	Not Reported
2012-2013	1	100.00	District	Not Reported
2011-2012	0	Not Reviewed	Incomplete	Not Reported

The next certified BCA is due: **2017**

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
2010	Floor 1	74,387	74,387	0	9/1/2010	12/14/2011
2010	Floor 2	0	0	0		
Building Totals		74,387	74,387	0		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		100.00% Excellent
Slabs on Grade	Standard Slabs on Grade	A4010		100.00% Excellent
	Pits and Bases	A4040		100.00% Excellent
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent
Superstructure	Floor Construction	B1010		100.00% Excellent



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	Roof Construction	B1020		100.00% Excellent
	Stairs	B1080		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Location Comments:	Exterior Stairs		
	Deficiency Comments:	Rust at hand/guradrails, spalling at concrete at guardrail posts.		
	Corrective Actions:	Repair of spalling required.		
Exterior Vertical Enclosures	Exterior Walls	B2010		100.00% Excellent
	Deficiencies:	Other		
	Causes:	Other		
	Deficiency Comments:	Some warn expansion joints due to weather/age		
	Corrective Actions:	re-caulk expansion joints. Approx. 5% need re-caulking. Clean moss on siding adjacent to mechanical room.		
	Exterior Windows	B2020		100.00% Excellent
Exterior Doors and Grilles	B2050		100.00% Excellent	
Exterior Louvers and Vents	B2070		100.00% Excellent	
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Location Comments:	Low slope roof over building		
	Deficiency Comments:	Ponding, bubbling of roof material, soft spots. Clean out low slope roof drains Check drains at faculty baclony to see if they are clogged. Gutter at upper roof - check joints for water tightness (near & above library).		



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 Reporting Year 2015-2016

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CREEKSIDE ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Corrective Actions:	Check warranty and repair/replaceRegular maintenance		
	Roof Appurtenances	B3020		100.00% Excellent
	Deficiencies:	Other		
	Causes:	Other		
	Corrective Actions:	Clean all sunshades of excessive moss.		
	Horizontal Openings	B3060		100.00% Excellent
	Deficiencies:	Other		
	Causes:	Other		
	Location Comments:	Gutter adjacent mechanical on main level		
	Deficiency Comments:	Sloped wrong way		
	Corrective Actions:	Adjust and clean moss.		
	Overhead Exterior Enclosures	B3080		100.00% Excellent
Interior Construction	Interior Partitions	C1010		100.00% Excellent
	Interior Windows	C1020		100.00% Excellent
	Interior Doors	C1030		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Deficiency Comments:	Sound transfer at doors between classrooms.		
	Interior Grilles and Gates	C1040		100.00% Excellent
	Raised Floor Construction	C1060		100.00% Excellent
Suspended Ceiling Construction	C1070		100.00% Excellent	
Interior Finishes	Wall Finishes	C2010		100.00% Excellent



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 INFORMATION AND CONDITION OF SCHOOLS
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 Reporting Year 2015-2016

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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		100.00% Excellent
	Stair Finishes	C2040		100.00% Excellent
	Ceiling Finishes	C2050		100.00% Excellent
Conveying	Vertical Conveying Systems	D1010		100.00% Excellent
Plumbing	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
HVAC	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		100.00% Excellent
	Deficiencies:	Other		
	Causes:	Other		
	Deficiency Comments:	Very minor water leak at mech. access room adjacent 268 (valve closest to wall)		
	Corrective Actions:	Tighten valves will eliminate leak.		
	Cooling Systems	D3030		100.00% Excellent
	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Ventilation	D3060		100.00% Excellent
	Fire Protection	Fire Suppression	D4010	
Fire Protection Specialties		D4030		100.00% Excellent
Electrical	Electrical Services and Distribution	D5020		100.00% Excellent



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 Reporting Year 2015-2016

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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		90.00% Good
	Deficiencies:	Mismatched Lights		
	Causes:	Uneven or Low light Levels		
	Deficiency Comments:	Lighting at hallways mismatched warm/cool.		
	Corrective Actions:	Replace as needed to provide uniform appearance.		
Communications	Data Communications	D6010		100.00% Excellent
	Voice Communications	D6020		100.00% Excellent
	Audio-Visual Communications	D6030		100.00% Excellent
	Distributed Communications and Monitoring	D6060		100.00% Excellent
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Deficiencies:	Other		
	Causes:	Other		
	Additional Comments:	Cameras located at covered play areas and inside main building.		
	Detection and Alarm	D7050		100.00% Excellent
Integrated Automation	Integrated Automation Facility Controls	D8010		100.00% Excellent
Equipment	Commercial Equipment	E1030		100.00% Excellent
	Institutional Equipment	E1040		100.00% Excellent
	Entertainment and Recreational Equipment	E1070		100.00% Excellent



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 Reporting Year 2015-2016

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Building Components

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



ENDEAVOUR ELEMENTARY SCHOOL - MAIN BUILDING

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	3/12/1997
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Incomplete

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2015-2016	19	Not Reviewed	Incomplete	Not Reported
2014-2015	18	Not Reviewed	Incomplete	3/25/2015
2013-2014	17	Not Reviewed	Incomplete	Not Reported
2012-2013	16	99.38	District	Not Reported
2011-2012	15	Not Reviewed	Incomplete	Not Reported

The next certified BCA is due: This Year

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1996	Main Building	57,603	57,603	0	9/1/1996	3/12/1997
Building Totals		57,603	57,603	0		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		100.00% Excellent
Slabs on Grade	Standard Slabs on Grade	A4010		100.00% Excellent
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		100.00% Excellent
	Deficiencies:	Other		



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 Reporting Year 2015-2016

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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Causes:	Other		
	Location Comments:	Siding at roof/wall transition.		
	Deficiency Comments:	Some cracking in siding at flashing location.		
	Corrective Actions:	Preventative maintenance, repair as needed.		
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		100.00% Excellent
	Exterior Louvers and Vents	B2070		100.00% Excellent
Exterior Horizontal Enclosures	Roofing	B3010		100.00% Excellent
	Deficiencies:	Other		
	Causes:	Other		
	Deficiency Comments:	Moss on roof in few locations.		
	Corrective Actions:	Clean roof, preventative measures for moss as required.		
	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
Location Comments:	Covered Play			
Deficiency Comments:	Damage at vents at vaulted ceiling/roof.			
Corrective Actions:	Replace and/or repair as required. Provide guards from play equipment as required.			
Interior Construction	Interior Partitions	C1010		90.00% Good



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Interior Construction	Deficiencies:	Other		
	Causes:	Damaged or Missing Materials		
	Location Comments:	Commons.		
	Deficiency Comments:	Wall damage from floor scrubber.		
	Corrective Actions:	Repair wall/wall finish.		
	Interior Windows	C1020		100.00% Excellent
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		100.00% Excellent
	Raised Floor Construction	C1060		100.00% Excellent
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Location Comments:	Commons		
	Deficiency Comments:	Stains and normal wear patterns.		
	Corrective Actions:	Replace as required.		
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		90.00% Good
	Causes:	Stains, Discoloration		
	Location Comments:	Hallways		
Deficiency Comments:	Normal wear evident.			
Corrective Actions:	Replacement.			



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Interior Finishes	Ceiling Finishes	C2050		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Location Comments:	Various Locations		
	Deficiency Comments:	ACT cracked or stained.		
	Corrective Actions:	Replace with same ACT pattern/finish		
Plumbing	Domestic Water Distribution	D2010		100.00% Excellent
	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
	Deficiencies:	Other		
	Causes:	Insufficient Air Flow		
	Additional Comments:	Minor issues during cooling season. Portable cooling required during hot periods		
Location Comments:	Office area Server Rooms			
Deficiency Comments:	Ventilation not properly distributed.			
	Corrective Actions:	None planned		
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		90.00% Good



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SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Fire Protection	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
	Deficiencies:	Mismatched Lights		
	Causes:	Uneven or Low light Levels		
	Location Comments:	Various LocationsStaff Restroom		
	Deficiency Comments:	Lights cool/warm colored T8's and lights flickering in some classrooms.Light diffuser broken.		
	Corrective Actions:	Change bulbs as required. Repair/replace.		
Communications	Data Communications	D6010		100.00% Excellent
	Voice Communications	D6020		100.00% Excellent
	Audio-Visual Communications	D6030		100.00% Excellent
	Distributed Communications and Monitoring	D6060		100.00% Excellent
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Deficiencies:	Other		
	Causes:	Other		
		Additional Comments:	Cameras currently being installed.	
	Detection and Alarm	D7050		100.00% Excellent
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good



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SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
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
	Deficiencies:	Other		
	Causes:	Other		
	Location Comments:	Gymnasium		
	Deficiency Comments:	Current acoustical treatment is perforated cmu, another acoustical treatment is needed to dampen sound.		
	Corrective Actions:	Review acoustics.		
	Movable Furnishings	E2050		90.00% Good



ISSAQUAH MIDDLE SCHOOL - 700/800 BUILDING

Building Details

PROFILE TYPE	Classroom Building - Slabs On Grade
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	4/21/1999
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Incomplete

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2015-2016	16	Not Reviewed	Incomplete	Not Reported
2014-2015	15	Not Reviewed	Incomplete	3/25/2015
2013-2014	14	Not Reviewed	Incomplete	Not Reported
2012-2013	13	99.00	District	Not Reported
2011-2012	12	Not Reviewed	Incomplete	Not Reported

The next certified BCA is due: This Year

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1997	Area 1	18,161	18,161	0	9/1/1997	4/21/1999
Building Totals		18,161	18,161	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
	Deficiencies:	Other		
	Causes:	Other		
	Deficiency Comments:	Clogged roof drains leaking at over flows.		



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
 Reporting Year 2015-2016

ISSAQUAH

87.59% Good

ISSAQUAH MIDDLE SCHOOL - 700/800 BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Water and Gas Mitigation	Corrective Actions:	Clean gutters & roof drains.		
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Deficiency Comments:	700/800 Building good. Stucco/EIFs is in need of cleaning. Appears there is water infiltration at corners near trees and at louvers and at end of gutters. Concrete retaining walls at exterior walkways at adjacent grade there is spalling, cracking, and water infiltration.		
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Corrective Actions:	In need of cleaning.		
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Corrective Actions:	Roof needs cleaning of moss and adacent tree debris.		
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		62.00% Fair
	Deficiencies:	Other		



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
 Reporting Year 2015-2016

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87.59% Good

ISSAQUAH MIDDLE SCHOOL - 700/800 BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Causes:	Other		
	Deficiency Comments:	Metal decking at open walkways shaving rust damage. Deficiency at walkway to stairs, major rust at angle support.		
	Corrective Actions:	Repair or replace.		
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Deficiency Comments:	Boys and girls restroom- need maintenance on restroom partition doors piano hinges. Lock to 700 level boys restroom needs repair.		
Interior Finishes	Suspended Ceiling Construction	C1070		90.00% Good
	Wall Finishes	C2010		90.00% Good
	Deficiencies:	Other		
	Causes:	Efflorescence and Staining		
	Deficiency Comments:	Glue for vinyl wall covering in classrooms is staining through. Also some tears. GWB needs minor dent repairs and paint.		
	Interior Fabrications	C2020		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Deficiency Comments:	Some Rubber base is pulling away from wall.		
	Flooring	C2030		90.00% Good
	Deficiencies:	Other		
	Causes:	Holes, Tears		



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
 Reporting Year 2015-2016

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ISSAQUAH MIDDLE SCHOOL - 700/800 BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Deficiency Comments:	Cove base at 700 level girls restroom is cracked.		
	Ceiling Finishes	C2050		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
Plumbing	Deficiency Comments:	(1) classroom has an ACT with a hole in it.		
	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		62.00% Fair
	Deficiencies:	Equipment Obsolescence		
	Causes:	Other		
	Deficiency Comments:	Equipment reaching useful life. Small heater has recently been replaced, remainder reaching useful life.		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
Causes:	Incomplete Coverage, Other			
Deficiency Comments:	Economizers and dampers are operationally less than 100%			
Corrective Actions:	Replacement/adjustment as needed.			
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
 Reporting Year 2015-2016

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ISSAQUAH MIDDLE SCHOOL - 700/800 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
	Deficiencies:	Mismatched Lights		
	Causes:	Uneven or Low light Levels		
	Location Comments:	Lower level in former woodshop.		
	Deficiency Comments:	Room usage has changed in 2 classrooms. Lighting needs are different.		
	Corrective Actions:	Upgrade replacements.		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Visual Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Additional Comments:	Fencing with plexi-glass for security to campus.		
	Electronic Surveillance	D7030		62.00% Fair
	Deficiencies:	Other		
Causes:	Other			
	Deficiency Comments:	No cameras at buildings		



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
 Reporting Year 2015-2016

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ISSAQUAH MIDDLE SCHOOL - 700/800 BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electronic Safety and Security	Corrective Actions:	Install camera system.		
	Detection and Alarm	D7050		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



PACIFIC CASCADE MIDDLE SCHOOL - MAIN BUILDING

Building Details

PROFILE TYPE	Middle/Junior High School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	9/1/2005
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Incomplete

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2015-2016	10	Not Reviewed	Incomplete	Not Reported
2014-2015	9	100.00	District	3/25/2015
2013-2014	8	Not Reviewed	Incomplete	Not Reported
2012-2013	7	99.98	District	Not Reported
2011-2012	6	Not Reviewed	Incomplete	Not Reported

The next certified BCA is due: This Year

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
2005	Area 1	104,900	104,900	0	9/1/2005	9/1/2005
Building Totals		104,900	104,900	0		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		100.00% Excellent
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Deficiency Comments:	Linear slab cracks that extend good distances. Visible throughout, some VCT cracked. Grout cracks at staff toilet from slab crack.		



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
 Reporting Year 2015-2016

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93.19% Good

PACIFIC CASCADE MIDDLE SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Slabs on Grade	Corrective Actions:	Repair floor finish cracks as required		
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent
	Deficiencies:	Other		
	Causes:	Other		
	Corrective Actions:	Clean downspouts at clean-outs and clean gutters of debris to remove potential drain clogs.		
Superstructure	Floor Construction	B1010		100.00% Excellent
	Roof Construction	B1020		100.00% Excellent
	Stairs	B1080		100.00% Excellent
Exterior Vertical Enclosures	Exterior Walls	B2010		100.00% Excellent
	Deficiencies:	Other		
	Causes:	Other		
	Corrective Actions:	repair/replace epoxy vertical joints at CMU/metal panel transitions where it has pulled away/shrunk.		
	Exterior Windows	B2020		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Deficiency Comments:	(2) windows failed at auxiliary gym (1) window failed at band		
	Corrective Actions:	Replacec failed windows.		
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		100.00% Excellent
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Deficiencies:	Other		



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
 Reporting Year 2015-2016

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93.19% Good

PACIFIC CASCADE MIDDLE SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Causes:	Other		
	Deficiency Comments:	Roof needs to be cleaned of moss. Reglets at roof/wall connections coming loose/seperated.		
	Corrective Actions:	Moss prevention.Repair reglets.		
	Roof Appurtenances	B3020		100.00% Excellent
	Deficiencies:	Other		
	Causes:	Other		
	Corrective Actions:	Clean sunshades of moss and adjacent tree debris.		
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent
	Interior Construction	Interior Partitions	C1010	
Interior Windows		C1020		90.00% Good
Deficiencies:		Other		
Causes:		Other		
Location Comments:		Hallways		
Deficiency Comments:		Several interior windwos have a compromised seal and have become "cloudy".		
Corrective Actions:		To be corrected under warranty		
Interior Doors		C1030		100.00% Excellent
Interior Grilles and Gates		C1040		100.00% Excellent
Suspended Ceiling Construction		C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		100.00% Excellent
	Interior Fabrications	C2020		100.00% Excellent



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
 Reporting Year 2015-2016

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93.19% Good

PACIFIC CASCADE MIDDLE SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Flooring	C2030		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Deficiency Comments:	Carpet worn at library, can see cracking in concrete slab on grade telegraphing through. Causing some cracks in VCT. Grout cracks at staff toilet.		
	Corrective Actions:	Repair floor finish cracks as required.		
Ceiling Finishes	Ceiling Finishes	C2050		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Deficiency Comments:	RM 2311 has 5 ACT with water damage.		
	Corrective Actions:	Replace ceiling tiles		
Conveying	Vertical Conveying Systems	D1010		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
	HVAC	Facility Fuel Systems	D3010	
Heating Systems		D3020		90.00% Good
Deficiencies:		Other		
Causes:		Other		
Additional Comments:		Provide yellow/Black striping tape at mechanical where step in concrete to make floor elevation change visible.		
	Cooling Systems	D3030		90.00% Good



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
 Reporting Year 2015-2016

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93.19% Good

PACIFIC CASCADE MIDDLE SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	Facility HVAC Distribution Systems	D3050		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Corrective Actions:	Re-attach duct insulation where it has fallen off (In mech. rooms).		
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Location Comments:	Gymnasium Storage		
	Deficiency Comments:	Clear floor space in front of panel blocked.		
	Corrective Actions:	Remove equipmetn to maintain clearance		
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
	Deficiencies:	Mismatched Lights, Other		
	Causes:	Other, Uneven or Low light Levels		
	Location Comments:	Common spaces at ends of corridors & mechanical		
	Deficiency Comments:	lights out or bulbs missing.		
	Corrective Actions:	Replace as required.		
Communications	Data Communications	D6010		100.00% Excellent



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
 Reporting Year 2015-2016

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93.19% Good

PACIFIC CASCADE MIDDLE SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	Voice Communications	D6020		100.00% Excellent
	Audio-Visual Communications	D6030		100.00% Excellent
	Distributed Communications and Monitoring	D6060		100.00% Excellent
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent
Integrated Automation	Integrated Automation Facility Controls	D8010		100.00% Excellent
Equipment	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Location Comments:	Auxiliary GymOutdoor court		
	Deficiency Comments:	Padding falling of basketball backstop Safety chains at basketball backstop unhookedBoot scrub stations in disrepair		
Corrective Actions:	Re-secure/replace as required. Re-attach/replace as required. Remove or Replace			
	Other Equipment	E1090		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good



SKYLINE HIGH SCHOOL - MAIN LEVEL

Building Details

PROFILE TYPE	High School - Multi-Story
NUMBER OF FLOORS	3
BOARD ACCEPTANCE DATE	6/28/2000
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Incomplete

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2015-2016	15	Not Reviewed	Incomplete	Not Reported
2014-2015	14	Not Reviewed	Incomplete	3/25/2015
2013-2014	13	Not Reviewed	Incomplete	Not Reported
2012-2013	12	99.23	District	Not Reported
2011-2012	11	Not Reviewed	Incomplete	Not Reported

The next certified BCA is due: This Year

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1997	Area 1	193,000	193,000	0	9/1/1997	6/28/2000
Building Totals		193,000	193,000	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
	Deficiencies:	Other		
	Causes:	Other		
	Location Comments:	Exterior railings concrete base		
	Deficiency Comments:	Spalling & water intrusion at entry railing walkway.		



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
 Reporting Year 2015-2016

ISSAQUAH

86.64% Good

SKYLINE HIGH SCHOOL - MAIN LEVEL

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Slabs on Grade	Pits and Bases	A4040		100.00% Excellent
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Floor Construction	B1010		62.00% Fair
	Deficiencies:	Moisture Intrusion		
	Causes:	Other, Rot or Corrosion		
	Location Comments:	Exterior elevated bridge near commons/RM 2402Steel beam connection to building		
	Deficiency Comments:	Rusting at metal decking where connecting to concrete slab. Rusting, water intrusion		
	Corrective Actions:	assess and repair		
	Roof Construction	B1020		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Location Comments:	Exterior covered kiln area adjacent rooms 2501 & 2503		
	Deficiency Comments:	Steel rusting		
	Corrective Actions:	Clean and coat with rust preventing paint per MPI.		
	Stairs	B1080		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Deficiency Comments:	Minor cracking at concrete. Retaining walls at exterior.		
	Corrective Actions:	Clean EIFs/Stucco at Stairway near room 3058		
	Exterior Windows	B2020		90.00% Good



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
 Reporting Year 2015-2016

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86.64% Good

SKYLINE HIGH SCHOOL - MAIN LEVEL

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Deficiencies:	Other		
	Causes:	Other		
	Location Comments:	Room 1212Room 2501		
	Deficiency Comments:	Moss on Windows Windows dirty		
	Corrective Actions:	Clean moss of windows Clean upper windows		
	Exterior Doors and Grilles	B2050		90.00% Good
	Deficiencies:	Other		
	Causes:	Peeling Paint or Delamination		
	Deficiency Comments:	Exterior doors paint finishes needs to be completed/re-done at door hardware. 2701 exterior door closure cover removed/broken. Exit adjacent to room 1421 need sweep at door sills.		
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Leaking		
	Deficiency Comments:	Roof leak in Elec. room 3074. Roof leak at soffit outside room 2503. Flashing at roof bent outside room 2214.		
	Corrective Actions:	Repair roof leaks. Overall roof needs to be cleaned of moss/residue at tight spaces.		
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
 Reporting Year 2015-2016

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SKYLINE HIGH SCHOOL - MAIN LEVEL

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Deficiency Comments:	Multiple roof drains around exterior of building broken/disconnected (outside room 2509A, above commons, near mech & 2601C). Roof drain at room 2402 (Clean & check connection). Clogged drains at 1218, overflow near 1202. Slope of drain at 1421.		
	Corrective Actions:	Re-connect/Repair as needed.		
	Overhead Exterior Enclosures	B3080		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Location Comments:	Room 1114.		
Interior Construction	Corrective Actions:	Clean sunshade		
	Interior Partitions	C1010		90.00% Good
	Deficiencies:	Other		
	Causes:	Cracks, Tears, Holes, Looseness		
	Deficiency Comments:	GWB on rotating classrooms in theater 2500 damaged. GWB in gym 2701 & 2715 has some damage (dents, holes, tears). CMU block in Gym 2701 & 2715 has some damage (broken block, holes).		
	Corrective Actions:	Repair as needed.		
	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
Deficiencies:	Other			
Causes:	Other			



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
 Reporting Year 2015-2016

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86.64% Good

SKYLINE HIGH SCHOOL - MAIN LEVEL

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Deficiency Comments:	ACT water damage at entry/exit vestibules adjacent room 1421. ACT broken, damaged various locations. 10% of tiles throughout in hallways do not match. ACT damaged at Gyms 2701 & 2715		
	Corrective Actions:	Replace tiles.		
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Deficiencies:	Other		
	Causes:	Corner Guards, Other		
	Location Comments:	Corner guards in corridors are falling down.		
	Deficiency Comments:	Appears bottom bracket is missing.		
	Corrective Actions:	Check & repair as necessary.		
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Deficiencies:	Deterioration		
	Causes:	Broken or Loose Tiles, Holes, Tears, Stains, Discoloration		
Deficiency Comments:	Rubber tile bubbling at corridor adjacent room 1415. Carpet worn at computer lab 1304 and theater 2500. Floor tiles damaged at Elec. 1054.			
Corrective Actions:	Repair/Replace as necessary.			
Stair Finishes	C2040		90.00% Good	
Ceiling Finishes	C2050		62.00% Fair	
Deficiencies:	Maintenance, Moisture, Surface Damage			
Causes:	Other			
Deficiency Comments:	ACT water damage at entry/exit vestibules adjacent room 1421. ACT broken, damaged various locations. 10% of tiles throughout in hallways do not match. ACT damaged at Gyms 2701 & 2715			



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
 Reporting Year 2015-2016

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86.64% Good

SKYLINE HIGH SCHOOL - MAIN LEVEL

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Corrective Actions:	Replace tiles.		
Conveying	Vertical Conveying Systems	D1010		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Deficiency Comments:	Repair drinking fountains at gymnasium 2601 (mech. 2601D).		
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
	General Service Compressed-Air	D2050		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	Deficiencies:	Other		
	Deficiency Comments:	Noted that single units have issues ever so often, but not main mech. unit.		
	Corrective Actions:	Service as required to maintain proper function.		
	Cooling Systems	D3030		90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Deficiency Comments:	Water lines are thin		
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		90.00% Good



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ISSAQUAH

86.64% Good

SKYLINE HIGH SCHOOL - MAIN LEVEL

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Fire Protection	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	Deficiencies:	Access Blocked		
	Causes:	Access Hazards		
	Deficiency Comments:	Elect. Room adjacent room 2519. Room 3074 provide required clearances in front of panels.		
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
	Deficiencies:	Mismatched Lights		
	Causes:	Uneven or Low light Levels		
	Deficiency Comments:	Main light out at corridor adjacent room 1311. Lighting = warm/cool T8s		
	Corrective Actions:	Provide consistent lighting.		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Visual 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
	Deficiencies:	Other		
	Causes:	Other		
	Additional Comments:	Building as a camera system.		



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electronic Safety and Security	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	Vehicle and Pedestrian Equipment	E1010		90.00% Good
	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		62.00% Fair
	Deficiencies:	Improper Maintenance, Physical Damage		
	Causes:	Code Non-compliance, Unsightly		
	Deficiency Comments:	classrooms 2530/2502 = railing is missing at top of auditorium seating with broken or missing railing brackets. Gym 2701, 2715, & 2601 wall pads have minor damage.		
	Corrective Actions:	Repair blocking and replace railings and railing brackets.		
	Other Equipment	E1090		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Deficiency Comments:	Broken fixed signage at exterior. Casework, approx 15% of laminate on casework is chipped.		
	Movable Furnishings	E2050		90.00% Good