

# Individual Building Summary Narrative

School: **Carson Elementary School**  
 Address: 351 Hot Springs Ave., Carson, WA 98610

County: Skamania  
 Site:  
 Latitude: 45 43 31  
 Longitude: 121 49 09

General Building 1951 - Main Building  
 1954 - Additions  
 1955 - Additions  
 1959 - Additions  
 1960 - Additions  
 1965 - Additions  
 1966 - Additions  
 1993 - Covered Play  
 2008 - Upgrades to heating and electrical panels and restrooms

## Surrounding Site Conditions

North: Bus drop-off and parking area, Warehouse, Covered Play structure, tennis courts, play structure, outdoor play area, baseball field, and septic drain field  
 South: Small grass area and Hot Springs Ave.  
 East: Parking area, Wind River Educational Center  
 West: Access road and staff parking area, Soccer and t-ball field.

Educational Facility: Elementary grades 3 through 6

<b>Site Conditions</b>	
<i>Asphalt</i>	The existing asphalt surface is in bad condition.
<i>Concrete</i>	Exterior concrete surfaces are in fair condition.
<i>Parking</i>	The site has one main parking area for parents, parking near the bus drop-off and covered play structure, and staff parking are separated. Parking is adequate for the school.
<i>Storm water System</i>	An onsite storm water collection system consists of catch basins and area drains piped to on-site drywells. The system functions normally. Most of drywells drain slowly as the get filled with sediment.
<i>Lighting</i>	Exterior lighting consists of pole mounted parking lot lights and exterior lights mounted on the building. The system is adequate, but needs repairs.
<i>Landscape</i>	The site is landscaped with grass, trees, and open play field. Plant materials are in good condition but need regular pruning as they become over grown quickly. The site is irrigated using water from Skamania County PUD.
<i>Playfields</i>	Playfields are used by the school and community for after school activities. The field is flat and appropriate for large group activities. The grass is irrigated during the summer months, using water from Skamania County PUD. The grass surface is in good condition.
<i>Bus Loading Area</i>	The Bus loading/unloading area is located in an area separate from the parking lot and auto drop off/pick up. It is adequate for the school and is a safe and effective design in the current configuration.

<i>Play Structures/Play Area</i>	The site has a covered outdoor play area and specific areas for the play equipment. The covered play structure consist of brick walls and columns, steel beam roof structure with metal roofing. The covered play equipment has a rubber fall protection and the outside play structure has wood chips for fall protection. There is an underground drainage collection system to avoid standing water. The play equipment is in good condition.
<i>Student Drop Off / Pick up Zones</i>	Student loading/unloading is provided curb side within the parking lot. The lot can become congested at key times, but there is adequate queuing area for safe drop off and pick up
<b>Building Exterior</b>	
<i>Foundation</i>	Foundations are in good repair with no evidence of deterioration, settlement or cracking that would allow water intrusion. There are steam tunnels around most of the perimeter of the building.
<i>Exterior walls</i>	Exterior walls are constructed mainly with wood framing with masonry veneer for a majority of the building. The Gym, and Kitchen/Cafeteria areas are wood frame with T-111 siding that is in poor condition. Some classroom areas have wood board and batten above the windows. Soffits are enclosed and in poor condition.
<i>Roof</i>	The Gym and Cafeteria barrel roofs are built-up roofing that have been coated. Portions of the roof are single-ply membrane at end-of life. The south wing has composition shingles that have been recently replaced in 2014. The gutters overall are in good condition.
<i>Windows</i>	The window systems are single-glazed metal windows with operable panes and generally in poor condition.
<i>Doors and Hardware</i>	Exterior doors are hollow metal with hollow metal frames. The main entry is an old aluminum entry vestibule system that is single-glazed.
<b>Building Interior</b>	
<i>Floors</i>	The building is constructed with concrete slab on grade. Floor finish materials include carpet and VCT in high traffic areas, and existing VAT in other areas. Wood strip flooring exists in the gymnasium, the Cafeteria is VCT, and the stage is wood floor with carpet. Ceramic tile is in the restrooms. Safety vinyl flooring is in the kitchen.
<i>Walls</i>	The walls are wood stud frame construction with painted gypsum wall board on most interior walls. The Cafeteria has horizontal wood paneling on all walls. The Gymnasium has vertical wood paneling with wall pads in some areas, and Masonite above. Restroom wall finishes are ceramic tile with gypsum wallboard above. The kitchen is gypsum wall board with plastic laminate splash in a few areas, and some walls are painted brick.
<i>Ceilings</i>	There are many variations of ceiling types. Gypsum board ceilings systems are used in the hallways, restrooms, and maintenance spaces. The Staff room and south hall classrooms has a 2x4 suspended acoustical ceiling tile system. The Gymnasium ceiling is suspended pegboard. The Cafeteria ceiling is a suspended 12x12 acoustical ceiling tile system. North hall classrooms are glue-up acoustical tiles in between beams.
<i>Doors &amp; Hardware</i>	Interior doors are wood with painted or stained wood frames. The main building entrance vestibule is aluminum storefront door systems. Doors, frames, locks, panic hardware, closers and hinges are in poor condition overall and do not have handicapped accessible hardware.
<i>Acoustical Treatments</i>	Other than glue up acoustical ceiling tiles and some suspended acoustical ceiling tile systems, there is limited acoustic treatment throughout the building. Some classroom walls have glue-up acoustical tiles on the walls.
<i>Casework</i>	Wood casework with plastic laminate countertops is throughout the building and is in poor condition. Some newer areas have plastic laminate casework.

<b>Structural Systems</b>	
<i>Roof</i>	The roof structure is primarily wood beams and wood deck. The Gymnasium and Cafeteria are a wood truss barrel-vault system. Wood trusses are used in the south wing. The main entrance vault is constructed with wood beams and wood deck.
<i>Walls</i>	Walls are primarily wood framed throughout and include with masonry veneer in many areas and T-11 siding in others. Some walls near the kitchen and boiler room areas are through-wall masonry.
<i>Foundations</i>	The foundations are a 4" unreinforced slab on grade with footings.
<b>General Code Requirements</b>	
<i>Fire Systems</i>	The building is not sprinklered.
<i>Energy Code Systems</i>	The building would have been designed to the requirements of the Uniform Building Code version in place during the 1950's and 1960's. The building design would not meet the current Washington State Energy Code.
<i>Code Deficiencies</i>	The building would not be compliant with the current seismic standards of the IBC.
<i>Handicap Accessibility</i>	The building is not ADA compliant in general. Upgraded restrooms were remodeled to 2008 accessibility standards.
<b>Mechanical Building Systems Summary</b>	
<i>Water Supply</i>	The site is served by Skamania County PUD. Domestic service is 3" ductile iron pipe and is adequate to serve the building and site needs. A 6" ductile iron pipe fire loop circumvents the building serving the fire hydrants.
<i>Sewer System</i>	The building is on a septic system. Drain lines (2016) and tank (2018) have been repaired and cleaned. System in fair condition. Sump pumps were replaced in 2018. South hall still has some slow drains and plugged/collapsed pipes.
<i>Plumbing System</i>	The water closets and urinals are manually operated. Many fixtures were replaced in the main restrooms in 2008 to meet accessibility standards. Remaining plumbing fixtures throughout do not meet accessibility standards. The domestic water piping was replaced throughout with copper and/or PEX in 2008. There may be some remaining galvanized pipe in the building.
<i>Fire Sprinkler Systems</i>	There is no fire sprinkler system.
<i>HVAC Systems</i>	Heating water is supplied by gas-fired central boilers, installed in 2008, to provide hot water to unit ventilators to the rooms. Water heaters use natural gas and were replaced in 2008. There is no building cooling systems. Mechanically, the system in the Gymnasium and Cafeteria are in good condition. The system was recommissioned in 2018.
<i>Energy Controls</i>	The basic building automated controls system was replaced in 2008 and has monitoring, adjusting and reporting capabilities. It is stable, serviceable and adequate for the application.
<b>Electrical Building Systems Summary</b>	
<i>Electrical System</i>	Electrical service and panels were replaced in 2008. The building internal circuitry is served from a main service entrance panel and a network of sub panels. The electrical system is an antiquated distribution system. There is no generator. Emergency lighting is provide by individual units placed around the building.
<i>Lighting</i>	Light fixtures are primarily T-5 fluorescent in classroom spaces. Office and other work spaces utilize the same lighting as do the classrooms. The majority of the lighting was replaced a few years ago and is energy efficient and serviceable for the foreseeable future. Beginning in 2017 tubes and ballasts are being replaced with LED bulb and no ballasts.
<i>Intercom/ Communications</i>	The paging, intercom and phone systems, and PA systems are adequate. Phone system is at capacity with one computer lab without a phone. Replacement modules are not available. Some areas do not have intercoms.

<i>Clocks/ Tones</i>	The building has a Rauland-Borg 2490 master clock/signal system fully distributed throughout the facility. The system is in fair condition. They system resets itself when the building gets hot. Some clocks do not keep accurate time.
<i>Fire Alarm</i>	The fire alarm system is a Simplex 4001/U supervised zoned system with initiating devices and horn/strobes located throughout the facility. The system is in poor condition and in need of replacement.
<b><u>Safety and Security</u></b>	
<i>Security systems</i>	The building physical security systems include 3 keycard accesses on the north side, main entrance and staff entrance by cafeteria. All exterior doors are locked during the school day except main entrance. There is a relatively new Ednetics camera system, throughout the facility and the exterior. There is no intrusion detection system.
<i>Exterior Access</i>	Building entry is available through 3 locknetic doors using a keycard. Doors around the facility serve primarily as exits only but can be accessed using a master key.
<i>Fencing</i>	The site is not fully fenced with chain-link fence. The chain-link fencing is rusting in most areas, but is in good condition at the softball field. Community use of the property during school hours is restricted.
<b><u>Technology Infrastructure</u></b>	
<i>Building Services</i>	Every classroom has a projector, document camera, small cluster of thin client computers and a promethium board. The building has Cat 6, wireless connectivity and multiple drops throughout. There are network printers available to staff and students. Teachers have a district issued laptop with Office 365 and many other programs loaded. There is a small network room with battery backup to the servers located in the room.
<i>Labs</i>	There are two computer labs of 30 computers in the building. One in the South hall and another in the North hall. There are clusters of 3-6 computers in the classrooms.
<i>Networks</i>	The district network has a 1 Gig backbone with fiber run between buildings. All the switches were upgraded in 2017 to HP 2920 POE Aruba switches.
<i>Telecommunications</i>	Carson has an ESI system that is at its capacity with no available slots and the system in antiquated.

# Individual Building Summary Narrative

School: **Stevenson Elementary School**  
 Address: 100 School Street, Stevenson, WA 98648

County: Skamania  
 Site:  
 Latitude: 45-degree 69' 57"  
 Longitude: 121 degree 88' 45"

General Building 1957 - Main building  
 1959 - Addition  
 1961 - Addition  
 1966 - Addition  
 1969 - Addition  
 2002 - Major remodel and addition

## Surrounding Site Conditions

North: Grass play areas, playground area, and Covered Play area  
 South: Grass playfield and play structure. Vancouver Ave.  
 East: Bus drop-off and staff parking areas  
 West: Parent drop-off and main parking lot from School Street

Educational Facility: Elementary grades K through 2

<b>Site Conditions</b>	
<i>Asphalt</i>	The existing asphalt surface is in good condition at the main parking lot. The rear staff parking lot asphalt is in poor condition with some settlement issues.
<i>Concrete</i>	Exterior concrete surfaces are in good condition generally except for one area experiencing settling on an elevated walk on the east side.
<i>Parking</i>	The site has one main parking area at the front of the school and a staff parking lot at the rear. Parking is adequate for the school. Off street parking is not immediately available.
<i>Stormwater System</i>	An onsite storm water collection system consists of catch basins and area drains piped to an on-site treatment and infiltration system, and to City of Stevenson storm system. The system functions normally. There is drainage problem on the north playground during heavy rain.
<i>Lighting</i>	Exterior lighting consists of pole mounted parking lot lights and exterior lights mounted on the building. The system is adequate. Upgraded to LED in 2018.
<i>Landscape</i>	The site is fully landscaped with shrub beds and open play field. Plant materials are in good condition. The irrigation system is in need of repair. The winter of 2016-2017 caused a lot of damage due to ice. Existing pear trees are not doing well. Planter areas need regular maintenance.
<i>Playfields</i>	Playfields are used by the school and community for after school activities. The field is flat and appropriate for large group activities. The grass is irrigated during the summer months. There is a water issue at the playfields that may or may not be an irrigation issue.
<i>Bus Loading Area</i>	The Bus loading/unloading area is located in an area separate from the parking lot and auto drop off/pick up. It is adequate for the school and is a safe and effective design. Drop off is done on the West side, front of school, and pick up is on the East Side of the building in the staff parking lot.

<i>Play Structures / Play Area</i>	The site has a covered outdoor play area has a CMU ball wall and constructed of concrete columns, structural steel trusses, and metal roof system (with ice guards), and a specific area for adjacent play equipment on the north side. The south side play equipment is contained in a concrete curbed area with wood chips for fall protection. There is an underground drainage collection system to avoid standing water. The play equipment is in good condition.
<i>Student Drop Off / Pick up Zones</i>	Student loading/unloading is provided curb side within the parking lot. The lot can become congested at key times, but there is adequate queuing area for safe drop off and pick up
<b><u>Building Exterior</u></b>	
<i>Foundation</i>	Foundations are in good repair with no evidence of deterioration, settlement or cracking that would allow water intrusion. The new addition area shows some evidence of settling at exterior walks.
<i>Exterior walls</i>	The majority of the exterior walls are constructed with wood studs with masonry veneer wainscot at various heights and board and batten wood siding above. The front (west) façades are wood stud with stone veneer wainscot and full-height sections. South wall of the cafeteria siding was rotting and replaced in 2018.
<i>Roof</i>	The roof is a single-ply membrane system, which has reached its useful life. The raised entry and main hallway are sloped roofs with composition shingles There are also two (2) skylights on the membrane roof area and (2) skylights in the composite shingle roof area.
<i>Windows</i>	The window system is aluminum with insulated glazing. The window system is in good condition.
<i>Doors and Hardware</i>	Exterior doors are aluminum with aluminum frames at the main entrances. The remaining exterior doors are hollow metal with hollow metal frames.
<b><u>Building Interior</u></b>	
<i>Floors</i>	The building is constructed with a ground floor concrete slab on grade. There are many floor levels based on topography. The Custodial and Mechanical mezzanine areas has a wood floor structure. Floor finish materials include carpet, rubber flooring, and slip-resistant sheet vinyl on ramps, and VCT in Janitor and Storage rooms. Wood strip flooring exists on the gymnasium, and stage is a wood floor structure with plywood and painted hardboard. Ceramic tile is in the restrooms. Safety vinyl flooring is installed in the kitchen. Overall, flooring is in good condition.
<i>Walls</i>	The walls are wood stud frame construction with painted gypsum wall board on most interior walls. The gymnasium are through-wall reinforced brick masonry. Walls are in good condition. Wall finishes also include ceramic tile in restrooms. Gym walls are gypsum wallboard and existing horizontal wood paneling.
<i>Ceilings</i>	The ceilings are primarily 2'x4' suspended acoustical tiles are located in classrooms, offices, library, and staff work areas. Glue-up acoustical ceiling tiles are used in some hallways and classroom areas. The main hall ceiling is exposed wood roof decking. Gypsum board ceilings systems are used in restrooms and maintenance spaces. Overall condition is good.
<i>Doors &amp; Hardware</i>	Interior doors are plastic laminate (P-Lam) wood doors with painted hollow metal frames. Doors, frames, locks, panic hardware, closers and hinges are in good condition. Overhead Coiling Doors are used in the kitchen and are in good condition.
<i>Acoustical Treatments</i>	2'x4' suspended acoustical tile systems and glue-up acoustical tile systems are used throughout many rooms and halls in the school. Acoustic wall panels are used in the main hall.
<i>Casework</i>	Plastic laminated casework is throughout the building and is in good condition.

<b>Structural Systems</b>	
<i>Roof</i>	The existing portions of the school roof structure is glue-lam beams that have been reinforced in 2002 and wood decking. Addition areas are a combination of glue-lam beams with wood joists and plywood deck. The raised main hall roof structure is wood trusses and wood decking.
<i>Walls</i>	The walls are typically wood stud framed with insulation, plywood sheathing, brick or stone veneer, and board and batten wood siding.
<i>Foundations</i>	The foundations are 4" reinforced slab on grade and a 6" reinforced slab on grade, with stem footings and isolated deep footings at the columns. There are many floor levels and varying foundation wall heights based on topography.
<b>General Code Requirements</b>	
<i>Fire Systems</i>	The building is fully sprinklered.
<i>Energy Code Systems</i>	The building was designed to meet the requirements of the 1997 Uniform Building Code with Washington State Amendments.
<i>Code Deficiencies</i>	The building would not be compliant with the current seismic standards of the IBC. The building design would not meet the current Washington State Energy Code.
<i>Handicap Accessibility</i>	The building is ADA compliant as of 2001.
<b>Mechanical Building Systems Summary</b>	
<i>Water Supply</i>	The site is served by City of Stevenson. Domestic service is 3" ductile iron pipe and is adequate to serve the building and site needs. A 6" ductile iron pipe fire loop circumvents the building serving the automatic fire sprinkler system and the fire hydrants.
<i>Sewer System</i>	The building internal sewer system is connected to the City of Stevenson sewer system and is in good condition. A 6" PVC line connects between the municipal system and the building.
<i>Plumbing System</i>	Many of the plumbing fixtures throughout the building are manually operated and water efficient. The fixtures are in good condition. Internal plumbing is copper and is in good condition.
<i>Fire Sprinkler Systems</i>	The automatic fire suppression system is a wet system. It is a supervised system.
<i>HVAC Systems</i>	Heating water is supplied by central boilers to air handlers, which distribute conditioned air to rooms. There is also DX cooling in the office, staff room and library, The remaining useful life cycle value is 75%. System was recommissioned in 2018.
<i>Energy Controls</i>	The basic building automated controls system schedules and has monitoring, adjusting and reporting capabilities. It is stable, serviceable and adequate for the application.
<b>Electrical Building Systems Summary</b>	
<i>Electrical System</i>	Service entrance into the facility is underground and total rating is 750kVa. The building internal circuitry is served from a main service entrance panel and a network of sub panels. Emergency power is provided through a large battery bank and an inverter system.
<i>Lighting</i>	Light fixtures are primarily T-5 fluorescent in classroom spaces and throughout the building. The majority of the lighting is energy efficient and serviceable for the foreseeable future. Beginning in 2017 tubes and ballasts are being replaced with LED bulb and no ballasts.
<i>Intercom/ Communications</i>	The paging and speaker system is an A-900 series made by TOA electronics Inc. It is in good condition.
<i>Clocks/ Tones</i>	There is no clock system.
<i>Fire Alarm</i>	The fire alarm system is a Simplex 4001/U supervised zoned system with initiating devices and horn/strobes located throughout the facility. The system is in good condition. And has approximately 75% of useful life cycle value remaining.

<b>Safety and Security</b>	
<i>Security systems</i>	The building physical security systems include a card (keyless) access system at 3 locations. All exterior doors are locked during the school day. There is a relatively new Ednetics camera system, throughout the facility and the exterior.
<i>Exterior Access</i>	Building entry is not available without an electronic access card at three points around the building, East door, main enter and South entry. Doors around the facility serve primarily as exits only. There is one central controlled access point to the building through the main entrance where guests are required to speak with front office staff to be allowed to enter the building.
<i>Fencing</i>	The site is not fully fenced. Community use of the property during school hours is restricted.
<b>Technology Infrastructure</b>	
<i>Building Services</i>	Every classroom has a projector, document camera, small cluster of thin client computers and a promethium board. The building has Cat 5, wireless connectivity and multiple drops throughout. There are network printers available to staff and students. Teachers have a district issued laptop with Office 365 and many other programs loaded.
<i>Labs</i>	There is a Thin Client labs of 30 computers in the building. There are clusters of 3-6 thin clients in the classrooms.
<i>Networks</i>	The district network has a 1 Gig backbone with fiber run between buildings. All the switches were upgraded in 2017 to HP 2920 POE Aruba switches.
<i>Telecommunications</i>	Stevenson Elementary has an ESI system that is at its capacity with no available slots and the system in antiquated.



# Individual Building Summary Narrative

School: Stevenson High School and Wind River Middle School  
 Address: 390 NW Gropper Rd., Stevenson, WA 98648

County: Skamania  
 Site:  
 Latitude: 45 70 10  
 Longitude: 121 88 75

## General Building

Due to the closing of the previous location of the Wind River Middle School in the City of Carson, the Wind River Middle School was added to the existing square footage of the Stevenson High School building.

1954 - Main Building

1961 - Addition

1973 - Addition

1989 - Addition

1995 - Addition and remodel

2004 - Learning Center Renovation

2008 - Upgrades to mechanical and electrical systems and Kitchen remodel and addition

## Surrounding Site Conditions

North: Staff and visitor parking and access off NW Gropper Rd.  
 South: Track and field, grandstand, student parking lot and bus drop-off area  
 East: Driveway and SCSD Community Pool and practice field  
 West: Vo-Tech and SDSC Maintenance Shop building and staff parking lot

<b>Site Conditions</b>	
<i>Asphalt</i>	The existing asphalt surface is in poor condition in most areas. The visitor lot and drop off area near the entrance is in fair condition.
<i>Concrete</i>	Exterior concrete surfaces are in poor condition.
<i>Parking</i>	The site has a parking lot for visitors near the entrance, staff parking spaces along the north side of the building, parking at the Vo-Tech and SCSD Maintenance Shop areas, and a large student parking area to the south. Parking is adequate for the school. Off street parking is not immediately available.
<i>Storm water System</i>	An onsite storm water collection system consists of catch basins and area drains piped to an on-site treatment and infiltration system. Some drains are piped directly into a creek. The system functions normally.
<i>Lighting</i>	Exterior lighting consists of a variety of pole mounted parking lot lights and exterior lights mounted on the building. The system is not adequate. It was upgraded to LED fixtures in 2018
<i>Landscape</i>	The site has landscaping areas at the main drive entrance and near the main building entrance. There are some grass areas with shrubs near the classroom wings.
<i>Playfields</i>	Playfields are used by the school and community for after school activities. The field is flat and appropriate for large group activities. The grass is irrigated during the summer months.
<i>Bus Loading Area</i>	The Bus loading/unloading area is located in an area shared with the student parking lot. It is not adequate for the school and is not an effective design.

<i>Play Structures / Play Area</i>	NA
<i>Student Drop Off / Pick up Zones</i>	Student loading/unloading is provided near the main building entrance. The lot can become congested at key times, and there is not adequate queuing area for safe drop off and pick up
<b>Building Exterior</b>	
<i>Foundation</i>	Foundations are in good repair with no evidence of deterioration, settlement or cracking that would allow water intrusion, except at the end of one of the classroom wings. There are steam tunnels around most of the perimeter of the building.
<i>Exterior walls</i>	Exterior walls are constructed mainly with wood stud framing with masonry veneer at wainscot height and full-height in areas. Wall surfaces above the wainscot and at upper levels are cedar lap siding.
<i>Roof</i>	The roof is a single-ply membrane system. Hall 10 and locker rooms were reroofed in 2017, Hall 20 was reroofed in 2018. The Gymnasium is a built-up-roof system with a roof coating system. There are wood framed exterior canopies at the main building entrance and at the south entrance that are standing seam metal roofing. There are (2) skylights in the south entry hall.
<i>Windows</i>	The window system is metal with single glazing and in poor condition. Remodeled areas window systems are aluminum with insulated glazing in good condition.
<i>Doors and Hardware</i>	Exterior doors are hollow metal with hollow metal frames throughout.
<b>Building Interior</b>	
<i>Floors</i>	The building is constructed with a ground floor concrete slab on grade. The second level upper gymnasium floors are wood framed over steel beams. Floor finish materials include carpet, VCT, rubber flooring, VAT. Wood strip flooring exists on the gymnasium and stage and upper gymnasium. Ceramic tile is in the restrooms and locker rooms (locker rooms in poor condition). Safety sheet vinyl flooring is installed in the kitchen.
<i>Walls</i>	The walls are wood stud frame construction with painted gypsum wall board on most interior walls. Halls have gypsum wallboard with plastic laminate wainscoting textured and painted. The south entry hall has plastic laminate wainscoting. The Gymnasium and Weight Room have stained wood boards. Wall finishes also include ceramic tile in restrooms and glazed brick and CMU in the locker rooms. The Kitchen has gypsum wallboard with Fiberglass Reinforced Panels and some areas of stainless steel.
<i>Ceilings</i>	There are many variations of ceiling types and primarily the ceilings are exposed painted structure, with glue-up acoustical tiles in between beams. Painted pegboard ceilings systems is used in hall 10 and locker rooms. Gypsum wallboard ceilings are used in most hallways, restrooms and maintenance spaces. 2'x4' suspended acoustical tile ceilings are used in some areas. The Gymnasium has exposed cementitious acoustical roof deck and stained exposed glue-lam beams. Exposed wood decking in the south entry hall. Other areas are exposed to structure.
<i>Doors &amp; Hardware</i>	The majority of the interior doors are wood doors with wood frames. There are some plastic laminate wood doors and hollow metal doors with hollow metal frames. Stainless steel overhead coiling doors and counter doors are used in the kitchen and are in good condition. Most door hardware on classrooms in poor condition.
<i>Acoustical Treatments</i>	Glue-up acoustical tile and 2'x4' suspended acoustical tile ceiling systems are used in many areas. The Learning Center has curved perforated metal acoustic panels. The Gymnasium has exposed cementitious acoustical roof deck and stained exposed glue-lam beams. The south entry hall has acoustical wall panels.
<i>Casework</i>	Wood casework is throughout the building and is in poor condition. Plastic laminated casework is in remodeled Learning Center. Labs have wood casework and chemical-resistant lab countertops.

<b>Structural Systems</b>	
<i>Roof</i>	The roof structure is primarily wood beams and wood deck. Glue-lam beams and cementitious acoustic roof deck are used in the Gymnasium. The Commons has a glue-lam beam and wood deck barrel vault structure. The main building entry, the south entry and south entry hall roof structure is glue-lam trusses with wood deck.
<i>Walls</i>	The walls are composed of wood stud framing with exterior plywood sheathing with fiberglass batt insulation and interior gypsum board.
<i>Foundations</i>	The foundations are a 4" unreinforced concrete slab on grade, with concrete stem footings and isolated deep pad footings at the columns. Stem walls vary in height due to steam tunnels at the building perimeter and varying grades.
<b>General Code Requirements</b>	
<i>Fire Systems</i>	The building is not sprinklered.
<i>Energy Code Systems</i>	The building would have been designed to the requirements of the Uniform Building Code version in place during the 1950's and 1960's. The 2002 remodel was designed to the requirements of the 2000 IBC with Washington State Amendments. The 2008 remodel was designed to the requirements of the 2006 IBC with Washington State Amendments. The building design would not meet the current Washington State Energy Code.
<i>Code Deficiencies</i>	The building would not be compliant with the current seismic standards of the IBC, except for the learning center spaces. The building design would not meet the current Washington State Energy Code.
<i>Handicap Accessibility</i>	The building is not fully ADA compliant.
<b>Mechanical Building Systems Summary</b>	
<i>Water Supply</i>	The site is served by City of Stevenson. Domestic service is 3" ductile iron pipe and is adequate to serve the building and site needs. A 6" ductile iron pipe fire loop circumvents the building serving the fire hydrants.
<i>Sewer System</i>	The building internal sewer system is connected to the City of Stevenson sewer system and is in good condition. A 6" PVC line connects between the municipal system and the building. Piping in some location has deteriorated and problematic including chem lab to hall 40 and hall 10.
<i>Plumbing System</i>	Plumbing fixtures throughout the building are manually operated and do not all meet accessibility standard. Internal plumbing is copper and is in good condition. The hot water heaters were replaced in 2017. The entire hot water heating pipe system was replaced throughout in 2008.
<i>Fire Sprinkler Systems</i>	There is no automatic fire suppression system.
<i>HVAC Systems</i>	Heating water is supplied by central boilers to air handlers and the fin-tube system. Gas fired roof top HVAC units supply the library and computer labs. AC units supply the office, staff room, room 30 and commons.
<i>Energy Controls</i>	The basic building automated DDC controls system schedules and has monitoring, adjusting and reporting capabilities. It is stable, serviceable and adequate for the application.
<b>Electrical Building Systems Summary</b>	
<i>Electrical System</i>	Service entrance into the facility is underground and total rating is 750kVa. The building internal circuitry is served from a main service entrance panel and a network of sub panels. Emergency power is provided through a large battery bank and an inverter system. The electrical panels were replaced in 2008.
<i>Lighting</i>	Light fixtures are primarily T-5 fluorescent throughout. The majority of the lighting is energy efficient and serviceable for the foreseeable future. Beginning in 2017 tubes and ballasts are being replaced with LED bulb and no ballasts.
<i>Intercom/ Communications</i>	The speaker system is in poor condition. The intercom controls is a Phone system is currently Analog but capable of VOIP, replaced 2015.
<i>Clocks/ Tones</i>	Clocks and tones are obsolete. Wiring and controls are over 25 years old.
<i>Fire Alarm</i>	The fire alarm panel needs to be replaced and the smoke detectors are at end-of-life.

<b>Safety and Security</b>	
<i>Security systems</i>	The building physical security systems include a (6) card (keyless) access system where only (4) are operational. Exterior doors are locked during the school day, with three unlocked during passing times. There is a relatively new Ednetics camera system, throughout the facility and the exterior. There is no intrusion detection.
<i>Exterior Access</i>	Doors around the facility serve primarily as exits only. There are three controlled access point to the building through the main entrance one at the south entry one at the Northwest corner. Guests are required to sign-in with front office staff to be allowed to enter the building.
<i>Fencing</i>	The site is not adequately fenced. Community use of the property during school hours is restricted.
<b>Technology Infrastructure</b>	
<i>Building Services</i>	There is a new server room that has independent air conditioning, battery backup, and is the backbone to the district. Every classroom has a projector, document camera and a promethium board. The building has Cat 6, wireless connectivity and multiple drops throughout. There are network printers available to staff and students. Teachers have a district issued laptop with Office 365 and many other programs loaded.
<i>Labs</i>	3 labs are available for computer based testing and classroom work. There are clusters of computers in classrooms and mobile laptop carts are available for student use.
<i>Networks</i>	The district network has a 1 Gig backbone with fiber run between buildings. All the switches were upgraded in 2017 to HP 2920 POE Aruba switches.
<i>Telecommunications</i>	There is a new ESI phone box in the network room that is VOIP capable.

# Individual Building Summary Narrative

School: Stevenson High School- VoTech Building  
 Address: 390 NW Gropper Rd., Stevenson, WA 98648

County: Skamania  
 Site:  
 Latitude: 45 70 10  
 Longitude: 121 88 75

General Building Contains classrooms, shops and SCSD Maintenance Shop spaces  
 1964 - Vocational building  
 1967 - Addition  
 2000 - Remodel

## Surrounding Site Conditions

North: NW Gropper Road  
 South: Stevenson High School track and field  
 East: Parking area and main Stevenson High School building  
 West: Grass area and hill

<b>Site Conditions</b>	
<i>Asphalt</i>	The existing asphalt surface is in poor condition.
<i>Concrete</i>	N/A
<i>Parking</i>	The site has one main parking area shared with the Vo-Tech and SCSD Maintenance Shop. Parking is adequate for the school. Off street parking is not immediately available.
<i>Storm water System</i>	An onsite storm water collection system consists of catch basins and area drains piped to an on-site treatment and infiltration system. The system functions normally. Some drains go straight into a creek. All lighting was upgraded to LED in 2018.
<i>Lighting</i>	Exterior lighting consists of pole mounted parking lot lights and exterior lights mounted on the building. The system is adequate.
<i>Landscape</i>	The site is landscaped with grass and trees in some areas.
<i>Playfields</i>	N/A
<i>Bus Loading Area</i>	N/A
<i>Play Structures / Play Area</i>	N/A
<i>Student Drop Off / Pick up Zones</i>	N/A
<b>Building Exterior</b>	
<i>Foundation</i>	Foundations are in good repair with no evidence of deterioration, settlement or cracking that would allow water intrusion.
<i>Exterior walls</i>	Exterior walls are constructed with wood stud framing with cedar lap siding, and an area with a brick veneer wainscot. Other exterior walls are constructed with CMU. There are plywood fascia in some areas and the west side fascia is rotting.
<i>Roof</i>	The roof is a single-ply membrane system in poor condition, and sloped roof with composition shingles.
<i>Windows</i>	The windows are metal framed with single glazing in all areas except the Art Room which has insulated glazing.

<i>Doors and Hardware</i>	Exterior doors are hollow metal with hollow metal frames. The Automotive Shop and SCSD Maintenance Shop have metal overhead coiling doors with no glazing.
<b><u>Building Interior</u></b>	
<i>Floors</i>	The building is constructed with a ground floor concrete slab on grade. The Art Room and Classrooms have VAT flooring. The Shop Classrooms have VCT flooring. The remainder of the building is exposed concrete.
<i>Walls</i>	The walls are wood stud frame construction with painted gypsum wall board on most interior walls. Other interior wall finishes include wood paneling. Some interior walls are painted CMU.
<i>Ceilings</i>	The ceilings in the Classroom areas is glue-up acoustical ceiling tiles. The Wood Shop ceilings is exposed painted structure and the vapor-barrier side of the roof insulation. The Automotive Shop has cementitious fiber acoustical panels in a suspended ceiling grid.
<i>Doors &amp; Hardware</i>	Interior doors are wood doors with painted or stained wood frames. Other doors are hollow metal with hollow metal frames. Doors, frames, locks, panic hardware, closers and hinges are in poor condition. Overhead Coiling Doors are used in the Automotive Shop and SCSD Maintenance Shop areas and are in good condition.
<i>Acoustical Treatments</i>	The ceilings in the Classroom areas is glue-up acoustical ceiling tiles. The Wood Shop ceilings is exposed painted structure and the vapor-barrier side of the roof insulation which has limited acoustic properties. The Automotive Shop has cementitious fiber acoustical panels in a suspended ceiling grid.
<i>Casework</i>	Wood casework is throughout the building.
<b><u>Structural Systems</u></b>	
<i>Roof</i>	The gabled roof system over the Classroom areas are wood trusses with wood deck. The Wood Shop gable roof is wood beams on steel posts with a wood deck. The flat roof over the Automotive Shop and SCSD Maintenance Shop is low slope wood beams with wood deck.
<i>Walls</i>	The walls are composed of reinforced CMU and wood stud framing with exterior sheathing, insulation, and interior gypsum board.
<i>Foundations</i>	The foundations are a 4" reinforced slab on grade with stem footings and isolated deep footings at the columns. The Automotive Shop and SCSD Maintenance Shop areas are constructed over an old tennis court.
<b><u>General Code Requirements</u></b>	
<i>Fire Systems</i>	The building is not sprinklered. There are pull stations and fire extinguisher cabinets.
<i>Energy Code Systems</i>	The building would have been designed to the requirements of the 1960's version of the Uniform Building Code.
<i>Code Deficiencies</i>	The building would not be compliant with the current seismic standards of the IBC. The building design would not meet the current Washington State Energy Code.
<i>Handicap Accessibility</i>	The building is not ADA compliant.
<b><u>Mechanical Building Systems Summary</u></b>	
<i>Water Supply</i>	The site is served by City of Stevenson. The domestic water service was replaced in 2008.
<i>Sewer System</i>	The building internal sewer system is connected to the City of Stevenson sewer system and is in fair condition.
<i>Plumbing System</i>	Plumbing fixtures throughout the building are manually operated and do not meet accessibility standards. Internal plumbing piping has been replaced in 2008.
<i>Fire Sprinkler Systems</i>	There is no automatic fire suppression system.
<i>HVAC Systems</i>	Exhaust fume hoods in Art Room and at welding stations. All electric heat in Automotive Shop and gas-fires in the remainder of the building.
<i>Energy Controls</i>	The basic building automated DDC controls system schedules and has monitoring, adjusting and reporting capabilities. It is stable, serviceable and adequate for the application.

<b>Electrical Building Systems Summary</b>	
<i>Electrical System</i>	Service entrance into the facility is underground and total rating is 750kVa. The building internal circuitry is served from a main service entrance panel and a network of sub panels. New distribution panels and breaker/branch panels were installed in 2008.
<i>Lighting</i>	Light fixtures are primarily T-5 fluorescent throughout. The majority of the lighting is energy efficient and serviceable for the foreseeable future. Beginning in 2017 tubes and ballasts are being replaced with LED bulb and no ballasts.
<i>Intercom/ Communications</i>	The PA is in working order, but poor condition
<i>Clocks/ Tones</i>	Fair
<i>Fire Alarm</i>	The fire alarm panel was replaced 2016 and the smoke detectors are at end-of-life. It is not connected to the main building.
<b>Safety and Security</b>	
<i>Security systems</i>	Exterior classroom doors are unlocked during the school day. There is a relatively new Ednetics camera system, throughout the facility and the exterior.
<i>Exterior Access</i>	Doors around the facility serve primarily as exits only.
<i>Fencing</i>	NA
<b>Technology Infrastructure</b>	
<i>Building Services</i>	The building has Cat 6, wireless connectivity and multiple drops throughout. There are network printers available to staff and students. Teachers have a district issued laptop with Office 365 and many other programs loaded.
<i>Labs</i>	There are clusters of computers in classrooms and mobile laptop carts are available for student use.
<i>Networks</i>	The district network has a 1 Gig backbone with fiber run between buildings. All the switches were upgraded in 2017 to HP 2920 POE Aruba switches.
<i>Telecommunications</i>	There is a new ESI phone box in the network room that is VOIP capable.





# Individual Building Summary Narrative

School: Wind River Educational Center  
 Address: 441 Hot Springs Ave., Carson, WA 98610

County: Skamania  
 Site:  
 Latitude: 45 72 67  
 Longitude: 121 81 13

General Building The Wind River Educational Center was formally the Wind River Middle School. The middle school program was moved to share a building and site with the Stevenson High School. The building now houses the Head Start Program

1970 - Main Building  
 1984 - Addition  
 2013 - Remodel

## Surrounding Site Conditions

North: Bus entry and drop-off, staff parking, Softball field, grass play fields  
 South: Front grass area, small parking, driveway/student drop off, Hot Springs Ave.  
 East: Main parking lot, and Carson Elementary  
 West: Side yard grass area with drainage ditch, Smith-Beckon Rd

<b>Site Conditions</b>	
<i>Asphalt</i>	The existing asphalt surface is in fair/poor condition, with several cracks in the main parking area and there needs to be repair work at the catch basin.
<i>Concrete</i>	Exterior concrete surfaces consist of walk areas around the perimeter of the building and are in fair condition with several cracked areas.
<i>Parking</i>	The site has one main parking area, and 2 smaller lots out front and another staff parking in the back. Parking is adequate for the school.
<i>Stormwater System</i>	An onsite storm water collection system consists of catch basins and area drains piped to drywells and an on-site ditch. The system functions normally.
<i>Lighting</i>	Exterior lighting consists of pole mounted parking lot lights and exterior lights mounted on the building. The system is adequate, but needs repairs.
<i>Landscape</i>	The site is landscaped with grass, trees, and open play field. Plant materials are in good condition. The site is irrigated using water from Skamania County PUD.
<i>Playfields</i>	Playfields are used by the school and community for after school activities. The field is flat and appropriate for large group activities. The grass is irrigated during the summer months, using water from Skamania County PUD. The grass surface is in good condition.
<i>Bus Loading Area</i>	The Bus loading/unloading area is located in an area separate from the parking lot and auto drop off/pick up. It is adequate for the school and is a safe and effective design.
<i>Play Structures / Play Area</i>	The covered play structure is on the Carson Elementary portion of the site.
<i>Student Drop Off / Pick up Zones</i>	Student loading/unloading is provided curb side within the parking lot. The lot can become congested at key times, but there is adequate queuing area for safe drop off and pick up

<b>Building Exterior</b>	
<i>Foundation</i>	Foundations are in good repair with no evidence of deterioration, settlement or cracking that would allow water intrusion.
<i>Exterior walls</i>	Exterior walls are constructed mostly with wood framing and painted cedar lap siding. The Gym walls are constructed with scored tilt-up concrete, painted.
<i>Roof</i>	The roof is a single-ply membrane system in most of the center areas of the roof. The membrane roof system is at the end of it's warranty life, and in need of replacement. Other sloped roof areas have an asphalt shingle system. There are skylights over the Library area. The gutters and flashing are primarily aluminum and some areas are stainless steel.
<i>Windows</i>	The window system in the older portion of the building are single-glazed metal windows. Some of the newer areas have double-glazed vinyl windows. There are sliding aluminum doors in some areas. The main entrance and Gym entrance are aluminum storefront systems.
<i>Doors and Hardware</i>	Exterior doors are aluminum with aluminum frames at the main entrances. The remaining exterior doors are hollow metal with hollow metal frames.
<b>Building Interior</b>	
<i>Floors</i>	The building is constructed with a ground floor concrete slab on grade. Floor finish materials include carpet and VCT in high traffic areas. Wood strip flooring exists on the gymnasium. Ceramic tile is in the restrooms and also in shower area. Locker rooms have coated concrete floors. Safety vinyl flooring is installed in the kitchen. Overall, flooring is in good condition.
<i>Walls</i>	The original building design was an "open concept" school and many walls were added later. Generally the walls are in good condition and are wood stud frame construction with painted gypsum wall board on most interior walls. Many walls are fabric-covered. Recessed lockers are in the main hallways. The gymnasium is tilt-up concrete exposed and painted above the wall protection up to approximately 8-feet. Walls are generally in good condition. Wall finishes also include ceramic tile in restrooms, fiberglass reinforced panels in the kitchen, and glazed brick in the locker rooms.
<i>Ceilings</i>	The ceilings are primarily exposed painted structure, with glue-up acoustical tiles in between beams. 2'x4' suspended acoustical tiles are located in the Library and the Kitchen. Gypsum board ceilings systems are used in restrooms and maintenance spaces. Overall condition is good. The Gym is an exposed cementitious acoustical roof deck system. The locker rooms have 4'x8' cement board suspended ceilings.
<i>Doors &amp; Hardware</i>	Interior doors are either wood or plastic laminate wood doors with painted hollow metal or wood frames. The vestibules and main building entrance are aluminum storefront door systems. Doors, frames, locks, panic hardware, closers and hinges are in poor condition overall and do not have handicap accessible hardware.
<i>Acoustical Treatments</i>	The classrooms and corridors have glue-up acoustical tiles in between beams. 2'x4' suspended acoustical tiles are located in the Library and the Kitchen. The Gym is an exposed cementitious acoustical roof deck system. The Auditorium/Band Room has wood acoustic slat panels on the walls and suspended wood acoustic clouds above.
<i>Casework</i>	Plastic laminated casework is throughout the building and is in poor condition.
<b>Structural Systems</b>	
<i>Roof</i>	The roof structure is primarily wood beams and wood deck. The Gymnasium exposed wood beams with cementitious acoustical wood deck.
<i>Walls</i>	Exterior walls are wood stud framed with exterior sheathing and cedar lap siding. The Gym is tilt-up concrete.
<i>Foundations</i>	The foundations are a 4" unreinforced slab on grade with footings.

<b>General Code Requirements</b>	
<i>Fire Systems</i>	The building is fully sprinklered, with both wet and dry systems. The Fire Alarm/Detection system is approximately 27 years old..
<i>Energy Code Systems</i>	The building would have been designed to the requirements of the Uniform Building Code version in place during the 1970's and 1980's. The building design would not meet the current Washington State Energy Code.
<i>Code Deficiencies</i>	The building would not be compliant with the current seismic standards of the IBC.
<i>Accessibility</i>	The building is not ADA compliant.
<b>Mechanical Building Systems Summary</b>	
<i>Water Supply</i>	The site is served by Skamania County PUD. Domestic service is 3" ductile iron pipe and is adequate to serve the building and site needs. A 6" ductile iron pipe fire loop circumvents the building serving the automatic fire sprinkler system and the fire hydrants.
<i>Sewer System</i>	The building is on a septic system.
<i>Plumbing System</i>	The water closets are manually operated and most of the urinals are on a timed flush system. The fixtures do not meet accessibility standards. The water pipes are galvanized and there is an issue with rusty water.
<i>Fire Sprinkler Systems</i>	The automatic fire suppression system is combination of wet and dry systems and is a supervised system.
<i>HVAC Systems</i>	HVAC is provided by Pace units with below grade returns. Heating is by electric resistance coils. Water heaters use natural gas and are at end of life. There is no building cooling systems. The system was upgraded with electrical actuators and new wiring for the controls. The building is now controlled with a Honeywell control system.
<i>Energy Controls</i>	In 2018 they controls were converted over to a Honeywell control software. With new wiring throughout the building.
<b>Electrical Building Systems Summary</b>	
<i>Electrical System</i>	Service entrance into the facility is underground and total rating is 750kVa. The building internal circuitry is served from a main service entrance panel and a network of sub panels. There are emergency and exit lights throughout the building that are in poor condition. The electrical system is an antiquated distribution system. There is no generator.
<i>Lighting</i>	Light fixtures are primarily T-5 fluorescent in all spaces.-Large group spaces, gym and auditorium are on motion activated sensors. The majority of the lighting was replaced a few years ago and is energy efficient and serviceable for the foreseeable future. Beginning in 2017 tubes and ballasts are being replaced with LED bulb and no ballasts.
<i>Intercom/ Communications</i>	The paging and speaker system is an A-900 series made by TOA electronics Inc. It is in good condition.
<i>Clocks/ Tones</i>	The building has a Rauland-Borg 2490 master clock/signal system fully distributed throughout the facility. The system has failed due to a power supply failure.
<i>Fire Alarm</i>	The fire alarm system is a Simplex 4001/U supervised zoned system with initiating devices and horn/strobes located throughout the facility. The system is in poor condition and in need of replacement.
<b>Safety and Security</b>	
<i>Security systems</i>	The building physical security systems include 2 keypads on the north side. All exterior doors are locked during the school day. There is a relatively new Ednetics camera system, throughout the facility. There is no intrusion detection system.
<i>Exterior Access</i>	Building entry is available through 2 locknetic doors using a keycard. Doors around the facility serve primarily as exits only but can be accessed using a master key.
<i>Fencing</i>	The site is not fully fenced with chain-link fence. The chain-link fencing is rusting in most areas, but is in good condition at the softball field. Community use of the property during school hours is restricted.

**Technology Infrastructure**

<i>Building Services</i>	Network closet for WREC and CES is in the building. Wireless is through most of the building with cable drops in many locations but needs to be replaced.
<i>Labs</i>	N/A
<i>Networks</i>	The district network has a 1 Gig backbone with fiber run between buildings. All the switches were upgraded in 2017 to HP 2920 POE Aruba switches.
<i>Telecommunications</i>	Carson has an ESI system that is at its capacity with no available slots and the system is antiquated.