

Walla Walla Public Schools
October, 2016

Building Conditions

OSPI Rating System

- Standardized facility rating that evaluates building envelope and core conditions (e.g. roof, foundation, electrical, plumbing, HVAC, accessibility)
- Does not take into account “teaching conditions” or “learning suitability” as it looks strictly at “the facility.” Does not evaluate if structure meets learning or program needs.
- Performed by Certified Building Condition Evaluators.
- Evaluates the entire campus collectively and provides an overall “condition score” for the site, which must be further researched if there are varying levels of conditions within a campus.

Score	Condition	Level of Action
95-100	Excellent	Routine Maintenance
85-94	Good	Minor Repairs, Routine Maintenance
62-84	Fair	Minor Renovation
30-61	Poor	Major Renovation
0-29	Unsatisfactory	Complete Replacement

Green Park Elementary School

Year Built: 1905
Modernization: 1995 Complete addition
and modernization
Building Area: 75,108 SF
Site Area: 7.5 ac.
BCA Score: 77.07



Key Building Conditions:

- Roofing at end of life (losing shingles), frequent leaks
- Carpet needs replacing (especially stairs)
- Need to seal interior brick to stabilize crumbling
- Roof drainage issues at planters causing leaks into building
- Windows inoperable due to defects
- Water intrusion and settlement at SW corner of gym
- Exterior brick needs cleaning and sealing
- Original boilers (20+ years)
- Asphalt in parking lot failing, needs replacement

Other Notes:

- Street widening project will improve bus drop off
- Classroom technology is good but anticipated to need replacing soon
- No access control features
- Front entry not ideal for security/control

Green Park Elementary



Sharpstein Elementary School

Year Built: 1898/1906
Modernization: 2000 Addition and
Modernization
Building Area: 69,682 SF
Site Area: 5 ac.
BCA Score: 82.46



Sharpstein Elementary

Key Building Conditions:

- Minor amount of efflorescence on masonry
- Commons VCT floor tile due for replacement
- Carpets beginning to wear
- Exterior caulking and paint needed
- Some roof leaks
- Lighting original to 2000
- Some single pane windows

Sharpstein Elementary

Other Notes:

- Projectors in classrooms, but no interactive technology
- Parent drop/bus drop all on streets (safety concern)

Sharpstein Elementary



Blue Ridge Elementary School

Year Built:	1982
Modernization:	None
Building Area:	69,416 SF
Site Area:	12 ac.
BCA Score:	75.87



Key Building Conditions:

- Foundation cracking
- Roofing is original (end of life span?)
- Leaks and water intrusion (constant battle)
- Restrooms due for restoration
- Single pane windows
- Exterior painting and caulking needed
- Library carpet needs replaced (other carpets recently done)
- Significant cracking of concrete parking lot

Blue Ridge Elementary

Other Notes:

- No bleachers in gym
- Some rooms have no windows
- Makeshift offices under stairs and in closets
- Access to courtyard problematic
- Very limited parking

Blue Ridge Elementary



Garrison Middle School

Year Built:	1954
Modernization:	1994/1995 Modernization
Building Area:	105,032 SF
Site Area:	15 ac.
BCA Score:	68.76



Key Building Conditions:

- Exterior Masonry needs sealing - water intrusion
- Minor cracking of brick veneer
- Restrooms need upgrading (in progress with 2 complete)
- Water intrusion at Kalwall skylights
- Pella windows leaking and peeling in some areas
- Exterior soffits/gutters need paint (showing rust)
- Most finishes in Fair condition (needs paint and VCT)
- Exterior steel structures showing rust
- Lighting original to 1994

Garrison Middle School

Other Notes:

- Drop off and parking in front of school inadequate
- No access control mechanisms
- Some single pane windows

Garrison Middle School



Sea Tech Skills Center

Year Built: 2014
Modernization: NA
Building Area: 29,858 SF
Site Area: 3.3 ac.

BCA Score: 100



Key Building Conditions:

- New facility in new condition
- HVAC system makes "whale sounds" at startup (this has been corrected)
- Extreme negative pressure in mfg/welding shop (this has been corrected)
- Extron systems problematic

Sea Tech Skills Center

Other Notes:

- Many “lessons learned” shared by staff for future projects

Edison Elementary School

Year Built: 2009
Modernization: NA
Building Area: 64,960 SF
Site Area: 5.5 ac.

BCA Score: 95.77



Edison Elementary

Key Building Conditions:

- Gym floor failing (widespread adhesion problems and bubbles)
- HVAC and controls work well

Other Notes:

- Inadequate parking and drop off areas
- Front entry opens right into commons
- Bark in playgrounds is messy and hard to maintain
- Large amount of landscape planting areas require outside maintenance
- Cafeteria noise is disruptive to front office functions and visitors
- Playground access through collaboration space is disruptive

Edison Elementary



Lincoln High School

Year Built: 1926
Modernization: 1957 Gym Addition
Building Area: 33,801 SF
Site Area: 3.7 ac.

BCA Score: 49.21



Key Building Conditions:

- Windows need replacement
- Old steam boiler has surpassed its useful life expectancy
- Asphalt slopes to building causing drainage problems
- Inadequate electrical capacity (always blowing breakers)
- Exposed wiring throughout
- HVAC systems beyond service life
- Plumbing systems beyond service life
- Aging restroom finishes and fixtures
- Detection and alarm inadequate

Other Notes:

- Age and Layout of building has a significant impact on educational experience
- No ADA provisions throughout facility
- No air-conditioning
- No access controls
- Pneumatic mechanical controls

Lincoln Alternative High School



Lincoln Alternative High School



Pioneer Middle School

Year Built:	1950/1958
Modernization:	1990 Fire burned middle section
Building Area:	94,343 SF
Site Area:	17 ac.
BCA Score:	61.47



Pioneer Middle School

Key Building Conditions:

- Locker rooms antiquated (access, supervision issues)
- Subfloor and floor tile failure in areas (needs more investigation)
- Many interior finishes worn or damaged
- Restrooms antiquated, need updating
- Mechanical systems upgraded 1990 (exception new boiler last year)
- Plumbing systems well beyond service life
- Plumbing failures such as carriers rusting out of walls
- Electric patched together (breakers, timeclocks, etc. in strange locations)
- Two very noisy transformers
- New roof in last few years
- Exterior masonry needs sealing
- Cracks in masonry
- Single pane windows
- Exterior sidewalks and stairs need replacement and repair

Pioneer Middle School

Other Notes:

- 2nd Gym needed
- Cafeteria being used for PE
- Commons undersized
- Access controls, but no line of site from office
- Severe lack of parking/pick-up/drop-off
- Voice lift system requested

Pioneer Middle School



Pioneer Middle School



Prospect Point Elementary School

Year Built: 1969
Modernization: 1979 Small addition to D Bldg.
Building Area: 46,885 SF
Site Area: 11 ac.
BCA Score: 75 - 78



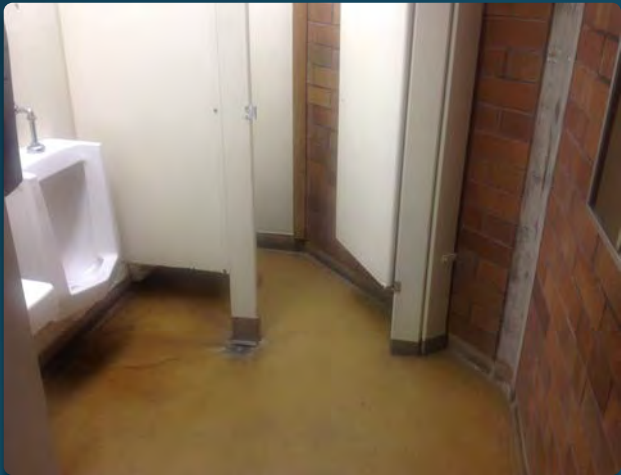
Key Building Conditions:

- Exterior walls not insulated
- Restrooms can get cold and freeze pipes
- Moss on roofs, frequent roof leaks
- Single pane windows
- Need more roof gutters and improved drainage
- Zoning and air-flow issues due to added walls
- Flooring due for replacement
- Interior walls need repair and paint
- Parking lot needs crack sealing and seal coat

Other Notes:

- Lack of security (multiple buildings, open campus)
- Restrooms not ADA compliant
- Gym is undersized
- Cafeteria is undersized
- No dedicated music room (located on stage)
- ADA issues at stage area
- ADA issues at restrooms

Prospect Point Elementary



Berney Elementary School

Year Built: 1978
Modernization: None
Building Area: 62,729 SF
Site Area: 7 ac.

BCA Score: 66.33



Berney Elementary

Key Building Conditions:

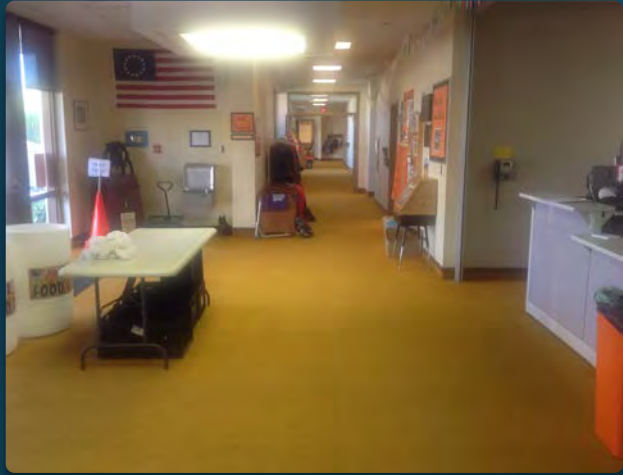
- Wood siding is aged and deteriorated
- Roof due for replacement (periodic leaks, fasteners wearing through)
- Due for lighting upgrade
- Restrooms need renovation (2 done already, 4 to go)
- Carpets need replacement (original)
- VCT in commons over crawl space failing
- Ceilings stained and dull
- HVAC system aged and needs upgrading
- Cooling tower due for replacement (leaks often)
- New boilers in 2014
- Some sidewalks settling and damaged/weathered
- Music room ventilation inadequate
- Parking lots need overlay/replacement

Berney Elementary

Other Notes:

- No AC in gym
- Commons undersized

Berney Elementary



Walla Walla High School

Year Built: 1963/1990

Modernization: NA

Building Area: 237,994 SF

Site Area: 40 ac.

BCA Score:

Academic	57.33
Auditorium	83.15
Commons	66.11
Gym (1990)	86.04
Library	77.37
Music	76.15
Science	68.77
Gym	63.27
Vocational	77.16
Weight Room	60.70



Walla Walla High School

Key Building Conditions:

- HVAC systems are aged and need major upgrade or replacement
- Plumbing systems are largely original and beyond service life, failing
- Lighting is inconsistent and discolored where not upgraded, mostly original to 1990
- No air-conditioning (few exceptions. Temporary window units to be installed this year. A short term fix.)
- Lockers are worn out and do not work
- Principal reports not enough cameras and many are inoperable
- Weight room mechanical not to code
- Door hardware failing in places
- Ceilings dirty and stained
- Communications exhibits inadequate coverage
- Surveillance and detection inadequate coverage
- Roofing mostly good but some nearing life expectancy
- Crawl spaces under science building always wet and "terrarium like" (results in rusty pipes and structures)
- Stormwater runoff causes problems throughout campus
- Restrooms not ADA and needing update

Other Notes:

- Classroom layouts are inefficient for modern teaching
- Science labs are antiquated and sub-standard design
- Open Campus, security and supervision challenges
- ADA compliance issues throughout campus
- Asbestos floor tile
- Lack of storage
- Locker rooms too small
- Inadequate parking, safety issues
- Classroom technology lacking

Walla Walla High School



Walla Walla High School

