

## **Appendix A: Asset Preservation Program (APP)**

Support Services annually assesses permanent buildings identified by the State for Asset Preservation Program (APP) tracking. Districts are required to assess any building that received State Construction Funding Assistance after 1993. The annual evaluation can be done by trained in-house staff with every sixth year requiring verification by a third party evaluator. The APP is an additional and unfunded state-required planning tool (replacing the former “2% Rule”). Building scores will determine whether a proposed project will receive the intended eligible State Construction Funding Assistance or a percentage of the intended amount based on the condition rating of the existing building.

The state implementation of the system began in 2009-2010 school year. In response to APP, the District’s Board of Directors adopted an APP policy in March 2009. Subsequently, a District procedure and program have been developed along with the alignment of the plan with the State Study and Survey. The District began to implement APP building condition assessments in 2010-2011. Though not required, the District assessed and continues to assess and track all permanent buildings that include all non-APP schools. The reason for the more global approach is to ensure appropriate care for all buildings and to integrate planning strategies across all District facilities.

The State introduced the Joint Legislative Audit & Review Committee’s automated building inventory system (known as ICOS - i.e. Inventory and Condition of Schools) in 2010-2011 as the data-base system to capture facilities information from all school districts across the State. In 2010-2011, District staff worked with OSPI Facilities staff to plan the implementation of this database tool in 2011-2012 in our District and then to separately augment it into a database that will be the basis for ongoing life-cycle planning for the District and the in-take for the APP program.

Since its implementation in 2011-2012 through the assessment conducted in 2014, the District has utilized a third party vendor to conduct the Building Condition Assessment (BCA) for all permanent school facilities, and uploaded the data into ICOS. For the last three years, though not required by the State, the District has also assessed the entire portable classroom inventory. The following is a comprehensive annual summary report of the BCA scores for all District school facilities (both permanent and portable buildings), including those under the State Asset Preservation Program (APP).

There is currently no “passing score” in the APP program. The intent is that OSPI will develop a guideline range for where an APP school is expected to rate over time in order to be eligible for state assistance funding in the future. It is the District’s understanding that the range or minimum rating has not been set or developed yet. The reason seems to be that OSPI needs more data, but they have published a “proposed” Building Condition Standard (BCS). It is the criteria OSPI uses to correlate the quantitative rating of a system with a qualitative description, such as “good”, and also to maintenance/investment.

<b><u>Description</u></b>	<b><u>Score Range</u></b>	<b><u>Maintenance</u></b>
Excellent	95% to 100%	Preventative
Good	85% to 94%	Routine

Fair	62% to 84%	Minor
Poor	30% to 61%	Major
Unsatisfactory	0% to 29%	Replacement

The OSPI rating system is designed so that a school condition assessment score will go reduce over time, even if the school is properly maintained. In general, a school’s score should go from 100% at new construction to approximately 62% or “Poor/Fair” in 30 years (even if well maintained), when it is assumed that the school would be next eligible for state assistance funding. OSPI does not have enough data yet to develop a real effective Building Condition Standard (BCS) which would allow for a comparison of condition scores to a statewide average. It is anticipated that the first comparative chart will be made available by OSPI later this year.

OSPI uses the Unifomat system for the Building Condition Assessments. The assessment looks at 19 major systems such as foundations, interior finishes, roofing, mechanical, electrical, and furnishings. Within the 19 major systems there are approximately 58 subcategories that are individually scored during the assessments. The aggregate score for a building is made up from the individual sub-categories, but certain systems are given more “weight” in the overall scoring (e.g. foundations, walls, and mechanical/HVAC).

There are a number of reasons that schools of similar design and age might have different conditions scores. For starters, there are very few schools that are exactly the same design, construction, and age. But assuming that two schools are similar (even prototypical schools), some reasons why the scores would vary include differences in: finishes and systems in design and construction; maintenance and upkeep; how the schools deteriorate and age over time (e.g. heavy use, use patterns and vandalism); what is replaced and upgraded over time; the result of code changes; and, subjectivity in assessments.

### Building Condition Assessment (BCA) Scores 2014

Era	Site Name	Year Built	Mod Year	APP*	2014	Prior Year 2013	Notes
<b>Phase 1</b>	Twain Elementary	1962	2000	X	89.89%	90.00%	
1998 - 2006	Lakeview Elementary	1955	2001	X	89.97%	90.00%	
	Redmond Middle School	1958	2001	X	83.92%	87.40%	
	Audubon Elementary	1965	2001		89.79%	89.79%	
	Redmond High School	1964	2003	X	85.52%	90.00%	
	Thoreau Elementary	1964	2003	X	83.02%	86.79%	
	Mann Elementary	1964	2003	X	88.60%	90.00%	
	Kirkland Middle School	1961	2004	X	88.60%	90.00%	
	Juanita Elementary	1950	2005	X	89.99%	89.99%	
	Franklin Elementary	1967	2005	X	90.00%	90.00%	Did not change
	Rose Hill Elementary	1954	2006	X	90.00%	90.00%	Did not change
	Rosa Parks Elementary	2005	2006	X	85.69%	87.57%	
<b>Phase 2</b>	Rachel Carson Elementary	2008	2008		90.00%	100%	

Era	Site Name	Year Built	Mod Year	APP*	2014	Prior Year 2013	Notes
2007 - 2015	Frost Elementary	1969	2009	X	90.00%	92.60%	
	Lake Washington High School	1949	2010	X	89.86%	100%	
	Finn Hill Middle School	1967	2011	X	90.00%	100%	
	Muir Elementary	1970	2012	X	90.00%	100%	
	Rush Elementary	1970	2012	X	90.00%	100%	
	Sandburg Elementary	1970	2012	X	90.00%	100%	
	International Community School	1965	2012	X	93.16%	100%	
	Community School	1965	2012	X	93.16%	100%	
	Keller Elementary	1969	2012	X	90.00%	100%	
	STEM Secondary School	2012	2012		89.80%	100%	
	Rose Hill Middle School	1969	2013	X	96.17%	100%	
	Bell Elementary	1966	2013	X	90.00%	100%	
<b>Phase 3</b>	Juanita High School	1971			63.52%	72.35%	
2016 - 2024	Kamiakin Middle School	1974			65.46%	81.62%	
	Kirk Elementary	1975			57.63%	72.34%	
	Mead Elementary	1979			72.21%	75.21%	
	Rockwell Elementary	1981			78.90%	86.60%	
	Evergreen Middle School	1983			76.27%	83.73%	
	Alcott Elementary	1986			81.30%	78.96%	
	Smith Elementary	1988			79.31%	81.33%	
	Wilder Elementary	1989			85.26%	86.72%	
<b>Phase 4</b>	McAuliffe Elementary	1990			88.91%	88.91%	Did not change
2025 - 2033	Inglewood Middle School	1991			74.27%	78.76%	
	Dickinson Elementary	1992			76.64%	88.53%	
	Old Dickinson	1978			N/A	N/A	
	Eastlake High School	1993			86.07%	90.00%	
	Emerson High School	1983			68.62%	81.64%	
	Support Services Center	1985			N/A	N/A	
	Einstein Elementary	1997			87.47%	87.30%	
	Redmond Elementary	1998		X	88.10%	86.35%	
	Blackwell Elementary	1998			88.64%	86.27%	
<b>Other</b>	Northstar (at Emerson HS)	2012	N/A		90.00%	100%	
	Renaissance Middle School (at Eastlake HS)	2012	N/A		90.00%	100%	

**Portable Building Condition Assessment (BCA) Scores 2014**

Site Name	Portable Number	Year Built	BCA Score 2014	Notes
Alcott Elementary	P213	1986	77.74%	Fair
	P267	1988	80.74%	Fair
	P272	1989	77.52%	Fair
	P289S	2007	N/A	Not Required
	P292	1989	80.32%	Fair
	P339	2007	90.00%	Good
	P340A	2007	90.00%	Good
	P340B	2007	90.00%	Good
	P380	2015	N/A	Not Required
	P381	2015	N/A	Not Required
	P382	2015	N/A	Not Required
Audubon Elementary	P212	1986	79.43%	Fair
	P277	1989	79.42%	Fair
	P383	2015	N/A	Not Required
Blackwell Elementary	P204	1987	81.53%	Fair
	P247	1988	81.54%	Fair
	P269	1989	81.54%	Fair
Carson Elementary	P344A	2009	88.50%	Good
	P344B	2009	88.50%	Good
	P345A	2009	88.50%	Good
	P345B	2009	88.50%	Good
Einstein Elementary	P311	2010	90.00%	Good
	P350	2010	90.00%	Good
Franklin Elementary	P205	1987	74.56%	Fair
	P255	1988	74.62%	Fair
	P403	2015	N/A	Not Required
Frost Elementary	P386	2015	N/A	Not Required
Kirk Elementary	P207	1986	72.10%	Fair
	P208	1986	72.01%	Fair
	P333	1995	71.98%	Fair
Lakeview Elementary	P202	1986	79.30%	Fair
	P293	1989	79.37%	Fair
	P351A	2011	90.00%	Good
	P351B	2011	90.00%	Good
Mann Elementary	P376	2014	100.00%	Excellent
	P377	2014	100.00%	Excellent
	P378	2014	100.00%	Excellent
	P379	2014	100.00%	Excellent
McAuliffe Elementary	P160	1986	72.60%	Fair
	P161	1986	73.66%	Fair
	P162	1986	78.24%	Fair
	P163	1986	69.05%	Fair
	P221	1987	76.76%	Fair
	P222	1987	73.75%	Fair
	P223	1987	80.20%	Fair
Mead Elementary	P195	1990	72.76%	Fair
	P214	1986	85.42%	Good
	P215	1986	78.98%	Fair
	P278	1989	72.76%	Fair

Site Name	Portable Number	Year Built	BCA Score 2014	Notes
	P290	1989	72.76%	Fair
	P299	1990	84.37%	Fair
Parks Elementary	P346A	2009	88.50%	Good
	P346B	2009	88.50%	Good
	P347A	2009	88.50%	Good
	P347B	2009	88.50%	Good
	P348A	2010	88.50%	Good
	P348B	2010	88.50%	Good
	P349A	2010	88.50%	Good
	P349B	2010	88.50%	Good
	P353A	2011	88.50%	Good
	P353B	2011	88.50%	Good
Redmond Elementary	P343A	2008	90.00%	Good
	P343B	2008	90.00%	Good
	P370	2014	100.00%	Excellent
	P371	2014	100.00%	Excellent
	P395	2015	N/A	Not Required
	P396	2015	N/A	Not Required
	P397	2015	N/A	Not Required
	P398	2015	N/A	Not Required
Rockwell Elementary	P288	1989	86.48%	Good
	P291S	1989	86.48%	Good
	P335A	1995	86.52%	Good
	P335B	1995	86.52%	Good
	P352	2011	90.00%	Good
Rose Hill Elementary	P354A	2011	90.00%	Good
	P354B	2011	90.00%	Good
Rush Elementary	P401	2015	N/A	Not Required
	P402	2015	N/A	Not Required
	Portable	2015	N/A	Not Required
Smith Elementary	P159	1986	84.81%	Fair
	P219	1986	84.82%	Fair
	P226	1987	86.48%	Good
	P254	1988	81.99%	Fair
	P284	1989	85.42%	Good
	P285	1989	81.99%	Fair
	P286	1989	81.92%	Fair
	P329	1995	82.86%	Fair
Twain Elementary	P258	1988	81.40%	Fair
	P268S	1988	83.84%	Fair
	P334A	1995	85.51%	Good
	P334B	1995	85.51%	Good
Wilder Elementary	P200	1990	83.11%	Fair
	P273	1989	77.90%	Fair
	P322	1990	84.62%	Fair
	P328	1995	75.17%	Fair
	P372	2014	100.00%	Excellent
	P373	2014	100.00%	Excellent
	P374	2014	100.00%	Excellent
	P375	2014	100.00%	Excellent
Emerson Campus	P155	1986	63.62%	Fair
	P156	1986	63.62%	Fair
	P157	1986	63.62%	Fair

Site Name	Portable Number	Year Built	BCA Score 2014	Notes
Evergreen Middle	P104	1990	77.80%	Fair
	P106	1990	77.80%	Fair
	P248	1988	72.31%	Fair
	P250	1988	79.60%	Fair
	P262	1988	78.92%	Fair
	P263	1988	77.73%	Fair
	P281	1989	71.63%	Fair
	P287	1989	72.83%	Fair
	P337	1989	78.48%	Fair
Kamiakin Middle	P211	1986	73.50%	Fair
	P236	1986	73.51%	Fair
	P256	1988	73.50%	Fair
	P257	1988	73.50%	Fair
	P261S	1988	73.50%	Fair
	P264	1988	72.31%	Fair
	P316	1990	73.50%	Fair
Redmond Middle	P355A	2008	84.05%	Fair
	P355B	2008	83.98%	Fair
	P356A	2008	83.37%	Fair
	P356B	2008	84.28%	Fair
	P361A	2008	83.31%	Fair
	P361B	2008	83.31%	Fair

## Appendix B: Inspection of Vital Systems

Periodic inspections are completed in order to ensure the safe, continued operation of vital systems (those that impact human safety or are essential for a building) and compliance. The District utilizes both in-house staff and outside vendors in conduction inspections. Site and building systems inspected include:

Inspectors	Systems Inspected
Facilities Supervisors or Consultants	Asset Preservation Program building condition evaluations for five of the six-year cycle. The sixth year evaluation must be conducted by a certified third party (i.e. another school district or consultants)
Custodians	Playgrounds, sites/walkways, fire extinguishers, moveable walls/curtains, asbestos, toilet fixtures, faucets/bubblers, generators, HVAC air filters, portable ramps, interior/exterior lighting, indoor environmental concerns.
Trades	Water flushing systems, oil separator, HVAC controls monitoring, bleachers, generators, irrigation systems, playground surfacing, pavement/concrete walks, and science lab acid neutralization tanks.
Vendors	Fire alarm systems, fire sprinkler systems, alarm systems, drinking water backflow devices, elevators, fire extinguishers, boiler/pressure vessels, kitchen fire suppression/hoods/grease traps, bleachers/grandstands, asbestos, sewer lift stations, surface water management, water quality. Specialty (expert) assessments and surveys (e.g. roofing or playfield surveys)

## Appendix C: Integrated Pest Management (IPM)

The District earned the IPM STAR Certification in 2014-2015 after passing a rigorous 37-point inspection conducted by the independent nonprofit IPM Institute of North America. Becoming one of only 12 school districts in the state to hold this designation. IPM is a common-sense approach to solving pest problems with minimum pesticide usage.

The word “pesticide” encompasses insecticides, herbicides, fungicides and rodenticides. The District is required to report the use of any of pesticide chemical except for traps or baits.

- Details of products and quantities used either by District staff or vendors in 2014-2015 are found on the attached charts.

In 2009-2010, an addendum was added to the District IPM protocol allowing schools to work with Support Services and become a “Pesticide Free” site. To achieve this status requires specific involvement by site personnel to maintain shrubs, beds, and walkways in a manner that complies with state and local codes while eliminating the need for chemical herbicides. Tesla STEM, Alcott Elementary, Sandburg Elementary, Thoreau Elementary, and Peter Kirk Elementary were “Pesticide Free Schools” in 2014-2015.

### Herbicide Product Use 2014-2015

PRODUCT	EPA REG.#	EPA DESIG.	USE	AREA	2014-2015	2013-2014
Casoron	400-168	Caution	Pre-emergent weed control	Planting beds, tree wells, sign posts	1,055 lbs.	1,281 lbs.
Ranger Pro	524-517	Caution	Post emergent weed control	Planting beds, tree wells, cinder tracks, sidewalks, parking lots	12 gallons (diluted)	22 gallons (diluted)
Snapshot	62719-175	Caution	Pre-emergent weed control	Planting beds, tree wells, sign posts	2,626 lbs.	None Used
Pendulum AquaCap <sup>1</sup>	241-416	Caution	Post emergent weed control	Planting beds	0.5 gallons (diluted)	None Used
Specticle	432-1499	Caution	Pre-emergent weed control	Planting beds, tree wells, sign posts	None used	383 lbs.



## Insecticide Product Use 2014-2015

Product	EPA REG.	EPA DESIG.	PEST	AREA	2014-15	2013-14
Advion	352-746	Caution	Ants, Roaches	Interior (bait)	87 oz.	92.5 oz.
Bac-A-Zap	N/A	Caution	Rodents	Deodorizer	None Used	68 oz.
BTI	6218-47	Caution	Mosquito Larva	Retention ponds	122 bricks	91 bricks
Drione	4816-353	Caution	Ants, Wasps	Outdoors	6.5 oz.	None used
Max Force	432-1255	Caution	Ants	Bait Gel (Traps)	69 oz.	48 oz.
Phantom	241-392	Caution	Ants	Outdoors	None Used	1.25 gallons (diluted)
P.I.	499-444	Caution	Wasps, Flies, Ants	Interior	6 oz.	None Used
Pro Control	499-462	Caution	Ants	Outdoors	None Used	23 oz.
PT565	499-290	Caution	Wasps, Flies, Ants	Outdoors	None Used	5 oz.
Talstar Pro	279-3206	Caution	Aphids, Bees	Outdoors	None Used	13 oz.
Tempo SC	3125-498	Caution	Ants, Bees	Interior	81.5 gallons	45 gallons
Termidor	7969-210	Caution	Termites	Interior / Exterior	2 gallons	16.5 gallons
Wasp Freeze	499-362	Caution	Bees, Spiders	Nests	12 cans	30 cans

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<sup>1</sup> Pre-emergent weed control applied at International Community School (NW Landscapes)