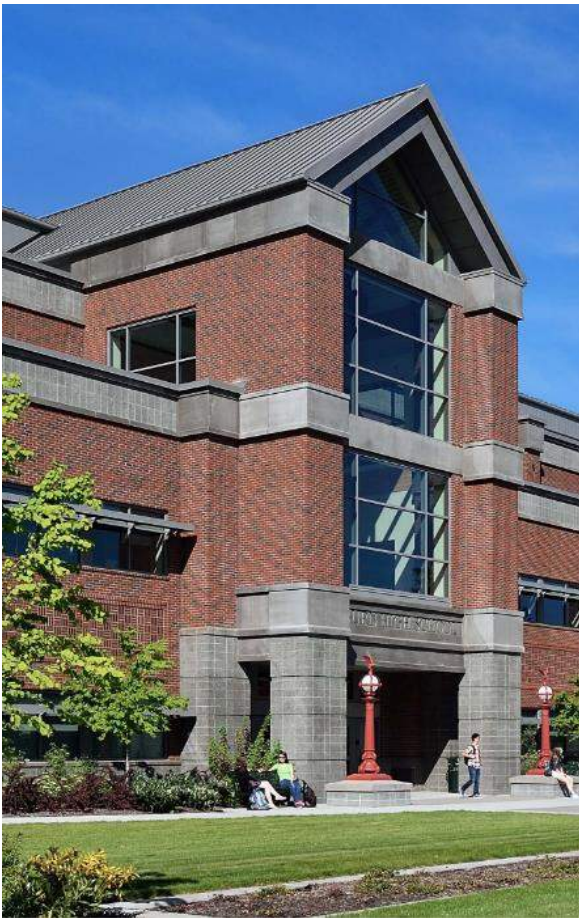


2023 FACILITIES MASTER PLAN



AUGUST
2023

Auburn School District No. 408

915 Fourth Street NE
Auburn, Washington 98002

2023 Facilities Master Plan

AUBURN SCHOOL DISTRICT NO. 408

TABLE OF CONTENTS

INTRODUCTION	Page 3
EXECUTIVE SUMMARY	Page 3
FACILITIES MASTER PLAN OVERVIEW 1 ONE	
101 Process	Page 5
102 Schedule	Page 5
SCHOOL DISTRICT DATA 2 TWO	
201 School District Overview	Page 6
202 Enrollment Data	Page 6
203 Fiscal Data	Page 8
204 Capital Projects Funding	Page 8
FACILITY DATA 3 THREE	
301 Facility Inventory	Page 11
302 Facility Capacity	Page 14
303 Facility Assessment	Page 17
FACILITY IMPROVEMENTS 4 FOUR	
401 Facility Improvement Data	Page 22
402 Facility Improvement Recommendations	Page 23
NEW FACILITIES 5 FIVE	
501 New Facility Data	Page 24
502 New Facility Recommendations	Page 26
PROPERTY 6 SIX	
601 Property Data	Page 29
602 Property Usage	Page 29

603 Property Recommendations	Page 30
SUMMARY 7 SEVEN	Page 31
APPENDICES	Page 33

Appendix A: Dashboards

Appendix A.1: Elementary School Dashboards

Appendix A.2: Middle School Dashboards

Appendix A.3: High School Dashboards

Appendix A.4: Support Facility Dashboards

Appendix A.5: Portable Classroom Dashboards

Appendix A.6: Undeveloped Property Dashboards

Appendix B: Assessment Data

Appendix B.1: Elementary School Assessment Data

Appendix B.2: Middle School Assessment Data

Appendix B.3: High School Assessment Data

Appendix B.4: Support Facility Assessment Data

Appendix B.5: Portable Classroom Assessment Data

Appendix B.6: Undeveloped Property Assessment Data

INTRODUCTION

Auburn School District's 2023 Facilities Master Plan is a ten-year strategic plan for the school district's facilities. These facilities are comprised of schools, support facilities, portable classrooms, and undeveloped property owned by the school district.

The plan was prepared by the Auburn School District Capital Projects Department in collaboration with Sazan Group. PCS Structural Solutions provided structural evaluations. Hargis Engineers conducted energy audits and identified energy conservation measures.

The plan provides:

- an inventory of school district facilities,
- site, building, and functional condition data,
- facility capacity and enrollment data,
- facility improvement recommendations,
- new facility recommendations,
- replacement facility recommendations, and
- property recommendations.

The 2023 Facilities Master Plan provides a resource for making decisions about current and future facilities that are needed to serve the students, staff, and families of Auburn School District from 2023 to 2032.

EXECUTIVE SUMMARY

Auburn School District is located in King and Pierce Counties in the western section of the state of Washington. In October 2022, 17,068 students were enrolled in the school district and were supported by a district-wide staff of 2,513. The school district's facilities are comprised of 16 elementary schools, four middle schools, four high schools, six support facilities, 112 portable classrooms (84 single, plus 14 double classroom units), and six undeveloped properties.

Based upon a comprehensive assessment of the school district's facilities:

- Schools, support facilities, portable classrooms, and undeveloped property are well-maintained.
- Overall, school facilities are in good condition. Four were rated fair, 18 rated good, and eight rated in excellent condition.
- Overall, support facilities are in good condition. One is rated fair, one is rated fair/good, and four are rated in good condition.
- Overall, portable classrooms are in good condition. Four are rated fair, 107 are rated good, and one is rated in excellent condition.
- Minor to moderate improvements are needed at 22 of the school district's 30 facilities. The estimated cost in 2023 dollars is \$76,006,207.
- Improvements are not needed to the school district's portable classrooms.

Based upon the capacity of existing schools and projected enrollment during the next ten years:

- A new middle school should be built within six years. The estimated cost in 2023 dollars is \$143,320,750.
- A new high school should be built and opened in nine years if current enrollment projections remain accurate. The estimated cost in 2023 dollars is \$260,012,500.
- New portable classrooms should be provided when needed to accommodate localized enrollment growth at individual schools and the growth cannot be addressed by school boundary adjustments or by the relocation of existing portables from other facilities.
- The school district should review its facility capacities and enrollment data on an annual basis to determine if there is a change in need for additional schools.

Based upon the age, condition, and capacity of existing schools:

- Alpac Elementary School should be replaced within six years. The estimated cost in 2023 dollars is \$84,785,000.
- Cascade Middle School should be replaced within six years. The estimated cost in 2023 dollars is \$134,516,750.
- Evergreen Heights Elementary School should be replaced in seven to 13 years. The estimated cost in 2023 dollars is \$84,785,000.
- Gildo Rey Elementary School should be replaced in seven to 13 years. The estimated cost in 2023 dollars is \$84,785,000.

Based upon the age, condition, and capacity of the school district's support facilities:

- The Administration Building and Administration Annex should be replaced within seven to 14 years. When replaced, the staff and operations of these facilities should be combined into a single Administration Center. The estimated cost in 2023 dollars is \$29,182,888.

Based upon the school district's current property holdings:

- The school district has adequate property to meet its needs for future schools for more than ten years.
- The school district should conduct an analysis to determine the need for and location of property for a new Administration Center. The Administration Building could be replaced at its current site or a new location.
- The current Administration Annex property should be retained by the school district for other uses if the Administration Annex is combined with the Administration Building in a new facility.
- The school district should conduct an analysis to determine the location and size of property needed to accommodate parking at the Transportation Center.
- The school district should monitor the local property market for acquisition opportunities that would be beneficial for future school needs.

In 2032, the school district should begin preparation of a Facilities Master Plan that will provide a ten-year strategic plan for the decade from 2033-2042.

FACILITIES MASTER PLAN OVERVIEW 1 | ONE

Process | 101

Auburn School District regularly performs a comprehensive review of its facilities and long-term facility needs. This process continued in 2022 and 2023 with an in-depth assessment of existing facilities, an analysis of school district enrollment and facility capacities, recommendations for improvements to existing facilities, recommendations for new and replacement facilities, and recommendations for property disposition and acquisition. The results of this process are compiled in the 2023 Facilities Master Plan.

The 2023 Facilities Master Plan was prepared by the Auburn School District Capital Projects Department in collaboration with Sazan Group, a multi-discipline engineering, design, and facility consultant. PCS Structural Solutions provided structural evaluations. Hargis Engineer conducted energy audits and identified energy conservation measures.

The following process was used in preparation of the 2023 Facilities Master Plan:

- Update the inventory of school district facilities.
- Compile data about the condition of all facilities.
- Compile facility capacity and enrollment data.
- Evaluate and rate the physical and functional condition of facilities.
- Identify deficiencies and potential improvements to facilities.
- Recommend improvements currently needed to facilities.
- Recommend improvements needed to facilities within six years.
- Provide a cost estimate for each recommended improvement.
- Recommend facilities that should be replaced within ten years.
- Provide a cost estimate for each facility recommended for replacement.
- Recommend new schools needed to accommodate enrollment growth during the next ten years.
- Provide cost estimates for new schools.
- Recommend the potential disposition, expansion, and acquisition of property to accommodate school district facilities during the next ten years.

Schedule | 102

Work on the 2023 Facilities Master Plan began in June 2022 and was performed in four phases:

- Phase 1 - Planning and Data Collection.....June 2022 – February 2023
- Phase 2 - On-Site Facility Assessments.....February – March 2023
- Phase 3 - Analysis and Recommendations.....March – July 2023
- Phase 4 - Reporting.....July – August 2023

SCHOOL DISTRICT DATA 2 | TWO

School District Overview | 201

Auburn School District encompasses 62 square miles in King and Pierce Counties and serves the cities of Auburn, Algona, Pacific, as well as a portion of Federal Way and Unincorporated King County. The school district owns 661 acres of property, 30 facilities, and 112 portable classrooms. The 30 facilities include 16 elementary schools, 4 middle schools, 4 high schools, and 6 support facilities.

School district enrollment in October 2022 was 17,068 students with a staff of 2,513 employees.

Auburn School District offers a system of education extending from pre-school through Grade 12 in compliance with the State of Washington Basic Education Act with school grade levels organized as follows:

- Elementary Schools: Pre-school and kindergarten through grade 5.
- Middle Schools: Grades 6, 7 and 8.
- Senior High Schools: Grades 9, 10, 11, and 12.

The school district Board of Directors adopts and maintains policies that govern the operation of the school district including instructional programs. The adoption of these policies constitutes the essential method by which the school board exercises its leadership in the operation of the school system. The superintendent is responsible for management of the school district. The superintendent receives assistance and support from administrative staff and service departments within the school district.

The Board of Director utilizes a strategic planning process along with annual goals to set direction for the school district. The Board is dedicated to the preservation and improvement of school district programs and is dedicated to citizen involvement in planning for its future. As part of this commitment, the school district forms Citizens Ad Hoc Committees to develop recommendations regarding issues that confront the district. This includes examining and providing guidance on school district attendance areas, enrollment, facility capacity, and future facility needs.

Enrollment Data | 202

Historical Enrollment Data

The school district considers historical data, as well as other factors, when projecting future enrollment based on the assumption that factors affecting enrollment in the past are present today and will continue to be present in the future. The average annual gain in students during the past 10 years is 1.50%, which is equivalent to a gain of 224 students per year.

The following “Table 1 – Ten Year Historical Enrollment” identifies the past enrollment levels of students in Kindergarten to Grade 12 on October 1 of each year.

Table 1 – Ten Year Historical Enrollment

School Year	Grades K - 5	Grades 6 - 8	Grades 9 - 12	Totals
2013-2014	6,805	3,264	4,761	14,830
2014-2015	7,084	3,264	4,834	15,182
2015-2016	7,357	3,366	4,821	15,544
2016-2017	7,520	3,394	4,875	15,789
2017-2018	7,744	3,585	5,011	16,340
2018-2019	7,873	3,711	4,998	16,582
2019-2020	7,898	3,869	5,140	16,907
2020-2021	7,311	3,889	4,994	16,194
2021-2022	7,411	3,839	5,310	16,560
2022-2023	7,833	3,809	5,426	17,068

Projected Enrollment Data

Auburn School District uses the Davis Demographics consulting firm to develop and analyze demographic data and to forecast student enrollment for facility planning. Their reports identify and inform the school district of the trends occurring in the community, how these trends may affect future student populations, and assist in illustrating facility adjustments that may be necessary to accommodate the potential student population shifts. The factors used in their methodology include calculation of incoming kindergarten classes, additional students from new housing, the effects of student mobility, and a detailed review of planned residential development within the school district. This forecasting methodology estimates enrollment based upon students' residence, rather than by the school in which the student is enrolled.

Utilizing data provided by Davis Demographics, the school district estimates an average annual growth of 0.074% in student enrollment during the next ten years, which is equivalent to a gain of 129 students per year.

The following "Table 2 – Ten Year Enrollment Projection" identifies the projected enrollment of students in Kindergarten to Grade 12 from 2023 to 2032.

Table 2 – Ten Year Enrollment Projection

School Year	Grades K - 5	Grades 6 - 8	Grades 9 - 12	Totals
2023-2024	8,080	3,769	5,497	17,346
2024-2025	8,147	3,811	5,496	17,454
2025-2026	8,234	3,884	5,459	17,577
2026-2027	8,441	3,867	5,394	17,702
2027-2028	8,565	3,871	5,386	17,822
2028-2029	8,573	3,978	5,448	17,999
2029-2030	8,491	4,240	5,460	18,191
2030-2031	8,562	4,288	5,500	18,350
2031-2032	8,591	4,268	5,639	18,498
2032-2033	8,563	4,215	5,859	18,637

Fiscal Data | 203

Auburn School District maintains five separate funds to finance its operations: General Fund, Associated Student Body Fund, Debt Service Fund, Capital Projects Fund, and Transportation Vehicle Fund. The General Fund is the primary operating fund of the school district and provides resources for educational programs and support operations. For the fiscal year ending in August 2022, General Fund revenue was \$300,903,497 and expenditures were \$303,101,247 for a net change in Fund Balance of -\$2,197,750, and a final Fund Balance of \$48,684,272. The ending Fund Balance during this period for the Associated Student Body Fund was \$2,424,531; Debt Service Fund was \$12,780,016; Capital Projects Funds was \$144,682,950; and Transportation Vehicle Fund was \$2,575,841.

Capital Projects Funding | 204

The Capital Projects Fund provides financial resources used for the acquisition and construction of capital facilities and equipment. Resources may be received from the issuance of bonds, special levies, state matching funds, school impact fees, investment earnings, insurance proceeds, property sale proceeds, rent and lease proceeds, and General Fund transfers.

The issuance of bonds that exceed a designated value of taxable property in the school district and special levies require approval by the electorate of the school district with proceeds dedicated to the capital projects for which they were approved. State matching funds are provided to the school district when new school and school modernization projects meet eligibility requirements established by the state of Washington. School impact fees are imposed on residential development to help pay for school facilities needed to serve residential growth and development. Investment earnings are generated from interest earned on bond and levy proceeds, state matching funds, impact fees and funds held in the Capital Project Funds. Insurance proceeds occur when the school district is reimbursed for the damage to or loss of a building and its contents. Proceeds from property sales are generated when the school district sells surplus property. Proceeds from the rent or lease of school district property are deposited in the Capital Projects Fund.

Bond Capacity

School districts in the state of Washington may borrow money by issuing negotiable bonds for capital purposes, which includes acquiring property, buildings and equipment; improving existing facilities; and constructing new facilities.¹ The total value of bonds issued by the school district is limited to an indebtedness amount not exceeding three-eighths of one percent of the value of the taxable property in the school district without the approval of three-fifths of the voters voting at an election held for that purpose. When a school district obtains approval of the electorate, the total indebtedness is limited to five percent of the value of the taxable property.²

The assessed value of taxable property in Auburn School District in 2023 was \$19,896,523,419. As of July 2023, the school district had \$454,120,000 in outstanding debt from bond sales. The school district's bonding capacity in 2023 is:

- Without voter approval: $(\$19,896,523,419 \times 0.00375) - \$0 = - \$74,611,963$

¹ RCW 28A.530.010.

² RCW 39.36.020 (3) (4).

- With voter approval: $(\$19,896,523,419 \times 0.0500) - \$454,120,000 = \$540,706,171$

Capital Improvements Levy Requirements

A Capital Improvements Levy is a special tax levy to support the construction, modernization, and remodeling of school facilities. Article VII, Section 2 of the Washington State Constitution and RCW 84.52.050 state the aggregate of all tax levies upon the real and personal property by the state and all taxing districts shall not exceed one percent of the value of the property. However, the State Constitution also states that school districts may levy additional taxes when authorized by a majority of the voters voting on the tax levy proposition.

A school district is required to conduct a special election for a Capital Improvements Levy and such tax levy is authorized for a period not exceeding six years. There is not a statutory limit on the amount of additional taxes that can be collected in a Capital Improvement Levy.

State Financial Assistance

The state of Washington provides financial assistance to school districts for school facilities. State financial assistance is not provided for support facilities. Funds are provided for eligible projects through a School Construction Assistance Program. This program provides funds for planning, equipping, and constructing new schools; incorporating additions to existing schools; modernizing existing schools; and replacing existing school facilities. Replacement projects consist of new schools constructed in lieu of modernizing an existing facility. Eligibility for matching funds for the construction of new schools and additions is based upon the school district's need for instructional space for its students. Eligibility for assistance for the modernization and replacement of existing schools is based upon the age of the facility and the length of time since it was previously modernized with state funding assistance.

Based upon state funding criteria, Auburn School District is not eligible for state financial assistance for the construction of new schools or additions for Kindergarten - Grade 8 facilities.

Based upon state funding criteria, the school district is eligible for financial assistance for the construction of 133,787 additional square feet of building area for new schools and additions at Grades 9 – 12 facilities. The estimated financial assistance is \$25,724,194. This is based upon square foot area of eligibility along with the school district's current matching ratio and current state funding area allowance.

The following “Table 3 – Estimate of State Assistance – New Square Feet” summarizes state funding assistance for additional building area.

Table 3 - Estimate of State Assistance - New Square Feet

Project	Eligible Bldg. SF Area	Area Cost Allowance Per SF	Matching Ratio	Estimated State Assistance Construction Cost	Estimated State Assistance 12.5% Mark Up	Eligible State Assistance
K-Grade 8	0	\$258.92	66.01%	\$0	\$0	\$0
Grades 9-12	133,787	\$258.92	66.01%	\$22,865,950	\$2,858,244	\$25,724,194

Based upon state funding criteria, the school district is eligible for state financial assistance for partial funding of the modernization or replacement of six elementary schools, two middle schools, and one high school.

The following “Table 4 – Estimate of State Assistance - Modernization or Replacement” identifies the level of eligibility for each school:

Table 4 - Estimate of State Assistance - Modernization or Replacement

Facility Name	Eligible Bldg. SF Area	Area Cost Allowance Per SF	Matching Ratio	Estimated State Assistance Construction Cost	Estimated State Assistance 12.5% Mark Up	Total Estimated State Assistance
ELEMENTARY SCHOOLS						
Alpac	46,592	\$258.92	66.01%	\$7,963,183	\$995,398	\$8,958,581
Arthur Jacobsen	0	\$258.92	66.01%	\$0	\$0	\$0
Bowman Creek	0	\$258.92	66.01%	\$0	\$0	\$0
Chinook	0	\$258.92	66.01%	\$0	\$0	\$0
Dick Scobee	0	\$258.92	66.01%	\$0	\$0	\$0
Evergreen Heights	41,659	\$258.92	66.01%	\$7,120,068	\$890,009	\$8,010,077
Gildo Rey	47,004	\$258.92	66.01%	\$8,033,599	\$1,004,200	\$9,037,799
Hazelwood	53,482	\$258.92	66.01%	\$9,140,774	\$1,142,597	\$10,283,371
Ilalko	0	\$258.92	66.01%	\$0	\$0	\$0
Lake View	52,252	\$258.92	66.01%	\$8,930,551	\$1,116,319	\$10,046,870
Lakeland Hills	0	\$258.92	66.01%	\$0	\$0	\$0
Lea Hill	0	\$258.92	66.01%	\$0	\$0	\$0
Pioneer	0	\$258.92	66.01%	\$0	\$0	\$0
Terminal Park	0	\$258.92	66.01%	\$0	\$0	\$0
Washington	4,243	\$258.92	66.01%	\$725,184	\$90,648	\$815,832
Willow Crest	0	\$258.92	66.01%	\$0	\$0	\$0
MIDDLE SCHOOLS						
Cascade	89,320	\$258.92	66.01%	\$15,265,957	\$1,908,245	\$17,174,202
Mt. Baker	0	\$258.92	66.01%	\$0	\$0	\$0
Olympic	0	\$258.92	66.01%	\$0	\$0	\$0
Rainier	91,316	\$258.92	66.01%	\$15,607,100	\$1,950,887	\$17,557,987
HIGH SCHOOLS						
Auburn High - Main Building	0	\$258.92	66.01%	\$0	\$0	\$0
Auburn High - TAP Bldg.	0	\$258.92	66.01%	\$0	\$0	\$0
Auburn Mountainview	0	\$258.92	66.01%	\$0	\$0	\$0
Auburn Riverside	0	\$258.92	66.01%	\$0	\$0	\$0
West Auburn	30,295	\$258.92	66.01%	\$5,177,812	\$647,227	\$5,825,039

School Impact Fees

School districts in the state of Washington may collect and use growth impact fees to assist in capital construction projects.³ An impact fee is a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development and is reasonably related to the new development that creates demand and need for public facilities.⁴

School Impact Fee Ordinances have been adopted by King County, the City of Auburn, and the City of Kent to allow for the assessment of school impact fees upon single family and multi-family developments within Auburn School District. The fees are collected by these jurisdictions and then transmitted to the school district. The school district is required to expend or encumber school impact fees for a permissible use within

³ WAC 392-343-032

⁴ RCW 82.02.090 (3)

six years of receipt unless there is an extraordinary and compelling reason for fees to be held longer than six years.⁵

In 2022, the school impact fee collected by King County, the City of Auburn and the City of Kent was \$5,374.64 for each building permit issued for a single-family residence and \$877.02 for each building permit issued for a multi-family unit within Auburn School District. Total impact fees collected from these jurisdictions has been declining. Total impact fees collected in the 2020-21, 2021-22 and 2022-23 fiscal years were \$747,448, \$292,667, and \$120,516, respectively.

Investment Earnings

Auburn School District is required by law to deposit investment earnings from the proceeds of bonds, construction improvement levies and school impact fees into the Capital Projects Fund. These earnings are restricted and must be used for the same purpose as proceeds from their source. Investment earnings from the proceeds of state matching funds, insurance payments, property sales, rental and lease income, and reserves in the Capital Projects Fund are required to be deposited into the Capital Project Fund. These earnings are unrestricted and may be used for any legal expenditure of Capital Projects Funds.

Property Sale Proceeds

The board of directors may sell any of the real property of the school district which is no longer required for school purposes. The proceeds from any sale are required to be deposited into the Debt Service Fund or the Capital Projects Fund, except for amounts required to be expended for the costs associated with the sale of such property.⁶ The school district is not considering selling property it owns. All real property owned by the school district is being used for school district facilities or held for future school purposes.

Capital Projects Fund Status

As of August 2022, the Auburn School District Capital Projects Fund had a balance of \$26,831,549. Approximately \$19,000,000 of this balance is dedicated toward designated property acquisitions, capital projects and equipment, resulting in an undedicated amount of approximately \$7,831,549.

FACILITY DATA 3 | THREE

Facility Inventory | 301

Auburn School District owns 661 acres of land. This land includes six undeveloped properties with a residence and tenant located on one of the properties. 2,176,378 square feet of building facilities are owned and operated by the school district. The buildings are comprised of 16 elementary schools, four middle schools, four high schools, six support facilities, and 112 portable classrooms. The Auburn High School facility includes a main building and a detached building housing the school district's Transition Assistance Program for young adults with disabilities ages 19 to 21 years. The school district's oldest facility was constructed as a church in 1935 then purchased by the school district in 1989 and converted to the Administration Annex. The newest facility, Terminal Park Elementary, was built in 2023.

⁵ RCW 82.02.70

⁶ RCW 28A.335.110 and RCW 28A.335.120

Schools and Support Facilities

The following “Table 5 – School and Support Facility Inventory” identifies the facilities owned by the school district and information about each facility.

Table 5 - School and Support Facility Inventory

Facility	Address	Year Built	Major Modernization	Site Size (Acres)	Gross Square Feet	OSPI Square Feet
ELEMENTARY SCHOOLS						
Alpac	310 Milwaukee Blvd N, Pacific	1972	1987	10.68	48,042	46,592
Arthur Jacobsen	29205 132nd Ave SE, Auburn	2007	NA	10.02	56,620	56,283
Bowman Creek	5701 Kersey Way SE, Auburn	2020	NA	21.85	75,862	74,413
Chinook	3502 Auburn Way S, Auburn	2022	NA	13.07	75,896	74,496
Dick Scobee	1031 14th St NE, Auburn	2020	NA	8.90	76,371	74,961
Evergreen Heights	5602 S 316th St, Auburn	1970	2014/2017	10.10	44,231	41,923
Gildo Rey	1005 37th St SE, Auburn	1969	1988/2012	10.05	49,123	47,697
Hazelwood	11815 SE 304th St, Auburn	1990	NA	13.08	54,906	53,482
Ilalko	301 Oravetz Place SE, Auburn	1992	NA	14.22	54,734	53,310
Lake View	16401 SE 318th St, Auburn	1980	NA	16.48	54,054	52,252
Lakeland Hills	1020 Evergreen Way SE, Auburn	2006	NA	12.00	54,876	53,454
Lea Hill	30908 124th Ave SE, Auburn	2022	NA	20.24	75,896	74,384
Pioneer	2301 M St SE, Auburn	2021	NA	11.13	76,758	75,358
Terminal Park	1101 D St SE, Auburn	2023	NA	6.09	77,443	75,793
Washington	20 E St NE, Auburn	1972	1988	5.33	46,378	46,377
Willow Crest	13002 SE 304th St, Auburn	2021	NA	10.43	75,849	74,405
MIDDLE SCHOOLS						
Cascade	1015 24th St NE, Auburn	1967	1998	16.94	89,320	89,320
Mt Baker	620 37th St SE, Auburn	1994	NA	28.98	90,365	90,365
Olympic	839 21st St SE, Auburn	2019	NA	17.40	107,625	107,625
Rainier	30620 116th Ave SE, Auburn	1991	NA	25.54	91,321	91,321
HIGH SCHOOLS						
Auburn High - Main Building	711 E Main St, Auburn	2015	NA	20.50	277,229	276,229
Auburn High - TAP Building	501 3rd St NE, Auburn	2009	NA	0.24	2,662	2,662
Auburn Mountainview	28900 124th Ave SE, Auburn	2005	NA	39.42	187,542	187,539
Auburn Riverside	501 Oravetz Rd, Auburn	1995	NA	35.32	180,248	180,248
West Auburn	401 W Main St, Auburn	1990	NA	5.26	30,295	30,295
SUPPORT FACILITIES						
Administration Building	915 4th St NE, Auburn	1968	1987/2017	3.50	24,046	NA
Administration Annex	502 4th St NE, Auburn	1935	1989	0.34	6,557	NA
Auburn Memorial Stadium	405 4th St NE, Auburn	1978	1980/1997	6.60	17,055	NA
Auburn Pool	516 4th St NE, Auburn	1971	2011	0.74	14,390	NA
Support Services	1302 4th St SW, Auburn	1996	NA	5.50	41,184	NA
Transportation Center	615 15th St SW, Auburn	1997	NA	5.90	19,500	NA
TOTALS				405.85	2,176,378	2,030,784

Portable Classrooms

The following “Table 6 – Portable Classroom Inventory” identifies the portable classrooms owned by the school district and their locations.

Table 6 - Portable Classroom Inventory

Facility	No. of Single Portable Classrooms	No. of Double Portable Classrooms	Total of No. Portable Classrooms
ELEMENTARY SCHOOLS			
Alpac	8	0	8
Arthur Jacobsen	0	0	0
Bowman Creek	0	0	0
Chinook	0	0	0
Dick Scobee	0	0	0
Evergreen Heights	4	0	4
Gildo Rey	2	0	2
Hazelwood	2	0	2
Ilalko	2	0	2
Lake View	0	0	0
Lakeland Hills	3	1	5
Lea Hill	0	0	0
Pioneer	0	0	0
Terminal Park	0	0	0
Washington	8	0	8
Willow Crest	0	0	0
SUBTOTAL	29	1	31
MIDDLE SCHOOLS			
Cascade	8	0	8
Mt. Baker	6	3	12
Olympic	8	0	8
Rainier	9	1	11
SUBTOTAL	31	4	39
HIGH SCHOOLS			
Auburn High - Main Building	8	0	8
Auburn High - TAP Building	0	0	0
Auburn Mountainview	10	1	12
Auburn Riverside	6	6	18
West Auburn	0	0	0
SUBTOTAL	24	7	38
SUPPORT FACILITIES			
Administration Building	0	2	4
Administration Annex	0	0	0
Auburn Memorial Stadium	0	0	0
Auburn Pool	0	0	0
Support Services	0	0	0
Transportation Center	0	0	0
SUBTOTAL	0	2	4
TOTALS	84	14	112

Facility Capacity | 302

Auburn School District's permanent school facilities have a capacity for 15,900 students. 17,059 students were enrolled in the school district in October 2022 in Kindergarten to Grade 12. Preschool students are not included in this enrollment amount.

Student capacity varies among schools. Some have adequate permanent capacity for their current enrollment while there is a shortage of space at other schools. Portable classrooms are used at schools where there is a shortage of permanent space.

Capacity Calculation

School capacity is determined by the number of teaching stations present at each school, type of teaching station, class size, teaching station capacity, and classroom utilization rate. Classroom types are identified as general teaching stations, self-contained special education teaching stations, specialty teaching stations, and pull-out teaching stations.

General teaching stations are used for general instruction and do not have specialized features or equipment.

Self-contained special education teaching stations are spaces that provide self-contained instruction for students with disabilities. These classrooms are located at elementary, middle, and high schools.

Specialty teaching stations have unique features or equipment and are present in middle and high schools. These consist of teaching stations for art, automotive technology, band, business education, career center, choral, construction manufacturing, computer science, culinary arts, drafting, drama, fitness and conditioning, horticulture, kitchen science, marketing, metals, orchestra, physical education, robotics, science, sports medicine, theater arts, and visual communications.

Pull-out classrooms are teaching stations used by a variety of students during the school day and are not dedicated classrooms where the same students remain in the classroom for the entire day.

Class size calculations are based upon class size allocations established by the state of Washington. These are 20.33 students for elementary schools (17.00 for kindergarten to grade 3, 27.00 for grades 4 to 5), 28.02 for middle schools (27.00 students for grade 6, 28.53 for grades 7 and 8), and 28.74 for high schools (grades 9 to 12).

Auburn School District strives to maximize the utilization of classroom space. However, it is not feasible to assign the maximum number of students in every teaching station, every class period at middle schools and high schools. Variations occur based upon the availability of classes and the type of classes students select. In addition, most middle and high school instructors utilize their classroom for a preparation period, without students present, during the school day. To address this, the school district applies a teaching station utilization rate of 76.67% for middle and high school teaching stations when calculating school capacity. This is calculated by reducing a 100% utilization rate by 8.00% for inefficiencies in assigning classes and a 15.33% reduction for teacher preparation periods.

The state of Washington calculates school capacity for state funding assistance for the construction of school facilities based upon a square foot space allowance for each student. The capacity calculated by the state is utilized for funding purposes and is not intended to reflect a school's actual capacity.

The following “Table 7 – School Capacities” identifies the student capacity at each school and the factors used to determine capacity.

Table 7 - School Capacities

School Name	General Teaching Stations	Self-Contained Special Ed. Teaching Stations	Specialty Teaching Station	Pull-Out Teaching Stations	Total Teaching Stations	General & Specialty Teaching Station Capacity	Self-Contained Special Ed. Teaching Station Capacity	Teaching Station Utilization	General + Specialty Teaching Station Capacity	Self-Contained Special Ed. Teaching Station Capacity	Total School Capacity
ELEMENTARY SCHOOLS											
Alpac	20	2	0	4	26	20.33	12.00	100.00%	407	24	431
Arthur Jacobsen	23	1	0	4	28	20.33	12.00	100.00%	468	12	480
Bowman Creek	32	2	0	5	39	20.33	12.00	100.00%	651	24	675
Chinook	32	2	0	5	39	20.33	12.00	100.00%	651	24	675
Dick Scobee	32	2	0	5	39	20.33	12.00	100.00%	651	24	675
Evergreen Heights	17	1	0	4	22	20.33	12.00	100.00%	346	12	358
Gildo Rey	20	1	0	4	25	20.33	12.00	100.00%	407	12	419
Hazelwood	23	1	0	4	28	20.33	12.00	100.00%	468	12	480
Ilalko	23	1	0	4	28	20.33	12.00	100.00%	468	12	480
Lake View	20	1	0	4	25	20.33	12.00	100.00%	407	12	419
Lakeland Hills	23	1	0	4	28	20.33	12.00	100.00%	468	12	480
Lea Hill	32	2	0	5	39	20.33	12.00	100.00%	651	24	675
Pioneer	32	2	0	5	39	20.33	12.00	100.00%	651	24	675
Terminal Park	32	2	0	5	39	20.33	12.00	100.00%	651	24	675
Washington	19	1	0	4	24	20.33	12.00	100.00%	386	12	398
Willow Crest	32	2	0	5	39	20.33	12.00	100.00%	651	24	675
SUBTOTAL	412	24	0	71	507						8,664
MIDDLE SCHOOLS											
Cascade	17	3	17	3	40	28.02	12.00	76.67%	730	28	758
Mt. Baker	15	3	15	3	36	28.02	12.00	76.67%	644	28	672
Olympic	17	3	17	3	40	28.02	12.00	76.67%	730	28	758
Rainier	14	3	15	3	35	28.02	12.00	76.67%	623	28	651
SUBTOTAL	63	12	64	12	151						2,839
HIGH SCHOOLS											
Auburn HS - Main Bldg.	31	4	40	6	81	28.74	12.00	76.67%	1,564	37	1,601
Auburn HS - TAP Bldg.	0	3	0	0	3	28.74	12.00	76.67%	0	28	28
Auburn Mountainview	26	2	30	4	62	28.74	12.00	76.67%	1,234	18	1,252
Auburn Riverside	27	2	29	4	62	28.74	12.00	76.67%	1,234	18	1,252
West Auburn	11	0	1	1	13	28.74	12.00	76.67%	264	0	264
SUBTOTAL											4,398
TOTAL											15,901

Capacity Versus Enrollment

The following “Table 8 – School Capacity vs. Ten Year Enrollment Projection” compares the existing capacity of Auburn School District’s elementary, middle, and high schools with projected enrollment during the next ten years.

Table 8 - School Capacity vs. Ten Year Enrollment Projection

Year	School Type	Current Capacity	Projected Enrollment	Surplus Capacity
2023-24	Elementary Schools	8,664	8,080	584
	Middle Schools	2,839	3,769	-930
	High Schools	4,398	5,497	-1,099
TOTALS		15,901	17,346	-1,445
2024-25	Elementary Schools	8,664	8,147	517
	Middle Schools	2,839	3,811	-972
	High Schools	4,398	5,496	-1,098
TOTALS		15,901	17,454	-1,553
2025-26	Elementary Schools	8,664	8,234	430
	Middle Schools	2,839	3,884	-1,045
	High Schools	4,398	5,459	-1,061
TOTALS		15,901	17,577	-1,676
2026-27	Elementary Schools	8,664	8,441	223
	Middle Schools	2,839	3,867	-1,028
	High Schools	4,398	5,394	-996
TOTALS		15,901	17,702	-1,801
2027-28	Elementary Schools	8,664	8,565	99
	Middle Schools	2,839	3,871	-1,032
	High Schools	4,398	5,386	-988
TOTALS		15,901	17,822	-1,921
2028-29	Elementary Schools	8,664	8,573	91
	Middle Schools	2,839	3,978	-1,139
	High Schools	4,398	5,448	-1,050
TOTALS		15,901	17,999	-2,098
2029-30	Elementary Schools	8,664	8,491	173
	Middle Schools	2,839	4,240	-1,401
	High Schools	4,398	5,460	-1,062
TOTALS		15,901	18,191	-2,290
2030-31	Elementary Schools	8,664	8,562	102
	Middle Schools	2,839	4,288	-1,449
	High Schools	4,398	5,500	-1,102
TOTALS		15,901	18,350	-2,449
2031-32	Elementary Schools	8,664	8,591	73
	Middle Schools	2,839	4,268	-1,429
	High Schools	4,398	5,639	-1,241
TOTALS		15,901	18,498	-2,597
2032-33	Elementary Schools	8,664	8,563	101
	Middle Schools	2,839	4,215	-1,376
	High Schools	4,398	5,859	-1,461
TOTALS		15,901	18,637	-2,736

Facility Assessment | 303

The 2023 Facilities Master Plan process included a comprehensive assessment of the school district's schools, support facilities, portable classrooms, and undeveloped property. School district principals, building administrators, and department leaders along with Sazan Group staff and consultants provided assessment input. The assessments included inspections of all facilities; building structural evaluations; review of energy use, asbestos material, and water quality reports; and the identification of potential facility deficiencies.

Facility Conditions

The site, building, and functional conditions were identified and rated for each school and support facility. These conditions included the following criteria:

- **Site Condition:** This condition was evaluated utilizing the Building Condition Assessment (BCA) scoring system adopted by the state of Washington Office of Superintendent of Public Instruction. This scoring system evaluated the condition of site improvements, site systems, and utilities at each facility.
- **Building Condition:** This condition was also evaluated utilizing the BCA scoring system. The scoring system evaluated the condition of foundations, water and gas systems, superstructure, exterior enclosures, interior construction and finishes, plumbing, HVAC systems, fire protection, electrical and communication systems, electronic safety and security, building automation, equipment, and furnishings.
- **Functional Condition:** This condition evaluated the ability of a facility to support its operations. Schools were evaluated based upon their educational program needs and operational needs. Support facilities were evaluated based upon their operational needs. The scoring systems evaluated the size, quantity, location, aesthetics, safety, and adequacy of each type of space within the facility along with the facility's occupancy rate.

The site, building, and functional conditions of each facility were scored on a 100-point scale and a rating was assigned based on the following:

- **Excellent Condition:** 90 - 100
- **Good Condition:** 70 - 89
- **Fair Condition:** 50 - 69
- **Poor Condition:** 30 - 49
- **Insufficient Condition:** 0 - 29

School and Support Facility Assessment

The following "Table 9 – School and Support Facility Assessment Summary" identifies assessment information for each school and support facility.

Table 9 - School and Support Facility Assessment Summary

Facility	Year Built	Site Condition (Rating)	Site Condition (Score)	Building Condition (Rating)	Building Condition (Score)	Functional Condition (Rating)	Functional Condition (Score)
ELEMENTARY SCHOOLS							
Alpac	1972	Fair	69.70	Fair	63.13	Fair	52.50
Arthur Jacobsen	2007	Good	81.40	Good	82.35	Good	72.00
Bowman Creek	2020	Excellent	100.00	Excellent	100.00	Excellent	99.75
Chinook	2022	Excellent	100.00	Excellent	100.00	Excellent	100.00
Dick Scobee	2020	Excellent	100.00	Excellent	100.00	Excellent	100.00
Evergreen Heights	1970	Good	70.60	Fair	66.62	Fair	52.00
Gildo Rey	1969	Good	70.30	Fair	67.16	Fair	52.00
Hazelwood	1990	Good	81.40	Good	82.56	Good	70.25
Ilalko	1992	Good	84.40	Good	84.45	Good	70.25
Lake View	1980	Good	79.20	Good	78.00	Good	71.00
Lakeland Hills	2006	Good	83.50	Good	86.32	Good	70.25
Lea Hill	2022	Excellent	100.00	Excellent	100.00	Excellent	100.00
Pioneer	2021	Excellent	100.00	Excellent	100.00	Excellent	100.00
Terminal Park	2023	NA	NA	NA	NA	NA	NA
Washington Elementary	1972	Good	70.00	Good	75.55	Good	70.00
Willow Crest	2021	Excellent	100.00	Excellent	100.00	Excellent	98.75
MIDDLE SCHOOLS							
Cascade	1967	Fair	60.77	Fair	60.32	Fair	50.00
Mt. Baker	1994	Good	87.85	Good	85.67	Good	70.00
Olympic	2019	Excellent	97.08	Excellent	100.00	Excellent	100.00
Rainier	1991	Good	85.70	Good	82.98	Good	70.00
HIGH SCHOOLS							
Auburn HS - Main Building	2015	Excellent	97.70	Excellent	97.67	Excellent	97.25
Auburn HS - TAP Building	2009	Good	85.70	Good	87.50	Good	70.25
Auburn Mountainview	2005	Good	86.46	Good	86.69	Good	75.50
Auburn Riverside	1995	Good	85.54	Good	84.58	Good	70.00
West Auburn	1990	Good	85.70	Good	82.48	Good	70.00
SUPPORT FACILITIES							
Administration Building	1968	Good	81.38	Good	74.27	Fair	59.25
Administration Annex	1935	Good	74.00	Fair	67.64	Fair	56.00
Auburn Memorial Stadium	1978	Good	77.00	Good	82.56	Good	70.00
Auburn Pool	1971	Good	87.45	Good	78.80	Good	70.00
Support Services	1996	Good	87.67	Good	85.64	Good	78.25
Transportation Center	1997	Good	87.67	Good	84.00	Good	70.50

Portable Classroom Assessment

The following Tables 10A through 10D identify assessment information for portable classrooms.

Table 10A - Portable Classroom Assessment Summary - Elementary Schools

Portable ID Number	Portable Room Number	Year Built	Single Portable	Double Portable	Portable Condition
ELEMENTARY SCHOOLS					
Alpac					
X140-AL	601	1989	X		Fair
X141-AL	602	1989	X		Fair
X156-AL	603	2014	X		Good
X157-AL	604	2014	X		Good
X158-AL	605	2015	X		Good
X159-AL	606	2016	X		Good
X160-AL	607	2018	X		Good
X161-AL	608	2018	X		Good
Evergreen Heights					
X171-EH	901	2014	X		Good
X172-EH	902	2014	X		Good
X173-EH	903	2014	X		Good
X174-EH	904	2015	X		Good
Gildo Rey					
X154-GR	701	1989	X		Fair
X155-GR	702	1989	X		Fair
Hazelwood					
X180-HW	901	2014	X		Good
X181-HW	902	2014	X		Good
Ilalko					
X136-IL	411	1989	X		Good
X137-IL	412	1989	X		Good
Lakeland Hills					
X186-LL	901/902	2009		X	Good
X188-LL	905	2014	X		Good
X189-LL	906	2014	X		Good
X190-LL	907	2017	X		Good
Washington					
X199-WA	898	2015	X		Good
X178-WA	899	2015	X		Good
X208-WA	900	2018	X		Good
X203-WA	901	2014	X		Good
X204-WA	902	2015	X		Good
X205-WA	904	2016	X		Good
X206-WA	905	2016	X		Good
X207-WA	906	2016	X		Good

Table 10B - Portable Classroom Assessment Summary - Middle Schools

Portable ID Number	Portable Room Number	Year Built	Single Portable	Double Portable	Portable Condition
MIDDLE SCHOOLS					
Cascade					
X126-CA	901	1989	X		Good
X116-CA	902	1989	X		Good
X120-CA	903	1989	X		Good
X121-CA	904	1989	X		Good
X151-CA	905	1989	X		Good
X152-CA	907	1989	X		Good
X176-CA	908	2014	X		Good
XXXX-CA	909	2023	X		Excellent
Mt. Baker					
X133-MB	901/902	2001		X	Good
X145-MB	903	2001	X		Good
X148-MB	904	2001	X		Good
X153-MB	905/906	2008		X	Good
X209-MB	907/908	2009		X	Good
X210-MB	909	2016	X		Good
X117-MB	910	1989	X		Good
X167-MB	912	2014	X		Good
X214-MB	913	2018	X		Good
Olympic					
X195-OL	901	2014	X		Good
X197-OL	902	2016	X		Good
X179-OL	903	2017	X		Good
X175-OL	904	2014	X		Good
X169-OL	905	2015	X		Good
X191-OL	906	2017	X		Good
X196-OL	907	2014	X		Good
X193-OL	908	2018	X		Good
Rainier					
X122-RA	661	1993	X		Good
X123-RA	662	1993	X		Good
X124-RA	663	1993	X		Good
X125-RA	664/665	1997		X	Good
X118-RA	667	1989	X		Good
X119-RA	668	1989	X		Good
X127-RA	669	1989	X		Good
X128-RA	670	1989	X		Good
X112-RA	671	1989	X		Good
X113-RA	672	1989	X		Good

Table 10C - Portable Classroom Assessment Summary - High Schools

Portable ID Number	Portable Room Number	Year Built	Single Portable	Double Portable	Portable Condition
HIGH SCHOOLS					
Auburn High - Main Building					
X166-AU	901	2016	X		Good
X168-AU	902	2015	X		Good
X201-AU	903	2016	X		Good
X202-AU	904	2018	X		Good
X163-AU	905	2015	X		Good
X182-AU	908	2014	X		Good
X170-AU	909	2015	X		Good
X165-AU	910	2015	X		Good
Auburn Mountainview					
X211-MV	901/902	2013		X	Good
X212-MV	903	2016	X		Good
X213-MV	904	2017	X		Good
X149-MV	905	2003	X		Good
X192-MV	906	2018	X		Good
X200-MV	907	2015	X		Good
X198-MV	908	2014	X		Good
X185-MV	909	2015	X		Good
X184-MV	910	2015	X		Good
X183-MV	911	2014	X		Good
X164-MV	912	2015	X		Good
Auburn Riverside					
X142-AR	901/902	1997		X	Good
X143-AR	903/904	1997		X	Good
X144-AR	905/906	1997		X	Good
X194-AR	907	2018	X		Good
X146-AR	908/909	2001		X	Good
X147-AR	910/911	1997		X	Good
X177-AR	912	2015	X		Good
X139-AR	913	1998	X		Good
X138-AR	914/915	2004		X	Good
X135-AR	916	1989	X		Good
X134-AR	917	1989	X		Good
X162-AR	918	2015	X		Good

Table 10D - Portable Classroom Assessment Summary - Support Facilities

Portable ID Number	Portable Room Number	Year Built	Single Portable	Double Portable	Portable Condition
SUPPORT FACILITIES					
Administration Building					
X150-AD	663/664	2003		X	Good
X187-AD	903/904	2013		X	Good

FACILITY IMPROVEMENTS 4 | FOUR

Facility Improvement Data | 401

The facility assessment process identified potential improvements needed at school district's schools, support facilities, portable classrooms, and undeveloped property. Over 2,700 potential improvements were identified.

Proposed facility improvements were classified according to the following categories:

- ADA
- End of Useful Life
- Energy / Sustainability
- Functional Enhancement
- Furniture / Equipment
- Health
- Major Maintenance
- No Deficiency
- Operational Task
- Routine Maintenance
- Safety / Security
- Technology

Based upon a review of assessment data, proposed improvement recommendations were prioritized and ranked as follows:

- Rank A: Current need.
- Rank B: Needed within six years.
- Rank C: Beneficial but not essential.
- Rank D: Not recommended for the following reasons.
 - D1 = Minor need or minor deficiency.
 - D2 = Maintenance item.
 - D3 = Operational task.
 - D4 = Furniture or equipment item.
 - D5 = Not cost effective.
 - D6 = Not feasible.
 - D7 = Not a deficiency.
 - D8 = Recommended improvement completed.
- Rank E: Duplicate item.

Cost estimates were prepared for 204 proposed improvements that were identified as Rank A – Current Need and Rank B – Needed within Six Years. Cost estimates include the estimated construction in 2023 dollars plus a 60% mark-up for non-construction project costs. Non-construction projects costs include project investigations, planning and design fees, consultants, financing costs, legal counsel, plan review and permit fees, bidding costs, utility fees, mitigation and impact fees, insurance, project management, furniture and equipment, sales tax, and contingencies.

Facility Improvement Recommendations | 402

The following “Table 11 – Facility Improvement Costs (2023)” provides a summary of the estimated cost of facility improvement recommendations for schools, support facilities, portable classrooms, and undeveloped property.

Table 11 - Facility Improvement Recommendation Costs (2023)

Facility	Recommended Improvements Rank A Current Needs	Recommended Improvements Rank B Needed in 6 Years	Recommended Improvements Rank A + B TOTAL
ELEMENTARY SCHOOLS			
Alpac	\$1,207,645	\$3,289,774	\$4,497,418
Arthur Jacobsen	\$651,016	\$0	\$651,016
Bowman Creek	\$0	\$0	\$0
Chinook	\$0	\$0	\$0
Dick Scobee	\$0	\$0	\$0
Evergreen Heights	\$2,515,342	\$2,152,200	\$4,667,542
Gildo Rey	\$1,200,000	\$5,793,222	\$6,993,222
Hazelwood	\$796,880	\$640,000	\$1,436,880
Ilalko	\$768,880	\$1,959,440	\$2,728,320
Lake View	\$2,720,000	\$4,783,840	\$7,503,840
Lakeland Hills	\$480,000	\$1,365,760	\$1,845,760
Lea Hill	\$0	\$0	\$0
Pioneer	\$0	\$0	\$0
Terminal Park	\$0	\$0	\$0
Washington	\$820,400	\$3,954,400	\$4,774,800
Willow Crest	\$0	\$0	\$0
SUBTOTAL	\$11,160,163	\$23,938,636	\$35,098,799
MIDDLE SCHOOLS			
Cascade	\$5,584,338	\$5,482,355	\$11,066,693
Mt Baker	\$849,600	\$2,947,040	\$3,796,640
Olympic	\$0	\$0	\$0
Rainier	\$812,320	\$1,736,000	\$2,548,320
SUBTOTAL	\$7,246,258	\$10,165,395	\$17,411,653
HIGH SCHOOLS			
Auburn HS - Main Building	\$953,600	\$400,000	\$1,353,600
Auburn HS - TAP Building	\$160,000	\$400,000	\$560,000
Auburn Mountainview	\$1,462,860	\$0	\$1,462,860
Auburn Riverside	\$6,568,701	\$2,104,000	\$8,672,701
West Auburn	\$480,000	\$1,865,280	\$2,345,280
SUBTOTAL	\$9,625,161	\$4,769,280	\$14,394,441
SUPPORT FACILITIES			
Administration Building	\$2,104,787	\$80,000	\$2,184,787
Administration Annex	\$482,200	\$587,200	\$1,069,400
Auburn Memorial Stadium	\$576,000	\$841,948	\$1,417,948
Auburn Pool	\$504,759	\$235,600	\$740,359
Support Services	\$376,639	\$1,600,000	\$1,976,639
Transportation Center	\$268,605	\$1,232,000	\$1,500,605
SUBTOTAL	\$4,312,990	\$4,576,748	\$8,889,738
PORTABLE BUILDINGS			
All Portable Classrooms	\$0	\$0	\$0
UNDEVELOPED PROPERTY			
Site 34/39	\$211,575	\$0	\$211,575
TOTALS	\$32,556,147	\$43,450,059	\$76,006,207

Refer to Appendix B for a list of Rank A and B improvement recommendations for each facility and their associated improvement type, description, rank, and cost.

NEW FACILITIES 5 | FIVE

New Facility Data | 501

New Schools

The 2023 Facilities Master Plan identifies the capacity of existing schools and enrollment projections to determine the need for new schools during the next ten years. Based upon recommendations of the 2015 Citizens Ad Hoc Committees, the school board accepted the following enrollment levels for elementary, middle, and high school buildings:

- Elementary Schools: 650 students
- Middle Schools: 800 students
- High Schools: 1,500 - 1,800 students

Auburn School District establishes school boundaries to achieve balanced enrollment among schools. Portable classrooms are installed to alleviate overcrowding on a temporary basis. New schools are constructed when additional capacity is needed to permanently address overcrowding district-wide or within a region of the school district.

Table 8 compares the current capacity of Auburn School District's elementary, middle, and high schools with projected enrollment during the next ten years.

Replacement Facilities

The 2023 Facilities Master Plan assessment data was evaluated to determine the need to replace existing facilities. The primary factors that were considered when determining the need for facility replacement are:

- age of facility,
- condition of facility,
- facility occupancy vs. capacity, and
- cost for needed improvements.

Factors contributing to a recommendation for replacement are:

- building age exceeding 50 years,
- facility conditions of fair, poor, or insufficient,
- occupancy level exceeding building capacity, and
- high cost for needed improvements.

The following "Table 12 – Facility Replacement Data" provides a summary of facility replacement factors for schools and support facilities.

Table 12 - Facility Replacement Data

Facility	Building Age	Site Condition (Rating)	Building Condition (Rating)	Functional Condition (Rating)	Occupancy Rate	Cost of Recommended Improvements (Ranks A & B)
ELEMENTARY SCHOOLS						
Alpac	51	Fair	Fair	Fair	142%	\$4,497,418
Arthur Jacobsen	16	Good	Good	Good	75%	\$651,016
Bowman Creek	3	Excellent	Excellent	Excellent	65%	\$0
Chinook	1	Excellent	Excellent	Excellent	89%	\$0
Dick Scobee	3	Excellent	Excellent	Excellent	118%	\$0
Evergreen Heights	53	Good	Fair	Fair	123%	\$4,667,542
Gildo Rey	54	Good	Fair	Fair	99%	\$6,993,222
Hazelwood	33	Good	Good	Good	111%	\$1,436,880
Ilalko	31	Good	Good	Good	104%	\$2,728,320
Lake View	43	Good	Good	Good	99%	\$7,503,840
Lakeland Hills	17	Good	Good	Good	113%	\$1,845,760
Lea Hill	1	Excellent	Excellent	Excellent	90%	\$0
Pioneer	2	Excellent	Excellent	Excellent	93%	\$0
Terminal Park	0	NA	NA	NA	52%	\$0
Washington	51	Good	Good	Good	124%	\$4,774,800
Willow Crest	2	Excellent	Excellent	Excellent	83%	\$0
MIDDLE SCHOOLS						
Cascade	56	Fair	Fair	Fair	122%	\$11,066,693
Mt Baker	29	Good	Good	Good	151%	\$3,796,640
Olympic	4	Excellent	Excellent	Excellent	123%	\$0
Rainier	32	Good	Good	Good	153%	\$2,548,320
HIGH SCHOOLS						
Auburn HS - Main Building	8	Excellent	Excellent	Excellent	110%	\$1,353,600
Auburn HS - TAP Building	14	Good	Good	Good	100%	\$560,000
Auburn Mountainview	18	Good	Good	Good	123%	\$1,462,860
Auburn Riverside	28	Good	Good	Good	148%	\$8,672,701
West Auburn	33	Good	Good	Good	119%	\$2,345,280
SUPPORT FACILITIES						
Administration Building	55	Good	Good	Fair	122%	\$2,184,787
Administration Annex	88	Good	Fair	Fair	100%	\$1,069,400
Auburn Memorial Stadium	45	Good	Good	Good	100%	\$1,417,948
Auburn Pool	52	Good	Good	Good	100%	\$740,359
Support Services	27	Good	Good	Good	100%	\$1,976,639
Transportation Center	26	Good	Good	Good	100%	\$1,500,605

New Portable Classrooms

New portable classrooms are needed when:

- a school does not have adequate space to accommodate its students and staff,
- a support facility does not have adequate space to accommodate its staff or operations and a portable classroom is used for temporary meetings or office space,
- students, staff, or operations cannot be moved to another facility, and

- an existing portable classroom is not available to be relocated from another facility in the school district.

The cost to acquire a new portable classroom in 2023 was \$140,000. The cost to install a new portable classroom varies from approximately \$110,000 to \$320,00. These installation costs include electrical work, site improvements, carpet, cabinets, furniture, and City of Auburn traffic impact fees.

The need for new portable classrooms and the relocation of existing portable classrooms is evaluated annually by the school district.

New Facility Recommendations | 502

New School Recommendations

New schools are recommended as follows during the next ten years based upon the school district’s existing student capacity and projected enrollment:

- **New Elementary Schools:** Not needed within ten years.
- **New Middle Schools:** A new middle school is needed and should be built and opened within six years. A second new middle school should not be needed within ten years.
- **New High School:** A new high school may be needed within ten years if current enrollment projections remain accurate. If accurate, a new high school will be needed in 2031 when there are 1,241 more high school students than the combined capacity of the school district’s four high schools. Enrollment projections should be updated annually, and a decision should be made about the date for construction of a new high school when there is confidence that the excess number of high school students exceeds 1,200.

These new schools should be built to the design standards used for the school district’s newest middle and high schools.

The following “Table 13 – New School Costs (2023)” identifies the estimated cost to build a new middle and high school.

Table 13 - New School Costs (2023)

School	Grades	School Capacity	Site Size (Acres)	Building Size (SF)	Estimated Construction Cost	Estimated Construction Mark-Up Cost	Total Estimated Project Cost
New Middle School	6-8	800	20	118,000	\$92,465,000	\$50,855,750	\$143,320,750
New High School	9-12	1,500	35	225,000	\$167,750,000	\$92,262,500	\$260,012,500

Replacement Facility Recommendations

School Replacements

Two schools are recommended for replacement within six years and two additional schools are recommended for replacement in seven to 13 years. The following information summarizes these recommendations and factors supporting the recommendations:

- **Alpac Elementary School:** Recommended for replacement within six years.
 - The building is 51 years old.

- The site is rated in fair condition with poor soil conditions resulting in excessive settlement and poor drainage.
- The building is rated in fair condition with cement board siding, areas of flat roofs, and plumbing pipes below the building that are settling due to poor soil conditions.
- The functional condition is rated fair with a compromised interior building layout because of design limitations from 1987 modernization.
- The building is overcapacity with an occupancy rate of 142%.
- **Cascade Middle School:** Recommended for replacement within six years.
 - The building is 56 years old.
 - The site is rated in fair condition with unsecure and inadequate outdoor physical education and athletic fields.
 - The building is rated in fair condition with areas of flat roofs, major systems near end of usable life, and high energy use.
 - The functional condition is rated fair with a campus plan layout that is difficult to secure and requires students to leave classroom buildings for access to restrooms, gym, commons, library, and main office.
 - The building is overcapacity with an occupancy level of 122%.
 - The facility has a high cost of recommended improvements at \$11,066,693.
- **Evergreen Heights Elementary School:** Recommended for replacement within seven to 13 years.
 - The building is 53 years old.
 - The site is rated in good condition.
 - The building is rated in fair condition with wood exterior siding, flat roof area, need for structural improvements, and high energy use.
 - The functional condition is rated fair with a layout that requires students to leave the classroom building for access to the kitchen serving area and gym.
 - The building is overcapacity with an occupancy rate of 123%.
- **Gildo Rey Elementary School:** Recommended for replacement within seven to 13 years.
 - The building is 54 years old.
 - The site is rated in good condition.
 - The building is rated in fair condition with the need for a new roof and has high energy use.
 - The functional condition is rated fair with difficult vehicle access and a campus plan layout that requires students to leave classroom buildings for access to the kitchen serving area, gym, library, and main office.
 - The building has an occupancy rate of 99%.

These replacement schools should be built to the design standards used for the school district's newest elementary and middle schools.

The replacement of Evergreen Heights Elementary School should consider the availability of water needed for fire suppression. The water purveyor for Evergreen Heights Elementary School does not have adequate water volume or water pressure to accommodate replacement of the existing school. The school could be replaced if the school district agrees to provide and pay for a water storage tank, fire system booster pump, and new water lines in the road right-of-way. The approximate cost of these improvements is \$2,000,000 in 2023 dollars.

The following “Table 14 – Replacement School Costs (2023)” identifies the estimated cost to build a replacement elementary and middle school.

Table 14 - Replacement School Costs (2023)

School	Grades	School Capacity	Site Size (Acres)	Building Size (SF)	Estimated Construction Cost	Estimated Construction Mark-Up Cost	Total Estimated Project Cost
Replacement Elementary School	Pre K-5	650	20	116,000	\$54,700,000	\$30,085,000	\$84,785,000
Replacement Middle School	6-8	800	35	225,000	\$86,785,000	\$47,731,750	\$134,516,750

Support Facility Replacement

Two support facilities are recommended for replacement.

- **Administration Building:** Recommended for replacement within seven to 13 years.
 - The building is 55 years old.
 - The site is rated in good condition.
 - The building is rated in good condition with a heating, ventilation and air conditioning system that does not provide consistent occupant comfort and has high energy use.
 - The functional condition is rated fair with deficient office spaces and a lack of space to accommodate its current and future staff.
 - The building is overcapacity with an occupancy level of 122%.
- **Administration Annex:** Recommended for replacement with 7 to 13 years.
 - The building is 88 years old and was fully modernized in 1989.
 - The site is rated in good condition.
 - The building is rated in fair condition with the need for a new roof, carpet replacement, heating and cooling upgrade, and drainage improvements.
 - The functional condition is rated fair with the building lacking space for additional staff.
 - The building has an occupancy level of 100%.

The Administration Building could be replaced at its current site or a new location. A new location may require acquisition of property or acquisition of a replacement building.

It is recommended the Administration Annex be demolished and its staff be consolidated into a new Administration Center. This consolidation will improve efficiency and collaboration among the school district’s administrative staff. The current Administration Annex property should be retained by the school district for other uses.

The following “Table 15 – Replacement Support Facility Costs (2023)” identifies the estimated cost to build a replacement Administration Building.

Table 15 - Replacement Support Facility Costs (2023)

Facility	Site Size (Acres)	Building Size (SF)	Estimated Construction Cost	Estimated Construction Mark-Up Cost	Total Estimated Project Cost
Administration Building (Combined with Admin. Annex Staff)	2.66	32,000	\$18,827,670	\$10,355,218	\$29,182,888

Portable Classroom Replacement

Auburn School District owns 112 portable classrooms. Four portable classrooms are in fair condition, 107 are in good condition, and one is in excellent condition. No portable classrooms are recommended for replacement.

PROPERTY 6 | SIX

Auburn School District owns 256.58 acres of undeveloped property. This consists of six properties with a residence located on one of the properties. The residence is owned by the school district and leased to a tenant.

Property Data | 601

The following “Table 16 – Undeveloped Property Inventory” identifies undeveloped property owned by the school district and information about each property.

Table 16 - Undeveloped Property Inventory

Site No.	Location	Year Acquired	Site Size (Acres)	Building Dept. Jurisdiction	Terrain	Site Characteristics	Structures
23A	SE 318th St.	1948	62.44	King County	Flat & Steep Slope	Wooded	None
25A	SE Lake Holm Road/190th Ave. SE	1990	23.86	King County	Flat & Moderate Slope	Wooded & Brush	None
25B	SE Lake Holm Road/188th Ave. SE	2008	5.00	King County	Flat	Wooded & Cleared	Residence
33	SE Lake Holm Road/129th Way SE	2005	40.00	King County	Flat & Steep Slope	Wooded	None
34/39	I St. NE/40th St. NE	2002/2022	72.28	City of Auburn	Flat	Cleared	None
35	Sumner Tapps Hwy. E./62nd St. SE	2009	53.00	City of Auburn	Slight to Steep Slope	Wooded & Brush	None
TOTAL			256.58				

Property Usage | 602

The following information summarizes potential use of undeveloped property owned by the school district:

Sites 23A, 25A, 25B, and 33

- These sites are in a rural area where it is not feasible to build new schools because of land-use restrictions and the lack of a public sewer system. In addition, there is not an adequate population of students in this rural area to support additional schools.
- Land use restrictions are present because these sites are located outside the King County Urban Growth Area. King County's Comprehensive Plan designates an Urban Growth Area as an area where most future urban growth and development shall occur to limit urban sprawl. Development has been restricted in areas outside the Urban Growth Area to enhance open space, protect rural areas, and to use human services, transportation, and utilities more efficiently. Land use restrictions are not expected to change in the foreseeable future.
- Student population growth is not anticipated to occur in these areas until there are changes in land-use regulations and the expansion of the public sewer system.

Site 34 / 39

- This 72.28-acre site is located at the north end of the school district and is large enough to accommodate a new elementary, middle, and high school.
- Development of the property for schools will require a Comprehensive Plan Amendment and rezone by the City of Auburn.
- Development of the property for schools will require the school district to construct public roads and public utilities at the school district's expense.

Site 35

- This 53.00-acre site is located at the south end of the school district and has 23.00-acres of buildable land. Non-buildable land includes environmentally sensitive areas, utility easements, and an area separated from the main property by the Sumner-Tapps Highway East.
- The buildable area is large enough to accommodate a new elementary school or a new middle school.
- Development of the property for a school will require a Comprehensive Plan Amendment and rezone by the City of Auburn.
- Development of the property for a school will require the school district to construct public road improvements and public utilities at the school district's expense.

Property Recommendations | 603

The following information summarizes recommendations for undeveloped property owned by the school district and recommendations for future property.

Existing Property Recommendations

Sites 23A, 25A, 25B, 33

- Retain ownership of these four sites for future school development. While the land use restrictions imposed upon these sites is not anticipated to change in the foreseeable future, these sites are a valuable resource for future school development at a time when it is difficult and expensive to acquire larger sites for schools. In addition, the cost to retain and maintain this property is minimal.

Site 34 / 39

- Utilized this site for future elementary, middle, and high schools. This site is a unique and valuable asset because it has adequate points of access and is large enough to accommodate three schools. In addition, the site is in an area that experienced significant multi-family residential growth during the past four years. Development of this site should be done utilizing a master plan that designs the site layout of an elementary, middle, and high school in a complementary and coordinated manner.

Site 35

- Utilize this site for a future middle school. This site is a valuable asset because it has adequate points of access and is large enough to accommodate a middle school. While the property will accommodate an elementary or middle school, a middle school is a more suitable use because there are two elementary schools, Bowman Creek and Lakeland Hill Elementary Schools, close by.

Future Property Recommendations

New School Property

The school district owns undeveloped property that is adequate to meet its needs for future schools for at least ten years. It is recommended the school district monitor the local property market for acquisition opportunities that would be beneficial for future school needs.

Support Facility Property

The school district's support facility sites have adequate property to meet their operational needs for at least ten years with the following exceptions:

- **Administration Building / Administration Annex:**
 - Conduct an analysis to determine the need for, and if needed, a location of property for a new Administration Center.
 - Replacement of the Administration Building and Administration Annex is recommended with the staff and operations of both facilities be combined into a new Administration Center. The new facility could be built at the site of the existing Administration Building or at a new location. A new location may require acquisition of property or acquisition of a replacement building.
- **Transportation Center:**
 - Conduct an analysis to determine the location and size of property needed to accommodate parking at the Transportation Center.
 - Additional space is needed for parking buses and other school district vehicles at the Transportation Center.
 - Parking at the Transportation Center is at maximum capacity for buses and lacks space to park some of the school district's passenger vehicles. Enrollment growth during the next ten years is projected to be 1,291 students. These additional students may require additional transportation vehicles.

SUMMARY 7 | SEVEN

The following "Table 17 – Ten Year Facility Master Plan Summary" provides a synopsis of the master plan recommendations.

Appendix A contains a graphic dashboard for each school district facility, portable classrooms, and undeveloped property. These dashboards provide a high-level summary of facility information, key findings, and recommendations.

Table 17 - Ten Year Facilities Master Plan Summary

Facility		Recommended Improvements Cost (2023)	New Facility Cost (2023)	Replacement Facility Cost (2023)
ELEMENTARY SCHOOLS				
Alpac	Replace within 6 years and provide improvements to meet current needs	\$1,207,645	\$0	\$84,785,000
Arthur Jacobsen	Provide improvements to meet current needs	\$651,016	\$0	\$0
Bowman Creek	Continue routine and preventive maintenance	\$0	\$0	\$0
Chinook	Continue routine and preventive maintenance	\$0	\$0	\$0
Dick Scobee	Continue routine and preventive maintenance	\$0	\$0	\$0
Evergreen Heights	Replace in 7 to 13 years and provide improvements to meet current and 6-year needs	\$4,667,452	\$0	\$84,785,000
Gildo Rey	Replace in 7 to 13 years and provide improvements to meet current and 6-year needs	\$6,993,222	\$0	\$84,785,000
Hazelwood	Provide improvements to meet current and 6-year needs	\$1,436,880	\$0	\$0
Ilalko	Provide improvements to meet current and 6-year needs	\$2,728,320	\$0	\$0
Lake View	Provide improvements to meet current and 6-year needs	\$7,503,840	\$0	\$0
Lakeland Hills	Provide improvements to meet current and 6-year needs	\$1,845,760	\$0	\$0
Lea Hill	Continue routine and preventive maintenance	\$0	\$0	\$0
Pioneer	Continue routine and preventive maintenance	\$0	\$0	\$0
Terminal Park	Continue routine and preventive maintenance	\$0	\$0	\$0
Washington	Provide improvements to meet current and 6-year needs	\$4,774,800	\$0	\$0
Willow Crest	Continue routine and preventive maintenance	\$0	\$0	\$0
MIDDLE SCHOOLS				
Cascade	Replace within 6 years and provide improvements to meet safety and security needs	\$986,020	\$0	\$134,516,750
Mt. Baker	Provide improvements to meet current and 6-year needs	\$3,798,640	\$0	\$0
Olympic	Continue routine and preventive maintenance	\$0	\$0	\$0
Rainier	Provide improvements to meet current and 6-year needs	\$2,458,320	\$0	\$0
HIGH SCHOOLS				
Auburn HS - Main Building	Provide improvements to meet current and 6-year needs	\$1,353,600	\$0	\$0
Auburn HS - TAP Building	Provide improvements to meet current and 6-year needs	\$560,000	\$0	\$0
Auburn Mountainview	Provide improvements to meet current and 6-year needs	\$1,462,860	\$0	\$0
Auburn Riverside	Provide improvements to meet current and 6-year needs	\$8,672,701	\$0	\$0
West Auburn	Provide improvements to meet current and 6-year needs	\$2,345,280	\$0	\$0
SUPPORT FACILITIES				
Administration Building	Replace in 7 to 13 years, combine with Admin. Annex, and provide improvements to meet current and 6-year needs.	\$2,184,787	\$0	\$29,182,888
Administration Annex	Replace in 7 to 13 years, combine with Admin. Building, and provide improvements to meet current and 6-year needs.	\$1,069,400	\$0	\$0
Auburn Memorial Stadium	Provide improvements to meet current and 6-year needs	\$1,417,948	\$0	\$0
Auburn Pool	Provide improvements to meet current and 6-year needs	\$740,359	\$0	\$0
Support Services	Provide improvements to meet current and 6-year needs	\$1,976,639	\$0	\$0
Transportation Center	Provide improvements to meet current and 6-year needs	\$1,500,605	\$0	\$0
PORTABLE BUILDINGS				
All Portable Classrooms	Continue routine and preventive maintenance	\$0	\$0	\$0
NEW BUILDINGS				
New Middle School	Build within 6-years	\$0	\$143,320,750	\$0
New High School	Build in 9-years if current enrollment projections remain accurate	\$0	\$260,012,500	\$0
NEW PROPERTY				
Administration Building	Analyze the need for property if the facility is replaced.	\$0	\$0	\$0
Transportation Center	Analyze the need for property for vehicle parking.	\$0	\$0	\$0
UNDEVELOPED PROPERTY				
Site 39	Provide improvements to meet current needs	\$211,575	\$0	\$0

APPENDICES

Appendix A: Dashboards

Appendix A.1: Elementary School Dashboards

Appendix A.2: Middle School Dashboards

Appendix A.3: High School Dashboards

Appendix A.4: Support Facility Dashboards

Appendix A.5: Portable Classroom Dashboards

Appendix A.6: Undeveloped Property Dashboards

Appendix B: Assessment Data

Appendix B.1: Elementary School Assessment Data

Appendix B.2: Middle School Assessment Data


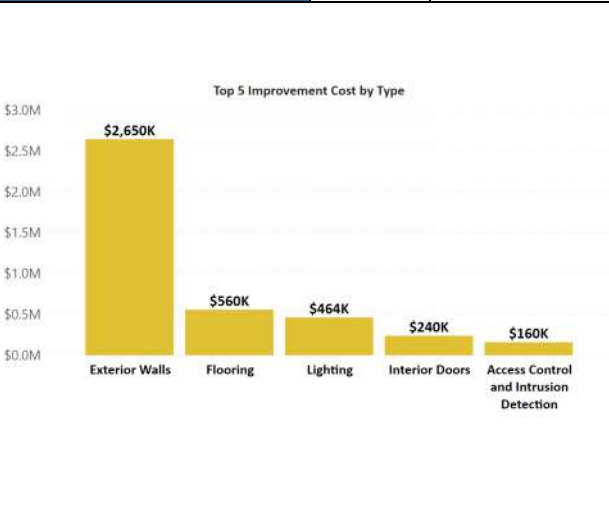
Appendix B.3: High School Assessment Data

Appendix B.4: Support Facility Assessment Data

Appendix B.5: Portable Classroom Assessment Data

Appendix B.6: Undeveloped Property Assessment Data

Alpac Elementary School

		Site Condition	Fair	69.70/100
		Building Condition	Fair	63.13/100
		Functional Condition	Fair	52.50/100
				
310 Milwaukee Blvd N, Pacific				
Year Built	1972			
Major Modernization	1987			
Site Size (Acres)	10.68			
Building Size (SF)	48,042	Recommended Improvements: Current Needs	\$1,207,645	
Grade Span	PK-5	Recommended Improvements: Needed within 6 Years	\$3,289,774	
Building Capacity	431	Recommended Improvements: TOTAL	\$4,497,418	
2022 Enrollment	613			
Portable Classrooms on Site	8			
Energy Use Intensity (EUI)	34.90			


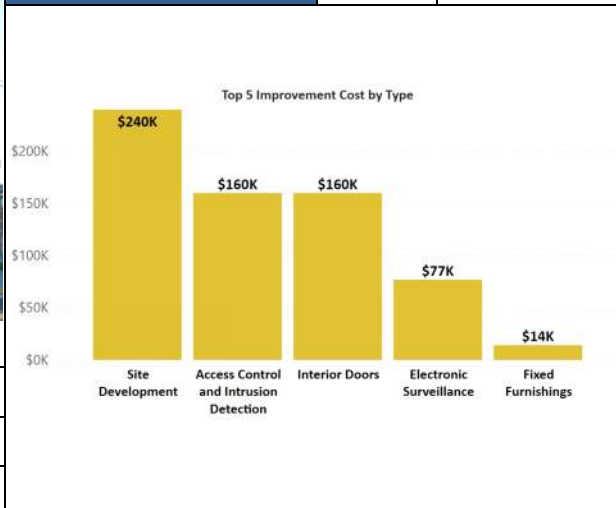
Key Findings

- 51-year-old facility with major modernization in 1987 in fair condition.
- Poor soil conditions result in excessive site settlement and poor drainage.
- Building interior layout compromised by limitations that existed during 1987 modernization.
- **Building significantly over capacity.** Current enrollment exceeds capacity by 48%. 8 portable classrooms used to accommodate current enrollment.
- Moderate improvements recommended.

Facilities Master Plan Recommendations

- Replace facility within 6-years with 650-student school built to the school district's newest elementary school design standards.
- Complete recommended improvements to address current needs.

Arthur Jacobsen Elementary

		Site Condition	Good	81.40/100										
		Building Condition	Good	82.35/100										
		Functional Condition	Good	72.00/100										
		 <p>Top 5 Improvement Cost by Type</p> <table><thead><tr><th>Improvement Type</th><th>Cost</th></tr></thead><tbody><tr><td>Site Development</td><td>\$240K</td></tr><tr><td>Access Control and Intrusion Detection</td><td>\$160K</td></tr><tr><td>Interior Doors</td><td>\$160K</td></tr><tr><td>Electronic Surveillance</td><td>\$77K</td></tr><tr><td>Fixed Furnishings</td><td>\$14K</td></tr></tbody></table>			Improvement Type	Cost	Site Development	\$240K	Access Control and Intrusion Detection	\$160K	Interior Doors	\$160K	Electronic Surveillance	\$77K
Improvement Type	Cost													
Site Development	\$240K													
Access Control and Intrusion Detection	\$160K													
Interior Doors	\$160K													
Electronic Surveillance	\$77K													
Fixed Furnishings	\$14K													
29205 132nd Ave SE, Auburn														
Year Built	2007													
Major Modernization	NA													
Site Size (Acres)	10.02													
Building Size (SF)	56,620	Recommended Improvements: Current Needs	\$651,016											
Grade Span	PK-5	Recommended Improvements: Needed within 6 Years	\$0											
Building Capacity	480	Recommended Improvements: TOTAL	\$651,016											
2022 Enrollment	359													
Portable Classrooms on Site	0													
Energy Use Intensity (EUI)	23.50													



Key Findings

- 16-year-old facility in excellent condition.
- Current enrollment below capacity.
- Limited improvements recommended.

Facilities Master Plan Recommendations

- Complete recommended improvements to address current needs.

Bowman Creek Elementary School

		Site Condition	Excellent	100.00/100
		Building Condition	Excellent	100.00/100
		Functional Condition	Excellent	99.75/100
				
5701 Kersey Way SE, Auburn		No improvements recommended		
Year Built	2020			
Major Modernization	NA			
Site Size (Acres)	21.85			
Building Size (SF)	75,862			
Grade Span	PK-5	Recommended Improvements: Current Needs	\$0	
Building Capacity	675	Recommended Improvements: Needed within 6 Years	\$0	
2022 Enrollment	436	Recommended Improvements: TOTAL	\$0	
Portable Classrooms on Site	0			
Energy Use Intensity (EUI)	20.70			

Key Findings

- 3-year-old facility in excellent condition.
- Facility built to school district's newest elementary school design standards.
- Current enrollment below capacity.
- Improvements not recommended or needed.

Facilities Master Plan Recommendations

- Continue routine and preventive maintenance.

Chinook Elementary School



3502 Auburn Way S, Auburn

Year Built	2022
Major Modernization	NA
Site Size (Acres)	13.07
Building Size (SF)	75,896
Grade Span	PK-5
Building Capacity	675
2022 Enrollment	597
Portable Classrooms on Site	0
Energy Use Intensity (EUI)	20.50

Site Condition	Excellent	100.00/100
Building Condition	Excellent	100.00/100
Functional Condition	Excellent	100.00/100



No improvements recommended

Recommended Improvements: Current Needs	\$0
Recommended Improvements: Needed within 6 Years	\$0
Recommended Improvements: TOTAL	\$0



Key Findings

- 2-year-old facility in excellent condition.
- Facility built to school district's newest elementary school design standards.
- Current enrollment below capacity.
- Improvements not recommended or needed.

Facilities Master Plan Recommendations

- Continue routine and preventive maintenance.

Dick Scobee Elementary School

		Site Condition	Excellent	100.00/100
		Building Condition	Excellent	100.00/100
		Functional Condition	Excellent	100.00/100
				
1031 14th St NE, Auburn		No improvements recommended		
Year Built	2020			
Major Modernization	NA			
Site Size (Acres)	8.90			
Building Size (SF)	76,371	Recommended Improvements: Current Needs	\$0	
Grade Span	PK-5	Recommended Improvements: Needed within 6 Years	\$0	
Building Capacity	675	Recommended Improvements: TOTAL	\$0	
2022 Enrollment	795			
Portable Classrooms on Site	0			
Energy Use Intensity (EUI)	24.40			


Key Findings

- 3-year-old facility in excellent condition.
- Facility built to school district's newest elementary school design standards.
- Current enrollment exceeds capacity by 23%.
- Improvements not recommended or needed.

Facilities Master Plan Recommendations

- Continue routine and preventive maintenance.

Evergreen Heights Elementary School

	Site Condition		Good	70.60/100
	Building Condition		Fair	66.62/100
	Functional Condition		Fair	52.00/100
				
5602 S 316th St, Auburn				
Year Built		1970		
Major Modernization		2014 / 2017		
Site Size (Acres)		10.10		
Building Size (SF)		44,231		
Grade Span		PK-5		
Building Capacity		358		
2022 Enrollment		439		
Portable Classrooms on Site		4		
Energy Use Intensity (EUI)		49.80		
Recommended Improvements: Current Needs		\$2,515,342		
Recommended Improvements: Needed within 6 Years		\$2,152,200		
Recommended Improvements: TOTAL		\$4,667,542		


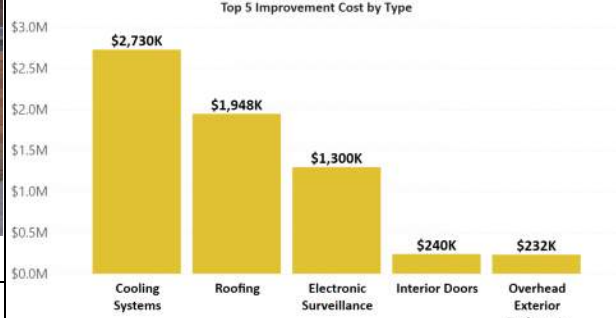
Key Findings

- 53-year-old facility with major modernization in 2014 in fair to good condition.
- Smallest elementary school in school district by square foot size and capacity.
- 2-story building with Gym and food serving area located in building separate from classroom building.
- Heating, ventilation, and air conditioning system has a compromised design that requires frequent maintenance.
- Building cannot be expanded or replaced unless school district builds a water storage tank and provides a water pressure pump for fire protection. Local water district does not have water volume or pressure to accommodate an expanded or new school.
- Buildings have energy usage that exceeds state target for Clean Building Performance Standards.
- Current enrollment exceeds capacity by 28%. 4 portable classrooms used to accommodate current enrollment.
- Moderate improvements recommended.

Facilities Master Plan Recommendations

- Replace facility in 7 to 13 years with 650-student school built to the school district's newest elementary school design standards.
- Complete recommended improvements to address current and 6-year needs.

Gildo Rey Elementary School

		Site Condition	Good	70.30/100										
		Building Condition	Fair	67.16/100										
		Functional Condition	Fair	52.00/100										
		 <table><tr><th>Improvement Type</th><th>Cost (\$K)</th></tr><tr><td>Cooling Systems</td><td>\$2,730K</td></tr><tr><td>Roofing</td><td>\$1,948K</td></tr><tr><td>Electronic Surveillance</td><td>\$1,300K</td></tr><tr><td>Interior Doors</td><td>\$240K</td></tr><tr><td>Overhead Exterior Enclosures</td><td>\$232K</td></tr></table>			Improvement Type	Cost (\$K)	Cooling Systems	\$2,730K	Roofing	\$1,948K	Electronic Surveillance	\$1,300K	Interior Doors	\$240K
Improvement Type	Cost (\$K)													
Cooling Systems	\$2,730K													
Roofing	\$1,948K													
Electronic Surveillance	\$1,300K													
Interior Doors	\$240K													
Overhead Exterior Enclosures	\$232K													
1005 37th St SE, Auburn														
Year Built	1969													
Major Modernization	1988 / 2012													
Site Size (Acres)	10.05													
Building Size (SF)	49,123	Recommended Improvements: Current Needs	\$1,200,000											
Grade Span	PK-5	Recommended Improvements: Needed within 6 Years	\$5,793,222											
Building Capacity	419	Recommended Improvements: TOTAL	\$6,993,222											
2022 Enrollment	414													
Portable Classrooms on Site	2													
Energy Use Intensity (EUI)	57.40													


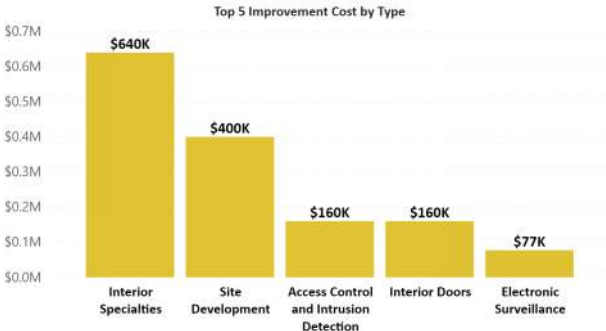
Key Findings

- 54-year-old facility with major modernization in 1988 in fair to good condition.
- Site has one access / exit point for vehicles resulting in congestion.
- Main office, Gym and food serving area in separate buildings from classroom buildings.
- Buildings have energy usage that exceeds state target for Clean Building Performance Standards.
- Current enrollment at capacity.
- Moderate improvements recommended.

Facilities Master Plan Recommendations

- Replace facility in 7 to 13 years with 650-student school built to the school district's newest elementary school design standards.
- Complete recommended improvements to address current and 6-year needs.

Hazelwood Elementary School

		Site Condition	Good	81.40/100
		Building Condition	Good	82.56/100
		Functional Condition	Good	70.25/100
				
11815 SE 304th St, Auburn				
Year Built	1990			
Major Modernization	NA			
Site Size (Acres)	13.08			
Building Size (SF)	54,906	Recommended Improvements: Current Needs	\$796,880	
Grade Span	PK-5	Recommended Improvements: Needed within 6 Years	\$640,000	
Building Capacity	480	Recommended Improvements: TOTAL	\$1,436,880	
2022 Enrollment	533			
Portable Classrooms on Site	2			
Energy Use Intensity (EUI)	24.90			


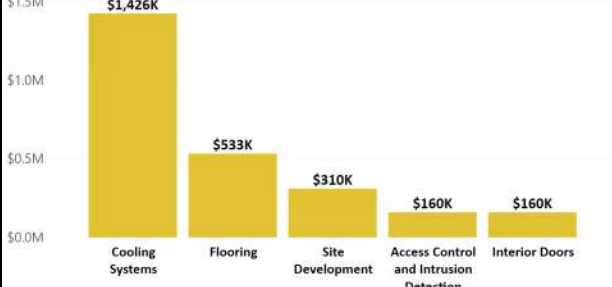
Key Findings

- 33-year-old facility in good condition.
- Current enrollment exceeds capacity by 16%. 2 portable classrooms used to accommodate current enrollment.
- Limited improvements recommended.

Facilities Master Plan Recommendations

- Complete recommended improvements to address current and 6-year needs.

Ilalko Elementary School

	Site Condition		Good	84.40/100											
	Building Condition		Good	84.45/100											
	Functional Condition		Good	70.25/100											
	<div><p>Top 5 Improvement Cost by Type</p><table><thead><tr><th>Improvement Type</th><th>Cost</th></tr></thead><tbody><tr><td>Cooling Systems</td><td>\$1,426K</td></tr><tr><td>Flooring</td><td>\$533K</td></tr><tr><td>Site Development</td><td>\$310K</td></tr><tr><td>Access Control and Intrusion Detection</td><td>\$160K</td></tr><tr><td>Interior Doors</td><td>\$160K</td></tr></tbody></table></div>				Improvement Type	Cost	Cooling Systems	\$1,426K	Flooring	\$533K	Site Development	\$310K	Access Control and Intrusion Detection	\$160K	Interior Doors
Improvement Type	Cost														
Cooling Systems	\$1,426K														
Flooring	\$533K														
Site Development	\$310K														
Access Control and Intrusion Detection	\$160K														
Interior Doors	\$160K														
301 Oravetz Place SE, Auburn															
Year Built	1992														
Major Modernization	NA														
Site Size (Acres)	14.22														
Building Size (SF)	54,734	Recommended Improvements: Current Needs	\$768,880												
Grade Span	PK-5	Recommended Improvements: Needed within 6 Years	\$1,959,440												
Building Capacity	480	Recommended Improvements: TOTAL	\$2,728,320												
2022 Enrollment	499														
Portable Classrooms on Site	2														
Energy Use Intensity (EUI)	30.00														


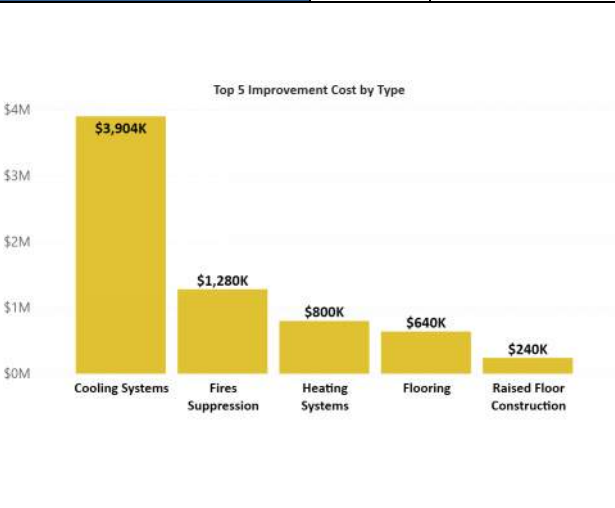
Key Findings

- 31-year-old facility in good condition.
- Current enrollment exceeds capacity by 8%. 2 portable classrooms used to accommodate current enrollment.
- Moderate improvements recommended.

Facilities Master Plan Recommendations

- Complete recommended improvements to address current and 6-year needs.

Lake View Elementary School

		Site Condition	Good	79.20/100
		Building Condition	Good	78.00/100
		Functional Condition	Good	71.00/100
				
16401 SE 318th St, Auburn				
Year Built	1980			
Major Modernization	NA			
Site Size (Acres)	16.48			
Building Size (SF)	54,054	Recommended Improvements: Current Needs	\$2,720,000	
Grade Span	PK-5	Recommended Improvements: Needed within 6 Years	\$4,783,840	
Building Capacity	419	Recommended Improvements: TOTAL	\$7,503,840	
2022 Enrollment	416			
Portable Classrooms on Site	2			
Energy Use Intensity (EUI)	30.90			


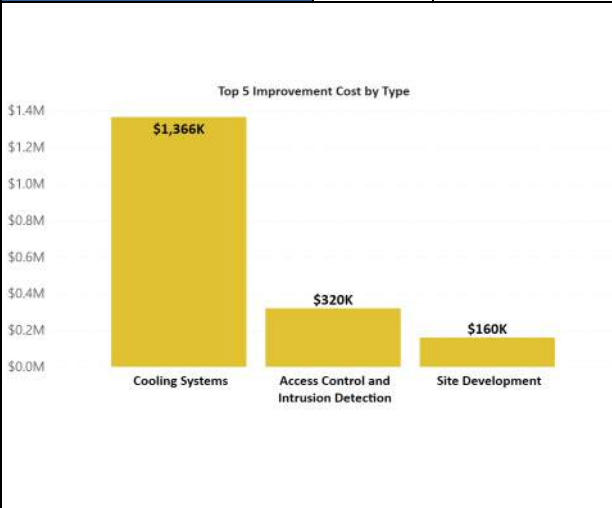
Key Findings

- 43-year-old facility in good condition.
- Current enrollment at capacity.
- Moderate improvements recommended.

Facilities Master Plan Recommendations

- Complete recommended improvements to address current and 6-year needs.

Lakeland Hills Elementary School

 <p>1020 Evergreen Way SE, Auburn</p>		Site Condition	Good	83.50/100
		Building Condition	Good	86.32/100
		Functional Condition	Good	70.25/100
				
Year Built	2006	Recommended Improvements: Current Needs	\$480,000	
Major Modernization	NA			
Site Size (Acres)	12.00	Recommended Improvements: Needed within 6 Years	\$1,365,760	
Building Size (SF)	54,876			
Grade Span	PK-5	Recommended Improvements: TOTAL	\$1,845,760	
Building Capacity	480			
2022 Enrollment	541			
Portable Classrooms on Site	5			
Energy Use Intensity (EUI)	31.40			


Key Findings

- 17-year-old facility in good condition.
- Current enrollment exceeds capacity by 17%. 5 portable classrooms used to address accommodate current enrollment.
- Limited improvements recommended.

Facilities Master Plan Recommendations

- Complete recommended improvements to address current and 6-year needs.

Lea Hill Elementary School

	Site Condition	Excellent	100.00/100
	Building Condition	Excellent	100.00/100
	Functional Condition	Excellent	100.00/100
	 No improvements recommended		
30908 124th Ave SE, Auburn			
Year Built	2022		
Major Modernization	NA		
Site Size (Acres)	20.24		
Building Size (SF)	75,896	Recommended Improvements: Current Needs	\$0
Grade Span	PK-5	Recommended Improvements: Needed within 6 Years	\$0
Building Capacity	675	Recommended Improvements: TOTAL	\$0
2022 Enrollment	608		
Portable Classrooms on Site	0		
Energy Use Intensity (EUI)	NA		

Key Findings

- 1-year-old facility in excellent condition.
- Facility built to school district's newest elementary school design standards.
- Current enrollment close to capacity.
- Improvements not recommended or needed.

Facilities Master Plan Recommendations

- Continue routine and preventive maintenance.

Pioneer Elementary School

		Site Condition	Excellent	100.00/100
		Building Condition	Excellent	100.00/100
		Functional Condition	Excellent	100.00/100
		 No improvements recommended		
2301 M St SE, Auburn				
Year Built	2021			
Major Modernization	NA			
Site Size (Acres)	11.13			
Building Size (SF)	76,758	Recommended Improvements: Current Needs	\$0	
Grade Span	PK-5	Recommended Improvements: Needed within 6 Years	\$0	
Building Capacity	675	Recommended Improvements: TOTAL	\$0	
2022 Enrollment	629			
Portable Classrooms on Site	0			
Energy Use Intensity (EUI)	NA			

Key Findings

- 2-year-old facility in excellent condition.
- Facility built to school district's newest elementary school design standards.
- Current enrollment close to capacity.
- Improvements not recommended or needed.

Facilities Master Plan Recommendations

- Continue routine and preventive maintenance.

Terminal Park Elementary School

	Site Condition		Under Construction	0.00/100
	Building Condition		Under Construction	0.00/100
	Functional Condition		Under Construction	0.00/100
				
1101 D St SE, Auburn				
Year Built		2023		
Major Modernization		NA		
Site Size (Acres)		6.09		
Building Size (SF)		77,443		
Building Capacity		PK-5		
Building Design Capacity		675		
2022 Enrollment		353		
Portable Classrooms on Site		0		
Energy Use Intensity (EUI)		NA		
		No improvements recommended		
		Recommended Improvements: Current Needs	\$0	
		Recommended Improvements: Needed within 6 Years	\$0	
		Recommended Improvements: TOTAL	\$0	


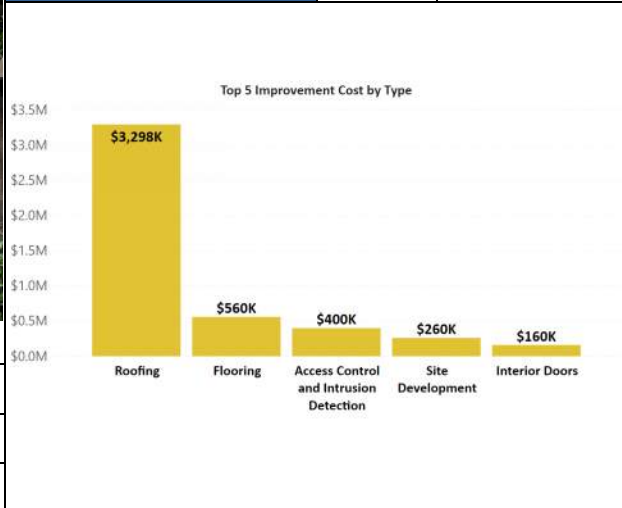
Key Findings

- New school completed August 2023. Opened in September 2023.
- Facility built to school district's newest elementary school design standards.
- Improvements not recommended or needed.

Facilities Master Plan Recommendations

- Provide routine and preventive maintenance.

Washington Elementary School

		Site Condition	Good	70.00/100
		Building Condition	Good	75.55/100
		Functional Condition	Good	70.00/100
				
20 E St NE, Auburn				
Year Built	1972			
Major Modernization	1988			
Site Size (Acres)	5.33			
Building Size (SF)	46,378	Recommended Improvements: Current Needs	\$820,400	
Grade Span	PK-5	Recommended Improvements: Needed within 6 Years	\$3,954,400	
Building Capacity	398	Recommended Improvements: TOTAL	\$4,774,800	
2022 Enrollment	495			
Portable Classrooms on Site	8			
Energy Use Intensity (EUI)	30.60			

Key Findings

- 51-year-old facility with major modernization in 1988 in good condition.
- Smallest elementary school site in school district.
- Current enrollment exceeds capacity by 29%. 8 portable classrooms used to accommodate current enrollment.
- Moderate improvements recommended.

Facilities Master Plan Recommendations

- Complete recommended improvements to address current and 6-year needs.

Willow Crest Elementary School

	Site Condition		Excellent	100.00/100
	Building Condition		Excellent	100.00/100
	Functional Condition		Excellent	98.75/100
	<div><p>No improvements recommended</p></div>			
13002 SE 304th St, Auburn				
Year Built	2021			
Major Modernization	NA			
Site Size (Acres)	10.43			
Building Size (SF)	75,849			
Grade Span	PK-5			
Building Capacity	675			
2022 Enrollment	563			
Portable Classrooms on Site	0			
Energy Use Intensity (EUI)	NA			
Recommended Improvements: Current Needs		\$0		
Recommended Improvements: Needed within 6 Years		\$0		
Recommended Improvements: TOTAL		\$0		


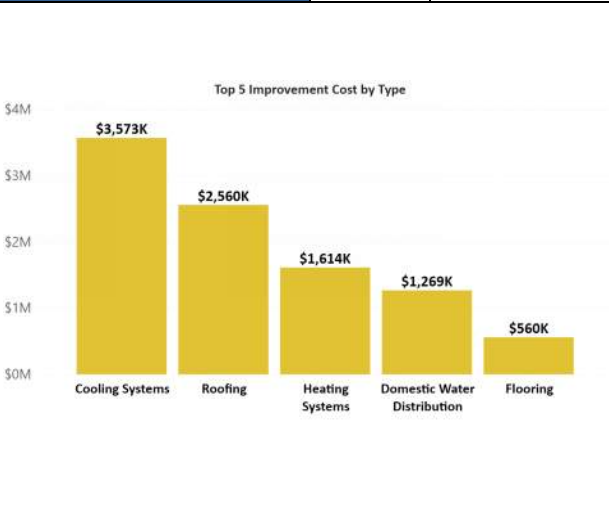
Key Findings

- 2-year-old facility in excellent condition.
- Facility built to school district's newest elementary school design standards.
- Current enrollment **below** capacity.
- Improvements not recommended or needed.

Facilities Master Plan Recommendations

- Continue routine and preventive maintenance.

Cascade Middle School

 <p>1015 24th St NE, Auburn</p>		Site Condition	Fair	60.77/100
		Building Condition	Fair	60.32/100
		Functional Condition	Fair	50.00/100
				
Year Built	1967			
Major Modernization	1998			
Site Size (Acres)	16.94			
Building Size (SF)	89,320	Recommended Improvements: Current Needs	\$5,584,338	
Grade Span	6-8	Recommended Improvements: Needed within 6 Years	\$5,482,355	
Building Capacity	758	Recommended Improvements: TOTAL	\$11,066,693	
2022 Enrollment	889			
Portable Classrooms on Site	8			
Energy Use Intensity (EUI)	57.20			


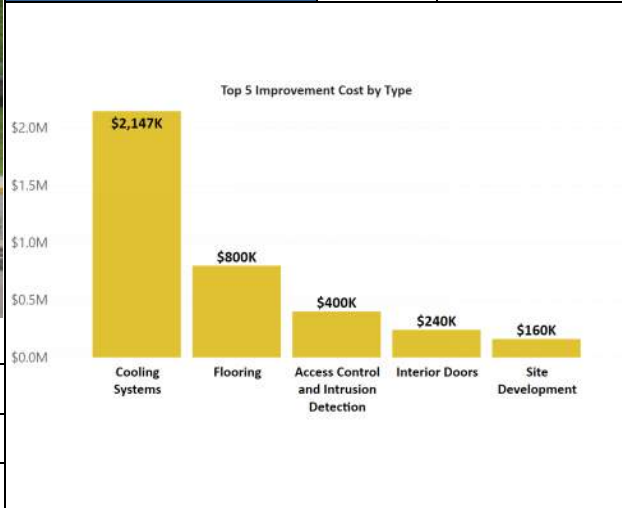
Key Findings

- 56-year-old facility with major modernization in 1998 in fair condition.
- Main office, Gym and Commons in separate buildings from classroom buildings.
- Buildings have energy usage that exceeds state target for Clean Building Performance Standards.
- Current enrollment exceeds capacity by 22%. 8 portable classrooms used to accommodate current enrollment.
- Significant improvements recommended if facility is not replaced.

Facilities Master Plan Recommendations

- Replace facility within 6 years with 800-student school built to the school district's newest middle school design standards.
- Complete recommended improvements to address safety and security needs.

Mt. Baker Middle School

		Site Condition	Good	87.85/100
		Building Condition	Good	85.67/100
		Functional Condition	Good	70.00/100
				
620 37th St SE, Auburn				
Year Built	1994			
Major Modernization	NA			
Site Size (Acres)	28.98			
Building Size (SF)	90,365	Recommended Improvements: Current Needs	\$849,600	
Grade Span	6-8	Recommended Improvements: Needed within 6 Years	\$2,947,040	
Building Capacity	672	Recommended Improvements: TOTAL	\$3,796,640	
2022 Enrollment	972			
Portable Classrooms on Site	12			
Energy Use Intensity (EUI)	34.40			

Key Findings

- 29-year-old facility in good condition.
- Building significantly over capacity. Current enrollment exceeds capacity by 51%. 12 portable classrooms used to accommodate current enrollment.
- Moderate improvements recommended.

Facilities Master Plan Recommendations

- Complete recommended improvements to address current and 6-year needs.

Olympic Middle School

	Site Condition		Excellent	97.08/100
	Building Condition		Excellent	100.00/100
	Functional Condition		Excellent	100.00/100
	<div><p>No improvements recommended</p></div>			
839 21st St SE, Auburn				
Year Built				2019
Major Modernization				NA
Site Size (Acres)				17.40
Building Size (SF)				107,625
Grade Span				6-8
Building Capacity				758
2022 Enrollment				896
Portable Classrooms on Site				8
Energy Use Intensity (EUI)	27.00			
Recommended Improvements: Current Needs		\$0		
Recommended Improvements: Needed within 6 Years		\$0		
Recommended Improvements: TOTAL		\$0		


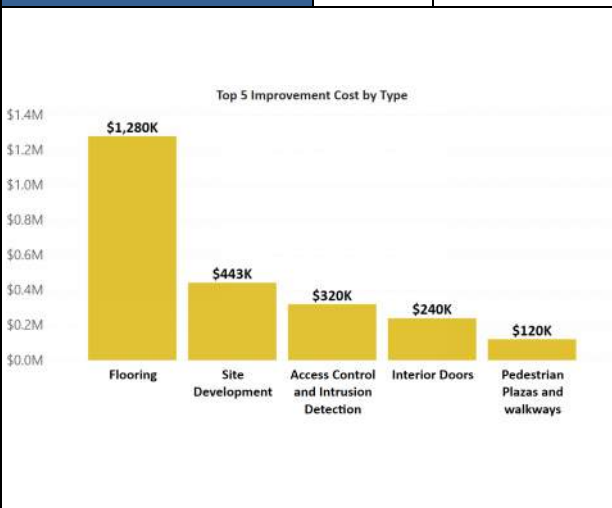
Key Findings

- 4-year-old building in excellent condition.
- Facility built to school district's newest middle school standards.
- Current enrollment exceeds capacity by 23%. 8 portable classrooms used to accommodate current enrollment.
- Improvements not recommended or needed.

Facilities Master Plan Recommendations

- Continue routine and preventive maintenance.

Rainier Middle School

 <div>30620 116th Ave SE, Auburn</div>		Site Condition	Good	85.70/100
		Building Condition	Good	82.98/100
		Functional Condition	Good	70.00/100
				
Year Built	1991			
Major Modernization	NA			
Site Size (Acres)	25.54			
Building Size (SF)	91,321	Recommended Improvements: Current Needs	\$812,320	
Grade Span	6-8	Recommended Improvements: Needed within 6 Years	\$1,736,000	
Building Capacity	651	Recommended Improvements: TOTAL	\$2,548,320	
2022 Enrollment	956			
Portable Classrooms on Site	11			
Energy Use Intensity (EUI)	24.90			


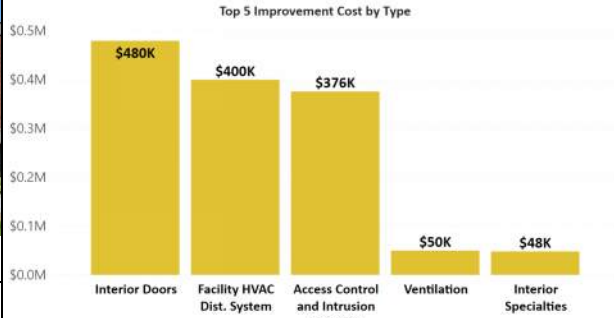
Key Findings

- 32-year-old facility in good condition.
- **Building significantly over capacity.** Current enrollment exceeds capacity by 53%. 11 portable classrooms used to accommodate current enrollment.
- Moderate improvements recommended.

Facilities Master Plan Recommendations

- Complete recommended improvements to address current and 6-year needs.

Auburn High School - Main Building

		Site Condition	Excellent	97.70/100
		Building Condition	Excellent	97.67/100
		Functional Condition	Excellent	97.25/100
				
711 E Main St, Auburn				
Year Built	2015			
Major Modernization	NA			
Site Size (Acres)	20.50			
Building Size (SF)	277,229	Recommended Improvements: Current Needs	\$953,600	
Grade Span	9-12	Recommended Improvements: Needed within 6 Years	\$400,000	
Building Capacity	1,601	Recommended Improvements: TOTAL	\$1,353,600	
2022 Enrollment	1,726			
Portable Classrooms on Site	8			
Energy Use Intensity (EUI)	31.90			


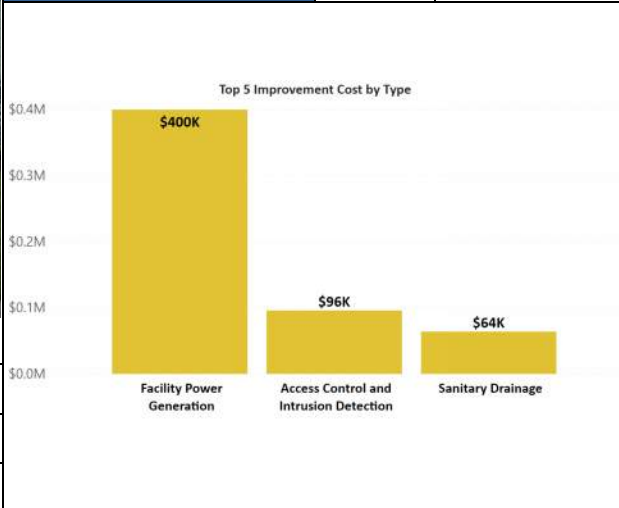
Key Findings

- 8-year-old main building in excellent condition.
- Performing Arts Center and Automotive Technology buildings in good condition with major modernization in 2015.
- Facility built to school district's newest high school design standards.
- Current enrollment exceeds capacity by 10%. 8 portable classrooms used to accommodate current enrollment.
- Limited improvements recommended.

Facilities Master Plan Recommendations

- Continue routine and preventive maintenance.

Auburn High School - TAP Building

		Site Condition	Good	85.70/100						
		Building Condition	Good	87.50/100						
		Functional Condition	Good	70.25/100						
		<p>Top 5 Improvement Cost by Type</p>  <table><caption>Top 5 Improvement Cost by Type</caption><thead><tr><th>Improvement Type</th><th>Cost</th></tr></thead><tbody><tr><td>Facility Power Generation</td><td>\$400K</td></tr><tr><td>Access Control and Intrusion Detection</td><td>\$96K</td></tr><tr><td>Sanitary Drainage</td><td>\$64K</td></tr></tbody></table>			Improvement Type	Cost	Facility Power Generation	\$400K	Access Control and Intrusion Detection	\$96K
Improvement Type	Cost									
Facility Power Generation	\$400K									
Access Control and Intrusion Detection	\$96K									
Sanitary Drainage	\$64K									
501 3rd St NE, Auburn										
Year Built	2009									
Major Modernization	NA									
Site Size (Acres)	0.24									
Building Size (SF)	2,662	Recommended Improvements: Current Needs	\$160,000							
Grade Span	12	Recommended Improvements: Needed within 6 Years	\$400,000							
Building Capacity	28	Recommended Improvements: TOTAL	\$560,000							
2022 Enrollment	26									
Portable Classrooms on Site	0									
Energy Use Intensity (EUI)	28.90									


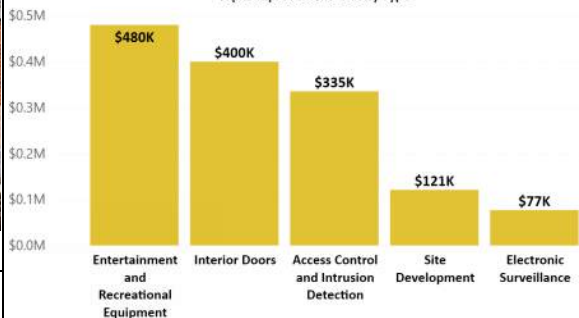
Key Findings

- 14-year-old building in good condition.
- Current enrollment at capacity.
- Limited improvements recommended.

Facilities Master Plan Recommendations

- Complete recommended improvements to address current and 6-year needs.

Auburn Mountainview High School

 <p>28900 124th Ave SE, Auburn</p>		Site Condition	Good	86.46/100										
		Building Condition	Good	86.69/100										
		Functional Condition	Good	75.50/100										
		 <table><caption>Top 5 Improvement Cost by Type</caption><thead><tr><th>Improvement Type</th><th>Cost</th></tr></thead><tbody><tr><td>Entertainment and Recreational Equipment</td><td>\$480K</td></tr><tr><td>Interior Doors</td><td>\$400K</td></tr><tr><td>Access Control and Intrusion Detection</td><td>\$335K</td></tr><tr><td>Site Development</td><td>\$121K</td></tr><tr><td>Electronic Surveillance</td><td>\$77K</td></tr></tbody></table>			Improvement Type	Cost	Entertainment and Recreational Equipment	\$480K	Interior Doors	\$400K	Access Control and Intrusion Detection	\$335K	Site Development	\$121K
Improvement Type	Cost													
Entertainment and Recreational Equipment	\$480K													
Interior Doors	\$400K													
Access Control and Intrusion Detection	\$335K													
Site Development	\$121K													
Electronic Surveillance	\$77K													
Year Built	2005	Recommended Improvements: Current Needs												
Major Modernization	NA													
Site Size (Acres)	39.42	Recommended Improvements: Needed within 6 Years												
Building Size (SF)	187,542													
Grade Span	9-12	Recommended Improvements: TOTAL												
Building Capacity	1,252													
2022 Enrollment	1543													
Portable Classrooms on Site	12													
Energy Use Intensity (EUI)	32.10													


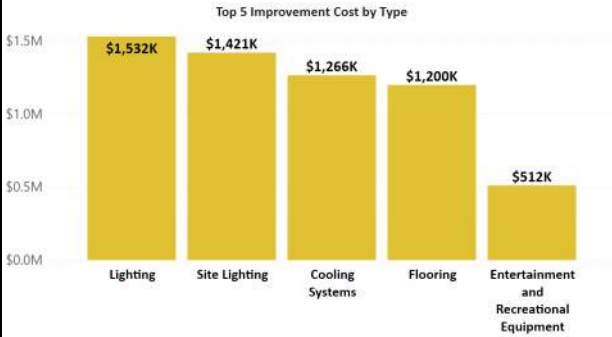
Key Findings

- 18-year-old facility in good condition.
- Current enrollment exceeds capacity by 23%. 12 portable classrooms used to accommodate current enrollment.
- Limited improvements recommended.

Facilities Master Plan Recommendations

- Complete recommended improvements to address current and 6-year needs.

Auburn Riverside High School

	Site Condition		Good	85.54/100											
	Building Condition		Good	84.58/100											
	Functional Condition		Good	70.00/100											
	<div><p>Top 5 Improvement Cost by Type</p><table><thead><tr><th>Improvement Type</th><th>Cost (\$K)</th></tr></thead><tbody><tr><td>Lighting</td><td>\$1,532K</td></tr><tr><td>Site Lighting</td><td>\$1,421K</td></tr><tr><td>Cooling Systems</td><td>\$1,266K</td></tr><tr><td>Flooring</td><td>\$1,200K</td></tr><tr><td>Entertainment and Recreational Equipment</td><td>\$512K</td></tr></tbody></table></div>				Improvement Type	Cost (\$K)	Lighting	\$1,532K	Site Lighting	\$1,421K	Cooling Systems	\$1,266K	Flooring	\$1,200K	Entertainment and Recreational Equipment
Improvement Type	Cost (\$K)														
Lighting	\$1,532K														
Site Lighting	\$1,421K														
Cooling Systems	\$1,266K														
Flooring	\$1,200K														
Entertainment and Recreational Equipment	\$512K														
501 Oravetz Rd, Auburn															
Year Built	1995														
Major Modernization	NA														
Site Size (Acres)	35.32														
Building Size (SF)	180,248	Recommended Improvements: Current Needs	\$6,568,701												
Grade Span	9-12	Recommended Improvements: Needed within 6 Years	\$2,104,000												
Building Capacity	1,252	Recommended Improvements: TOTAL	\$8,672,701												
2022 Enrollment	1849														
Portable Classrooms on Site	18														
Energy Use Intensity (EUI)	37.60														


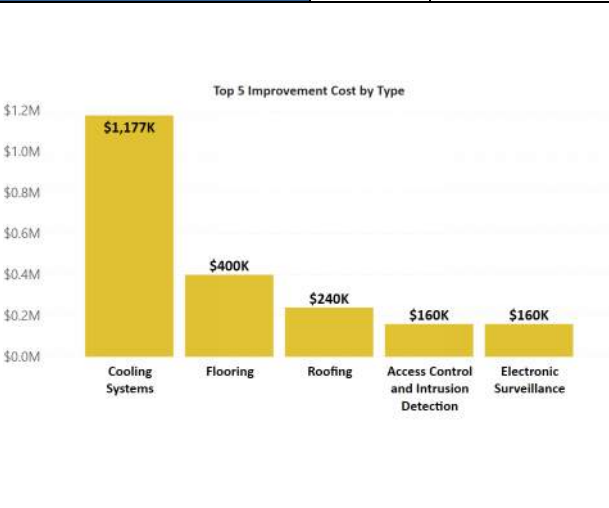
Key Findings

- 28-year-old facility in good condition.
- Buildings have energy usage that exceeds state target for Clean Building Performance Standards.
- Building significantly over capacity. Current enrollment exceeds capacity by 48%. 18 portable classrooms used to accommodate current enrollment.
- Moderate improvements recommended.

Facilities Master Plan Recommendations

- Complete recommended improvements to address current and 6-year needs.

West Auburn Senior High School

 <div>401 W Main St, Auburn</div>		Site Condition	Good	85.70/100
		Building Condition	Good	82.48/100
		Functional Condition	Good	70.00/100
				
Year Built	1990	Recommended Improvements: Current Needs	\$480,000	
Major Modernization	NA			
Site Size (Acres)	5.26			
Building Size (SF)	30,295	Recommended Improvements: Needed within 6 Years	\$1,865,280	
Grade Span	9-12			
Building Capacity	264			
2022 Enrollment	314	Recommended Improvements: TOTAL	\$2,345,280	
Portable Classrooms on Site	0			
Energy Use Intensity (EUI)	34.00			


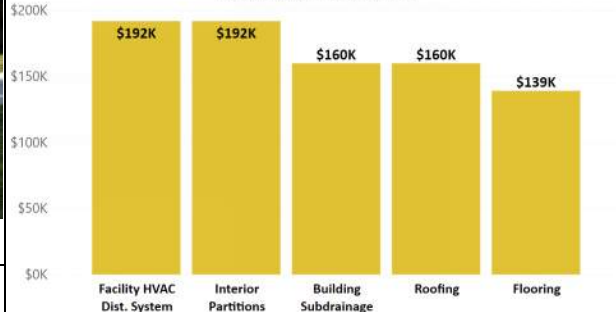
Key Findings

- 33-year-old main building in good condition.
- Industrial technology building modernized in 1990 in fair condition.
- Current enrollment close to capacity.
- Moderate improvements recommended.

Facilities Master Plan Recommendations

- Complete recommended improvements to address current and 6-year needs.

Administration Annex

		Site Condition	Good	74.00/100										
		Building Condition	Fair	67.64/100										
		Functional Condition	Fair	56.00/100										
		<p>Top 5 Improvement Cost by Type</p>  <table><thead><tr><th>Improvement Type</th><th>Cost (\$K)</th></tr></thead><tbody><tr><td>Facility HVAC Dist. System</td><td>\$192K</td></tr><tr><td>Interior Partitions</td><td>\$192K</td></tr><tr><td>Building Subdrainage</td><td>\$160K</td></tr><tr><td>Roofing</td><td>\$160K</td></tr><tr><td>Flooring</td><td>\$139K</td></tr></tbody></table>			Improvement Type	Cost (\$K)	Facility HVAC Dist. System	\$192K	Interior Partitions	\$192K	Building Subdrainage	\$160K	Roofing	\$160K
Improvement Type	Cost (\$K)													
Facility HVAC Dist. System	\$192K													
Interior Partitions	\$192K													
Building Subdrainage	\$160K													
Roofing	\$160K													
Flooring	\$139K													
502 4th St NE, Auburn														
Year Built	1935													
Major Modernization	1989													
Site Size (Acres)	0.34													
Building Size (SF)	6,557	Recommended Improvements: Current Needs	\$482,200											
Grade Span	NA	Recommended Improvements: Needed within 6 Years	\$587,200											
Building Capacity	NA	Recommended Improvements: TOTAL	\$1,069,400											
2022 Enrollment	NA													
Portable Classrooms on Site	0													
Energy Use Intensity (EUI)	20.70													



Key Findings

- Original building 88-years-old. Building purchased by school district in 1989 and converted to Administration Annex office building. Oldest school district facility in fair to good condition.
- Building serves as overflow for school district administrators and their staff because of lack of space at the Administration Building.
- Building capacity meets current needs but does not have space for additional staff.
- Limited improvements recommended.

Facilities Master Plan Recommendations

- Demolish building and utilize property for another use.
- Replace Administration Annex and combine with replacement of Administration Building.
- Complete recommended improvements to address current and 6-year needs.

Administration Building

 <p>915 4th St NE, Auburn</p>		Site Condition	Good	81.38/100										
		Building Condition	Good	74.27/100										
		Functional Condition	Fair	59.25/100										
		 <table><thead><tr><th>Improvement Type</th><th>Cost</th></tr></thead><tbody><tr><td>Cooling Systems</td><td>\$589K</td></tr><tr><td>Integrated Auto Facility Controls</td><td>\$553K</td></tr><tr><td>Heating Systems</td><td>\$533K</td></tr><tr><td>Parking Lots</td><td>\$176K</td></tr><tr><td>Facility HVAC Dist. System</td><td>\$122K</td></tr></tbody></table>			Improvement Type	Cost	Cooling Systems	\$589K	Integrated Auto Facility Controls	\$553K	Heating Systems	\$533K	Parking Lots	\$176K
Improvement Type	Cost													
Cooling Systems	\$589K													
Integrated Auto Facility Controls	\$553K													
Heating Systems	\$533K													
Parking Lots	\$176K													
Facility HVAC Dist. System	\$122K													
Year Built	1968	Recommended Improvements: Current Needs												
Major Modernization	1987 / 2017													
Site Size (Acres)	3.50	Recommended Improvements: Needed within 6 Years												
Building Size (SF)	24,046													
Grade Span	NA	Recommended Improvements: TOTAL												
Building Capacity	NA													
2022 Enrollment	NA	\$2,184,787												
Portable Classrooms on Site	4													
Energy Use Intensity (EUI)	60.10	\$2,104,787												


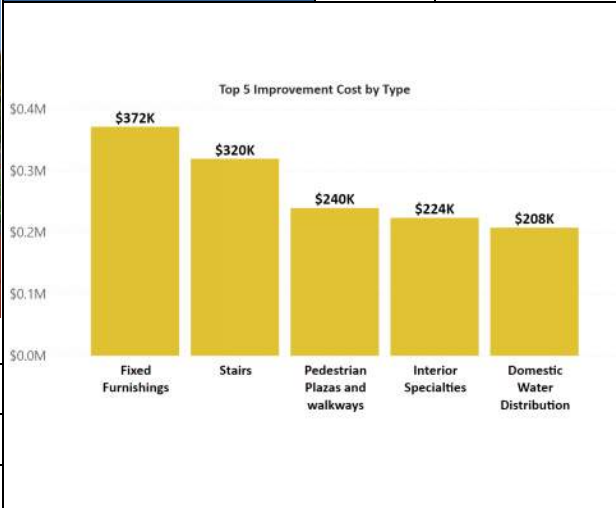
Key Findings

- 55-year-old facility with major modernizations in 1987 and 2017 in fair to good condition.
- Building occupancy exceeds capacity by 22%. 3 portable classrooms used to provide meeting space and 1 portable will be used for office space.
- Building does not have space for all school district administrators and associated staff resulting in use of a separate building, Administration Annex, at another location.
- Some office spaces are deficient because they are undersized, not in close proximity to other department members, and lack exterior windows.
- Heating, ventilation, and air conditioning system is a compromised design because of building modernizations and does not provide consistent occupant comfort.
- Building has energy usage that exceeds state target for Clean Building Performance Standards.
- Moderate improvements recommended.

Facilities Master Plan Recommendations

- Replace the Administration Building with a new and larger facility that will accommodate the combined Administration Building and Administration Annex staff within 7 to 13 years.
- Complete recommended improvements to Administration Building to address current and 6-year needs.

Auburn Memorial Stadium

 <div>405 4th St NE, Auburn</div>		Site Condition	Good	77.00/100
		Building Condition	Good	82.56/100
		Functional Condition	Good	70.00/100
				
Year Built	1978	Recommended Improvements: Current Needs		
Major Modernization	1982 / 1987			
Site Size (Acres)	6.60	Recommended Improvements: Needed within 6 Years		
Building Size (SF)	17,055			
Grade Span	NA	Recommended Improvements: TOTAL		
Building Capacity	NA			
2022 Enrollment	NA	\$576,000		
Portable Classrooms on Site	0	\$841,948		
Energy Use Intensity (EUI)	27.90			
		\$1,417,948		


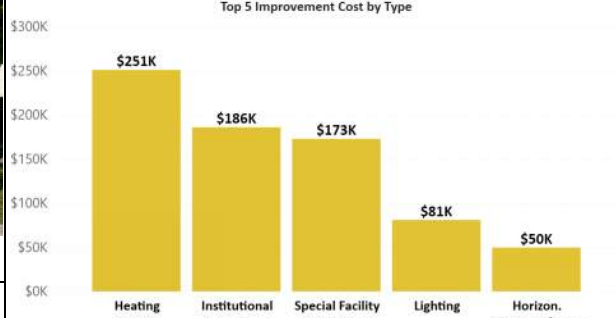
Key Findings

- Storage and concession buildings 45-years-old in fair condition.
- Home Grandstand and locker rooms built in 1980.
- Visitor Grandstand and storage space built in 1997.
- Synthetic turf field replaced and running track resurfaced in 2023.
- Limited improvements recommended.

Facilities Master Plan Recommendations

- Complete recommended improvements to address current and 6-year needs.

Auburn Pool

 <p>516 4th St NE, Auburn</p>		Site Condition	Good	87.45/100												
		Building Condition	Good	78.80/100												
		Functional Condition	Good	70.00/100												
		<p>Top 5 Improvement Cost by Type</p>  <table><thead><tr><th>Improvement Type</th><th>Cost (\$K)</th></tr></thead><tbody><tr><td>Heating Systems</td><td>\$251K</td></tr><tr><td>Institutional Equipment</td><td>\$186K</td></tr><tr><td>Special Facility Components</td><td>\$173K</td></tr><tr><td>Lighting</td><td>\$81K</td></tr><tr><td>Horizon. Openings/Pen...</td><td>\$50K</td></tr></tbody></table>			Improvement Type	Cost (\$K)	Heating Systems	\$251K	Institutional Equipment	\$186K	Special Facility Components	\$173K	Lighting	\$81K	Horizon. Openings/Pen...	\$50K
Improvement Type	Cost (\$K)															
Heating Systems	\$251K															
Institutional Equipment	\$186K															
Special Facility Components	\$173K															
Lighting	\$81K															
Horizon. Openings/Pen...	\$50K															
Year Built	1971	Recommended Improvements: Current Needs														
Major Modernization	2011															
Site Size (Acres)	0.74	Recommended Improvements: Needed within 6 Years														
Building Size (SF)	14,390															
Grade Span	NA	Recommended Improvements: TOTAL														
Building Capacity	NA															
2022 Enrollment	NA															
Portable Classrooms on Site	0															
Energy Use Intensity (EUI)	320.40															
		Recommended Improvements: Current Needs	\$504,759													
		Recommended Improvements: Needed within 6 Years	\$235,600													
		Recommended Improvements: TOTAL	\$740,359													


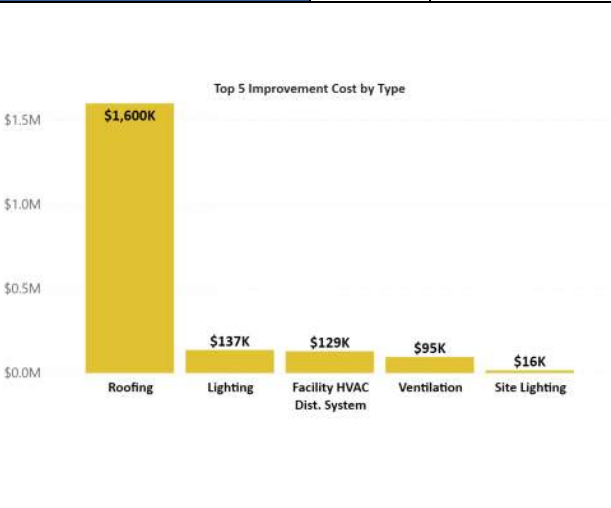
Key Findings

- 52-year-old facility with major modernization and addition in 2011 in good condition.
- Building has the highest energy usage per square foot of all school district facilities and exceeds state target for Clean Building Performance Standards.
- Limited improvements recommended.

Facilities Master Plan Recommendations

- Complete recommended improvements to address current and 6-year needs.

Support Services

		Site Condition	Good	87.67/100
		Building Condition	Good	85.64/100
		Functional Condition	Fair	67.75/100
				
1302 4th St SW, Auburn				
Year Built	1996			
Major Modernization	NA			
Site Size (Acres)	5.50			
Building Size (SF)	41,184	Recommended Improvements: Current Needs	\$376,639	
Grade Span	NA	Recommended Improvements: Needed within 6 Years	\$1,600,000	
Building Capacity	NA	Recommended Improvements: TOTAL	\$1,976,639	
2022 Enrollment	NA			
Portable Classrooms on Site	0			
Energy Use Intensity (EUI)	32.30			

Key Findings

- 27-year-old facility in good condition.
- Buildings has energy usage that exceeds state target for Clean Building Performance Standards.
- Limited improvements recommended.

Facilities Master Plan Recommendations

- Complete recommended improvements to address current and 6-year needs.

Transportation Center

		Site Condition		Good	87.67/100
		Building Condition		Good	84.00/100
		Functional Condition		Good	70.50/100
615 15th St SW, Auburn					
Year Built	1997	Recommended Improvements: Current Needs		\$268,605	
Major Modernization	NA				
Site Size (Acres)	5.90	Recommended Improvements: Needed within 6 Years		\$1,232,000	
Building Size (SF)	19,500				
Grade Span	NA	Recommended Improvements: TOTAL		\$1,500,605	
Building Capacity	NA				
2022 Enrollment	NA				
Portable Classrooms on Site	0				
Energy Use Intensity (EUI)	51.80				

Key Findings

- 26-year-old facility in good condition.
- Parking space for buses and school district vehicles is at capacity without space to accommodate additional growth of transportation vehicles.
- Building has energy usage that exceeds state target for Clean Building Performance Standards.
- Limited improvements recommended.

Facilities Master Plan Recommendations

- Address the need for additional future parking of buses school district vehicles.
- Complete recommended improvements to address current and 6-year needs.

Portable Classrooms



Auburn High School 2023 Portable Classroom

Years Built	1989-2023	Recommended Improvements: Current Needs	\$0
Elem. School Portable Clrms.	31	Recommended Improvements: Needed within 6 Years	\$0
Middle School Portable Clrms.	39	Recommended Improvements: TOTAL	\$0
High School Portable Clrms.	38		
Support Facility Portable Clrms.	4		
TOTAL	112		

Key Findings

- Portable classrooms range from new to 34 years old.
- Portable classrooms are well maintained with roofs and carpeting often replaced when units are relocated within the school district.
- Four portable classrooms are in fair condition, 107 in good condition, 1 in excellent condition.
- Portable classroom heat pump units are replaced as needed as part of equipment maintenance. Eight are scheduled for replacement, others are in fair to excellent condition.

Facilities Master Plan Recommendations

- Replace roofs and carpeting as needed when portable classrooms are relocated.
- Continue routine and preventive maintenance.

Site 23A



SE 318th St., Auburn

Year Acquired	1948	Recommended Improvements: Current Needs	\$0
Site Size (Acres)	62.44		
Building Jurisdiction	King County	Recommended Improvements: Needed within 6 Years	\$0
Terrain	Flat & Steep Slope		
Site Characteristics	Wooded	Recommended Improvements: TOTAL	\$0
Structures	None		

Key Findings

- Property is heavily wooded and adjacent to Lakeview Elementary School.
- Vehicle access is limited to steep slope area at north side and one dead end street at west side.
- Property perimeter does not have fence except where adjacent to Lakeview Elementary School.
- Property cannot be developed for school use because of its location **outside** the King County **Urban Growth Area**.

Facilities Master Plan Recommendations

- Continue to monitor property for encroachments and unauthorized activity.
- Keep possession of property for future **development**.

Site 25A



SE Lake Holm Road / 190th Ave. SE, Auburn

Year Acquired	1990	Recommended Improvements: Current Needs	\$0
Site Size (Acres)	23.86	Recommended Improvements: Needed within 6 Years	\$0
Building Jurisdiction	King County	Recommended Improvements: TOTAL	\$0
Terrain	Flat & Moderate Slope		
Site Characteristics	Wooded & Brush		
Structures	None		

Key Findings

- Property is a mixture of wooded and brush areas.
- Vehicle access is limited to one location at SE Lake Holm Road.
- Property perimeter does not have fence.
- Property cannot be developed for school use because of its location outside the King County Urban Growth Area.

Facilities Master Plan Recommendations

- Continue to monitor property for encroachments and unauthorized activity.
- Keep possession of property for future development.

Site 25B



SE Lake Holm Road / 188th Ave. SE, Auburn

Year Acquired	2008	Recommended Improvements: Current Needs	\$0
Site Size (Acres)	5.00	Recommended Improvements: Needed within 6 Years	\$0
Building Jurisdiction	King County	Recommended Improvements: TOTAL	\$0
Terrain	Flat		
Site Characteristics	Wooded & Cleared		
Structures	Residence		

Key Findings

- Property is partially wooded with leased 3-bedroom residence in fair condition.
- Property provides potential for a second vehicle access point to Site 25A.
- Property perimeter does not have fence.
- Property cannot be developed for school use because of its location outside the King County Urban Growth Area.

Facilities Master Plan Recommendations

- Continue to monitor property for encroachments and unauthorized activity.
- Keep possession of property for future development.

Site 33



SE Lake Holm Road / 129th Way SE, Auburn

Year Acquired	2005	Recommended Improvements: Current Needs	\$0
Site Size (Acres)	40.00		
Building Jurisdiction	King County	Recommended Improvements: Needed within 6 Years	\$0
Terrain	Flat		
Site Characteristics	Wooded	Recommended Improvements: TOTAL	\$0
Structures	None		

Key Findings

- Property is heavily wooded.
- Vehicle access is limited to one location at SE Lake Holm Road.
- Property perimeter does not have fence.
- Property cannot be developed for school use because of its location **outside the King County Urban Growth Area.**

Facilities Master Plan Recommendations

- Continue to monitor property for encroachments and unauthorized activity.
- Investigate southwest corner of property for potential roadway encroachment.
- Keep possession of property for future **development**.

Site 34/39



I St. NE / 40th St. NE, Auburn

Year Acquired	2002/2022	Recommended Improvements: Current Needs	\$211,575
Site Size (Acres)	72.28	Recommended Improvements: Needed within 6 Years	\$0
Building Jurisdiction	City of Auburn	Recommended Improvements: TOTAL	\$211,575
Terrain	Flat & Steep Slope		
Site Characteristics	Cleared		
Structures	None		

Key Findings

- Property has been cleared and is covered with field grass.
- Vehicle access available at west side and 3 potential access points at north side.
- Property does not have fence at the north side and portions of the east and west sides.
- Property zoned for residential use.

Facilities Master Plan Recommendations

- Provide fencing where not present at east, west, and north property lines.
- Continue to monitor property for encroachments and unauthorized activity.
- Keep possession of property for future development.

Site 35



Sumner Tapps Hwy. E. / 62nd St. SE, Auburn

Year Acquired	2009	Recommended Improvements: Current Needs	\$0
Site Size (Acres)	53.00	Recommended Improvements: Needed within 6 Years	\$0
Building Jurisdiction	City of Auburn	Recommended Improvements: TOTAL	\$0
Terrain	Slight to Steep Slope		
Site Characteristics	Wooded & Brush		
Structures	None		

Key Findings

- Property has been cleared and is covered with field grass and some trees.
- Property is split by Sumner-Tapps Highway East.
- Property encumbered by Bonney Lake water tower, PSE electrical transmission line easement, and Williams gas pipe easement.
- Property does not have fence at most of the perimeter.
- Property zoned for residential use.

Facilities Master Plan Recommendations

- Continue to monitor property for encroachments and unauthorized activity.
- Keep possession of property for future development.

Item No.	Improvement Type	Unifomat System	Improvement Description	Rank	Improvement Cost
AL-ME-ECM-2	Energy/Sustainability	Facility HVAC Dist. System	Provide retro-commissioning (RCx) for all major systems.	A	\$ 63,426
AL-EL-ECM-6b	Energy/Sustainability	Lighting	Retrofit fixtures with LED troffer retrofit kits with LLC. Include manual wall dimmers for select zones.	A	\$ 464,063
AL-SI-ECM-7	Energy/Sustainability	Site Lighting	Replace existing T5HO fixtures with LED.	A	\$ 43,276
AL-PSQ-673	Major Maintenance	Interior Doors	Architectural hardware is obsolete, is in poor condition and does not meet District standard. Door hardware	A	\$ 240,000
AL-PSQ-735	Safety/Security	Access Control and Intrusion Detection	Install card access systems at all primary exterior access door locations. Allow for integration with intrusion detection for arming and disarming purposes, as well as alarm reporting while building is unoccupied.	A	\$ 160,000
AL-EL-487	Safety/Security	Electronic Surveillance	Install secure vestibule entry.	A	\$ 76,880
AL-PSQ-20a	Safety/Security	Site Development	Replace the damaged fence around the entire school property and add fence so all visitors must enter the office first	A	\$ 160,000
AL-EX-19	End of Useful Life	Exterior Walls	Repair covered play siding and soffit, repaint structure. Replace basketball hoops.	B	\$ 51,460
AL-EX-20	End of Useful Life	Exterior Walls	Remove existing siding and replace with rain-screen system.	B	\$ 2,598,314
AL-IN-25	End of Useful Life	Flooring	Replace flooring.	B	\$ 560,000
AL-PSQ-363	Major Maintenance	Pedestrian Plazas and walkways	Repair uneven walkways around the entire building, Level the playground black tops and green spaces	B	\$ 80,000
				Total	\$ 4,497,418

Item No.	Improvement Type	Unifomat System	Improvement Description	Rank	Improvement Cost
AJ-PSQ-710	Major Maintenance	Interior Doors	Upgrade door lock hardware	A	\$ 160,000
AJ-PSQ-373	Safety/Security	Access Control and Intrusion Detection	Install card access systems at all exterior primary access door locations. Allow for integration with intrusion detection for arming and disarming purposes, as well as alarm reporting while building is unoccupied.	A	\$ 160,000
AJ-EL-489	Safety/Security	Electronic Surveillance	Install secure vestibule entry.	A	\$ 76,880
AJ-PSQ-376	Safety/Security	Fixed Furnishings	Security blinds for classroom interior doors.	A	\$ 14,136
AJ-PSQ-725	Safety/Security	Site Development	Fencing that secures the portable area and the playground for safety.	A	\$ 240,000
				Total	\$ 651,016

Item No.	Improvement Type	Unifomat System	Improvement Description	Rank	Improvement Cost
No Recommended Improvements					

Item No.	Improvement Type	Unifomat System	Improvement Description	Rank	Improvement Cost
No Recommended Improvements					

Item No.	Improvement Type	Unifomat System	Improvement Description	Rank	Improvement Cost
No Recommended Improvements					

Item No.	Improvement Type	Uniformat System	Improvement Description	Rank	Improvement Cost
EH-IN-223	ADA	Interior Doors	Replace hardware with accessible hardware and ASD standard thumb turn indicators.	A	\$ 200,000
EH-ME-ECM-2	Energy/Sustainability	Facility HVAC Dist. System	Provide retro-commissioning (RCx) for all major systems.	A	\$ 65,472
EH-ME-ECM-4	Energy/Sustainability	Ventilation	Replace AHU-5 with (2) single-zone VAV AHUs for gym and music room.	A	\$ 699,139
EH-EL-ECM-3	Energy/Sustainability	Integrated Auto Facility Controls	Install CO2 sensors for demand control ventilation in AHUs and Supply Fans. Include occupancy sensors in classrooms.	A	\$ 186,378
EH-EL-ECM-5a	Energy/Sustainability	Integrated Auto Facility Controls	Revise control sequence for supply fans.	A	\$ 118,073
EH-ME-226	Functional Enhancement	Bldg. Support Plumbing Systems	Add accessible student bathrooms.	A	\$ 620,000
EH-PSQ-956	Safety/Security	Access Control and Intrusion Detection	Add secure vestibule entry area	A	\$ 138,880
EH-PSQ-972	Safety/Security	Access Control and Intrusion Detection	Add Access control System, include multifactor key pad	A	\$ 80,000
EH-EL-490	Safety/Security	Electronic Surveillance	Install secure vestibule entry.	A	\$ 240,000
EH-PSQ-476	Safety/Security	Site Development	Install 6 foot fences around upper playground.	A	\$ 120,900
EH-SI-246	Safety/Security	Site Development	Install handrails.	A	\$ 46,500
EH-PSQ-945	End of Useful Life	Flooring	Replace all carpet	B	\$ 400,000
EH-EX-2829	Major Maintenance	Exterior Walls	Address seismic concerns per PCS Structural report.	B	\$ 310,000
EH-EX-2829	Major Maintenance	Exterior Walls	Address seismic concerns per PCS Structural report.	B	\$ 130,200
EH-IN-221	Major Maintenance	Interior Partitions	Extend interior walls to full height.	B	\$ 1,280,000
EH-PSQ-472	Major Maintenance	Lighting	Entire lower level needs improved lighting in hallways.	B	\$ 32,000
				Total	\$ 4,667,542

Item No.	Improvement Type	Uniformat System	Improvement Description	Rank	Improvement Cost	
GR-PSQ-1033	End of Useful Life	Interior Doors	Architectural hardware is obsolete, is in poor condition and does not meet District standard	A	\$	240,000
GR-PSQ-1036	Safety/Security	Access Control and Intrusion Detection	Install card access systems at primary exterior door locations. Allow for integration with intrusion detection for arming and disarming purposes, as well as alarm reporting while building is unoccupied.	A	\$	160,000
GR-EL-491	Safety/Security	Electronic Surveillance	Install secure vestibule entry.	A	\$	640,000
GR-PSQ-1043	Safety/Security	Site Development	Secure Perimeter Fencing Improvements: Move perimeter fencing on East side of building by the bus loop out to edge of 4 foot wall on the 300 building and extend to the East side of the Courtyard on the 100 building. Cut opening in courtyard wall to provide access to office through library entrance.	A	\$	160,000
GR-PSQ-2839	Functional Enhancement	Cooling Systems	Add AC To building	B	\$	2,729,840
GR-IN-256	Major Maintenance	Flooring	Replace flooring.	B	\$	64,000
GR-EX-251	Major Maintenance	Overhead Exterior Enclosures	Repair and refinish soffits.	B	\$	231,794
GR-EX-288	Major Maintenance	Roofing	Replace roof.	B	\$	1,947,909
GR-PSQ-1008	Safety/Security	Electronic Surveillance	Camera system design and review should be threat assessment driven with a district standardized base requirement. Cameras intended to observe large spaces (interior or exterior) need to be mounted at a height sufficient to capture the full aerial field of view of intended space with minimal obstructions.	B	\$	659,680
GR-PSQ-496	Safety/Security	Lighting	Additional Security Lighting	B	\$	160,000
				Total	\$	6,993,222

Item No.	Improvement Type	Unifomat System	Improvement Description	Rank	Improvement Cost
HW-PSQ-1077	Major Maintenance	Interior Doors	Replace Door hardware and key system	A	\$ 160,000
HW-PSQ-505	Safety/Security	Access Control and Intrusion Detection	Add Access control to building, including front office	A	\$ 160,000
HW-EL-492	Safety/Security	Electronic Surveillance	Install secure vestibule entry.	A	\$ 76,880
HW-PSQ-1046	Safety/Security	Site Development	Improve fencing--create secure perimeter around portables and play area. Classroom doors open to non-secure areas	A	\$ 400,000
HW-PSQ-12h	Functional Enhancement	Interior Specialties	Additional staff restrooms	B	\$ 640,000
				Total	\$ 1,436,880

Item No.	Improvement Type	Unifomat System	Improvement Description	Rank	Improvement Cost
IL-PSQ-1097	End of Useful Life	Interior Doors	Replace door hardware and keying system.	A	\$ 160,000
IL-PSQ-515	Safety/Security	Access Control and Intrusion Detection	Add Access control, including front office door	A	\$ 160,000
IL-EL-493	Safety/Security	Electronic Surveillance	Install secure vestibule entry.	A	\$ 138,880
IL-PSQ-1110	Safety/Security	Site Development	Provide perimeter fencing to create secure area	A	\$ 310,000
IL-IN-315	End of Useful Life	Flooring	Replace carpeting.	B	\$ 533,200
IL-PSQ-1095	Functional Enhancement	Cooling Systems	Add AC To building	B	\$ 1,426,240
				Total	\$ 2,728,320

Item No.	Improvement Type	Uniformat System	Improvement Description	Rank	Improvement Cost
LV-PSQ-1174	End of Useful Life	Interior Doors	Door hardware and key system obsolete, replace	A	\$ 160,000
LV-ME-342	Energy/Sustainability	Heating Systems	Replace heating system.	A	\$ 800,000
LV-PSQ-1177	Functional Enhancement	Raised Floor Construction	Provide ramp to stage	A	\$ 240,000
LV-PSQ-2836	Major Maintenance	Fires Suppression	Replace dry fire sprinkler piping.	A	\$ 1,280,000
LV-PSQ-246d	Safety/Security	Access Control and Intrusion Detection	Add Access Control, including front office door and secured entry vestibule.	A	\$ 240,000
LV-IN-338	End of Useful Life	Flooring	Replace flooring.	B	\$ 640,000
LV-PSQ-2840	Functional Enhancement	Cooling Systems	Add AC To building	B	\$ 3,903,840
LV-SI-357	Major Maintenance	Site Development	Replace/expand fencing.	B	\$ 240,000
				Total	\$ 7,503,840

Item No.	Improvement Type	Unifomat System	Improvement Description	Rank	Improvement Cost
LK-PSQ-246a	Safety/Security	Access Control and Intrusion Detection	Add secure vestibule	A	\$ 160,000
LK-PSQ-6k	Safety/Security	Access Control and Intrusion Detection	Install card access systems at all primary exterior door locations. Allow for integration with intrusion detection for arming and disarming purposes, as well as alarm reporting while building is unoccupied.	A	\$ 160,000
LK-PSQ-1191	Safety/Security	Site Development	Add fencing or other security barriers to secure the playground area.	A	\$ 160,000
LK-PSQ-2841	Functional Enhancement	Cooling Systems	Add AC To building	B	\$ 1,365,760
				Total	\$ 1,845,760

Item No.	Improvement Type	Unifomat System	Improvement Description	Rank	Improvement Cost
No Recommended Improvements					

Item No.	Improvement Type	Unifomat System	Improvement Description	Rank	Improvement Cost
No Recommended Improvements					

Item No.	Improvement Type	Unifomat System	Improvement Description	Rank	Improvement Cost
No Recommended Improvements					

Item No.	Improvement Type	Uniformat System	Improvement Description	Rank	Improvement Cost
WA-PSQ-1342	Major Maintenance	Interior Doors	Replace Door Hardware and key system to district standards.	A	\$ 160,000
WA-PSQ-1346	Safety/Security	Access Control and Intrusion Detection	Add Access Control	A	\$ 160,000
WA-PSQ-626	Safety/Security	Access Control and Intrusion Detection	Add Secure vestibule entry area and access control.	A	\$ 240,000
WA-PSQ-1365	Safety/Security	Site Development	Add/upgrade perimeter and playground fencing	A	\$ 136,400
WA-SI-450	Safety/Security	Site Development	Replace fence along Main street with 6' fencing, repair existing fencing.	A	\$ 124,000
WA-EX-427	End of Useful Life	Roofing	Replace roofing at gym and main building.	B	\$ 3,298,400
WA-ST-424	Major Maintenance	Floor Construction	Repair sunken floor.	B	\$ 96,000
WA-PSQ-1356	Major Maintenance	Flooring	Replace all carpet	B	\$ 560,000
				Total	\$ 4,774,800

Item No.	Improvement Type	Unifomat System	Improvement Description	Rank	Improvement Cost
No Recommended Improvements					

Item No.	Improvement Type	Unifomat System	Improvement Description	Rank	Improvement Cost
CA-PSQ-35a	Building Code	Sanitary Drainage	Water supply connections do not meet current BFD standards (Back Flow Device)	A	\$ 74,400
CA-EX-203	End of Useful Life	Roofing	Replace roof.	A	\$ 2,560,000
CA-ME-ECM-7	Energy/Sustainability	Heating Systems	Upgrade boiler to high-efficiency condensing boiler. Remove booster pumps and primary pumps. Upgrade secondary pumps in 200 building and convert system to primary/variable secondary. Add VFD to secondary pumps and DP sensors.	A	\$ 1,614,036
CA-EL-ECM-4	Energy/Sustainability	Integrated Auto Facility Controls	Provide demand control ventilation (DCV) for all airside systems. Include occupancy sensors in select zones if appropriate.	A	\$ 269,942
CA-PSQ-437	Health	Ventilation	CTE Classroom Specialty - Engineering/robotics - ventilation for 3-D printers.	A	\$ 49,600
CA-PSQ-439	Major Maintenance	Exterior Doors and Grilles	Install quick release safety gates	A	\$ 104,160
CA-PSQ-886	Major Maintenance	Interior Doors	Architectural hardware is obsolete, is in poor condition and does not meet District standard Architectural Hardware obsolete	A	\$ 320,000
CA-PSQ-438	Safety/Security	Access Control and Intrusion Detection	Install card access systems at all primary exterior door locations. Allow for integration with intrusion detection for arming and disarming purposes, as well as alarm reporting while building is unoccupied.	A	\$ 320,000
CA-EL-497	Safety/Security	Electronic Surveillance	Install secure vestibule entry.	A	\$ 138,880
CA-PSQ-42a	Safety/Security	Site Development	Enclosed portable fencing (inside building perimeter)	A	\$ 53,320
CA-PSQ-50a	Safety/Security	Site Development	Enclose courtyard and portables with fencing.	A	\$ 80,000
CA-ME-98	End of Useful Life	Domestic Water Distribution	Replace fixtures and repair insulation.	B	\$ 1,269,235
CA-PSQ-2838	Functional Enhancement	Cooling Systems	Add AC To building	B	\$ 3,573,120
CA-PSQ-882	Major Maintenance	Entertainment and Recreational Equipment	200 building gym curtain obsolete and in poor condition.	B	\$ 80,000
CA-PSQ-881	Major Maintenance	Flooring	Replace carpet, all	B	\$ 560,000
				Total	\$ 11,066,693

Item No.	Improvement Type	Unifomat System	Improvement Description	Rank	Improvement Cost
MB-PSQ-1223	End of Useful Life	Interior Doors	Key system is obsolete, no new bitting available, hardware does not meet district standards. District is moving to a new key system	A	\$ 240,000
MB-PSQ-1239	Health	Ventilation	CTE Classroom Specialty - Engineering/robotics - ventilation for 3-D printers.	A	\$ 49,600
MB-PSQ-572	Safety/Security	Access Control and Intrusion Detection	Add access control system, include front office door and secured entry vestibule.	A	\$ 400,000
MB-PSQ-1228	Safety/Security	Site Development	Add fencing to create secure area.	A	\$ 160,000
MB-PSQ-1214	Functional Enhancement	Cooling Systems	Add AC to entire building	B	\$ 2,147,040
MB-PSQ-1222	Major Maintenance	Flooring	Replace all carpet	B	\$ 800,000
				Total	\$ 3,796,640

Item No.	Improvement Type	Unifomat System	Improvement Description	Rank	Improvement Cost
No Recommended Improvements					

Item No.	Improvement Type	Uniformat System	Improvement Description	Rank	Improvement Cost
RA-PSQ-1270	Health	Ventilation	CTE Classroom Specialty - Engineering/robotics - ventilation for 3-D printers.	A	\$ 49,600
RA-PSQ-1282	Safety/Security	Access Control and Intrusion Detection	Install card access systems at primary exterior door locations. Allow for integration with intrusion detection for arming and disarming purposes, as well as alarm reporting while building is unoccupied.	A	\$ 160,000
RA-PSQ-610	Safety/Security	Access Control and Intrusion Detection	Add secure vestibule entry area	A	\$ 160,000
RA-PSQ-1251	Safety/Security	Site Development	Improve and add to perimeter fencing. Create secure area	A	\$ 160,000
RA-PSQ-614	Safety/Security	Site Development	Enclose campus and portables in secure fenced area	A	\$ 282,720
RA-PSQ-1264	End of Useful Life	Interior Doors	Replace door hardware.	B	\$ 240,000
RA-EX-81	Major Maintenance	Exterior Walls	Repair and reseal exterior masonry.	B	\$ 96,000
RA-IN-4	Major Maintenance	Flooring	Replace flooring.	B	\$ 1,280,000
RA-PSQ-1285	Major Maintenance	Pedestrian Plazas and walkways	Improve walkway from Rainier to Hazelwood. Add fencing, gates.	B	\$ 120,000
				Total	\$ 2,548,320

Item No.	Improvement Type	Unifomat System	Improvement Description	Rank	Improvement Cost
AH-PSQ-357	Health	Ventilation	CTE Classroom Specialty - Engineering/robotics - ventilation for 3-D printers.	A	\$ 49,600
AH-PSQ-12a	Safety/Security	Access Control and Intrusion Detection	Add access control, including to front office door	A	\$ 56,000
AH-PSQ-663	Safety/Security	Access Control and Intrusion Detection	Install card access systems at all exterior primary access door locations. Allow for integration with intrusion detection for arming and disarming purposes, as well as alarm reporting while building is unoccupied.	A	\$ 320,000
AH-IN-2835	Safety/Security	Interior Doors	Upgrade building hardware to district standard.	A	\$ 480,000
AH-PSQ-2a	Safety/Security	Interior Specialties	Balcony safety Bar - in front of the front row of the balcony	A	\$ 48,000
AH-PSQ-741	End of Useful Life	Facility HVAC Dist. System	Replace HVAC system in auto shop. Heat recovery, exhaust, and Infrared heaters.	B	\$ 400,000
				Total	\$ 1,353,600

Item No.	Improvement Type	Uniformat System	Improvement Description	Rank	Improvement Cost
TAP-PSQ-616	Major Maintenance	Sanitary Drainage	New shower drain installed.	A	\$ 64,000
TAP-PSQ-620	Safety/Security	Access Control and Intrusion Detection	Add access control	A	\$ 96,000
TAP-PSQ-1312	Functional Enhancement	Facility Power Generation	Add generator back up power. Share gen set with this building, Annex, and Pool	B	\$ 400,000
				Total	\$ 560,000

Item No.	Improvement Type	Unifomat System	Improvement Description	Rank	Improvement Cost
AM-PSQ-392	Functional Enhancement	Access Control and Intrusion Detection	Create a vestibule at the front entrance of AMHS. - a second door - force visitors to enter through the main office.	A	\$ 240,000
AM-PSQ-776	Health	Ventilation	CTE Classroom Specialty - Engineering/robotics - ventilation for 3-D printers.	A	\$ 49,600
AM-PSQ-112	Major Maintenance	Entertainment and Recreational Equipment	ALL Rigging Inspection Fails and recommendations need to be fixed. Please see Rigging inspection. Winches in particular, Handrail masking fabric, and Main Curtain moving track parts.	A	\$ 480,000
AM-PSQ-773	Major Maintenance	Interior Doors	Upgrade door lock hardware	A	\$ 400,000
AM-PSQ-778	Safety/Security	Access Control and Intrusion Detection	Install card access systems at all primary exterior door locations. Allow for integration with intrusion detection for arming and disarming purposes, as well as alarm reporting while building is unoccupied.	A	\$ 95,480
AM-EL-501	Safety/Security	Electronic Surveillance	Install secure vestibule entry.	A	\$ 76,880
AM-PSQ-50e	Safety/Security	Site Development	Enclose portables in fenced area	A	\$ 120,900
				Total	\$ 1,462,860

Item No.	Improvement Type	Uniformat System	Improvement Description	Rank	Improvement Cost
AR-PSQ-ECM-5b	Energy/Sustainability	Cooling Systems	Replace existing chiller with new.	A	\$ 1,266,145
AR-PSQ-ECM-9	Energy/Sustainability	Domestic Water Distribution	Replace (1) existing water heaters with condensing gas-fired water heaters.	A	\$ 210,863
AR-PSQ-ECM-11b	Energy/Sustainability	Lighting	Retrofit fixtures with LED troffer retrofit kits with LLC. Include manual wall dimmers for select zones.	A	\$ 1,435,915
AR-PSQ-ECM-12	Energy/Sustainability	Site Lighting	Retrofit fixtures with LED lamps.	A	\$ 57,536
AR-PSQ-ECM-13	Energy/Sustainability	Site Lighting	Retrofit existing fixtures with LED at football field.	A	\$ 1,363,926
AR-PSQ-ECM-6a	Energy/Sustainability	Ventilation	Retrofit larger single-zone AHUs with VFD.	A	\$ 255,582
AR-PSQ-ECM-3	Energy/Sustainability	Integrated Auto Facility Controls	Add CO2 sensors to additional AHU/VAV zones.	A	\$ 416,107
AR-PSQ-646	Functional Enhancement	Entertainment and Recreational Equipment	Higher back stop nets on Girls Fast Pitch field.	A	\$ 112,000
AR-PSQ-797	Major Maintenance	Interior Doors	Replace door hardware	A	\$ 400,000
AR-PSQ-398	Major Maintenance	Ventilation	CTE Classroom Specialty - Engineering/robotics - ventilation for 3-D printers.	A	\$ 49,600
AR-PSQ-812	Safety/Security	Access Control and Intrusion Detection	Install card access systems at all primary exterior door locations. Allow for integration with intrusion detection for arming and disarming purposes, as well as alarm reporting while building is unoccupied.	A	\$ 320,000
AR-PSQ-42f	Safety/Security	Athletic, Recreational and Playfields Areas	Add pathway lighting at Baseball fields.	A	\$ 80,000
AR-EL-502	Safety/Security	Electronic Surveillance	Install secure vestibule entry.	A	\$ 138,880
AR-PSQ-809	Safety/Security	Floor Construction	Ramp to Portables 913-915 needs to be rebuilt.	A	\$ 96,720
AR-PSQ-400	Safety/Security	Site Development	Fencing around all 17 portable classrooms	A	\$ 248,620
AR-PSQ-402	Safety/Security	Site Development	Fencing in the Courtyard	A	\$ 116,808
AR-SI-87	ADA	Pedestrian Plazas and walkways	Recompact soil and replace paving.	B	\$ 120,000
AR-PSQ-101	End of Useful Life	Lighting	The take control system of house lights is no longer working	B	\$ 96,000
AR-PSQ-831	Major Maintenance	Athletic, Recreational and Playfields Areas	Resurface tennis courts	B	\$ 160,000
AR-PSQ-95	Major Maintenance	Entertainment and Recreational Equipment	Seats, Carpet, paint, curtain and drapes - all new; upgrade systems	B	\$ 400,000
AR-PSQ-20c	Major Maintenance	Facility Power Generation	Upgrade emergency power system, add emergency power to main HCC's. 700 area is priority.	B	\$ 128,000
AR-PSQ-397	Major Maintenance	Flooring	Carpets replaced	B	\$ 1,200,000
				Total	\$ 8,672,701

Item No.	Improvement Type	Uniformat System	Improvement Description	Rank	Improvement Cost
WE-PSQ-1411	Major Maintenance	Interior Doors	Upgrade door hardware	A	\$ 80,000
WE-PSQ-641	Safety/Security	Access Control and Intrusion Detection	Add access control, including to front office door	A	\$ 160,000
WE-EL-503	Safety/Security	Electronic Surveillance	Install secure vestibule entry.	A	\$ 160,000
WE-PSQ-1415	Safety/Security	Site Development	Upgrade perimeter fencing to provide secure area	A	\$ 80,000
WE-PSQ-640	Functional Enhancement	Cooling Systems	Air conditioning in the classrooms	B	\$ 1,177,280
WE-PSQ-350	Major Maintenance	Electrical Serv. and Distribution	Add 240V power to support hoodless cooking equipment.	B	\$ 48,000
WE-PSQ-1414	Major Maintenance	Flooring	Replace carpet and sheet vinyl through out building	B	\$ 400,000
WE-PSQ-1408	Major Maintenance	Roofing	Replace roof over shop area.	B	\$ 240,000
				Total	\$ 2,345,280

Item No.	Improvement Type	Uniformat System	Improvement Description	Rank	Improvement Cost	
AA-EX-66	End of Useful Life	Roofing	Replace roof.	A	\$	160,000
AA-SI-208	Major Maintenance	Building Subdrainage	Review building sub drainage, and modify where needed. Add additional cleanouts or upsize existing piping.	A	\$	160,000
AA-EX-374	Major Maintenance	Roof Appurtenances	Replace downspouts and evaluate below grade storm drainage. Replace 2" below grade SD line with 4" min and add cleanouts.	A	\$	31,744
AA-SI-377	Major Maintenance	Sanitary Sewerage Utilities	Replace leaking piping. Repair insulation and damaged floor.	A	\$	30,256
AA-PSQ-651	Safety/Security	Access Control and Intrusion Detection	Install card access systems at primary exterior access door locations. Allow for integration with intrusion detection for arming and disarming purposes, as well as alarm reporting while building is unoccupied.	A	\$	68,200
AA-PSQ-293	Safety/Security	Exterior Wall Appurtenances	Replace ramp handrails	A	\$	32,000
AA-EL-175	Energy/Sustainability	Lighting	Replace lighting with LED fixtures.	B	\$	16,000
AA-PSQ-288	Functional Enhancement	Interior Partitions	Add cubicle office space in one (to be identified) room.	B	\$	192,000
AA-PSQ-281	Major Maintenance	Facility HVAC Dist. System	Improve or replace HVAC system	B	\$	192,000
AA-PSQ-278	Major Maintenance	Flooring	Replace bathroom floors	B	\$	19,200
AA-PSQ-285	Major Maintenance	Flooring	Replace carpeting.	B	\$	120,000
AA-PSQ-287	Major Maintenance	Lighting	Replace lighting in the downstairs hallway & improve outdoor lighting	B	\$	48,000
				Total	\$	1,069,400

Item No.	Improvement Type	Uniformat System	Improvement Description	Rank	Improvement Cost
AB-IN-183	ADA	Interior Doors	Replace door hardware.	A	\$ 63,364
AB-ME-ECM-3a	Energy/Sustainability	Cooling Systems	Replace three portable AC units in Telecommunication room 123 with (2) new AC units each sized to provide 2/3 of full cooling capacity for redundancy. The new units should have variable speed fans, cooling efficiency required by 2021 WSEC or higher, and airside economizers.	A	\$ 72,833
AB-ME-ECM-7a	Energy/Sustainability	Cooling Systems	Upgrade chiller plant with (1) new air-cooled chiller and (2) new pumps with VFDs. Cap bypass on all (36) chilled water coil 3-way control valves.	A	\$ 516,432
AB-ME-ECM-1b	Energy/Sustainability	Facility HVAC Dist. System	Provide retro-commissioning (RCx) for all major mechanical systems.	A	\$ 122,351
AB-ME-ECM-6	Energy/Sustainability	Heating Systems	Upgrade boiler plant with (2) new condensing boilers and (2) new pumps with VFDs. Cap bypass on all (36) heating water coil 3-way control valves.	A	\$ 533,375
AB-EL-ECM-8	Energy/Sustainability	Lighting	Replace the remaining fluorescent fixtures with LED troffer retrofit kits. Manual wall switches to remain.	A	\$ 20,658
AB-ME-ECM-2	Energy/Sustainability	Ventilation	Provide CO2 sensors in Board Room 202 and Training Room 207.	A	\$ 21,105
AB-EL-ECM-1a	Energy/Sustainability	Integrated Auto Facility Controls	Replace EMS.	A	\$ 443,949
AB-EL-ECM-1c	Energy/Sustainability	Integrated Auto Facility Controls	Optimize existing EMS.	A	\$ 109,120
AB-PSQ-520	Routine Maintenance	Stairs	Repair or replace treads at north exterior stair.	A	\$ 41,600
AB-PSQ-220a	Safety/Security	Fences and Gates	Add fencing or other improvements to secure portable area	A	\$ 64,000
AB-PSQ-295	Safety/Security	Parking Lots	Additional Lights in Front Parking Lot	A	\$ 96,000
AB-SI-134	Major Maintenance	Parking Lots	Repair and reseal asphalt paving.	B	\$ 80,000
				Total	\$ 2,184,787

Item No.	Improvement Type	Uniformat System	Improvement Description	Rank	Improvement Cost
AS-SI-100	End of Useful Life	Pedestrian Plazas and walkways	Repair and reseal asphalt paving.	A	\$ 240,000
AS-PSQ-765	Major Maintenance	Domestic Water Distribution	Re-pipe water supply to visitor's concession stand, add separate meter	A	\$ 112,000
AS-PSQ-1440	Major Maintenance	Interior Specialties	Restrooms brought up to standard.	A	\$ 224,000
AS-IN-401	ADA	Interior Doors	Replace hardware with accessible hardware.	B	\$ 21,948
AS-ME-114	End of Useful Life	Domestic Water Distribution	Replace water heater and fixtures.	B	\$ 96,000
AS-EQ-2833	Major Maintenance	Fixed Furnishings	Address seismic concerns per PCS Structural report.	B	\$ 372,000
AS-PSQ-747	Major Maintenance	Interior Doors	Replace door lock hardware	B	\$ 32,000
AS-PSQ-1433	Safety/Security	Stairs	Railings on the home side of the stadium for spectators.	B	\$ 320,000
				Total	\$ 1,417,948

Item No.	Improvement Type	Uniformat System	Improvement Description	Rank	Improvement Cost
AP-ME-ECM-4	Energy/Sustainability	Heating Systems	a) Install a dedicated condensing DHW Heater b) Change HWS temp set point for pool heating, space heating and DHW heating loops to ensure condensing operation of boiler system.	A	\$ 250,976
AP-EL-ECM-7	Energy/Sustainability	Lighting	Replace existing T5 and 300w induction fixtures with high bay LED. Equipment life based on runtime estimate of 3,000 hours per year.	A	\$ 80,910
AP-EQ-ECM-5	Energy/Sustainability	Special Facility Components	Provide pool cover to prevent evaporation losses.	A	\$ 102,193
AP-PSQ-1447	Safety/Security	Special Facility Components	New starting blocks stands installed.	A	\$ 70,680
AP-EX-194	End of Useful Life	Horizon. Openings/Penetrations	Replace with a steel flue.	B	\$ 49,600
AP-EQ-133	Major Maintenance	Institutional Equipment	Upgrade heat exchanger.	B	\$ 186,000
				Total	\$ 740,359

Item No.	Improvement Type	Uniformat System	Improvement Description	Rank	Improvement Cost
SS-ME-ECM-4	Energy/Sustainability	Facility HVAC Dist. System	Perform testing, adjusting, and balancing (TAB) for all major systems.	A	\$ 25,668
SS-PSQ-ECM-3	Energy/Sustainability	Facility HVAC Dist. System	Provide retro-commissioning (RCx) for all major systems.	A	\$ 103,528
SS-EL-ECM-10	Energy/Sustainability	Lighting	Replace existing fluorescent tubes with LED tubes.	A	\$ 49,203
SS-EL-ECM-9b	Energy/Sustainability	Lighting	Retrofit fixtures with LED troffer retrofit kits with LLC. Include manual wall dimmers for select zones.	A	\$ 87,539
SS-SI-ECM-11	Energy/Sustainability	Site Lighting	Replace T5HO fluorescent parking lot fixtures with LED.	A	\$ 15,872
SS-ME-ECM-7	Energy/Sustainability	Ventilation	Add return air to make-up air units (MAUs).	A	\$ 94,829
SS-PSQ-1288	Major Maintenance	Roofing	Evaluate and replace/repair flat roof over offices	B	\$ 1,600,000
				Total	\$ 1,976,639

Item No.	Improvement Type	Unifomat System	Improvement Description	Rank	Improvement Cost	
TC-ME-ECM-1	Energy/Sustainability	Facility HVAC Dist. System	Perform testing, adjusting, and balancing (TAB) for all major systems.	A	\$	36,791
TC-PSQ-ECM-2	Energy/Sustainability	Facility HVAC Dist. System	Provide retro-commissioning (RCx) for all major systems.	A	\$	48,856
TC-EL-ECM-5	Energy/Sustainability	Integrated Auto Facility Controls	Provide demand control ventilation (DCV) for zones with large occupant fluctuations (e.g. break room). Include occupancy sensors in select zones if appropriate.	A	\$	22,959
TC-PSQ-1320	Safety/Security	Access Control and Intrusion Detection	Add secure entry vestibule and access control.	A	\$	160,000
TC-PSQ-1329	End of Useful Life	Detection and Alarm	Replace CO monitoring system in shop.	B	\$	32,000
TC-PSQ-1332	Energy/Sustainability	Vehicle and Pedestrian Equipment	Add time of day and temperature control to remaining bus heaters (only about 30% have this)	B	\$	160,000
TC-PSQ-1330	Major Maintenance	Domestic Water Distribution	Replace gas water heater	B	\$	80,000
TC-PSQ-315	Major Maintenance	Vehicle and Pedestrian Equipment	Additional mechanical gate on the west end of the compound.	B	\$	160,000
TC-PSQ-334	Major Maintenance	PSQ	Replace all shop hoists.	B	\$	800,000
				Total	\$	1,500,605

Item No.	Improvement Type	Unifomat System	Improvement Description	Rank	Improvement Cost
No Recommended Improvements					

Item No.	Improvement Type	Unifomat System	Improvement Description	Rank	Improvement Cost
No Recommended Improvements					

Item No.	Improvement Type	Unifomat System	Improvement Description	Rank	Improvement Cost
No Recommended Improvements					

Item No.	Improvement Type	Unifomat System	Improvement Description	Rank	Improvement Cost
No Recommended Improvements					

Item No.	Improvement Type	Unifomat System	Improvement Description	Rank	Improvement Cost
No Recommended Improvements					

Item No.	Improvement Type	Unifomat System	Improvement Description	Rank	Improvement Cost	
VA-SI-400	Safety/Security	Landscaping	Remove debris and litter, install a chain-link fence for security.	A	\$	211,575
				Total	\$	211,575

Item No.	Improvement Type	Unifomat System	Improvement Description	Rank	Improvement Cost
No Recommended Improvements					