



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

ISSAQUAH
88.56% 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 District
COMMENTS Sq ft shown is based on previous Study & Survey and on sq ft summary provided by District on 05/31/2016. See uploaded doc. Verify at next S&S.

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
2017-2018	21	88.56	District	Not Reported
2016-2017	20	89.52	District	3/22/2017
2015-2016	19	89.52	Consultant	3/23/2016
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

The next certified BCA is due: **2022**

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	104,121	104,121	104,121	9/1/1994	9/25/1996
Building Totals		104,121	104,121	104,121		

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		100.00% Excellent
	Roof Construction	B1020		90.00% Good
	Stairs	B1080		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Location: Exterior EIF's/Stucco Deficiency: Holes in exterior due to birds Corrective Actions: Repair as necessary		
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Location: Exterior vent screens at soffit Corrective Actions: Remove paper & tape over screen		
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Cracks, Tears, Holes, and Breaks, Other		
	<i>Comments:</i>	Reaching end of life expectancy Scheduled to be replaced Summer 2018		
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	<i>Comments:</i>			
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	<i>Deficiencies:</i>	Acoustical Transference, Cracks, Tears, Holes, Looseness		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Location: Classroom Deficiency: Ineffective for noise reduction. Older partitions are not fitting		

		as well as new ones. Corrective Actions: Replacement/Removal	
	Interior Windows	C1020	90.00% Good
	Interior Doors	C1030	90.00% Good
	<i>Deficiencies:</i>	Deficient Hardware/Operating Parts	
	<i>Causes:</i>	Material Condition	
	<i>Comments:</i>	Deficiency: Mis-adjusted hardware. Minor failures due to age. Corrective Actions: Maintain and correct as required. Additional: Normal amount of maintenance/repairs.	
	Interior Grilles and Gates	C1040	90.00% Good
	Suspended Ceiling Construction	C1070	90.00% Good
Interior Finishes	Wall Finishes	C2010	90.00% Good
	<i>Deficiencies:</i>	Surface Appearance	
	<i>Causes:</i>	Other	
	<i>Comments:</i>	Wall repair and paint needed.	
	Interior Fabrications	C2020	90.00% Good
	<i>Deficiencies:</i>	Surface Appearance	
	<i>Causes:</i>	Other	
	<i>Comments:</i>	Above lockers at both ends of the building in the middle of the hall the edges of the formica are broken and missing.	
	Flooring	C2030	90.00% Good
	<i>Comments:</i>	Deficiency: Interior vinyl floor is newer.	
	Stair Finishes	C2040	90.00% Good
	Ceiling Finishes	C2050	90.00% Good
	<i>Deficiencies:</i>	Other	
	<i>Causes:</i>	Other	
	<i>Comments:</i>	Location: Art Room Entry/Commons Deficiency: Stained ACT Stained ACT Corrective Actions: Replace Replace	
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	62.00% Fair
	<i>Deficiencies:</i>	Other	
	<i>Causes:</i>	Other	
	<i>Comments:</i>	New heat pump and chiller. Heat pumps near end of their life expectancy	
	Cooling Systems	D3030	90.00% Good
	Facility HVAC Distribution Systems	D3050	90.00% Good
	<i>Deficiencies:</i>	Other	
	<i>Causes:</i>	Other	
	<i>Comments:</i>	Location: Mechanical Access Deficiency: 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
	<i>Deficiencies:</i>	Other	
	<i>Causes:</i>	Other	
	<i>Comments:</i>	Location: Soffit lights in hallway & library lights Deficiency: Warm/Cold lights Corrective Actions: Change to one color.	
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	100.00% Excellent
	Electronic Surveillance	D7030	100.00% Excellent
	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
	<i>Deficiencies:</i>	Other	
	<i>Causes:</i>	Other	
	<i>Comments:</i>	Deficiency: 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
	<i>Deficiencies:</i>	Other	
	<i>Causes:</i>	Other	
	<i>Comments:</i>	Location: Casework in hallways Casework in art room Deficiency: Countertop laminate chipping at single level lockers One handle broken Corrective Actions: None Repair	
	Movable Furnishings	E2050	90.00% Good



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

ISSAQUAH
98.23% Excellent

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	District
COMMENTS	New school built in 2010. This was a SCAP project. Sq ft shown is based on previous Study & Survey and on sq ft summary provided by District on 05/31/2016. See uploaded doc. Verify sq ft at next S&S.

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
2017-2018	6	98.23	District	Not Reported
2016-2017	5	98.23	District	3/22/2017
2015-2016	4	98.23	Consultant	3/23/2016
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

The next certified BCA is due: **2022**

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	All areas	75,202	75,202	75,202	9/1/2010	12/14/2011
Building Totals		75,202	75,202	75,202		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		100.00% Excellent
Slabs on Grade	Standard Slabs on Grade	A4010		100.00% Excellent
	Pits and Bases	A4040		100.00% Excellent
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent
Superstructure	Floor Construction	B1010		100.00% Excellent
	Roof Construction	B1020		100.00% Excellent
	Stairs	B1080		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Location: Exterior Stairs Deficiency: Rust at hand/guardrails, spalling at concrete at guardrail posts. Corrective Actions: Repair of spalling required.		
Exterior Vertical Enclosures	Exterior Walls	B2010		100.00% Excellent
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: 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
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Location: Low slope roof over building Deficiency: Ponding, bubbling of roof material, soft spots. Corrective Actions: Check warranty and repair/replace Regular maintenance		
	Roof Appurtenances	B3020		100.00% Excellent
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>			

		Corrective Actions: Clean all sunshades of excessive moss.	
	Horizontal Openings	B3060	100.00% Excellent
	Deficiencies:	Other	
	Causes:	Other	
	Comments:	Location: Gutter adjacent mechanical on main level Deficiency: Sloped wrong way Corrective Actions: Adjust and clean moss.	
Interior Construction	Overhead Exterior Enclosures	B3080	100.00% Excellent
	Interior Partitions	C1010	100.00% Excellent
	Interior Windows	C1020	100.00% Excellent
	Interior Doors	C1030	90.00% Good
	Deficiencies:	Other	
	Causes:	Other	
	Comments:	Deficiency: Sound transfer at doors between classrooms.	
Interior Finishes	Interior Grilles and Gates	C1040	100.00% Excellent
	Raised Floor Construction	C1060	100.00% Excellent
	Suspended Ceiling Construction	C1070	100.00% Excellent
	Wall Finishes	C2010	100.00% Excellent
	Interior Fabrications	C2020	100.00% Excellent
	Flooring	C2030	100.00% Excellent
	Stair Finishes	C2040	100.00% Excellent
	Ceiling Finishes	C2050	100.00% Excellent
Conveying	Vertical Conveying Systems	D1010	100.00% Excellent
Plumbing	Domestic Water Distribution	D2010	100.00% Excellent
	Sanitary Drainage	D2020	100.00% Excellent
	Building Support Plumbing Systems	D2030	100.00% Excellent
HVAC	Facility Fuel Systems	D3010	100.00% Excellent
	Heating Systems	D3020	100.00% Excellent
	Comments:		
	Cooling Systems	D3030	100.00% Excellent
	Facility HVAC Distribution Systems	D3050	100.00% Excellent
Fire Protection	Ventilation	D3060	100.00% Excellent
	Fire Suppression	D4010	100.00% Excellent
	Fire Protection Specialties	D4030	100.00% Excellent
Electrical	Electrical Services and Distribution	D5020	100.00% Excellent
	General Purpose Electrical Power	D5030	100.00% Excellent
	Lighting	D5040	90.00% Good
	Deficiencies:	Uneven or Low light Levels	
	Causes:	Mismatched Lights	
	Comments:	Deficiency: 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-Video Communications	D6030	100.00% Excellent
	Distributed Communications and Monitoring	D6060	100.00% Excellent
Electronic Safety and Security	Access Control and Intrusion Detection	D7010	100.00% Excellent
	Comments:	In the process of adding a vestibule and electronic locks. 2018	
Integrated Automation	Electronic Surveillance	D7030	100.00% Excellent
	Detection and Alarm	D7050	100.00% Excellent
	Integrated Automation Facility Controls	D8010	100.00% Excellent
Equipment	Commercial Equipment	E1030	100.00% Excellent
	Institutional Equipment	E1040	100.00% Excellent
	Entertainment and Recreational Equipment	E1070	100.00% Excellent

Furnishings	Other Equipment	E1090	90.00% Good
	Fixed Furnishings	E2010	100.00% Excellent
	Movable Furnishings	E2050	100.00% Excellent

School Facilities and Organization

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Page 1 of 1



School Facilities and Organization
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 Detailed Condition Assessment by Building
 Reporting Year 2017-2018

ISSAQUAH
93.68% Good

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 District
COMMENTS Sq ft shown is based on previous Study & Survey and on sq ft summary provided by District on 5/31/2016. See uploaded doc. Verify at next S&S.

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
2017-2018	21	93.68	District	Not Reported
2016-2017	20	93.68	District	3/22/2017
2015-2016	19	93.68	Consultant	3/23/2016
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

The next certified BCA is due: **2022**

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	57,603	9/1/1996	3/12/1997
Building Totals		57,603	57,603	57,603		

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
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Location: Siding at roof/wall transition. Deficiency: 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		90.00% Good
	<i>Comments:</i>	Damage to vents on covered playground. Need to be replaced.		
Exterior Horizontal Enclosures	Roofing	B3010		100.00% Excellent
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: 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
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Location: Covered Play Deficiency: 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
	<i>Deficiencies:</i>	Damaged or Missing Materials		
	<i>Causes:</i>	Other		
	<i>Comments:</i>			

		Location: Commons. Deficiency: 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
	<i>Deficiencies:</i>	Other	
	<i>Causes:</i>	Other	
	<i>Comments:</i>	Location: Commons Deficiency: Stains and normal wear patterns. Corrective Actions: Replace as required.	
	Interior Fabrications	C2020	100.00% Excellent
	Flooring	C2030	90.00% Good
	<i>Deficiencies:</i>	Stains, Discoloration	
	<i>Comments:</i>	Location: Hallways Deficiency: Normal wear evident. Corrective Actions: Replacement. Restroom floors worn and seams are failing. Scheduled to be replaced Summer 2018	
	Ceiling Finishes	C2050	90.00% Good
	<i>Deficiencies:</i>	Other	
	<i>Causes:</i>	Other	
	<i>Comments:</i>	Location: Various Locations Deficiency: 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
	<i>Deficiencies:</i>	Insufficient Air Flow	
	<i>Causes:</i>	Other	
	<i>Comments:</i>	Location: Office area Server Rooms Deficiency: Ventilation not properly distributed. Corrective Actions: New HVAC system installed in server room in summer 2016. Additional: Minor issues during cooling season.	
	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
	<i>Deficiencies:</i>	Uneven or Low light Levels	
	<i>Causes:</i>	Mismatched Lights	
	<i>Comments:</i>	Location: Various Locations Staff Restroom Deficiency: 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-Video Communications	D6030	100.00% Excellent
		D6060	100.00% Excellent

	Distributed Communications and Monitoring		
Electronic Safety and Security	Access Control and Intrusion Detection	D7010	100.00% Excellent
	Electronic Surveillance	D7030	100.00% Excellent
	<i>Comments:</i>	Deficiency: Cameras currently being installed.	
	Detection and Alarm	D7050	100.00% Excellent
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
	<i>Deficiencies:</i>	Other	
	<i>Causes:</i>	Other	
	<i>Comments:</i>	Location: Gymnasium Deficiency: Current acoustical treatment is perforated cmu, another acoustical treatment is needed to dampen sound. Corrective Actions: Review acoustics.	
	Movable Furnishings	E2050	90.00% Good



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 Reporting Year 2017-2018

ISSAQUAH
 92.96% 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	District
COMMENTS	Sq ft shown is based on previous Study & Survey and on sq ft summary provided by District on 05/31/2016. See uploaded doc. Verify at next S&S.

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
2017-2018	12	92.96	District	Not Reported
2016-2017	11	93.29	District	3/22/2017
2015-2016	10	93.19	Consultant	3/23/2016
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

The next certified BCA is due: 2022

Building Inventory

AREA 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	108,680	108,680	108,680	9/1/2005	9/1/2005
Building Totals		108,680	108,680	108,680		

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
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Linear slab cracks that extend good distances. Visible throughout, some VCT cracked. Grout cracks at staff toilet from slab crack. Corrective Actions: Repair floor finish cracks as required		
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent
Superstructure	Floor Construction	B1010		100.00% Excellent
	Roof Construction	B1020		100.00% Excellent
	Stairs	B1080		100.00% Excellent
Exterior Vertical Enclosures	Exterior Walls	B2010		100.00% Excellent
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Corrective Actions: repair/replace epoxy vertical joints at CMU/metal panel transitions where it has pulled away/shrunk.		
	Exterior Windows	B2020		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: (2) windows failed at auxiliary gym (1) window failed at band Corrective Actions: Replace 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
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Clean metal roof at entrance and around drains throughout the building.		
	Roof Appurtenances	B3020		100.00% Excellent
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>			

		Corrective Actions: Clean sunshades of moss and adjacent tree debris.	
Interior Construction	Horizontal Openings	B3060	100.00% Excellent
	Overhead Exterior Enclosures	B3080	100.00% Excellent
	Interior Partitions	C1010	90.00% Good
	Interior Windows	C1020	90.00% Good
	<i>Deficiencies:</i>	Other	
<i>Causes:</i>	Other		
<i>Comments:</i>	Location: Hallways Deficiency: Several interior windwos have a compromised seal and have become "cloudy".		
Interior Finishes	Interior Doors	C1030	100.00% Excellent
	Interior Grilles and Gates	C1040	100.00% Excellent
	Suspended Ceiling Construction	C1070	90.00% Good
	Wall Finishes	C2010	90.00% Good
	<i>Deficiencies:</i>	Surface Appearance	
	<i>Causes:</i>	Other	
	<i>Comments:</i>	Walls need repair and repainted in wings 2300,1300 and 2200. Wall below stage needs to be repainted.	
	Interior Fabrications	C2020	100.00% Excellent
	Flooring	C2030	90.00% Good
	<i>Deficiencies:</i>	Other	
<i>Causes:</i>	Other		
<i>Comments:</i>	Deficiency: Carpet worn at library, can see craking 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.		
Stair Finishes	C2040	100.00% Excellent	
Ceiling Finishes	C2050	90.00% Good	
<i>Deficiencies:</i>	Other		
<i>Causes:</i>	Other		
<i>Comments:</i>	Deficiency: 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	90.00% Good
	Heating Systems	D3020	90.00% Good
<i>Deficiencies:</i>	Other		
<i>Causes:</i>	Other		
<i>Comments:</i>	Deficiency: Provide yellow/Black striping tape at mechanical where step in concrete to make floor elevation change visible.		
	Cooling Systems	D3030	90.00% Good
	Facility HVAC Distribution Systems	D3050	90.00% Good
<i>Deficiencies:</i>	Other		
<i>Causes:</i>	Other		
<i>Comments:</i>	Corrective Actions: Re-attach duct insulation where it has fallen off (in mech. rooms).		
Fire Protection	Ventilation	D3060	90.00% Good
	Fire Suppression	D4010	100.00% Excellent
	Fire Protection Specialties	D4030	100.00% Excellent
Electrical	Facility Power Generation	D5010	100.00% Excellent
	Electrical Services and Distribution	D5020	100.00% Excellent
	General Purpose Electrical Power	D5030	90.00% Good
	Lighting	D5040	90.00% Good
	<i>Deficiencies:</i>	Other, Uneven or Low light Levels	
<i>Causes:</i>	Mismatched Lights, Other		
<i>Comments:</i>			

Location: Common spaces at ends of corridors & mechanical
 Deficiency: lights out or bulbs missing.
 Corrective Actions: Replace as required.

Communications	Data Communications	D6010	100.00% Excellent
	Voice Communications	D6020	100.00% Excellent
	Audio-Video Communications	D6030	100.00% Excellent
	Distributed Communications and Monitoring	D6060	100.00% Excellent
Electronic Safety and Security	Access Control and Intrusion Detection	D7010	100.00% Excellent
	Electronic Surveillance	D7030	100.00% Excellent
	Detection and Alarm	D7050	100.00% Excellent
Integrated Automation	Integrated Automation Facility Controls	D8010	100.00% Excellent
Equipment	Commercial Equipment	E1030	90.00% Good
	Institutional Equipment	E1040	90.00% Good
	Entertainment and Recreational Equipment	E1070	90.00% Good
	<i>Deficiencies:</i>	Other	
	<i>Causes:</i>	Other	
	<i>Comments:</i>	Location: Auxiliary Gym Outdoor court needs to be cleaned	
		Re-attach/replace as required. Remove or Replace	
Furnishings	Other Equipment	E1090	90.00% Good
	Fixed Furnishings	E2010	90.00% Good
	Movable Furnishings	E2050	90.00% Good



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

ISSAQUAH
85.63% 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 District
COMMENTS Sq ft shown is based on sq ft summary provided by District on 05/31/2016. See uploaded doc. At next S&S, verify sq ft of all buildings and areas, dates of construction, etc. Additions after original 1995 building were all locally funded.

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
2017-2018	17	85.63	District	Not Reported
2016-2017	16	86.64	District	3/22/2017
2015-2016	15	86.64	Consultant	3/23/2016
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

The next certified BCA is due: **2022**

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	284,657	284,657	284,657	9/1/1997	6/28/2000
Building Totals		284,657	284,657	284,657		

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
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Location: Exterior railings concrete base Deficiency: Spalling & water intrusion at entry railing walkway.		
	Pits and Bases	A4040		100.00% Excellent
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Floor Construction	B1010		62.00% Fair
	<i>Deficiencies:</i>	Other, Rot or Corrosion		
	<i>Causes:</i>	Moisture Intrusion		
	<i>Comments:</i>	Location: Exterior elevated bridge near commons/RM 2402 Steel beam connection to building Deficiency: Rusting at metal decking where connecting to concrete slab. Rusting, water intrusion Corrective Actions: assess and repair		
	Roof Construction	B1020		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Location: Exterior covered kiln area adjacent rooms 2501 & 2503 Deficiency: 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
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Minor cracking at concrete. Retaining walls at exterior. Caulking at expansion joints need to be replaced.		
	Exterior Windows	B2020		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Location: Room 1212 Room 2501		

		Deficiency: Moss on Windows Windows dirty Corrective Actions: Clean moss of windows Clean upper windows	
	Exterior Doors and Grilles	B2050	90.00% Good
	<i>Deficiencies:</i>	Peeling Paint or Delamination	
	<i>Causes:</i>	Other	
	<i>Comments:</i>	Deficiency: Exterior doors paint finishes needs to be completed/re-done at door hardware.	
	Exterior Louvers and Vents	B2070	90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010	62.00% Fair
	<i>Deficiencies:</i>	Leaking	
	<i>Causes:</i>	Other	
	<i>Comments:</i>	Deficiency: 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
	<i>Deficiencies:</i>	Other	
	<i>Causes:</i>	Other	
	<i>Comments:</i>	Deficiency: Multiple roof drains around exterior of building broken/disconnected (outside room 2509A, above commons, near mech & 2601C). Corrective Actions: Re-connect/Repair as needed.	
	Overhead Exterior Enclosures	B3080	90.00% Good
	<i>Deficiencies:</i>	Other	
	<i>Causes:</i>	Other	
	<i>Comments:</i>	Location: Room 1114. Corrective Actions: Clean sunshade	
Interior Construction	Interior Partitions	C1010	90.00% Good
	<i>Deficiencies:</i>	Cracks, Tears, Holes, Looseness	
	<i>Causes:</i>	Other	
	<i>Comments:</i>	Deficiency: 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	62.00% Fair
	<i>Deficiencies:</i>	Peeling Paint or Delamination	
	<i>Causes:</i>	Other	
	<i>Comments:</i>	Some doors are delaminating in the 1300 wing.	
	Interior Grilles and Gates	C1040	90.00% Good
	Suspended Ceiling Construction	C1070	90.00% Good
	<i>Deficiencies:</i>	Other	
	<i>Causes:</i>	Other	
	<i>Comments:</i>	Deficiency: ACT water damage at entry/exit vestibules adjacent room 1421. ACT broken, damaged various locatoins. 10% of tiles throughout in hallways do not match. ACT damaged at Gyms 2701 & 2715 Corrective Actions: Replace tiles.	
Interior Finishes	Wall Finishes	C2010	62.00% Fair
	<i>Deficiencies:</i>	Corner Guards, Surface Appearance	
	<i>Causes:</i>	Maintenance, Surface Damage	
	<i>Comments:</i>	Corner guard broken near room 2057. Wall damage throughout the building.	
	Interior Fabrications	C2020	90.00% Good
	Flooring	C2030	90.00% Good
	<i>Deficiencies:</i>	Broken or Loose Tiles, Holes, Tears, Stains, Discoloration	
	<i>Causes:</i>	Deterioration	
	<i>Comments:</i>	Deficiency: 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
	<i>Deficiencies:</i>	Other	
	<i>Causes:</i>	Maintenance, Moisture, Surface Damage	
	<i>Comments:</i>	Deficiency: 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.	
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
	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
	<i>Deficiencies:</i>	Other	
	<i>Causes:</i>	Other	
	<i>Comments:</i>	Deficiency: Water lines are thin. Leak on actuator FCU 3-4	
	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
	<i>Comments:</i>		
	General Purpose Electrical Power	D5030	90.00% Good
	Lighting	D5040	90.00% Good
	<i>Deficiencies:</i>	Uneven or Low light Levels	
	<i>Causes:</i>	Mismatched Lights	
	<i>Comments:</i>	Deficiency: Main light out at corridor adjacent room 1311. Lighting = warm/cool T8s Corrective Actions: Provide consistent lighting. New cover needed in hall outside of room 1307.	
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
	<i>Deficiencies:</i>	Other	
	<i>Causes:</i>	Other	
	<i>Comments:</i>	Deficiency: Building as a camera 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	62.00% Fair
	<i>Deficiencies:</i>	Code Non-compliance, Unightly	
	<i>Causes:</i>	Physical Damage	
	<i>Comments:</i>	Deficiency: 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.	
Furnishings	Other Equipment	E1090	90.00% Good
	Fixed Furnishings	E2010	90.00% Good
	<i>Deficiencies:</i>	Other	
	<i>Causes:</i>	Other	
	<i>Comments:</i>	Deficiency: Broken fixed signage at exterior. Casework, approx 15% of laminate on casework is chipped.	
	Movable Furnishings	E2050	90.00% Good



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Asset Preservation Program (APP) Report by Building

ISSAQUAH
 Board Report Present Date: Not Presented

-----2017-2018-----

FACILITY	BUILDING NAME	BUILDING BOARD ACCEPTANCE DATE	APP YEAR	BUILDING CONDITION ASSESSMENT %	ANNUAL REVIEW COMPLETED BY	NEXT CERTIFIED BCA DUE
Beaver Lake Middle School	Main Building	9/25/1996	21	88.56	District	2022
Pacific Cascade Middle School	Main Building	9/1/2005	12	92.96	District	2022
Creekside Elementary School	Main Building	12/14/2011	6	98.23	District	2022
Endeavour Elementary School	Main Building	3/12/1997	21	93.68	District	2022
Skyline High School	Main Level	6/28/2000	17	85.63	District	2022

School Facilities and Organization

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Page 1 of 1