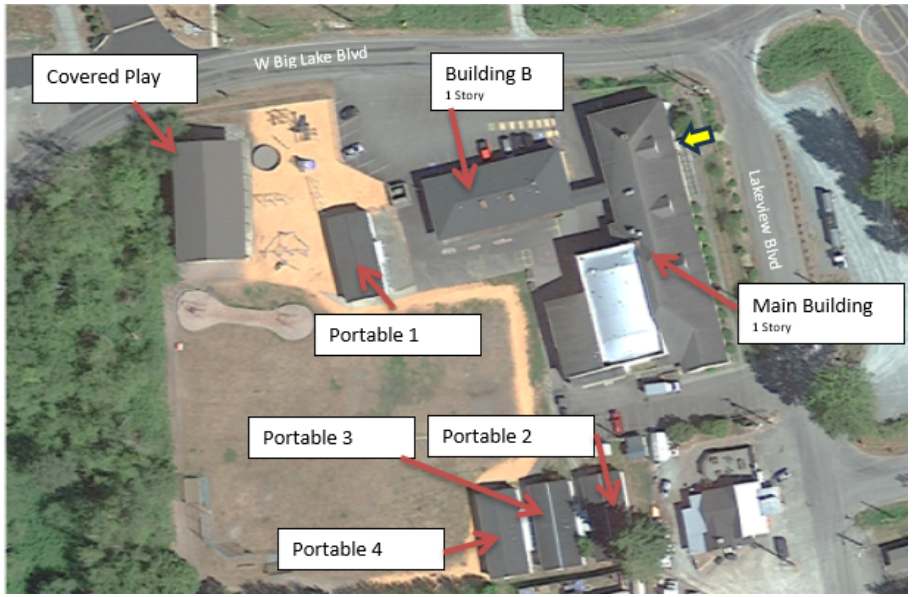
Big Lake Elementary–

Generally well maintained, 20 years since last state-funded modernization.
Original building of historic value in Big Lake community.



A. **Main Building**
   1. **Water Intrusion into Music Room below Gym.**
   2. **Domestic water, heating: more frequent work orders for repair, outages.**

B. **Building B**
   1. **Creaking subfloor sheathing due to apparent separation from wood joists**
   2. **Exterior walls, doors, windows, louvers showing wear and aging.**

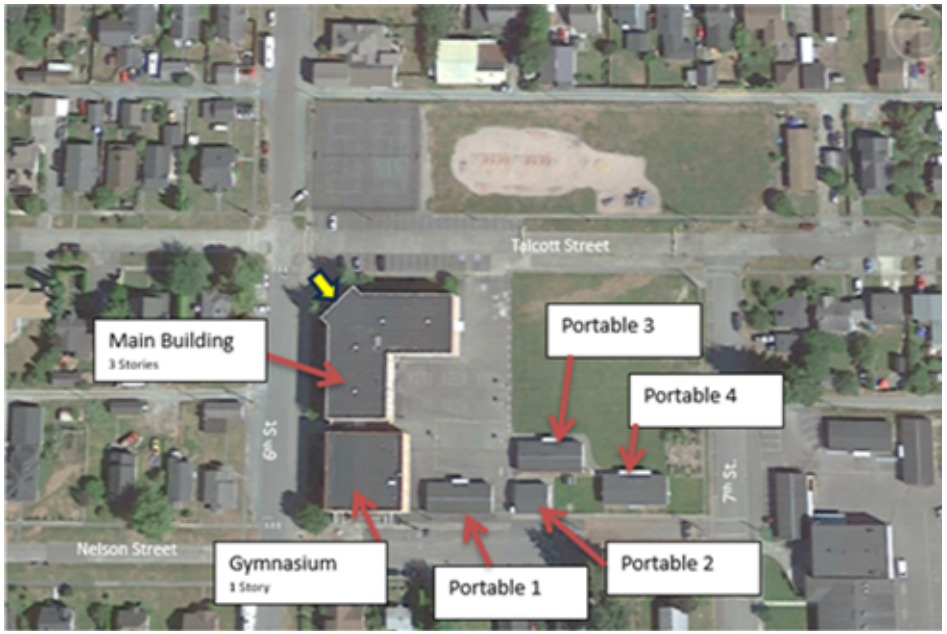
C. **Covered Play**
   1. **Columns showing rust. Wood at end walls showing deterioration at base from contact with standing water.**
   2. **Gutter, trim flashing, and downspouts. General aging, wear and signs of rust.**

D. **Site**
   1. **Accessible parking space has no accessible route to buildings. Recommend relocating to south of main building.**
   2. **Auxiliary parking area across Lakeview Blvd, is unpaved with uneven walking surface.**

Higher risk seismic hazards (PCS Structural Solutions April 11, 2024, summary report):
None identified for Big Lake Elementary buildings

Central Elementary –

Generally good appearance. Reroofed in 2023. Gym lighting replaced in 2023.



A. Main Building

1. **Gradual foundation settlement is ongoing, with effects on exterior building components.**
2. **Exterior Windows, doors and frames, louvers and vents. Aging, finish, wear.**
3. **Flooring. Deterioration, aging and wear.**
4. **Ceiling finishes. Lay-in tile surface appearance and damage.**
5. **Heating system. Uneven zone coverage, especially lower floor.**
6. **Lighting. Low light in common hall used as instructional space.**

B. Gymnasium

1. **Flooring. Kitchen flooring, cracking.**
2. **Ceiling finishes. Surface appearance and staining**
3. **Commercial equipment-Laundry equipment aging.**

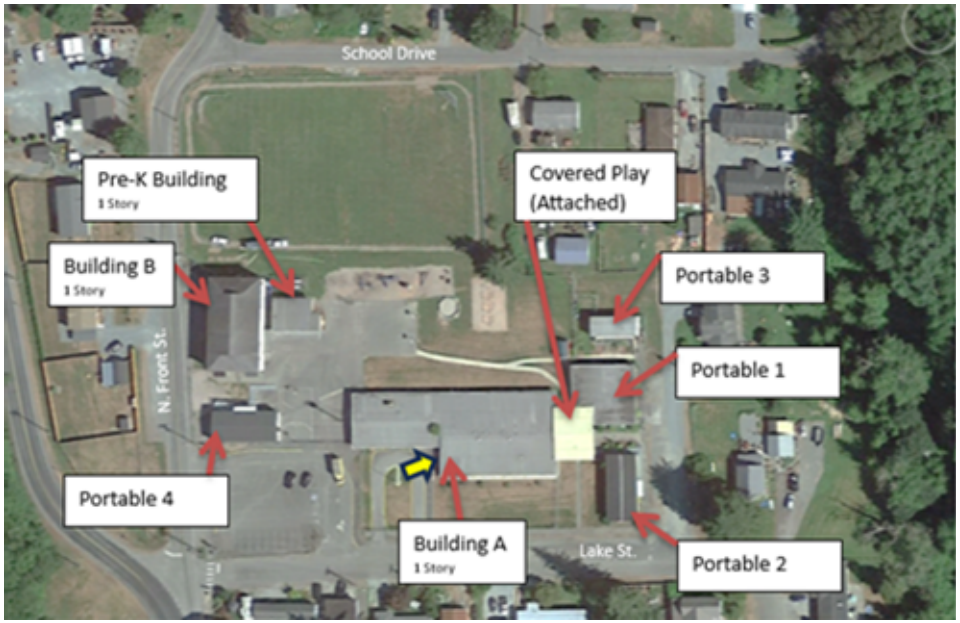
C. Site

1. **Playground paving. Irregular surface drainage and ponding.**
2. **Entrance to main building is not accessible.**
3. **Truck loading paving, ramp, in poor condition.**

Higher risk seismic hazards (PCS Structural Solutions April 11, 2024, summary report):
Possible damage to steel columns in a seismic event, due to forces from exterior steel braced frames.

Clear Lake Elementary –

General: Additions or replacements on this site are not feasible due to flood plain restrictions. Existing buildings are aging, with increased expense to maintain obsolete building program and systems. Old gym building does not meet standards for accessibility or elementary educational program. Site sanitary was improved in 2020--drainfield replaced, some drain lines repaired. Pump system has been replaced.



Higher risk seismic hazards
(PCS Structural Solutions April 11, 2024, summary report):
* Little or no reinforcement in stack bond masonry construction.
* No noticeable connections at top of masonry walls to glulam beams above.
* Unreinforced masonry walls main fail in seismic event.
* Existing covered play likely has limited lateral load capacity

A. A Building (Main)

1. **Foundation: settlement.**
2. **Exterior walls: low R-value.**
3. **Roofing: leaking, surface weathering**
4. **Interior finishes, doors, ceilings: irregular due to foundation settlement.**
5. **Heating system, obsolete design.**

B. B Building (Gym)

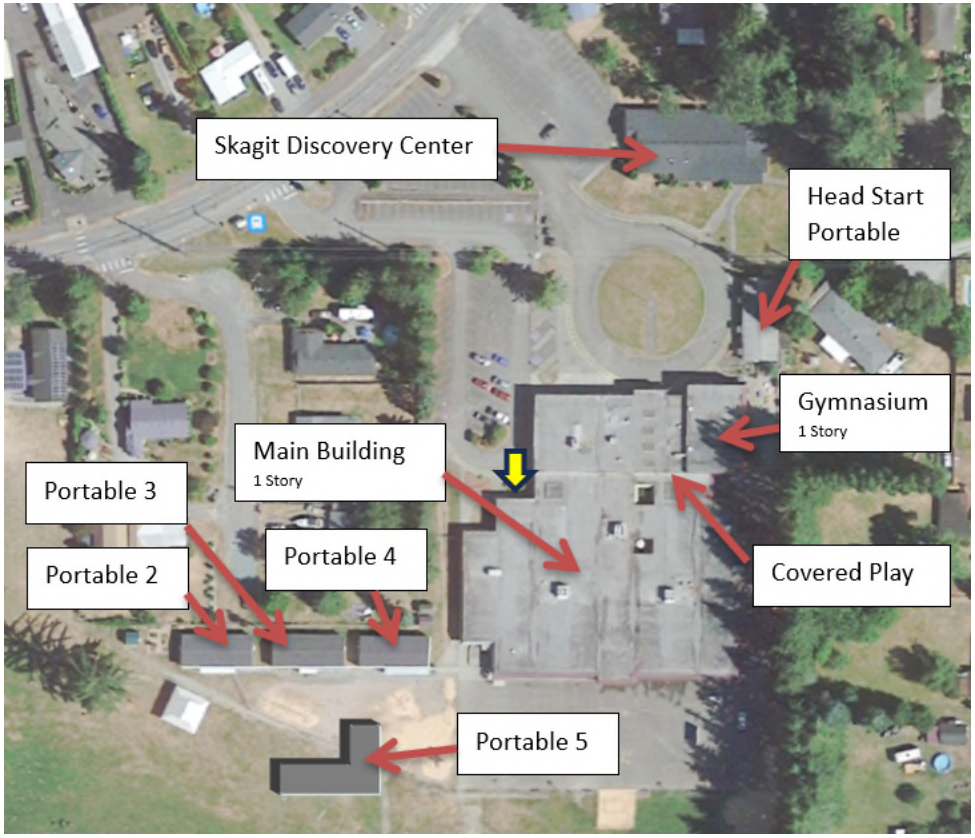
1. **Foundations. Cracking, Settlement.**
2. **Roof appurtenances: Poor. Gutters and downspouts deficient, rusted. Disconnected downspouts.**
3. **Interior doors. Poor. Deficient hardware, not ADA compliant**
4. **Electrical Services and Distribution Breakers tripping, system undersized**

C. Site

1. **Storm drainage. Poor at parking, playground.**
2. **Site lighting. Poor site lighting coverage.**

Evergreen Elementary –

General: The main building was designed as an open plan school with no classroom partitions and with resulting poor acoustics. Subsequent efforts to acoustically and visibly separate the spaces into classrooms has resulted in poor walking circulation, exit paths, and air ventilation. Retrofitting the existing building to meet current instructional space standards is not feasible. Recent: Gym floor and exterior roof mansard siding replaced. Gym rooftop HVAC was recently replaced. Scheduled 2024: Main building heat and ventilation system; flooring—carpet and tile.



A. Main Building

1. Exterior Windows. Single pane, some Plexiglas.
2. Roofing. New perimeter mansards improve appearance, but main low-slope roofing requires replacement (scheduled 2026)
3. Interior partitions. Acoustical transference, inadequate materials and closures.
4. Interior doors. Not ADA compliant. Aging and wear.
5. Interior wall finishes, fabrications. Surface appearance due to aging and wear.
6. Flooring. Broken or loose tiles, stains, wear consistent with aging.
7. Ceiling finishes. Lay-in grid is not standard size, replacement tiles costly and delayed.
8. Water distribution. Poor. Old galvanized piping. Drinking fountains off due to water quality.
9. Sanitary drainage. Clogged drains, slow draining, aging system.

Evergreen Elementary – Cont.

10. **Cooling system. Inefficient, equipment obsolescent.**
11. **Facility HVAC and ventilation. Insufficient air flow, inefficient system, uneven coverage. Stuffy areas.**
12. **Electrical. Breakers tripping. System undersized.**
13. **Fixed furnishings. Continued aging and deterioration of built-in casework.**

B. Gymnasium Building

1. **Exterior Windows. Excessive heat loss.**
2. **Exterior doors. Deficient hardware and parts.**
3. **Roofing. Leaking, aging, surface weathering.**
4. **Interior doors. Not ADA compliant.**
5. **Wall finishes. Surface damage, aging and wear.**
6. **Flooring. Broken or loose tiles in restrooms.**
7. **Domestic plumbing. Clogged pipes, old, galvanized piping.**
8. **Sanitary drainage. Slow, defective pipes, traps.**
9. **Fixed and movable furnishings. Surface deterioration, aging and wear.**

C. Site

1. **Parking lots. Poor. Circulation inefficient due to restricted space available.**
2. **Site lighting. Poor. Inadequate coverage.**

Higher risk seismic hazards (PCS Structural Solutions April 11, 2024, summary report):
None identified for Evergreen Elementary buildings.

Lyman Elementary –

Roofing replaced in 2018. Comp shingles in good condition. Heat pumps have been installed for heat and AC to all rooms in the building, except for the gym.



A. Main Building

1. **Subdrainage. Water intrusion in 1942 basement.**
2. **Exterior windows. Some are inoperable due to worn or deficient hardware and sash.**
3. **Wall finishes. Aging wall surfaces in older rooms; 1942, 1951.**
4. **Interior fabrications, Gym, deteriorating gym seating and stage components. Retractable backstops aged and disruptive to stage use.**
5. **Flooring. Carpet fraying in 1951 and 1991 areas. Some floor tiles broken or missing in 1941 area.**
6. **Ceiling finishes. Surface appearance. Lay-in tiles broken, stained in 1991 area.**
7. **HVAC. Uneven zone coverage in 1951 and 1942 areas. Poor at Gym -- Heated with space heater only; obsolete units used for circulating air in stuffy conditions. Due to security, doors can't be opened during assembly events and windows are in disrepair for opening.**
8. **Electrical services and distribution. System undersized.**
9. **Fixed furnishings. Worn, surface deterioration in older classrooms.**

Lyman Elementary – Continued

B. Covered play

1. **Asphalt paved floor. Unsatisfactory. Asphalt paving has excessive cracking and uneven surfaces, unsafe for active play.**
2. **Electronic surveillance. Blind zones, insufficient equipment.**

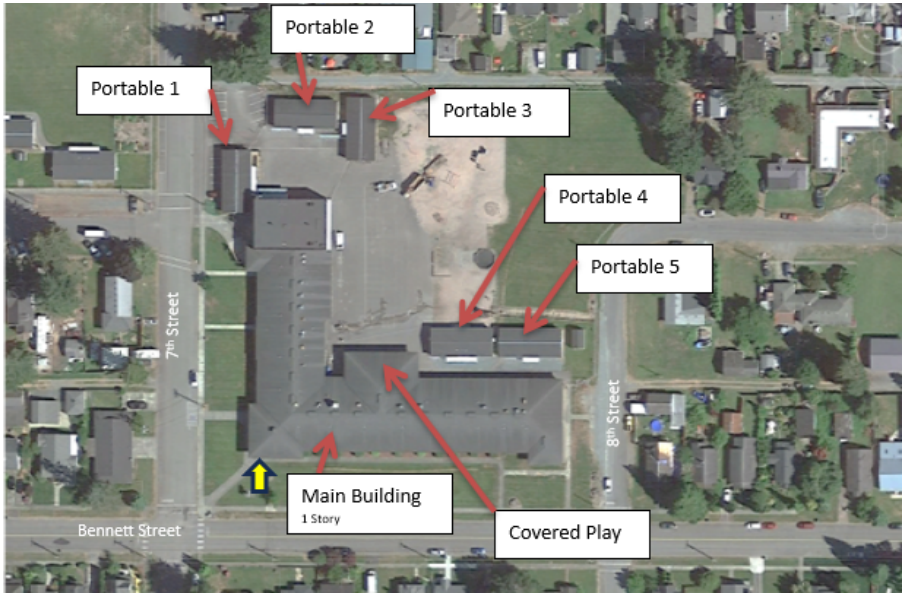
C. Site

1. **Roadways, walkways, and south parking lot use for public access were recently upgraded and are in good condition.**
2. **Southeast parking area for staff, south of covered play, is in deteriorated condition, with uneven surface.**

Higher risk seismic hazards (PCS Structural Solutions April 11, 2024, summary report):
None identified for Lyman Elementary building.

Mary Purcell Elementary –

Generally good condition for age of building and infrastructure.



A. Main Building

1. **Exterior walls. Painted surfaces have been repainted since the last survey. Masonry at gym needs cleaning and repointing.**
2. **Exterior windows. Deficient hardware.**
3. **Interior doors. Not ADA compliant.**
4. **Ceiling finishes. Surface damage, broken tiles.**
5. **Fixed and movable furnishings. Surface deterioration, aging, and wear.**

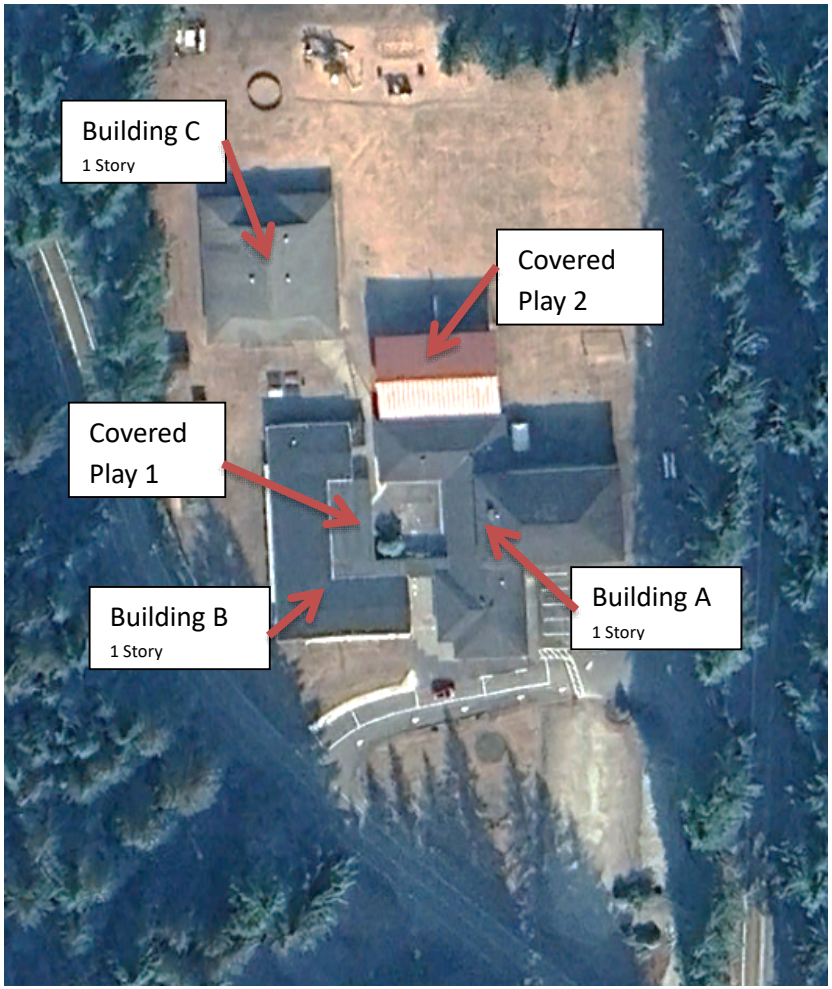
B. Site

1. **Added portables reduce usable area for playground and limits visibility for supervision.**
2. **Parking lots. Insufficient parking available on property. Portables occupy space otherwise usable for play areas and parking.**
3. **Pedetrian walks. Irregular surfaces on sidewalks in right of way and along west side of building, due to age, settlement.**

Higher risk seismic hazards (PCS Structural Solutions April 11, 2024, summary report):
* Unreinforced masonry construction likely to see damage/cracking during a significant seismic event.
* Anchorage of exterior walls to existing roof structure is likely not adequate to prevent walls falling away during a significant seismic event.

Samish Elementary –

Building B (1961) is maintained but the building's design and construction has passed its useful life. Replacement of buildings will costly due to lack of water availability on this site to meet current standards for school fire protection.



A. A Building

1. **Exterior walls. Aging finishes.**
2. **Interior doors. Delamination of surfaces, some doors.**
3. **Flooring. Broken or loose tiles, settlement, kitchen tiles breaking, floor tiles separating.**
4. **Voice communications. Phones not coordinated. Equipment obsolescence.**
5. **Fixed and movable furnishings. Surface deterioration, general aging, and wear.**

B. B Building

1. **Wood sunscreens, eaves and overhangs deteriorating**
2. **Exterior walls. Cracking, moisture intrusion.**
3. **Exterior windows. Excessive heat loss.**
4. **Roofing. Surface weathering, leaking. Gutters, downspouts not draining. Surface weathering.**
5. **Interior partitions. Damaged materials, aging, and wear.**
6. **Interior doors. Not ADA compliant.**
7. **Wall finishes. Surface appearance, aging, and wear.**
8. **Flooring. Broken or loos tiles.**
9. **Ceiling finishes. Cracking, surface damage.**

Samish Elementary – Cont.

10. Ceiling finishes. Cracking, surface damage.
11. Lighting. Fixture obsolescence, low light levels.
12. Auto-video communications. Equipment obsolescence.
13. Furnishings. Surface deterioration, wear, and aging.

C. C Building
1. Roofing. Missing shingles. Leaking.
2. Wall finishes. Surface damage. Restroom plastic laminate wall coverings are delaminating.
3. Flooring. Broken or loose tiles in restroom.
4. Detection and alarm. Old, can't get replacement parts.
5. Furnishings. Surface deterioration, wear and aging.

D. Covered Play Areas

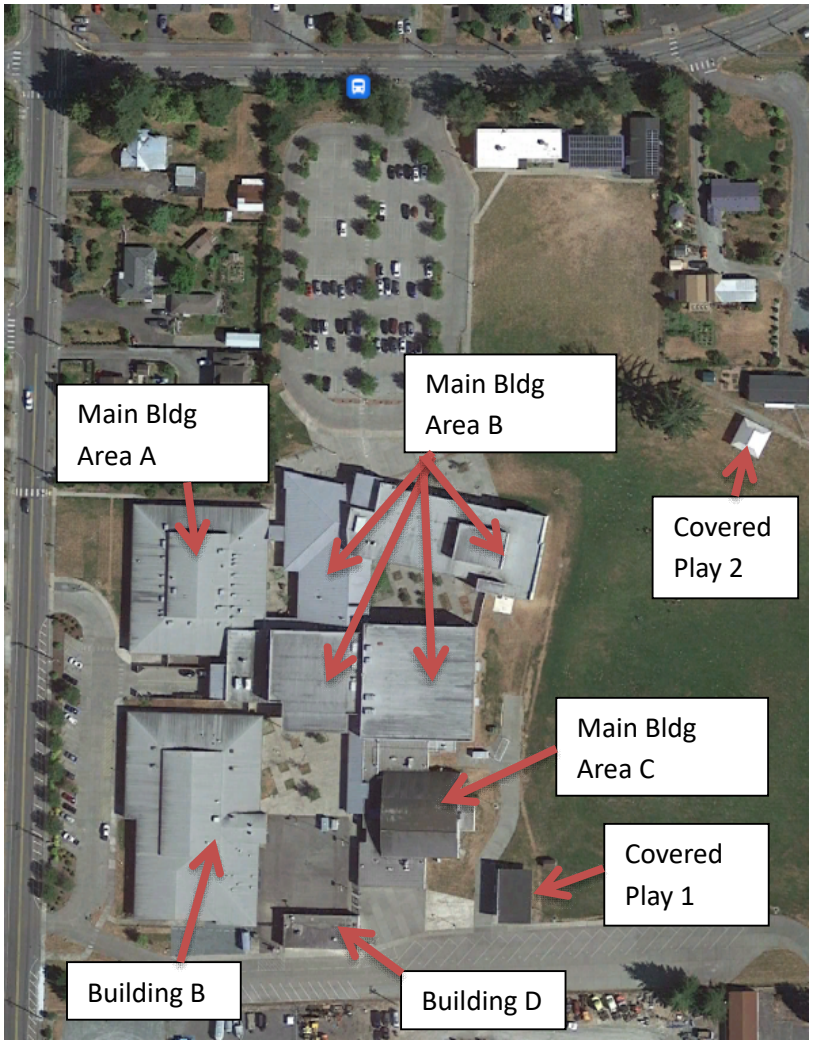
Covered Play 1 (attached to Building B)
1. Part of older building, deteriorating framing and roofing.
2. Low ceiling, limited space, poor circulation conflicts with accessway to classrooms.

Covered Play 2 (2020)
1. All new components in very good conditions

E. Site
1. Storm water drainage inadequate
2. Previous improvement plans for site delayed due to restrictions from state DOT along highway right of way.

Higher risk seismic hazards (PCS Structural Solutions April 11, 2024, summary report):
* Little or no reinforcement in stack bond masonry construction
* Unreinforced masonry walls and portions of roof structure may fail and collapse during seismic event.

Cascade Middle School –



A. Main Building

Area A (1956 classroom wing)
Area B (2013 addition)
Area C (1956 gym).

1. **Roof construction. Good except at old gym. Leaking, older roof structure and aged roofing.**
2. **Exterior walls. Good, except old gym. Old Gym: damaged masonry with moisture intrusion east wall, especially at exterior doors.**
3. **Exterior doors and grilled. Good, except old gym: east wall exit doors deteriorating, moisture intrusion around frame.**
4. **Roofing. Old Gym roofing is aging, reached end of service life. Leaking. Flashing worn. (To be reroofed 2025)**
5. **Wall finishes. Area B: Good overall. Wall damage by fire door impact against wall surface, requires added backing. Conference room wall damage by chairs. Recommend chair rails.**
   Areas A and C: Wear is consistent with respective ages of surface materials.
6. **Flooring. Area B: Isolated areas of cracking due to irregular slab settlement. At Commons, tiles loosening or warping during hot weather. Areas A and C: Wear consistent with regular maintenance for age of materials.**
7. **Vertical conveying (elevator). The elevator shuts off occasionally and requires computer reboot. Hard landing at first floor.**

Cascade Middle School – Cont.

8. Domestic water distribution. Area A: Slow hot water delivery. Area C: Wear and condition of plumbing and fixtures in locker rooms consistent with age.
9. Sanitary Drainage. Area A: Occasional sewer backup reported. Areas B and C, Good.
10. Lighting. Area B: Overall, very good. Low light level at one location, east stair of classroom wing.
11. Distributed communications and monitoring. Bells system is obsolete and functions poorly.
12. Fixed furnishings. Area B: Good. Wear is minimal. Areas A and C: Fair. Reasonable condition consistent with age of materials.

B. Building B. (District non-instructional use, except that the boiler equipment in the Boiler Room serves the full campus.)
   Generally good condition throughout consistent with the uses in the facility and age of materials.

C. Building D. Tech Lab.
   1. Exterior walls. Poor. Damaged masonry, water intrusion on windward (south) side of building.

Cascade Middle School – Cont.

2. **Exterior doors. Poor. South wall metal door deterioration allows water instruction to interior carpet and wall surfaces. Frequent repair has been required due to windward exposure.**
3. **Roofing. Flashing is worn, weathered.**

D. Covered Play 1 and 2

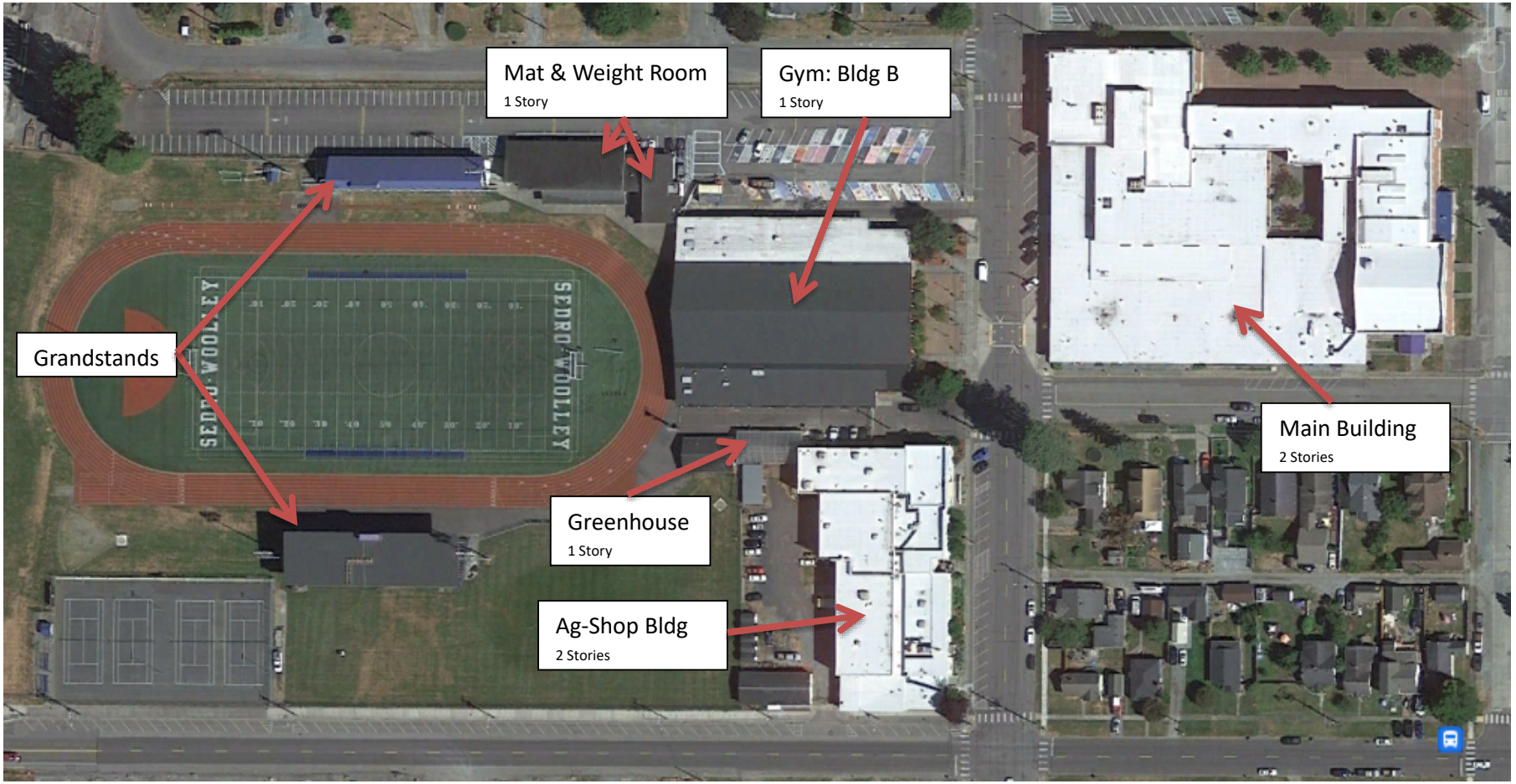
Overall, very good condition, both covered play structures.

E. Site

Pervious concrete surfaces are deteriorating in some areas, especially outside building's main entrance.

Higher risk seismic hazards (PCS Structural Solutions April 11, 2024, summary report):
* Building B: unreinforced masonry construction.
* Building B: unlikely the exterior walls have proper anchorage to existing roof structure.

Sedro-Wooley High School –



Roofing replaced on Gym and Ag-Shop buildings. Main building boiler replaced in 2022 to addition at east side of building. Gym boiler also replaced since last survey. User input (separate from building condition): improve appearance and accessibility of the west main entrance; improve use and appearance of historical north entrance.

Sedro-Wooley High School – Cont.

A. Main Building (1929 original bldg; 1963 addition; 1972 addition; 1999 addition)
   1. Building subdrainage. Inadequate flow, capacity.
   2. Exterior walls. Damaged masonry in some locations. Light fixtures damaged at the historic north entrance.
   3. Exterior windows. Excessive heat loss. Boarded window openings Room 207.
   4. Doors and grilles. Deficient hardware and operating parts, due to aging and wear. Not all ADA compliant.
   5. Flooring. Broken or loose tiles in some locations.
   6. Roofing currently scheduled for replacement in two years.
   7. Ceiling finishes. Staining, moisture in some locations.
   8. Facility HVAC Distribution. Uneven, inadequate ducting from new boiler. Noisy over Library.
   9. Ventilation. Incomplete coverage, stuffy areas.
   10. Electrical power. System undersized. Inadequate number of power receptacles.
   11. Integrated Automatic Facility Controls. Obsolescence. Some pneumatic controls remain in use.
   12. Fixed and movable furnishings. Surface deterioration, consistent with age and wear.

B. Gym
   1. Roof construction. Overhangs deteriorating.
   2. Exterior windows. Excessive heat loss. Some glazing panels Plexiglas.
   3. Exterior doors and grilles. Deficient hardware. Not ADA compliant. Broken parts.
   4. Overhead exterior enclosures. Deterioration or corrosion, moisture intrusion, surface damage.
   5. Interior Fabrications. Surface appearance, material aging and wear.
   6. Flooring. Wood gym flooring gouging in some locations, aging and more difficult to refinish. Locker room ceramic tiles worn and aging, with cracks in areas, especially boys' locker room.
   7. Building plumbing. Foul odors from floor drains reported by staff.
   8. Equipment. Aging and deterioration. Some equipment is original from 1962.

Sedro-Wooley High School – Cont.

C. Ag Shop Building.
   1. Foundations. Settlement on south side of building.
   2. Roof construction. Deteriorating sheathing.
   3. Exterior walls. Damaged masonry and surface stucco.
   4. Exterior windows. Excessive heat loss.
   5. Exterior doors and grilles. Not ADA compliant. Material condition.
   6. Overhead exterior enclosures. Rusting metal at entry canopies.
   7. Wall finishes. Surface damage, wear and deterioration consistent age and uses.
   8. Sanitary drainage. No oil-water separator at auto shop floor wells.
   9. Ventilation. Undersized dust collection system in wood shop.
   10. Lighting. Insufficient lighting levels and equipment obsolescence.
   13. Fixed and movable furnishings. Surface deterioration, consistent with age and wear.

D. Mat and Weight Rooms. (Weight Room 1972, Mat Room 1997)
   1. Exterior walls. Weight room: missing siding shingles.
   2. Exterior doors and grilles. Weight room: not ADA compliant.
   3. Exterior louvers and vents. General aging and wear.
   4. Roofing. Weight room: leaking, faulty material, surface weathering.
   5. Flooring. Weight room: irregular surface, missing material.
   6. Domestic water distribution. Weight room: materials nearing end of useful life.
   7. General purpose electrical power. Weight room: not enough power outlets.
   8. Institutional Equipment. Condition consistent with aging and wear.
   9. Fixed furnishings. Surface deterioration, wear consistent with age of materials.

Sedro-Wooley High School – Cont.

E. Greenhouse

1. **Exterior windows, doors, louvers.**
2. **Heating systems, ventilation. Equipment obsolescence.**

F. Site

1. **Parking lots. damaged paving, pot hole hazards, poor drainage of north parking lot.**

Higher risk seismic hazards (PCS Structural Solutions April 11, 2024, summary report):

Original Main Bujlding (1926)
* Unreinforced masonry construction, likely to see damage/cracking and potential collapse during a significant seismic event.
* Anchorage of existing walls to existing floor an roof have higher probability of walls falling away during a significant seismic event.

Original Gymnasium (1963)
* Pre-cast tilt-up concrete likely to be under reinforced to resist seismic loads under current code.
* Anchorage of exterior walls to existing roof structure has higher probability of walls falling away during a significant seismic seismic event.

No higher risk conditions identified for the 1972 and 1998 portions of Main Building, for the Ag-Shop Building, or the Mat and Weight Room Building.

Higher risk seismic hazards (PCS Structural Solutions April 22, 2024, report):
* Grandstands North and South: Recommendations for mitigation to improve performance during a seismic event.

State Street High School –

Since the last Study and Survey: Lever handles have been installed on interior doors. New rooftop HVAC installed since last survey. Portable is older and in deteriorating condition, especially outside walking deck and ramp.



A. Main Building

1. **Exterior doors and grilles. Peeling pain or delamination. Degraded material condition.**
2. **Interior fabrications. Surface appearance shows wear and aging.**
3. **Flooring. Broken or loose tiles, stains. Wear consistent with aging materials.**
4. **Domestic water distribution. Insufficient freeze protection of pipes, (burst pipes).**
5. **Facility HVAC distribution systems. Uneven zone coverage, due in part to room partitions.**
6. **Fire protection specialties. Kitchen fire extinguisher poorly located.**
7. **Fixed furnishings. Surface deterioration due to aging and wear.**

B. Covered Play (2023)

1. **New, excellent condition.**

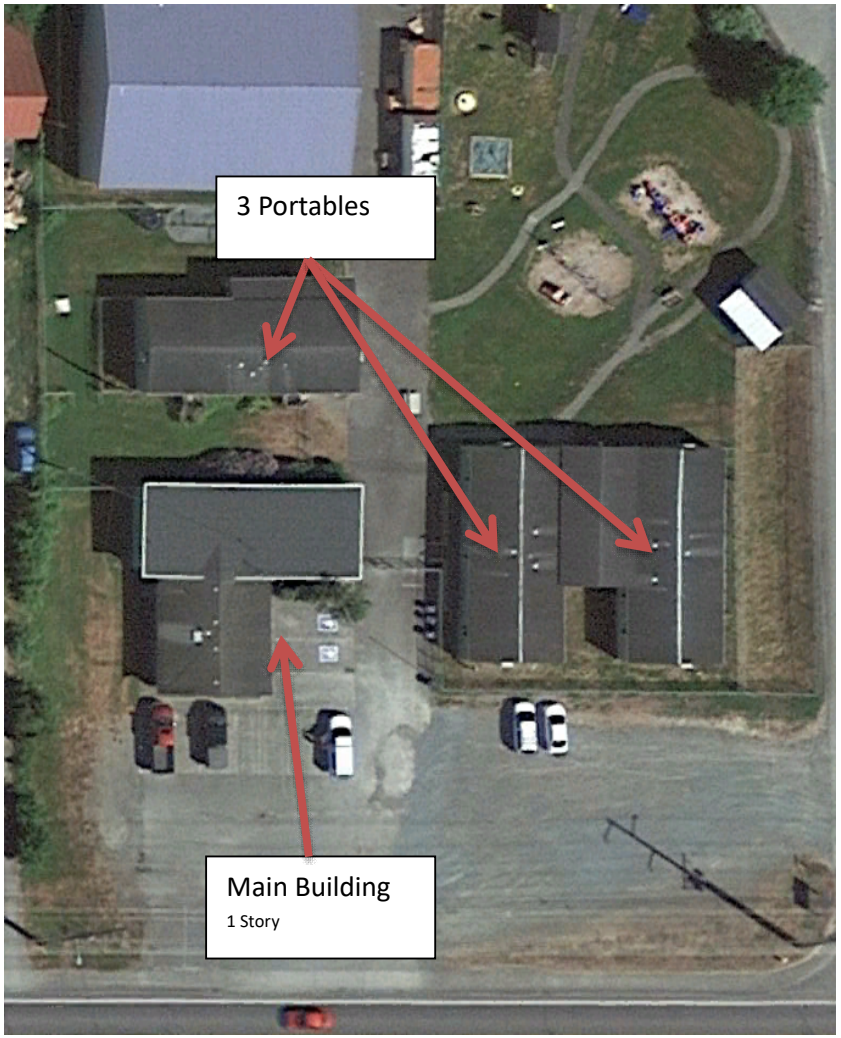
C. Site

1. **Roadway and parking lot. Surface condition is worn.**
2. **Site lighting. Light level is low.**

Higher risk seismic hazards (PCS Structural Solutions April 11, 2024, summary report):
None identified for State Street High School building

Good Beginnings Early Learning–

Older building, with portables. Building is in good condition for its age. Site conditions for parking and pedestrian walkways are substandard with no paving and irregular walking surfaces.



A. Main Building

1. Floor construction. Pest intrusions.
2. Exterior windows. Single pane, excessive heat loss
3. Roof. Roof under insulated, excessive heat loss
4. Interior doors. Not ADA compliant.
5. Wall finishes. Surface damage, aging, and wear.
6. Interior fabrications, flooring, ceiling finishes. General aging and wear.
7. Domestic plumbing. Low water pressure, old pipes.
8. Heating. Equipment obsolescence.
9. Lighting. Inefficient, obsolete fixtures.
10. Voice communications. No intercom.
11. Furnishings. Aging and wear.

B. Site

1. Auto entry controls at fencing and gates are not consistent with other school sites.
2. Parking area and pedestrian walkways uneven. Fair condition.
3. Site lighting. Uneven coverage and low light levels.

District Support Buildings –



A. Support Services Building

1. **Exterior doors and grilles. Paint deterioration.**

B. Bus Maintenance Building

1. **Slabs on grade. Minor settlement consistent with age of building.**
2. **Exterior walls. Apparent separation of CMU blocks near center of east wall. Structural review pending.**
3. **Exterior windows. Excessive heat loss, low U-value.**
4. **Interior doors. General wear and minor damage consistent with the age of building.**
5. **Heating, HVAC distribution, ventilation. Equipment obsolescence.**
6. **Lighting. Uneven or low light levels; equipment obsolescence.**
7. **Furnishings. General aging and wear consistent with age of materials.**

C. Warehouse Building - No deficiencies identified.

D. Grounds Maintenance (east building)

Weathering and wear consistent with age of building. Building in fair condition suitable for continued use as ground maintenance equipment storage.

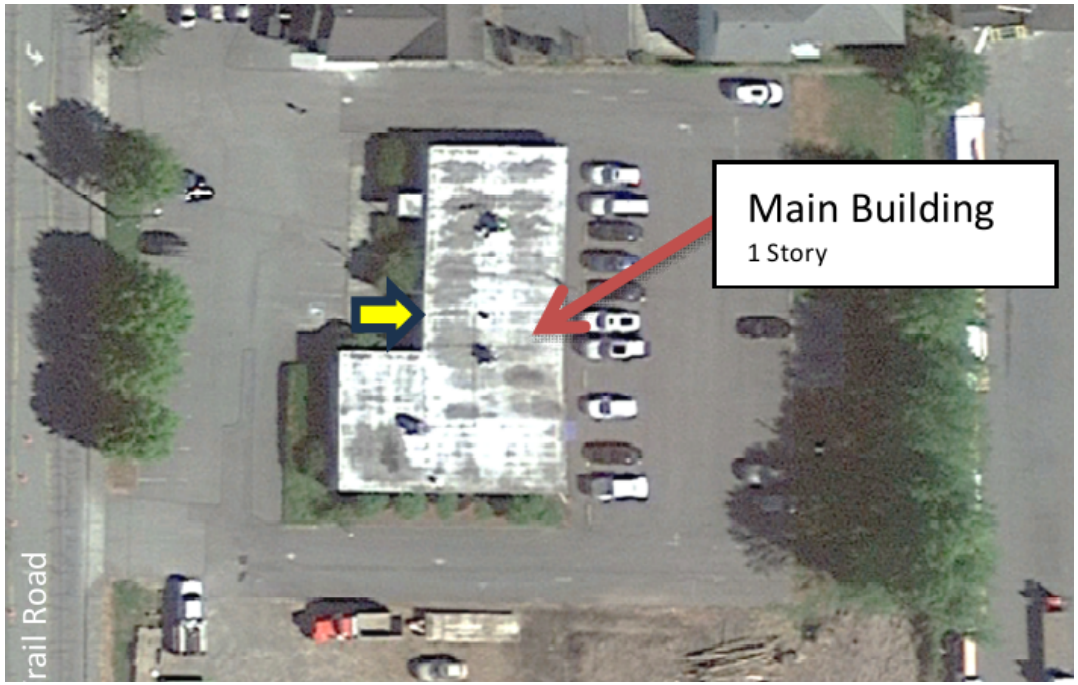
E. Grounds Storage (west building).

Weathering and wear consistent with age of building. The building is in fair condition that is suitable for use as ground maintenance equipment g storage.

Higher risk seismic hazards (PCS Structural Solutions April 22, 2024, report):
* Bus Maintenance Building: recommends replacement.

District Offices –

Generally good condition for the age of the building. Electrical systems recently upgraded.



A. District Administration Building

1. **Exterior walls. Water intrusion along the east wall of building.**
2. **Wall finishes. Peeling, flaking resulting from moisture intrusion.**
3. **Flooring. Stains, discoloration resulting from moisture intrusion.**

B. Site

Paving, sidewalks, landscape, are generally in good condition.