

Facility Assessment

Adams

Seattle Public Schools
Adams

Elementary School

Survey Date

11/23/2005

Facility Use Elementary

Academic Grade Levels K-5

Student Enrollment 354

Enrollment Growth Steady

Condition Assessment

Facility Condition Score 2.3

Backlog of Maintenance and Repair (BMAR) \$1,489,776

Seismic Mitigation \$468,312

Educational Adequacy Assessment

Educational Adequacy Score 2.8

Relatively new although not fully to current Educational Specification or in line with reference school. Quality facility with some early signs of finish wear in such things as exterior paint finishes and interior carpet. Storage an apparent space challenge throughout as well as proper ADA access and would be exacerbated by full capacity occupancy.

Overall Evaluation Score 2.5

Facility Assessment**Addams, Jane (Summit)**

Seattle Public Schools
Addams, Jane (Summit)**Alternative School**

Survey Date

12/2/2005

Facility Use Alternative Program**Academic Grade Levels** K-12**Student Enrollment** 663**Enrollment Growth** Steady

Condition Assessment

Facility Condition Score 3.0**Backlog of Maintenance and Repair (BMAR)** \$10,936,671**Seismic Mitigation** \$4,098,717

Educational Adequacy Assessment

Educational Adequacy Score 2.9

Jane Addams (Summit) Alternative school is a large school designed originally as a secondary school. Most of the school is still as originally configured with many original finishes. For the alternative school, it allows some flexibility due to its size, but little work has been done to shape it for the current program. With a performing arts focus, much of the program has configured several adjoining spaces to accommodate larger groups, but again, the facility itself has not been adapted, with many dark and acoustically poor spaces for this use.

Overall Evaluation Score 3.0

Facility Assessment

African American Academy

Seattle Public Schools

African American Academy

Alternative School

Survey Date

Facility Use

Academic Grade Levels K-8

Student Enrollment 508

Enrollment Growth

Condition Assessment

Facility Condition Score

Backlog of Maintenance and Repair (BMAR)

Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

Facility Assessment

Alki

Seattle Public Schools

Alki

Elementary School

Survey Date

12/12/2005

Facility Use Elementary

Academic Grade Levels K-5

Student Enrollment 337

Enrollment Growth Steady

Condition Assessment

Facility Condition Score 2.9

Backlog of Maintenance and Repair (BMAR) \$3,659,220

Seismic Mitigation \$383,550

Educational Adequacy Assessment

Educational Adequacy Score 3.8

Older school on level site with connected community center and playfields. Facility is rigidly laid out in basic double loaded corridor on first floor and has a second story portion that is not double loaded but rather fed by three independent stair wells and one elevator. Intercommunication from stair to stair on the second floor entails going through at least two occupied spaces. The elevator only directly serves one stairwell set of rooms. The site is well suited to outdoor play with ample hard surface play area that is worn and much newer large play structure and lawn playfields. Bus and parent drop off and most parking are on street. Some minor ADA issues around the site but could be easily addressed.

Overall Evaluation Score 3.3

Facility Assessment

Allen

Seattle Public Schools

Allen

Leased

Survey Date

Facility Use Long Term Lease

Academic Grade Levels K-5

Student Enrollment 0 Enrollment Growth Steady

Condition Assessment

Facility Condition Score

Backlog of Maintenance and Repair (BMAR)

Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

Facility Assessment

Arbor Heights

Seattle Public Schools
Arbor Heights

Elementary School

Survey Date

11/28/2005

Facility Use Elementary

Academic Grade Levels K-5

Student Enrollment 328

Enrollment Growth Declining Rapidly

Condition Assessment

Facility Condition Score 3.1

Backlog of Maintenance and Repair (BMAR) \$4,512,570

Seismic Mitigation \$448,952

Educational Adequacy Assessment

Educational Adequacy Score 3.9

School is a very poor fit between original school and added classroom wing. Both parts are rather rigid double loaded corridor style but the newer addition is even more institutional and cool in feel. Site is very tight and mostly hardscape with no significant landscaping, lawn or other green space. All site access for the public is from the street and parking is very tight.

Overall Evaluation Score 3.5

Facility Assessment

Bagley, Daniel

Seattle Public Schools

Bagley, Daniel

Elementary School

Survey Date

12/8/2005

Facility Use Elementary

Academic Grade Levels K-5

Student Enrollment 293

Enrollment Growth Increasing Rapidly

Condition Assessment

Facility Condition Score 3.0

Backlog of Maintenance and Repair (BMAR) \$5,178,645

Seismic Mitigation \$987,960

Educational Adequacy Assessment

Educational Adequacy Score 3.8

Older facility. Site plan shows major structure and property lines that no longer exist and therefore no longer support the program. Also, space has been added that does support the program. Facility is very stately but very worn in finishes and systems. Basic spaces only and almost no specialty support spaces exist and no space meets current program. Site is largely accessed from street for bus and parent load/unload. Play area is largely hard surface with a bark area and play structure, Two older portables exist on south end of building in use for child care and other specialty support functions..

Overall Evaluation Score 3.4

Facility Assessment

Ballard

Seattle Public Schools
Ballard

High School

Survey Date

Facility Use

Academic Grade Levels 9-12

Student Enrollment 1,502

Enrollment Growth

Condition Assessment

Facility Condition Score

Backlog of Maintenance and Repair (BMAR)

Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

Facility Assessment**Beacon Hill****Seattle Public Schools
Beacon Hill****Elementary School****Survey Date****Facility Use****Academic Grade Levels** K-5**Student Enrollment** 386**Enrollment Growth****Condition Assessment****Facility Condition Score** 2.7**Backlog of Maintenance and Repair (BMAR)** \$3,014,116**Seismic Mitigation** \$389,568**Educational Adequacy Assessment****Educational Adequacy Score****Overall Evaluation Score**

Facility Assessment

Blaine, Catherine

Seattle Public Schools
Blaine, Catherine

Middle School

Survey Date

12/22/2005

Facility Use Elementary

Academic Grade Levels K-8

Student Enrollment 508

Enrollment Growth Steady

Condition Assessment

Facility Condition Score 3.2

Backlog of Maintenance and Repair (BMAR) \$9,752,922

Seismic Mitigation \$1,036,536

Educational Adequacy Assessment

Educational Adequacy Score 2.9

This school, currently used as an alternative school, is well configured for use as a middle school; although the number of teaching spaces are few by current standards. The generous lobbies and circulation spaces have much natural light and add to the inviting, interesting interior environment. The gyms, cafeteria, music rooms are large, and most other spaces are well sized. As a result the capacity is well below District standard for total number of students at a middle school; but is well suited for use as an alternative school.

Overall Evaluation Score 3.1

Facility Assessment

Boren

Seattle Public Schools

Boren

Middle School

Survey Date

12/22/2005

Facility Use

Interim Site

Academic Grade Levels

9-12

Student Enrollment

679

Enrollment Growth Steady

Condition Assessment

Facility Condition Score

3.3

Backlog of Maintenance and Repair (BMAR)

\$8,958,020

Seismic Mitigation

\$896,355

Educational Adequacy Assessment

Educational Adequacy Score

3.8

This middle school is currently used as interim school for Cleveland High School. The original facility is of low-end construction with generally low ceilings, dark interior corridors, and conventional teaching spaces. The building has not aged well and warrants complete upgrade of systems and finishes if it were to be used for a middle school again.

Overall Evaluation Score

3.5

Facility Assessment

Briarcliff

Seattle Public Schools
Briarcliff

Elementary School

Survey Date

Facility Use

Academic Grade Levels K-5

Student Enrollment 0

Enrollment Growth

Condition Assessment

Facility Condition Score

Backlog of Maintenance and Repair (BMAR)

Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

Facility Assessment

Brighton

Seattle Public Schools

Brighton

Elementary School

Survey Date

Facility Use

Academic Grade Levels K-5

Student Enrollment 278

Enrollment Growth

Condition Assessment

Facility Condition Score

Backlog of Maintenance and Repair (BMAR)

Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

Seattle Public Schools
Broadview/Thomson

Elementary School

Survey Date

12/15/2005

Facility Use Elementary

Academic Grade Levels K-5

Student Enrollment 480

Enrollment Growth Declining

Condition Assessment

Facility Condition Score 2.8

Backlog of Maintenance and Repair (BMAR) \$10,417,296

Seismic Mitigation \$4,860,638

Educational Adequacy Assessment

Educational Adequacy Score 2.3

Very large ex- secondary facility that is older two story, circular double loaded corridor design with concrete post and beam structure. Space available is excessive for standard elementary model by a factor of two. Site is level with parking on two sides and bus drop off on site and parent off site. Play areas are very limited and almost all hard surface with a medium play structure.

Overall Evaluation Score 2.5

Facility Assessment

Bryant

Seattle Public Schools
Bryant

Elementary School

Survey Date

Facility Use

Academic Grade Levels K-5

Student Enrollment 494

Enrollment Growth

Condition Assessment

Facility Condition Score

Backlog of Maintenance and Repair (BMAR)

Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

Facility Assessment

Cedar Park

Seattle Public Schools
Cedar Park

Elementary School

Survey Date

Facility Use

Academic Grade Levels C;SL

Student Enrollment 0

Enrollment Growth

Condition Assessment

Facility Condition Score

Backlog of Maintenance and Repair (BMAR)

Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

Facility Assessment

Cleveland

Seattle Public Schools
Cleveland

High School

Survey Date

Facility Use

Academic Grade Levels 9-12

Student Enrollment 737

Enrollment Growth

Condition Assessment

Facility Condition Score

Backlog of Maintenance and Repair (BMAR)

Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

Facility Assessment

Coe

Seattle Public Schools

Coe

Elementary School

Survey Date

Facility Use

Academic Grade Levels K-5

Student Enrollment 293

Enrollment Growth

Condition Assessment

Facility Condition Score

Backlog of Maintenance and Repair (BMAR)

Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

Facility Assessment

Columbia (ORCA)

Seattle Public Schools
Columbia (ORCA)

Alternative School

Survey Date

12/19/2005

Facility Use Alternative Program

Academic Grade Levels K-5

Student Enrollment 255

Enrollment Growth Steady

Condition Assessment

Facility Condition Score 3.3

Backlog of Maintenance and Repair (BMAR) \$2,953,778

Seismic Mitigation \$259,358

Educational Adequacy Assessment

Educational Adequacy Score 3.7

Older single story school of double loaded corridor design with space augmented by portables. School is very worn and systems are largely obsolete. Most spaces are small and well below current standards in almost all aspects. Site is level but has little parking and is almost all hard surface play area with limited play structure. The site does have adjacent community garden space and across the street is a green space park. Bus and parent drop off is on street as is most parking.

Overall Evaluation Score 3.5

Seattle Public Schools

Columbia Annex

Support

Survey Date

Facility Use

Academic Grade Levels Ad

Student Enrollment 0

Enrollment Growth

Condition Assessment

Facility Condition Score

Backlog of Maintenance and Repair (BMAR)

Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

Seattle Public Schools

Concord

Elementary School

Survey Date

Facility Use

Academic Grade Levels K-5

Student Enrollment 334

Enrollment Growth

Condition Assessment

Facility Condition Score

Backlog of Maintenance and Repair (BMAR)

Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

Facility Assessment

Cooper

Seattle Public Schools

Cooper

Elementary School

Survey Date

Facility Use

Academic Grade Levels K-5

Student Enrollment 379

Enrollment Growth

Condition Assessment

Facility Condition Score

Backlog of Maintenance and Repair (BMAR)

Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

**Seattle Public Schools
Crown Hill**

Elementary School

Survey Date

Facility Use

Academic Grade Levels K-5

Student Enrollment 198

Enrollment Growth

Condition Assessment

Facility Condition Score

Backlog of Maintenance and Repair (BMAR)

Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

Facility Assessment

Day, BF

Seattle Public Schools

Day, BF

Elementary School

Survey Date

12/2/2005

Facility Use Elementary

Academic Grade Levels K-5

Student Enrollment 262 Enrollment Growth Declining

Condition Assessment

Facility Condition Score 2.1

Backlog of Maintenance and Repair (BMAR) \$435,750

Seismic Mitigation \$782,256

Educational Adequacy Assessment

Educational Adequacy Score 2.3

Older school renovated relatively recently. Handsome building with great public image and ample space with some exceptions for specialties. Spaces are mostly generous, warm and hospitable to learning and community use. Lack of any covered play area, only a small gym and no large multi-purpose space are serious drawbacks to facility. Playfields quite ample with large park like field immediately adjacent. Hard surface areas next to school somewhat disjointed into small areas due to having to work with sloped site. Limited on site parking and on street drop off and pick-up including buses.

Overall Evaluation Score 2.2

Facility Assessment

Dearborn Park

Seattle Public Schools

Dearborn Park

Elementary School

Survey Date

Facility Use

Academic Grade Levels K-5

Student Enrollment 356

Enrollment Growth

Condition Assessment

Facility Condition Score 2.9

Backlog of Maintenance and Repair (BMAR) \$1,639,864

Seismic Mitigation \$296,803

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

Seattle Public Schools
Decatur**Alternative School**

Survey Date

12/7/2005

Facility Use Alternative Program**Academic Grade Levels** K-5**Student Enrollment** 307**Enrollment Growth** Steady

Condition Assessment

Facility Condition Score 3.0**Backlog of Maintenance and Repair (BMAR)** \$3,500,501**Seismic Mitigation** \$331,568

Educational Adequacy Assessment

Educational Adequacy Score 3.7

Older facility of somewhat disjointed layout. Spaces are minimal in functionality; finishes and systems are worn. Site is spacious and level, especially play areas that include four ball fields, lawn, worn hard surface play area, large newer play structure complex and adequate parking split between two separate lots. Bus drop-off is on street.

Overall Evaluation Score 3.3

**Seattle Public Schools
Denny**

Middle School

Survey Date 12/20/2005

Facility Use Middle School

Academic Grade Levels 6-8

Student Enrollment 703 **Enrollment Growth** Steady

Condition Assessment

Facility Condition Score 3.2

Backlog of Maintenance and Repair (BMAR) \$13,517,951

Seismic Mitigation \$2,679,330

Educational Adequacy Assessment

Educational Adequacy Score 3.1

The school is bounded by SW Thistle St on the north, 30th Ave SW on the west and SW Cloverdale St on the south. There is relatively little separation between the school buildings and the street R.O.W.s. The school's main entry is along 30th Ave SW where the bus lane exists and some parallel parking in the street. The majority of the parking for the school is east of the buildings and not convenient to the main entry. The school has four main buildings. The site is sloped with a fair amount of drop between buildings which run parallel to the slope in a terraced fashion. This creates accessibility problems and could be one of the main issues in a modernization project. The school is adjacent to the Southwest Community Center, athletic fields and stadium providing a great asset not typically available to most middle schools. The character of the buildings will allow for an attractive modernization although the buildings will need considerable work.

Overall Evaluation Score 3.2

Facility Assessment

Dunlap

Seattle Public Schools

Dunlap

Elementary School

Survey Date

Facility Use

Academic Grade Levels K-5

Student Enrollment 435

Enrollment Growth

Condition Assessment

Facility Condition Score

Backlog of Maintenance and Repair (BMAR)

Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

Seattle Public Schools
Eckstein

Middle School

Survey Date 12/8/2005

Facility Use	Middle School	
Academic Grade Levels	6-8	
Student Enrollment	1,236	Enrollment Growth Increasing

Condition Assessment

Facility Condition Score	2.9
Backlog of Maintenance and Repair (BMAR)	\$14,596,496
Seismic Mitigation	\$3,960,991

Educational Adequacy Assessment

Educational Adequacy Score 1.8

This historic 50's era neighborhood school is a treasure for the Seattle School District. It has wonderful quality features throughout and for virtually all important educational needs. It is however in significant need of general modernization for systems, components, finishes, etc. inside and out. This reviewer attended junior high at this school shortly after it was constructed and it still looks almost the same! If there is a drawback to this school educationally.....it is very large. Educational delivery strategies that would help breakdown the long travel distances and help "cluster" students into smaller associations (as is done to a degree at present) would help ameliorate this scale situation and probably improve its educational effectiveness. This school is a great example of good original programming, design, and construction by all parties.

Overall Evaluation Score 2.3

Facility Assessment

Emerson

Seattle Public Schools

Emerson

Elementary School

Survey Date

Facility Use

Academic Grade Levels K-5

Student Enrollment 278

Enrollment Growth

Condition Assessment

Facility Condition Score

Backlog of Maintenance and Repair (BMAR)

Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

Seattle Public Schools

Fairmount Park

Elementary School

Survey Date

12/9/2005

Facility Use Elementary

Academic Grade Levels K-5

Student Enrollment 179 **Enrollment Growth** Declining Rapidly

Condition Assessment

Facility Condition Score 2.6

Backlog of Maintenance and Repair (BMAR) \$2,232,438

Seismic Mitigation \$348,160

Educational Adequacy Assessment

Educational Adequacy Score 3.4

Older two story masonry building with nice interior courtyard. Site has fair condition hard surface play adjacent to the school and adjacent park land with lawns and large play structure. Limited on site parking off fire lane. Facility has basic classroom space but is lacking some specialty spaces and less than adequate space and/or layout and support features in other spaces. Finishes and systems are worn due to age and normal use but facility appears sound. Exterior only access to some rooms and lack of full ADA compliance poses challenges.

Overall Evaluation Score 3.0

**Seattle Public Schools
Fauntleroy**

Elementary School

Survey Date

Facility Use

Academic Grade Levels K-5

Student Enrollment 0

Enrollment Growth

Condition Assessment

Facility Condition Score

Backlog of Maintenance and Repair (BMAR)

Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

Facility Assessment

Franklin

Seattle Public Schools
Franklin

High School

Survey Date

12/8/2005

Facility Use High School

Academic Grade Levels 9-12

Student Enrollment 1,484

Enrollment Growth Declining

Condition Assessment

Facility Condition Score 2.5

Backlog of Maintenance and Repair (BMAR) \$11,398,845

Seismic Mitigation \$2,061,135

Educational Adequacy Assessment

Educational Adequacy Score 1.4

This large historic school has been completely modernized in 1991. Most of that modernization configured the school near current standards. The straightforward racecourse configuration is compact, but located on 4 floors with a separate PE / athletic facility a block away from the main building. Many spaces are high volume with good natural light, but many classrooms and labs have been placed inboard with no natural light. Corridors are generally dark with lowered acoustical ceilings that detract from the otherwise high quality environment.

Overall Evaluation Score 2.0

Facility Assessment

Garfield

Seattle Public Schools
Garfield

High School

Survey Date

Facility Use

Academic Grade Levels 9-12

Student Enrollment 1,733

Enrollment Growth

Condition Assessment

Facility Condition Score

Backlog of Maintenance and Repair (BMAR)

Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

Seattle Public Schools
Gatewood**Elementary School**

Survey Date 12/1/2005**Facility Use** Elementary**Academic Grade Levels** K-5**Student Enrollment** 276 **Enrollment Growth** Declining

Condition Assessment

Facility Condition Score 2.2**Backlog of Maintenance and Repair (BMAR)** \$751,908**Seismic Mitigation** \$501,975

Educational Adequacy Assessment

Educational Adequacy Score 2.3

Mix of newer and older elements nicely done in renovation and addition work. Building is just starting to show finish wear but appears to be a very nicely functioning facility although limited on small group and flexible teaching spaces. Site has major grade change from building to play areas with no direct ADA connection. Play areas are adequate although lawn area so limited as to not support full baseball or soccer set-up. Parking on site appears adequate and on street bus/parent drop off is directly in front of school although may be somewhat congested.

Overall Evaluation Score 2.3

Facility Assessment

Gatzert

Seattle Public Schools
Gatzert

Elementary School

Survey Date 12/12/2005

Facility Use Elementary
Academic Grade Levels K-5
Student Enrollment 347 Enrollment Growth Declining

Condition Assessment

Facility Condition Score 2.3
Backlog of Maintenance and Repair (BMAR) \$1,361,256
Seismic Mitigation \$458,643

Educational Adequacy Assessment

Educational Adequacy Score 3.0

Newer school on mostly level site with good street access and fair parking and drop off that is not on street. Playfield is ample although hard surface area may be somewhat undersized. School has many small group and specialist support spaces although flexibility for collaborative teaching opportunities is lacking. Finishes are beginning to show signs of wear.

Overall Evaluation Score 2.7

Facility Assessment**Genesee Hill (Pathfinder)**

Seattle Public Schools**Genesee Hill (Pathfinder)****Alternative School**

Survey Date

12/9/2005

Facility Use Alternative Program**Academic Grade Levels** K-8**Student Enrollment** 387**Enrollment Growth** Steady

Condition Assessment

Facility Condition Score 3.4**Backlog of Maintenance and Repair (BMAR)** \$3,966,077**Seismic Mitigation** \$251,633

Educational Adequacy Assessment

Educational Adequacy Score 4.3

Older school of quasi double loaded corridor design with modular classroom pods. Spaces are very poorly arranged and many are too small. Storage is seriously deficient and all finishes and systems worn. Use of 12 relatively remote portables to extend facility capacity makes campus seem disjointed and overtaxes specialty spaces never designed to hold the larger student body. Playfields are ample but lower grass field is 50 feet or more below building elevation. ADA issues exterior are extremely out of compliance.

Overall Evaluation Score 3.9

Facility Assessment

Graham Hill

**Seattle Public Schools
Graham Hill**

Elementary School

Survey Date

Facility Use

Academic Grade Levels	K-5	
Student Enrollment	383	Enrollment Growth

Condition Assessment

Facility Condition Score	2.8	
Backlog of Maintenance and Repair (BMAR)	\$1,706,796	
Seismic Mitigation	\$898,392	

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

**Seattle Public Schools
Green Lake****Elementary School**

Survey Date 12/7/2005**Facility Use** Elementary**Academic Grade Levels** K-5**Student Enrollment** 252 **Enrollment Growth** Declining

Condition Assessment

Facility Condition Score 2.3**Backlog of Maintenance and Repair (BMAR)** \$941,724**Seismic Mitigation** \$314,472

Educational Adequacy Assessment

Educational Adequacy Score 3.0

School of very interesting design in that it has open team areas of several thousand square feet rather than conventional classrooms. Team areas are amply supported by local teacher prep and storage areas. The most open and flexible school surveyed. Site has challenges due to grade changes from upper (grass) to lower (hard surface) play area and no ADA support therefore. Very limited on site parking with bus access on street frontage and other parking on street.

Overall Evaluation Score 2.7

**Seattle Public Schools
Greenwood**

Elementary School

Survey Date

Facility Use

Academic Grade Levels K-5

Student Enrollment 223

Enrollment Growth

Condition Assessment

Facility Condition Score

Backlog of Maintenance and Repair (BMAR)

Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

**Seattle Public Schools
Hamilton**

Middle School

Survey Date

12/1/2005

Facility Use Middle School

Academic Grade Levels 6-8

Student Enrollment 724

Enrollment Growth Steady

Condition Assessment

Facility Condition Score 3.1

Backlog of Maintenance and Repair (BMAR) \$7,065,942

Seismic Mitigation \$2,036,368

Educational Adequacy Assessment

Educational Adequacy Score 3.9

This is a very externally attractive older historic building with a wonderful residential presence and context. It feels very small for a middle school even though it is 99,000 sf. If the student population were pushed up to the District's capacity (853 from currently 734) the building would be over-taxed to meet educational needs (see classroom and corridor problems). The interior educational and support spaces are very antiquated and unattractive with poor lighting and many unsightly exposed utilities. The potential for aesthetic improvement is great, but spatial improvement will pose a great challenge.

Potential Consideration: If the retrofit library at the 2nd floor were removed and the commons/dining restored with natural light similar to its original design(?), the library relocated to the south frontage of the 2nd floor, and the music program located back in the school (and getting rid of the portables).....this building would make a great elementary school. Hallways would be more comfortable with natural light and wider without lockers, the little separated gyms would be much more usable for smaller students in an elementary program, and the classrooms would be more appropriate for the types of multiple use area that occur typically in elementaries.

Overall Evaluation Score 3.5

**Seattle Public Schools
Hawthorne****Elementary School**

Survey Date

12/19/2005

Facility Use Elementary**Academic Grade Levels** K-5**Student Enrollment** 325**Enrollment Growth** Declining Rapidly

Condition Assessment

Facility Condition Score 2.3**Backlog of Maintenance and Repair (BMAR)** \$2,201,228**Seismic Mitigation** \$386,595

Educational Adequacy Assessment

Educational Adequacy Score 2.9

Newer multi-story masonry building of double loaded corridor design. Stand alone pad building housing daycare. With few exceptions, all teaching functions housed in basic classrooms with little appropriate customization of finishes, storage/casework, day lighting, etc. Site is steeply sloped and play area stepped to compensate. Most play area is hard surface, in good condition and ample. There are two small play structures on bark. There is no good grass play or field area. Bus and parent drop off is on street frontage and there is very little on site parking.

Overall Evaluation Score 2.6

Facility Assessment

Hay, John

Seattle Public Schools
Hay, John

Elementary School

Survey Date 11/30/2005

Facility Use Elementary
Academic Grade Levels K-5
Student Enrollment 456 Enrollment Growth Increasing

Condition Assessment

Facility Condition Score 2.5
Backlog of Maintenance and Repair (BMAR) \$1,445,138
Seismic Mitigation \$410,896

Educational Adequacy Assessment

Educational Adequacy Score 2.3

Structure is relatively new and close to Educational Specifications. Space is close to standard for size although the building's ability to support flexible and collaborative teaching methodologies is limited. Good solid school.

Overall Evaluation Score 2.4

Facility Assessment**Hay, Old (Secondary BOC)**

Seattle Public Schools**Hay, Old (Secondary BOC)****Alternative School**

Survey Date

12/13/2005

Facility Use Alternative Program**Academic Grade Levels** A/MH**Student Enrollment** 299**Enrollment Growth** Steady

Condition Assessment

Facility Condition Score 3.1**Backlog of Maintenance and Repair (BMAR)** \$4,564,226**Seismic Mitigation** \$331,350

Educational Adequacy Assessment

Educational Adequacy Score 2.7

This small campus of two buildings, a brick-clad historic one-story historic building at the north (plus basement - unoccupied) and a three-story historic wood building at the northerly end of the 2 block site (similar architecturally to Stevens Elementary and the "late" Coe Elementary). These two buildings in facilitating the special bi-lingual needs for this campus would be better suited if they weren't so distant from each other, but the basic facilities seem to be a very appropriate use for the program they are serving. They form very intimate and embracing historic learning spaces with lots of natural light and exposed wood features. The buildings are very old and would benefit from typical modernization/restoration upgrades. The fire sprinkler systems that have been retrofit into the buildings were not very sensitively concealed. The District would like to expand this bi-lingual program from 6 months to 1 year.

Overall Evaluation Score 2.9

Facility Assessment**High Point**

**Seattle Public Schools
High Point****Elementary School**

Survey Date

12/1/2005

Facility Use Elementary**Academic Grade Levels** K-5**Student Enrollment** 155**Enrollment Growth** Increasing

Condition Assessment

Facility Condition Score 2.4**Backlog of Maintenance and Repair (BMAR)** \$1,476,806**Seismic Mitigation** \$405,600

Educational Adequacy Assessment

Educational Adequacy Score 2.6

Facility is relatively new but starting to show wear on finishes. School has need for significant small group and specialist supports spaces. Many of these are currently accommodated using regular classroom space adapted by furniture layout but if at capacity, school would have problem adequately housing the small group/specialty needs. Outdoor areas are ample given adjoining park and community center areas. Bus, drop off and parking appear adequate and very functional.

Overall Evaluation Score 2.5

**Seattle Public Schools
Highland Park**

Elementary School

Survey Date

Facility Use

Academic Grade Levels K-5

Student Enrollment 441 **Enrollment Growth**

Condition Assessment

Facility Condition Score
Backlog of Maintenance and Repair (BMAR)
Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

Facility Assessment

Hughes

Seattle Public Schools
Hughes

Vacant

Survey Date

12/1/2005

Facility Use Vacant

Academic Grade Levels K-5

Student Enrollment 0 Enrollment Growth Steady

Condition Assessment

Facility Condition Score 3.0

Backlog of Maintenance and Repair (BMAR) \$5,346,177

Seismic Mitigation \$520,366

Educational Adequacy Assessment

Educational Adequacy Score 4.1

Facility is quite old but of stately and substantive architecture with double and some single loaded corridor design. Given age and limited upgrades over its life, many elements are worn out, damaged or otherwise at the end of their useful lives. Currently vacant but has been used as interim site in support of facility renovations elsewhere in District. Site is ample and has very worn, but generous hard surface play areas, no lawn. Portables are very old vintage and well past reasonable life.

Overall Evaluation Score 3.5

**Seattle Public Schools
Ingraham****High School****Survey Date**

12/8/2005

Facility Use High School**Academic Grade Levels** 9-12**Student Enrollment** 1,192**Enrollment Growth** Steady

Condition Assessment

Facility Condition Score 3.1**Backlog of Maintenance and Repair (BMAR)** \$13,428,740**Seismic Mitigation** \$3,006,271

Educational Adequacy Assessment

Educational Adequacy Score 3.1

The comprehensive program is housed in a large facility. The school has received incremental upgrades, including a library and a science modernization / addition, but no complete modernization. The school is average sized for its capacity. The single story school is spread out on a large site in a fairly rigid grid with double loaded corridors efficiently arranged around open courtyards. The prevalent masonry construction limits flexibility for rearrangement of this basic layout, but the open courtyards offer space for expansion of key program areas; similar to the recent library and science expansions. The hard durable surfaces and flat ceilings present a relatively sterile environment that would benefit from finish, window, and lighting upgrades throughout.

Overall Evaluation Score 3.1

Facility Assessment

Kimball

Seattle Public Schools
Kimball

Elementary School

Survey Date

Facility Use

Academic Grade Levels K-5

Student Enrollment 529

Enrollment Growth

Condition Assessment

Facility Condition Score 2.7

Backlog of Maintenance and Repair (BMAR) \$2,660,959

Seismic Mitigation \$436,254

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

Facility Assessment**King, Martin Luther****Seattle Public Schools
King, Martin Luther****Elementary School****Survey Date**

12/14/2005

Facility Use Elementary**Academic Grade Levels** K-5**Student Enrollment** 104**Enrollment Growth** Declining Rapidly**Condition Assessment****Facility Condition Score** 3.4**Backlog of Maintenance and Repair (BMAR)** \$2,932,317**Seismic Mitigation** \$339,738**Educational Adequacy Assessment****Educational Adequacy Score** 3.8

Small older facility of compact design on tight site with three portables. Play area is limited with only small lawn and small play structure. There is almost no parking or drop off on site and side streets are very narrow. Finishes and systems very worn.

Overall Evaluation Score 3.6

**Seattle Public Schools
Lafayette****Elementary School****Survey Date** 12/9/2005**Facility Use** Elementary**Academic Grade Levels** K-5**Student Enrollment** 453 **Enrollment Growth** Increasing**Condition Assessment****Facility Condition Score** 2.9**Backlog of Maintenance and Repair (BMAR)** \$4,660,342**Seismic Mitigation** \$475,767**Educational Adequacy Assessment****Educational Adequacy Score** 3.3

Older facility of very rigid double loaded corridor design. Poor range of teaching space sizes and types, mostly just basic classrooms, few specialty spaces. Little opportunity currently for collaboration or flexibility of space/usage. Site is along a busy arterial with bus load/unload at the curb. Some site parking but poorly laid out and insufficient. Play areas are ample but not ADA accessible directly from building. All finishes and systems worn.

Overall Evaluation Score 3.1

Facility Assessment

Latona (John Stanford)

**Seattle Public Schools
Latona (John Stanford)**

Elementary School

Survey Date

Facility Use

Academic Grade Levels K-5

Student Enrollment 372

Enrollment Growth

Condition Assessment

Facility Condition Score

Backlog of Maintenance and Repair (BMAR)

Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

**Seattle Public Schools
Laurelhurst****Elementary School****Survey Date** 12/20/2005

Facility Use	Elementary	
Academic Grade Levels	K-5	
Student Enrollment	425	Enrollment Growth Increasing

Condition Assessment

Facility Condition Score	3.2
Backlog of Maintenance and Repair (BMAR)	\$4,213,196
Seismic Mitigation	\$425,340

Educational Adequacy Assessment**Educational Adequacy Score** 3.5

Older two story masonry building with double loaded corridor design. Gym is stand alone building. There are 6 portable classrooms on the site. The site is level with hard surface play areas north and south of the main building. There is one small and one large play structure on bark. All parking and bus/parent drop off is on the street. There is a green park across the busy arterial to the south and it can be accessed directly from the school via a pedestrian overpass.

Overall Evaluation Score 3.3

Facility Assessment

Lawton

Seattle Public Schools

Lawton

Elementary School

Survey Date

11/30/2005

Facility Use Elementary

Academic Grade Levels K-5

Student Enrollment 317 Enrollment Growth Increasing

Condition Assessment

Facility Condition Score 2.3

Backlog of Maintenance and Repair (BMAR) \$796,441

Seismic Mitigation \$520,277

Educational Adequacy Assessment

Educational Adequacy Score 2.6

Newer facility in very good condition and pleasing location and environment, inside and out. Site is in residential setting and adjacent to Lawton Park. Parking is relatively small on site with apparent overflow to neighborhood streets. Drop off in front of school for buses and in rear for parents. Good play areas and large play structure and covered play area. Child care has semi-private area for outdoor activity.

Overall Evaluation Score 2.4

**Seattle Public Schools
Leschi****Elementary School****Survey Date**

12/13/2005

Facility Use Elementary**Academic Grade Levels** K-5**Student Enrollment** 207**Enrollment Growth** Declining Rapidly

Condition Assessment

Facility Condition Score 2.2**Backlog of Maintenance and Repair (BMAR)** \$1,062,152**Seismic Mitigation** \$439,408

Educational Adequacy Assessment

Educational Adequacy Score 3.0

Relatively new school although portions of old school still clearly present in some locations. Basic double loaded corridor style plan.

Site is cut into natural slope and has some ADA compromises accordingly. Ample hard surface play and adjacent City park (Peppi's Playground) has additional play toys, lawn, etc. Parking is at front/ main entry side of site but is small and street is overflow. Drop off for bus and parents is on street. Age is such that finishes are starting to show wear.

Overall Evaluation Score 2.6

**Seattle Public Schools
Lincoln****High School****Survey Date**

12/8/2005

Facility Use Interim Site**Academic Grade Levels** 9-12**Student Enrollment** 1,660**Enrollment Growth** Steady**Condition Assessment****Facility Condition Score** 2.8**Backlog of Maintenance and Repair (BMAR)** \$7,732,301**Seismic Mitigation** \$4,725,807**Educational Adequacy Assessment****Educational Adequacy Score** 3.4

Lincoln High School is one of the District's oldest and largest facilities. Over the past few years it has served as an interim school for other schools as they are modernized. Some changes were made to this school to accommodate the interim use; particularly in the core building; but most of these are interior changes, with little upgrade to the facility's main systems, structure, or shell. The facility has a large amount of space, but much of it is divided into smaller classrooms; with the main support spaces such as cafeteria, commons, gyms, theater, etc located separately on campus with little logical connection. Some of the original spaces are of great scale with large windows, high volumes, etc, but the partitioning and the condition of the finishes and systems would most likely require a major interior reconstruction in order to bring the entire school up to current standards as a high school.

Overall Evaluation Score 3.1

Facility Assessment

Lowell

Seattle Public Schools

Lowell

Elementary School

Survey Date

12/15/2005

Facility Use Alternative Program

Academic Grade Levels K-5

Student Enrollment 470 Enrollment Growth Increasing

Condition Assessment

Facility Condition Score 3.4

Backlog of Maintenance and Repair (BMAR) \$5,941,236

Seismic Mitigation \$582,376

Educational Adequacy Assessment

Educational Adequacy Score 3.3

Older multi-story masonry building of double loaded corridor design with tight site constraints due to small site, slope and narrow side streets. Very difficult on street bus and parent drop off. Only off street parking is a pay lot. Limited hard surface play area and small grass playfield and medium play structure. School has heavy special needs as well as accelerated progress population leading to unusual facility requirements well beyond current Education Specifications in some areas.

Overall Evaluation Score 3.3

Facility Assessment

Loyal Heights

Seattle Public Schools

Loyal Heights

Elementary School

Survey Date

11/23/2005

Facility Use Elementary

Academic Grade Levels K-5

Student Enrollment 364

Enrollment Growth Increasing Rapidly

Condition Assessment

Facility Condition Score 2.9

Backlog of Maintenance and Repair (BMAR) \$3,759,810

Seismic Mitigation \$881,013

Educational Adequacy Assessment

Educational Adequacy Score 3.8

This is a school building of great character and warmth but is beyond its reasonable life without major refurbishment, space augmentation and system improvements. Site is level with ample hard surface play area, a new large play structure on bark and new, improved park like elements at south end of site. No formal on site parking and all drop off on street frontage.

Overall Evaluation Score 3.3

Facility Assessment

Madison

Seattle Public Schools
Madison

Junior High School

Survey Date

Facility Use

Academic Grade Levels 6-8

Student Enrollment 934

Enrollment Growth Steady

Condition Assessment

Facility Condition Score

Backlog of Maintenance and Repair (BMAR)

Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

Facility Assessment

Madrona

**Seattle Public Schools
Madrona**

Elementary School

Survey Date

Facility Use

Academic Grade Levels K-5

Student Enrollment 314

Enrollment Growth

Condition Assessment

Facility Condition Score

Backlog of Maintenance and Repair (BMAR)

Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

**Seattle Public Schools
Magnolia****Elementary School****Survey Date** 11/30/2005**Facility Use** Closed**Academic Grade Levels** K-8**Student Enrollment** 284 **Enrollment Growth** Steady**Condition Assessment****Facility Condition Score** 3.7**Backlog of Maintenance and Repair (BMAR)** \$6,214,772**Seismic Mitigation** \$347,400**Educational Adequacy Assessment****Educational Adequacy Score** 4.2

Facility is quite old but of stately and substantive architecture. Given age and limited upgrades over its life, many elements are worn out, damaged or otherwise at the end of their useful lives. Currently vacant but has been used as interim site in support of facility renovations elsewhere in District. Site is large and has very worn, but generous play areas. Parks Dept. has posted plans to upgrade lower, large grass playfields.

Overall Evaluation Score 3.9

Facility Assessment**Mann (NOVA)****Seattle Public Schools
Mann (NOVA)****Alternative School****Survey Date**

12/17/2005

Facility Use Alternative Program**Academic Grade Levels** 9-12**Student Enrollment** 283**Enrollment Growth** Steady**Condition Assessment****Facility Condition Score** 3.4**Backlog of Maintenance and Repair (BMAR)** \$4,249,521**Seismic Mitigation** \$284,232**Educational Adequacy Assessment****Educational Adequacy Score** 4.7

Mann (Nova) Alternative school is housed in a historic building that was not originally designed as a school. Consequently it lacks most of the support spaces found in a conventional school, as well as in current alternative schools. The facility mostly contains classrooms arranged on 3 floors, with little connection between them. The office and a makeshift kitchen are located in raw basement space. The facility is quite old and extremely worn.

Overall Evaluation Score 4.1

Facility Assessment

Maple

Seattle Public Schools

Maple

Elementary School

Survey Date

Facility Use

Academic Grade Levels K-5

Student Enrollment 413

Enrollment Growth

Condition Assessment

Facility Condition Score 2.9

Backlog of Maintenance and Repair (BMAR) \$2,114,544

Seismic Mitigation \$397,164

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

Facility Assessment

Marshall, John

Seattle Public Schools

Marshall, John

Alternative School

Survey Date

12/16/2005

Facility Use Alternative Program

Academic Grade Levels 9-12

Student Enrollment 169

Enrollment Growth Steady

Condition Assessment

Facility Condition Score 3.3

Backlog of Maintenance and Repair (BMAR) \$7,182,435

Seismic Mitigation \$2,022,298

Educational Adequacy Assessment

Educational Adequacy Score 2.8

This is a classic historical Seattle School District school that has been used for many years (25+?) as an alternative high school. The exterior has a generally very attractive appearance and a nice neighborhood setting, although it is situated on a relatively busy street (Ravenna). The interior layout and ceiling heights are very workable although the general classroom configuration along the corridor is only 22 feet wide. However, since the maximum classroom student size is probably not over 20 in this facility as currently programmed, this narrowness is not a functional problem as with a classroom of 30 in other schools. This building is in great need of restoration and typical modernization upgrades for utilities, infrastructure, systems, equipment, components, etc. which would make it a school that would be comparable to the District's best historical facilities.

Overall Evaluation Score 3.0

Facility Assessment**Marshall, Thurgood****Seattle Public Schools****Marshall, Thurgood****Elementary School****Survey Date**

12/13/2005

Facility Use Elementary**Academic Grade Levels** K-5**Student Enrollment** 293**Enrollment Growth** Declining**Condition Assessment****Facility Condition Score** 2.2**Backlog of Maintenance and Repair (BMAR)** \$1,015,560**Seismic Mitigation** \$759,913**Educational Adequacy Assessment****Educational Adequacy Score** 2.8

Newer facility just starting to show some age in finishes but overall in very good condition to support educational program. Site has separate child care building with its own drop off and enclosed play area although currently used for before/after school care only. Buses drop off along street and there is ample off street parking. Play areas are sufficient and in good condition.

Overall Evaluation Score 2.5

Seattle Public Schools
McClure

Middle School

Survey Date 12/13/2005

Facility Use Middle School
Academic Grade Levels 6-8
Student Enrollment 638 **Enrollment Growth** Steady

Condition Assessment

Facility Condition Score 2.9
Backlog of Maintenance and Repair (BMAR) \$7,642,933
Seismic Mitigation \$695,453

Educational Adequacy Assessment

Educational Adequacy Score 2.6

This school has a nice neighborhood setting and with relatively efficient and typical modernization expense could be very attractively upgraded. The basic building in terms of size, layout, quality, and program spaces is very adequate educationally for a middle school of 635 to 685 students. It has a nice student plaza area adjacent to the main entry and the overall design has durable materials (brick and concrete) and lots of natural lighting by large window areas and strategically located skylights. The second floor interior classroom spaces look into a large single story light well area that is adequate for natural light. The classrooms are proportioned well (30' x 30' typically or larger) and the hallway system with stairways, although typically inflexible brick masonry, is adequately-sized to serve this building.

Overall Evaluation Score 2.8

**Seattle Public Schools
McDonald****Elementary School**

Survey Date

12/3/2005

Facility Use Interim Site**Academic Grade Levels** K-8**Student Enrollment** 261**Enrollment Growth**

Condition Assessment

Facility Condition Score 3.4**Backlog of Maintenance and Repair (BMAR)** \$6,019,452**Seismic Mitigation** \$830,960

Educational Adequacy Assessment

Educational Adequacy Score 4.0

Facility is quite old but of stately and substantive architecture. Given age and limited upgrades over its life, many elements are worn out, damaged or otherwise at the end of their useful lives. Currently vacant but has been used as interim site in support of facility renovations elsewhere in District. Site is large and has very worn, but generous play areas. Gym is a stand alone metal building and relatively new and in good condition.

Overall Evaluation Score 3.7

**Seattle Public Schools
McGilvra****Elementary School**

Survey Date

12/16/2005

Facility Use Elementary**Academic Grade Levels** K-5**Student Enrollment** 254**Enrollment Growth** Steady

Condition Assessment

Facility Condition Score 2.7**Backlog of Maintenance and Repair (BMAR)** \$2,911,625**Seismic Mitigation** \$328,075

Educational Adequacy Assessment

Educational Adequacy Score 4.2

Older multi-story masonry structure of handsome architecture of quasi-double loaded corridor design. Gym is newer stand alone building with attached play shed. Site has no on site parking, ample hard surface play and a new artificial turf playfield with small soccer field configuration. There are two small play structures on bark. All bus and parent drop off is on street. Classroom space amended by two portables behind main building next to gym. Facility is well worn in finishes and systems.

Overall Evaluation Score 3.4

Facility Assessment

Meany

Seattle Public Schools
Meany

Middle School

Survey Date

12/28/2005

Facility Use Middle School

Academic Grade Levels 6-8

Student Enrollment 472

Enrollment Growth Steady

Condition Assessment

Facility Condition Score 3.5

Backlog of Maintenance and Repair (BMAR) \$13,085,131

Seismic Mitigation \$2,405,381

Educational Adequacy Assessment

Educational Adequacy Score 2.4

This middle school occupies a nice neighborhood site and locale that is continuing to be upgraded over time. This one-story brick building, with typical modernization upgrades, would be a good long-term investment for the Seattle School District. The building has exceptionally nice natural lighting from large window areas with good overhangs, "saw-tooth" ceilings/roof-slopes with high clerestory windows that admit light to the westerly classrooms and hallways, and in other areas natural light is introduced by skylights. The basic building educational spaces are well-zoned internally with the more active spaces clustered at the south end of the school and the academic spaces including the library at the north end. The classroom spaces are of a good size, typically, for varying teaching modes except that the larger ones for science are proportionally too long for effective science delivery/presentation. This school is a good candidate for modernization funding which would make it programmatically a very contemporary and efficient middle school and an attractive asset as well.

Overall Evaluation Score 3.0

**Seattle Public Schools
Memorial Stadium**

Survey Date

Facility Use

Academic Grade Levels

Student Enrollment

Enrollment Growth

Condition Assessment

Facility Condition Score	3.2
Backlog of Maintenance and Repair (BMAR)	\$3,178,770
Seismic Mitigation	\$1,560,000

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

**Seattle Public Schools
Mercer****Middle School****Survey Date** 12/21/2005

Facility Use	Middle School	
Academic Grade Levels	6-8	
Student Enrollment	760	Enrollment Growth Declining

Condition Assessment

Facility Condition Score	3.1
Backlog of Maintenance and Repair (BMAR)	\$10,215,509
Seismic Mitigation	\$1,528,913

Educational Adequacy Assessment**Educational Adequacy Score** 2.9

The school is bounded by Jefferson Park Golf Course and athletic fields on the north, 16th Ave S on the west, S Columbian Way on the south and the VA hospital to the east. There is relatively little separation between the school buildings and the 16th Ave S street R.O.W. The school's main entry is along S Columbian Way, a very busy street, where ingress and egress can be difficult. The majority of the parking for the school is south of the buildings in a small lot not convenient to the main entry. The school has two main buildings. The site is relatively flat.

There are many positives to this school. The 200 building (gymnasium and auditorium) are above average and the size is adequate. Challenges for modernization include a relatively inflexible structural system and a tight site for access and parking.

Overall Evaluation Score 3.0

Facility Assessment**Minor, T.T.**

Seattle Public Schools
Minor, T.T.**Elementary School**

Survey Date

12/13/2005

Facility Use Elementary**Academic Grade Levels** P-5**Student Enrollment** 180**Enrollment Growth** Declining Rapidly

Condition Assessment

Facility Condition Score 2.9**Backlog of Maintenance and Repair (BMAR)** \$4,521,236**Seismic Mitigation** \$451,044

Educational Adequacy Assessment

Educational Adequacy Score 3.4

Older school on level site with some upgrades such as elevator. Site has large hard surface play and green space/park has been updated relatively recently. Nice augmentation with fenced garden space and outdoor performance stage although stage is not ADA accessible. Parking on site but overflow to street. Bus/ parent drop off on street. Gym as separate building seems very awkward and inconvenient.

Overall Evaluation Score 3.2

**Seattle Public Schools
Montlake****Elementary School**

Survey Date

12/16/2005

Facility Use Elementary**Academic Grade Levels** K-5**Student Enrollment** 247**Enrollment Growth** Steady

Condition Assessment

Facility Condition Score 2.7**Backlog of Maintenance and Repair (BMAR)** \$3,283,308**Seismic Mitigation** \$583,622

Educational Adequacy Assessment

Educational Adequacy Score 4.2

Very small older two story masonry building of double loaded corridor design only functioning as full elementary due to augmentation of teaching space by portables. Even the lunchroom and kitchen are in a portable. Site is fairly tight with portables taking up about 1/3 of open play area which is all hard surface. Also has a medium size play structure on bark and a stand alone greenhouse structure. Building is not ADA accessible. There are just a few on site parking spaces with other parking, bus and parent drop off on narrow side streets.

Overall Evaluation Score 3.4

Facility Assessment**Muir****Seattle Public Schools
Muir****Elementary School****Survey Date** 12/16/2005

Facility Use	Elementary		
Academic Grade Levels	K-5		
Student Enrollment	290	Enrollment Growth	Declining

Condition Assessment

Facility Condition Score	2.4
Backlog of Maintenance and Repair (BMAR)	\$1,170,065
Seismic Mitigation	\$720,372

Educational Adequacy Assessment**Educational Adequacy Score** 2.4

Newer three story masonry building of expanded double loaded corridor design. Very close to current Educational Specification. Site is level with ample play space but limited parking. Bus and parent drop off is on street.

Overall Evaluation Score 2.4

Facility Assessment

Nathan Hale

Seattle Public Schools
Nathan Hale

High School

Survey Date

12/8/2005

Facility Use High School

Academic Grade Levels 9-12

Student Enrollment 1,088

Enrollment Growth Steady

Condition Assessment

Facility Condition Score 3.2

Backlog of Maintenance and Repair (BMAR) \$11,772,068

Seismic Mitigation \$2,734,100

Educational Adequacy Assessment

Educational Adequacy Score 3.3

Nathan Hale is a large high school with a full academic program, housed in a traditional classroom-based facility. The environment is hard surfaced and very regular, with medium to low flat ceilings. The building is configured on two stories in a double loaded "racetrack" configuration. Most finishes, lighting, and furnishings are well worn and due for renewal.

Overall Evaluation Score 3.3

**Seattle Public Schools
North Beach****Elementary School**

Survey Date

11/23/2005

Facility Use Elementary**Academic Grade Levels** K-5**Student Enrollment** 262**Enrollment Growth** Steady

Condition Assessment

Facility Condition Score 3.0**Backlog of Maintenance and Repair (BMAR)** \$2,967,233**Seismic Mitigation** \$336,951

Educational Adequacy Assessment

Educational Adequacy Score 3.4

The building is half the size of Educational Specifications standard but small scale is very appealing and friendly. Building and its systems are well worn and even with below capacity populations many specialty spaces are undersized. Site is very nice and level and play areas are spacious. Project underway at time of this survey to install improved play area and play structure.

Overall Evaluation Score 3.2

**Seattle Public Schools
Northgate****Elementary School**

Survey Date

12/14/2005

Facility Use Elementary**Academic Grade Levels** K-5**Student Enrollment** 235**Enrollment Growth** Steady

Condition Assessment

Facility Condition Score 2.8**Backlog of Maintenance and Repair (BMAR)** \$3,197,598**Seismic Mitigation** \$755,174

Educational Adequacy Assessment

Educational Adequacy Score 2.9

Basic double loaded corridor, single story design. No meaningful small group space or flexibility. Layout very rigid with concrete post and beam construction. Good location of major public spaces. Site has somewhat remote parking and on street bus and parent drop off. Large lawn/playfield areas but up about 12 feet above building level. Hard surface area adequate but asphalt here and in parking worn and cracked.

Overall Evaluation Score 2.8

Seattle Public Schools
Olympic Hills**Elementary School**

Survey Date

12/15/2005

Facility Use Elementary**Academic Grade Levels** K-5**Student Enrollment** 212**Enrollment Growth** Declining Rapidly

Condition Assessment

Facility Condition Score 3.3**Backlog of Maintenance and Repair (BMAR)** \$3,045,963**Seismic Mitigation** \$442,060

Educational Adequacy Assessment

Educational Adequacy Score 3.4

Small, older single story building of double loaded corridor design. Houses mostly typical classrooms with just the basic specialty spaces. Site has three portable buildings, two single and one triple. Triple unit has been internally set-up to house full day Head Start program. Site has some parking but asphalt is very worn/cracked and layout is poor. Bus/parent drop off is on street. Play areas are ample hard surface area, some very worn and lawn playfield.

Overall Evaluation Score 3.3

Seattle Public Schools
Olympic View**Elementary School**

Survey Date

12/8/2005

Facility Use Elementary**Academic Grade Levels** K-5**Student Enrollment** 408**Enrollment Growth** Declining

Condition Assessment

Facility Condition Score 2.3**Backlog of Maintenance and Repair (BMAR)** \$385,191**Seismic Mitigation** \$395,940

Educational Adequacy Assessment

Educational Adequacy Score 2.3

Newer facility with attractive building, site and location. Generally in good compliance with current Educational Specifications. Building wear finishes, paint and flooring, are starting to show some age. Site has hard surface and grass playfield areas. Lawn area is somewhat limited and has no developed ball fields. Large play structure. Parking on site with bus and parent drop off having areas to pull out of street traffic although parent drop off area is too small. Side streets take up slack for additional parking and drop off.

Overall Evaluation Score 2.3

Seattle Public Schools
Pinehurst**Alternative School**

Survey Date

12/21/2005

Facility Use Alternative Program**Academic Grade Levels** K-8**Student Enrollment** 273**Enrollment Growth** Steady

Condition Assessment

Facility Condition Score 3.4**Backlog of Maintenance and Repair (BMAR)** \$2,649,977**Seismic Mitigation** \$360,570

Educational Adequacy Assessment

Educational Adequacy Score 4.0

Small older single story masonry facility of partial double loaded corridor layout. Some classrooms are exterior access only. Site is awkward triangular shape along a very busy arterial. Site has very limited parking and some on site bus space but most drop off is on street. Play area is somewhat limited due to tight site and layout. There is both hard surface and lawn play area but no full playfield size area. There are two small play structures on site.

Overall Evaluation Score 3.7

Facility Assessment

Queen Anne Gym

Seattle Public Schools

Queen Anne Gym

High School

Survey Date

Facility Use

Academic Grade Levels K-5

Student Enrollment 0

Enrollment Growth

Condition Assessment

Facility Condition Score 2.7

Backlog of Maintenance and Repair (BMAR) \$1,829,854

Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

Facility Assessment**Rainier Beach**

Seattle Public Schools**Rainier Beach****High School**

Survey Date

12/8/2005

Facility Use**Academic Grade Levels** 9-12**Student Enrollment** 683**Enrollment Growth** Declining

Condition Assessment

Facility Condition Score 3.1**Backlog of Maintenance and Repair (BMAR)** \$6,126,014**Seismic Mitigation** \$1,460,424

Educational Adequacy Assessment

Educational Adequacy Score 3.1

Rainier Beach is housed in a middle aged facility that has worn very well (with some good maintenance) The current enrollment is very low, resulting in many unused spaces in the school. The traditional layout is a rigid grid, but its efficiency and logic tie programs together fairly well. Most classrooms and program spaces are traditional size and configuration. The performing arts center is one of the District's finest.

Overall Evaluation Score 3.1

Seattle Public Schools**Rainier View****Elementary School**

Survey Date

11/28/2005

Facility Use Elementary**Academic Grade Levels** K-5**Student Enrollment** 240**Enrollment Growth** Declining Rapidly

Condition Assessment

Facility Condition Score 2.8**Backlog of Maintenance and Repair (BMAR)** \$3,060,151**Seismic Mitigation** \$305,120

Educational Adequacy Assessment

Educational Adequacy Score 3.9

Neatly located back from the main arterial with brick inside and out gives warm and substantive feel despite low single story scale. Ample parking and outdoor play areas, possibly so large as to be a control/safety concern. Some controlled, non street drop off, but limited and hard to circulate through. Hardscape is worn and play toy could use enhancements. All systems are worn and appear past their useful life. Bird sanctuary as core courtyard is a very nice feature.

Overall Evaluation Score 3.3

Facility Assessment

Rogers, John

Seattle Public Schools
Rogers, John

Elementary School

Survey Date

12/21/2005

Facility Use Elementary

Academic Grade Levels K-5

Student Enrollment 294

Enrollment Growth Steady

Condition Assessment

Facility Condition Score 3.1

Backlog of Maintenance and Repair (BMAR) \$3,746,535

Seismic Mitigation \$302,512

Educational Adequacy Assessment

Educational Adequacy Score 3.7

Smaller single story masonry building of basic double loaded corridor design. Limited space augmented by one portable and an RV parked on site. Large play areas, an upper hard surface area in good condition with a new large play structure on bark and very worn lower hard surface and large turf field area. Parking on site is limited and very tight drop off circle with all drop off at street frontage.

Overall Evaluation Score 3.4

Facility Assessment

Roosevelt

Seattle Public Schools

Roosevelt

High School

Survey Date

Facility Use

Academic Grade Levels 9-12

Student Enrollment 1,773

Enrollment Growth

Condition Assessment

Facility Condition Score

Backlog of Maintenance and Repair (BMAR)

Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

**Seattle Public Schools
Roxhill****Elementary School****Survey Date**

11/28/2005

Facility Use Elementary**Academic Grade Levels** K-5**Student Enrollment** 281**Enrollment Growth** Steady**Condition Assessment****Facility Condition Score** 3.1**Backlog of Maintenance and Repair (BMAR)** \$3,128,412**Seismic Mitigation** \$568,377**Educational Adequacy Assessment****Educational Adequacy Score** 3.8

Relatively small facility with nice scale and community presence along Roxbury arterial. Building is single story and straightforward layout. Site access is largely off the side street of 30th Ave SW, including bus and parent drop-off. On site parking is inadequate in a small parking lot off Roxbury. Play areas are worn hardscape and lawn with baseball and soccer fields but no play structure. Portables function as special program overflow including music (in the past, no current program), curriculum coordinator, ESL and reading programs.

Overall Evaluation Score 3.4

Seattle Public Schools
Sacajawea**Elementary School**

Survey Date

12/20/2005

Facility Use Elementary**Academic Grade Levels** K-5**Student Enrollment** 309**Enrollment Growth** Steady

Condition Assessment

Facility Condition Score 2.8**Backlog of Maintenance and Repair (BMAR)** \$2,648,451**Seismic Mitigation** \$545,398

Educational Adequacy Assessment

Educational Adequacy Score 3.8

Older two story masonry school with double loaded corridor design on upper floor and single loaded out door access only layout on lower level. There is one school district portable on site and two larger temporary building units being used as a vendor child care center. The site has some parking but bus/parent drop off is on a very worn street front. There is a grade change of over 15 feet across the site and there are ADA access issues across site and into and through building.

Overall Evaluation Score 3.3

Seattle Public Schools
Salmon Bay @ Monroe

Alternative School

Survey Date

12/14/2005

Facility Use Alternative Program

Academic Grade Levels K-8

Student Enrollment 598

Enrollment Growth Steady

Condition Assessment

Facility Condition Score 3.0

Backlog of Maintenance and Repair (BMAR) \$11,223,650

Seismic Mitigation \$2,986,458

Educational Adequacy Assessment

Educational Adequacy Score 2.8

Larger facility, three story, vintage masonry building on major arterial. More than ample space for full elementary program with many specialized programs. Spaces have been worn with use although fine architectural details in molded plaster and carved wood trim, especially in the main entry area, are intact. Systems are equally dated. Spaces are rather rigid with an expanded double loaded corridor design but walls have been removed in some place to provide more flexibility and opportunity to collaborate. No on site parking, all drop off, etc. on street. Site has grade changes from building (lowest point) to mid level hard surface play that is degraded asphalt to upper level new synthetic playfield. ADA not well met in moving from one end of the site to the other.

Overall Evaluation Score 2.9

Facility Assessment**Sand Point****Seattle Public Schools
Sand Point****Elementary School****Survey Date**

12/28/2005

Facility Use Long Term Lease**Academic Grade Levels** K-5**Student Enrollment** 0 **Enrollment Growth** Steady**Condition Assessment****Facility Condition Score** 2.9**Backlog of Maintenance and Repair (BMAR)** \$2,944,922**Seismic Mitigation** \$596,176**Educational Adequacy Assessment****Educational Adequacy Score** 3.3

Older single story masonry and steel structure building of double loaded corridor design. Leased, not an active elementary site. No on site parking and awkward (curved) drop off zone at street frontage. Sited on slope but built up to level site. Almost all worn hard surface play area with little lawn and no ball fields or play structures.

Overall Evaluation Score 3.1

Facility Assessment

Sanislo

Seattle Public Schools

Sanislo

Elementary School

Survey Date

Facility Use

Academic Grade Levels K-5

Student Enrollment 307

Enrollment Growth

Condition Assessment

Facility Condition Score 2.8

Backlog of Maintenance and Repair (BMAR) \$1,986,119

Seismic Mitigation \$324,592

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

Facility Assessment

Schmitz Park

Seattle Public Schools
Schmitz Park

Elementary School

Survey Date

12/12/2005

Facility Use Elementary

Academic Grade Levels K-5

Student Enrollment 326

Enrollment Growth Steady

Condition Assessment

Facility Condition Score 2.5

Backlog of Maintenance and Repair (BMAR) \$1,445,615

Seismic Mitigation \$314,577

Educational Adequacy Assessment

Educational Adequacy Score 3.7

Older school set well below street grade with ADA access issues associated. Bus and some parent drop off on street. Site around school and play areas is level. Basic rigid double loaded corridor, single floor layout with general classrooms but little range of space size and type options or flexibility. Hard surface and lawn play areas. Asphalt is well worn and cracked. There are three single and one double classroom portable on site. Double unit is old. Portables used for music, special education (pullout), OT/PT, psychologist and some third grade.

Overall Evaluation Score 3.1

Facility Assessment

Sealth

Seattle Public Schools
Sealth

High School

Survey Date 12/8/2005

Facility Use High School
Academic Grade Levels 9-12
Student Enrollment 919 Enrollment Growth Steady

Condition Assessment

Facility Condition Score 3.3
Backlog of Maintenance and Repair (BMAR) \$16,071,242
Seismic Mitigation \$1,517,175

Educational Adequacy Assessment

Educational Adequacy Score 2.2

In spite of the fact that most of this school is largely original configuration, it still offers a quality educational environment with great opportunities for upgrades to bring it to current standards. Although most of the partitions are hard edged masonry, the classrooms and primary spaces have good access to natural light, and have a comfortable scale and shape with the vaulted ceilings. Some recent upgrades have produced a welcoming commons space near the main entry.

Overall Evaluation Score 2.8

Facility Assessment

Seward (TOPS)

**Seattle Public Schools
Seward (TOPS)**

Alternative School

Survey Date

Facility Use

Academic Grade Levels K-8

Student Enrollment 581

Enrollment Growth

Condition Assessment

Facility Condition Score

Backlog of Maintenance and Repair (BMAR)

Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

Facility Assessment

Sharples (Aki Kurose)

Seattle Public Schools
Sharples (Aki Kurose)

Middle School

Survey Date

12/21/2005

Facility Use Middle School

Academic Grade Levels 6-8

Student Enrollment 620 Enrollment Growth Declining

Condition Assessment

Facility Condition Score 3.2

Backlog of Maintenance and Repair (BMAR) \$10,690,518

Seismic Mitigation \$1,456,849

Educational Adequacy Assessment

Educational Adequacy Score 2.6

This school sits majestically facing S Graham St, and is a fine example of 1950's school architecture. The building looks important, and feels much like a high school inside. The school is large and sits on a very small site, so off-site parking is minimal. Parallel street parking is available. The school needs general modernization of its systems and finishes throughout but has great potential to be a showcase school.

The school is bounded on the north by Seattle Parks Brighton Playfield which provides athletic fields for the school.

Overall Evaluation Score 2.9

**Seattle Public Schools
South Shore**

Alternative School

Survey Date

Facility Use

Academic Grade Levels 9-12

Student Enrollment 128

Enrollment Growth

Condition Assessment

Facility Condition Score

Backlog of Maintenance and Repair (BMAR)

Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

Facility Assessment

Stevens

Seattle Public Schools
Stevens

Elementary School

Survey Date

Facility Use

Academic Grade Levels K-5

Student Enrollment 301

Enrollment Growth

Condition Assessment

Facility Condition Score

Backlog of Maintenance and Repair (BMAR)

Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

Facility Assessment

University Heights

Seattle Public Schools

University Heights

Leased

Survey Date

Facility Use

Academic Grade Levels K-5

Student Enrollment 0

Enrollment Growth

Condition Assessment

Facility Condition Score

Backlog of Maintenance and Repair (BMAR)

Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

**Seattle Public Schools
Van Asselt****Elementary School**

Survey Date

11/22/2005

Facility Use Elementary**Academic Grade Levels** K-5**Student Enrollment** 458**Enrollment Growth** Steady

Condition Assessment

Facility Condition Score 3.4**Backlog of Maintenance and Repair (BMAR)** \$6,606,835**Seismic Mitigation** \$921,284

Educational Adequacy Assessment

Educational Adequacy Score 3.3

1907 building is landmark quality although poorly located in relation to current street grid (resides behind 1950 building and well set back from street). Facility has had few substantive updates for educational program support except an elevator installation. Systems, ADA and other code issues abound. The 1950 building is long double loaded corridor style layout with ample square footage but extreme wear on all systems and finishes. Circulation spaces are mostly wide and spacious and adequately lit. Facility size is very large for size of student body allowing more flexibility and accommodation of program than would normally be available in a facility of this vintage.

Overall Evaluation Score 3.3

Seattle Public Schools**View Ridge****Elementary School**

Survey Date

12/19/2005

Facility Use Elementary**Academic Grade Levels** K-5**Student Enrollment** 403**Enrollment Growth** Increasing

Condition Assessment

Facility Condition Score 3.1**Backlog of Maintenance and Repair (BMAR)** \$4,355,900**Seismic Mitigation** \$663,030

Educational Adequacy Assessment

Educational Adequacy Score 3.5

Older single story masonry building with basic double loaded corridor design augmented by portables for space. Scale is very nice inside and out but finishes and systems are very worn. Site is level immediately around building which has some hard surface play areas but then steps down significantly to a larger hardscape play area and then down even further to a large grass playfield. Almost all vertical transitions on site have ADA/code issues. There are several play structures scattered around the site. There is almost no on site parking and bus/parent drop off is on street.

Overall Evaluation Score 3.3

Facility Assessment**Viewlands**

Seattle Public Schools**Viewlands****Elementary School**

Survey Date

12/8/2005

Facility Use Elementary**Academic Grade Levels** K-5**Student Enrollment** 203**Enrollment Growth** Declining

Condition Assessment

Facility Condition Score 3.4**Backlog of Maintenance and Repair (BMAR)** \$3,075,704**Seismic Mitigation** \$456,345

Educational Adequacy Assessment

Educational Adequacy Score 4.3

Older facility of California style open air campus. Set on busy arterial that has noise impact on some street facing rooms. Basic classrooms adequate but very weak specialized spaces. Facility very worn in finishes and systems and suffers greatly from overheating/cold depending on solar orientation and weather, many western facing windows. Site parking, bus and parent drop off (on street) and play areas are complicated by site on slope and lack of good ADA accessibility.

Overall Evaluation Score 3.9

**Seattle Public Schools
Washington****Middle School****Survey Date** 12/21/2005**Facility Use** Middle School**Academic Grade Levels** 6-8**Student Enrollment** 1,023 **Enrollment Growth** Steady

Condition Assessment

Facility Condition Score 2.9**Backlog of Maintenance and Repair (BMAR)** \$10,638,381**Seismic Mitigation** \$2,184,608

Educational Adequacy Assessment

Educational Adequacy Score 2.9

The school is bounded by S Jackson St on the north, 20th PI S on the west, Welch Plaza commercial/condominium development and other residential properties on the east, and Seattle Parks property to the south. There is relatively little separation between the school buildings and the 20th PI S street R.O.W.. The school's main access is circuitous from S Weller St to 20th PI S. The majority of the parking for the school is south of the upper level (which includes the office) and not convenient to the main entry. The school has one building on two levels. The site is sloped with the building stepped with the topography. The school seems pinched in a tight space, between S Jackson St, the Franz/Gai's Bakery and residential/commercial development. The building sits low on the site, hardly noticeable from S. Jackson St.

Many programs seem to be accommodated in spite of less than adequate facilities. Challenges for modernization include a relatively inflexible structural system and a very tight site for access and parking.

Overall Evaluation Score 2.9

Facility Assessment

Webster

Seattle Public Schools

Webster

Leased

Survey Date

Facility Use

Academic Grade Levels K-5

Student Enrollment 0

Enrollment Growth

Condition Assessment

Facility Condition Score

Backlog of Maintenance and Repair (BMAR)

Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

**Seattle Public Schools
Wedgewood****Elementary School****Survey Date**

12/7/2005

Facility Use Elementary**Academic Grade Levels** K-5**Student Enrollment** 358**Enrollment Growth** Increasing

Condition Assessment

Facility Condition Score 3.3**Backlog of Maintenance and Repair (BMAR)** \$3,790,447**Seismic Mitigation** \$657,459

Educational Adequacy Assessment

Educational Adequacy Score 3.2

Facility is very worn and systems are totally inadequate. Many spaces do have great day lighting with regular windows augmented by high clerestories that provide day lighting deep into spaces. Specialty functions like child care and music relegated to portables due to lack of appropriate space in main building. Two of the portables are very old.

Overall Evaluation Score 3.3

Facility Assessment

West Seattle

Seattle Public Schools
West Seattle

High School

Survey Date

Facility Use

Academic Grade Levels 9-12

Student Enrollment 956

Enrollment Growth

Condition Assessment

Facility Condition Score

Backlog of Maintenance and Repair (BMAR)

Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

**Seattle Public Schools
West Woodland**

Elementary School

Survey Date 12/2/2005

Facility Use Elementary
Academic Grade Levels K-5
Student Enrollment 347 **Enrollment Growth** Increasing

Condition Assessment

Facility Condition Score 2.0
Backlog of Maintenance and Repair (BMAR) \$333,975
Seismic Mitigation \$459,792

Educational Adequacy Assessment

Educational Adequacy Score 2.7

Newer facility with nice location and ample playfield. Most drop off and bus load/unload is on street except for child care area which has a small parking lot immediately adjacent its entry.

Overall Evaluation Score 2.3

**Seattle Public Schools
Whitman****Middle School**

Survey Date

12/5/2005

Facility Use Middle School**Academic Grade Levels** 6-8**Student Enrollment** 1,041**Enrollment Growth** Steady

Condition Assessment

Facility Condition Score 3.0**Backlog of Maintenance and Repair (BMAR)** \$9,592,470**Seismic Mitigation** \$1,407,588

Educational Adequacy Assessment

Educational Adequacy Score 2.6

This neighborhood middle school has great potential for effective and efficient modernization without undue expense. Overall enrollment versus loss of existing portables may be a significant issue. Most programs appear to be adequately met except for upgrades that are typical of more contemporary facilities. Being a relatively long, low structure this building would make a good candidate for roof over framing which would yield aesthetic enhancement as well as functional benefits (positive drainage, and attic space for utility upgrades/replacement).

Overall Evaluation Score 2.8

Facility Assessment

Whittier

Seattle Public Schools

Whittier

Elementary School

Survey Date

Facility Use

Academic Grade Levels K-5

Student Enrollment 436

Enrollment Growth

Condition Assessment

Facility Condition Score

Backlog of Maintenance and Repair (BMAR)

Seismic Mitigation

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score

**Seattle Public Schools
Whitworth****Elementary School**

Survey Date

11/22/2005

Facility Use Elementary**Academic Grade Levels** K-5**Student Enrollment** 233**Enrollment Growth** Declining Rapidly

Condition Assessment

Facility Condition Score 2.0**Backlog of Maintenance and Repair (BMAR)** \$306,297**Seismic Mitigation** \$476,192

Educational Adequacy Assessment

Educational Adequacy Score 3.3

Overall spaces are somewhat small compared to Educational Specification and do not offer much opportunity for range of space types or sizes that could facilitate collaborative teaching, varying group sizes and enhance program. Building is wearing and beginning to show age at interior with roof leaks, damaged paint and signs of vandalism that affect overall environment. Main office on second floor away from main building entry makes it seem remote and the entry uninviting and insecure. Playfields are ample.

Overall Evaluation Score 2.7

**Seattle Public Schools
Wilson-Pacific****Middle School****Survey Date**

12/20/2005

Facility Use Alternative Program**Academic Grade Levels** K-12**Student Enrollment** 0 **Enrollment Growth** Steady

Condition Assessment

Facility Condition Score 3.6**Backlog of Maintenance and Repair (BMAR)** \$9,169,504**Seismic Mitigation** \$1,675,710

Educational Adequacy Assessment

Educational Adequacy Score 3.1

This 1950's era middle school is currently mostly serving District Maintenance support services including landscape maintenance, gas delivery, fire extinguisher maintenance, boiler gasket replacement, asphalt sweeping, donated computer repair and delivery, customer support (District) for computer networks, etc. Educational use space is very limited: about 3 classrooms for the Indian Heritage Middle College High School, and the 200 Building mostly the Home School Resource facility. Other buildings are unassigned space, used for storage by different groups including Roosevelt HS for storage during their current construction project.

The following review is looking at this campus reconfigured (back) to a middle school. This campus could become a very attractive one story multiple-building contemporary middle school with proper design and typical modernization upgrades for a school of this vintage, that has only undergone piecemeal expedient improvements over the years to accommodate a multitude of District needs and specialized programs. The basic structures appear to be relatively sound (some observable cracking from seismic activities) and of generally serviceable quality. The campus is spread out and the overall configuration is not one that matches current educational facilities in the region. However, with the push towards "smaller schools" in student groupings there may be some creative opportunities here that could be taken advantage of educationally and architecturally..

Overall Evaluation Score 3.3

Facility Assessment

Wing Luke

Seattle Public Schools

Wing Luke

Elementary School

Survey Date

Facility Use

Academic Grade Levels K-5

Student Enrollment 283

Enrollment Growth

Condition Assessment

Facility Condition Score 2.8

Backlog of Maintenance and Repair (BMAR) \$2,374,493

Seismic Mitigation \$262,200

Educational Adequacy Assessment

Educational Adequacy Score

Overall Evaluation Score