

CHAPTER 6

School Facilities Guidelines, Facilities Inventory and Landmarks

SCHOOL FACILITIES GUIDELINES

Facilities Guidelines are included in the Facilities Master Plan and are used for planning the renovation of existing schools and the construction of new school buildings. Concerns regarding the particulars for facilities such as classroom size, provision of support spaces, and community use will be explored and developed as part of the new capital plan.

The following table summarizes the key elements of the Facilities Guidelines relating to school, site and class sizes:

**Table 6-1
Facilities Guidelines**

Characteristic	Guideline
<i>School Size:</i>	
Elementary – Small Model	380 Students
Elementary – Mid size Model	445 Students
Elementary – Large Model	535 Students
Middle School	600 – 800 Students
High School	1,000 – 1,600 Students
<i>Site Size Goals:</i>	
Elementary	Minimum of 4 Acres
Middle	Minimum of 12 Acres
High	Minimum of 17 Acres
<i>Class Size:</i>	
Elementary	25 students per class
Middle	29.5 students per class
High	29.0 students per class

FACILITIES INVENTORY

The Seattle School District owns 131 sites. Of these, 94 are active school facilities with 60 reference area elementary schools, 10 middle schools, 10 high schools and 14 sites used for alternative school programs. There are six facilities used primarily for administration and support and one stadium used for District athletics. See Appendix C for a list of all District facilities, their utilization and square footage.

The District has 24 sites that are not used for educational purposes. Of these, nine are under long-term leases and three are under short-term leases. Six sites are leased under the Youth and Family lease program, which are for community and non-profit service organizations. The District has three vacant sites.

Major changes in the District's inventory since the 1992 Plan include the purchase of two new school sites (African American Academy and Cooper Elementary School) and the approved sale of two closed schools (old Colman and old Beacon Hill).

Physical Condition

In 1991, the District contracted with TRA Architects and Engineers to develop the "Structural Evaluation of Seattle Public Schools" report in anticipation of upcoming capital improvement

programs. TRA developed a structural standard appropriate for public schools and identified buildings with structural deficiencies. At the completion of the TRA report, the District contracted with Dodd-Pacific Engineering to do a Seismic Evaluation and Preliminary Cost Estimate for the schools needing seismic retrofitting.

The BTA Levy will address most of the remaining schools that do not meet the FEMA 178. Work completed from the BTA levy will bring them into compliance.

It is anticipated that DCLU will be adopting a new seismic code that may be stricter than the currently adopted FEMA 178. Depending on the changes in the code, it may not be necessary to repeat a seismic evaluation of District building.

Over the past 10 years, other evaluations have been performed to determine the condition of roofs, exteriors, and windows and energy efficiency. As part of the current BTA program, buildings are being evaluated for power and wiring upgrades. Funds to repair some of these substandard building systems are included in the BTA program.

Although CIP II proposed renovations or replacement of 52 buildings, BEX 1 provided funding for only 19 of these projects. Many of these schools had critical building deficiencies and were included in the BTA capital program for updating.

The following table is a summary of the projects that were identified in CIP II and may be carried forward in BEX 2 in some form.

Table 6-4 begins on the next page.

